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Study on Public Understanding and Application of Green Property Concepts in the Code Riverbank Settlements of Yogyakarta

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Abstract

Village planning efforts in the context of green property development on the banks of the Code River in Yogyakarta have been ongoing for decades and continue to this day. This village planning is crucial for reducing disaster risks and improving the community's quality of life. The purpose of this study was to identify the level of community participation in green property development along the banks of the Code River in Yogyakarta and to examine the factors influencing their participation. This research was quantitative. Primary data were collected from a questionnaire regarding the level of community participation in green property development using Likert scale analysis and quantitative descriptive analysis. Sampling was conducted using random sampling of 100 respondents. The results showed that although most people are aware of green property, their level of understanding is still relatively low. Cost and lack of information are the main obstacles to increasing community participation. Environmental benefits are the most motivating factor for community involvement in this development. Although the green property concept has been implemented, its adoption rate is still relatively low and tends to be limited to features that are easier to implement. Further encouragement is needed to encourage more homes to implement the principles of sustainability and resource efficiency in their construction. To increase the adoption of green property on the banks of the Code River, a combination of education, economic incentives, supportive regulations, and active community involvement is needed.

Keywords Code Riverbanks, Community Participation, Green Properties, Village Planning

INTRODUCTION

The global environmental crisis is a serious threat facing humanity today. Climate change, pollution, and ecosystem destruction are just a few examples of this

crisis. The impacts are vast and complex, ranging from rising sea levels threatening coastal areas, to increasingly frequent extreme weather events, to declining air and water quality that impact human health. Furthermore, the environmental crisis also threatens biodiversity and disrupts ecosystem balance, ultimately disrupting the availability of food and clean water. This problem impacts not only the current generation but also future generations (Wahyudin et al., 2020). Therefore, global efforts to address the environmental crisis are urgent.

Sustainable development is a development approach that aims to meet the needs of the present generation without compromising the ability of future generations to meet their own needs. The concept of green property is one concrete manifestation of sustainable development in the property sector (Ardani, 2019). Green property not only prioritizes energy efficiency and the use of environmentally friendly materials, but also considers social and economic aspects. By building green properties, we can reduce negative impacts on the environment such as carbon emissions, water pollution, and ecosystem damage. Furthermore, green properties can also improve the quality of life of their residents through a healthy and comfortable environment. Therefore, developing green properties is an important long-term investment for a brighter future.

The role of communities in sustainable development is crucial. As those most directly impacted by development, communities have the right and responsibility to actively participate in the planning, implementation, and monitoring of development (Susilo & Dharmawan, 2021). Community participation can improve quality of life, strengthen a sense of ownership of the environment, and ensure sustainable development. Communities can act as agents of change by altering consumption behavior, adopting environmentally friendly lifestyles, and providing input and constructive criticism of government policies. Furthermore, communities can also act as supervisors to ensure that development is carried out in accordance with sustainable principles.

The Code Riverbank settlements are located in the heart of Yogyakarta, specifically around the Gondoloyu Bridge, Jetisharjo, and Suryatmajan. Efforts to organize the villages within the context of green property development along the Code Riverbanks have been underway for decades and continue to this day. The villages' location along the riverbanks makes them vulnerable to flooding. Furthermore, poor environmental quality, minimal sanitation, and slum settlements are daily challenges (Dewi, 2020). Village planning is crucial not only for reducing disaster risk but also for improving the community's quality of life (Wulandari &

Diah, 2019). Through planning, it is hoped that a clean, healthy, and livable environment will be created, while also providing opportunities for the community to develop its economic potential.

Village development based on green properties on the banks of the Code River offers new hope for the community. With a comprehensive, community-involved, and sustainable approach, the development can transform the village for the better. Some efforts that can be made include infrastructure improvements, waste management, providing access to clean water and sanitation, and community-based economic development (Dewi, 2020). Through the development of green properties, it is hoped that villages along the banks of the Code River will not only become safer and more comfortable, but also become attractive and sustainable tourist destinations (https://www.detik.com/jogja/plesir/d-7020099/daftar-kampung-wisata-di-sekitar-kali-code-tempat-menarik-di-pusat-kota). The main challenges in developing green property-based villages are limited land, lack of public awareness, and budget constraints. However, by actively involving the community in planning and implementation, as well as support from the government and various parties, the arrangement of villages on the banks of the Code River can be a successful example in the development of slum areas in Indonesia (https://suryatmajankel.jogjakota.go.id/detail/index/25214).

Research on the role of communities in supporting green property development in Indonesia is still relatively limited and requires further development. Although several studies have examined this topic, the scope and depth of analysis vary (Syukron, 2022; Judianto et al., 2024; Efendi et al., 2022). Common shortcomings include a lack of valid quantitative data, a lack of longitudinal studies to examine the development of community participation over time, and a lack of in-depth analysis of the factors influencing community participation levels. Furthermore, many studies focus on the technical aspects of green property development, while the social and cultural roles of communities are often overlooked. Therefore, more comprehensive research is needed to understand the dynamics of community participation in green property development across various cultural and social contexts in Indonesia, and specifically in Yogyakarta.

Based on the background described above, the purpose of this study is to identify the level of community participation on the banks of the Code River in Yogyakarta in the development of green properties in their area, as well as to examine the factors that influence their level of participation .

METHODS

This study uses a quantitative approach with a survey method. Research data were obtained by distributing questionnaires to respondents who became the research sample. The survey method was chosen because it is effective in collecting data from a large number of respondents regarding the attitudes, knowledge, and behavior of the community towards green property development. The research population was all heads of families living in the area of the Code River in Yogyakarta, including the Gondolayu Bridge, Jetisharjo, and Suryatmajan areas. The research sample was determined using a random sampling technique, so that each member of the population has an equal opportunity to become a respondent. This technique is used to obtain representative data and can describe the general condition of the community.

The research instrument used was a questionnaire with a Likert scale to measure the level of public awareness, support, and participation in green property development. In addition to the questionnaire, data collection was also conducted through field observations, literature reviews, surveys of relevant agencies, and documentation studies to supplement the required information. The collected data were then analyzed using quantitative descriptive analysis and a Likert scale to describe the characteristics of the research variables and the level of public participation in the Code Riverbank area of Yogyakarta in supporting green property development.

FINDINGS AND DISCUSSION

Overview of the Research Area

The research area is located in Jogoyudan and Jetisharjo Villages, located on the banks of the Code River in Yogyakarta. Administratively, Jogoyudan is part of Gowongan Village, Jetis District, Yogyakarta City. Jetisharjo, on the other hand, is part of Cokrodiningratan Village , located in Jetis District, Yogyakarta City. Jogoyudan Village is a village with strong historical and cultural value. Located on the banks of the Code River, which divides Yogyakarta City, this village is known for its typical dense urban village atmosphere, yet it has a close-knit social life (Izzuddin, 2023). Jetisharjo Village was previously known as a slum area on the banks of the Code River. However, through collaborative efforts between the community and the government, this village has successfully transformed into an attractive tourist destination (perkim.id, 2024).

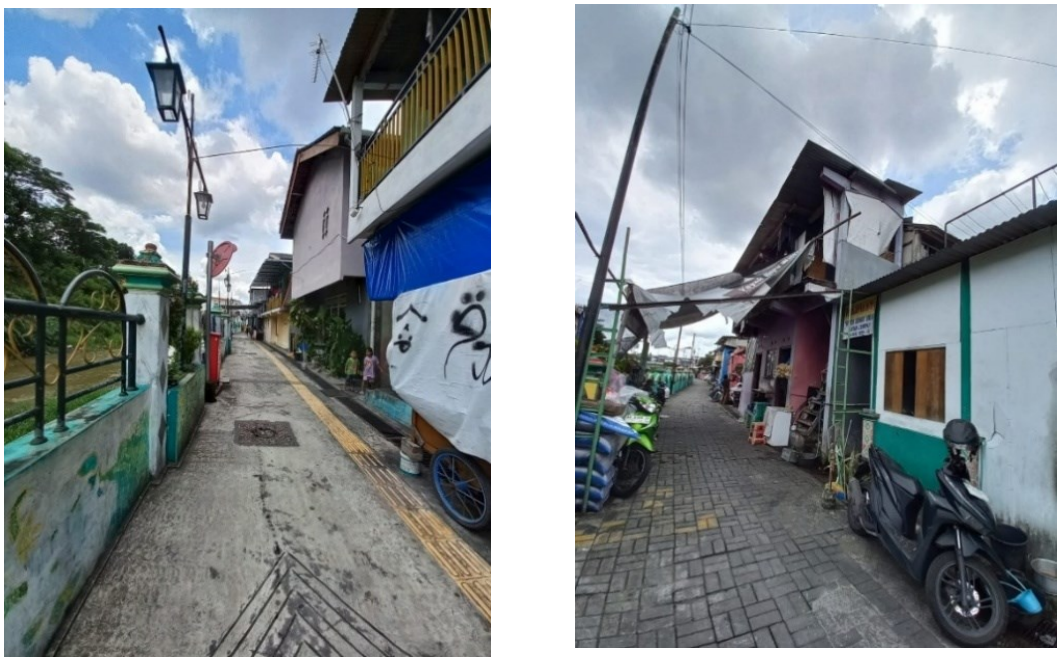

Figure 1. Jogoyudan Village on the banks of the Code River

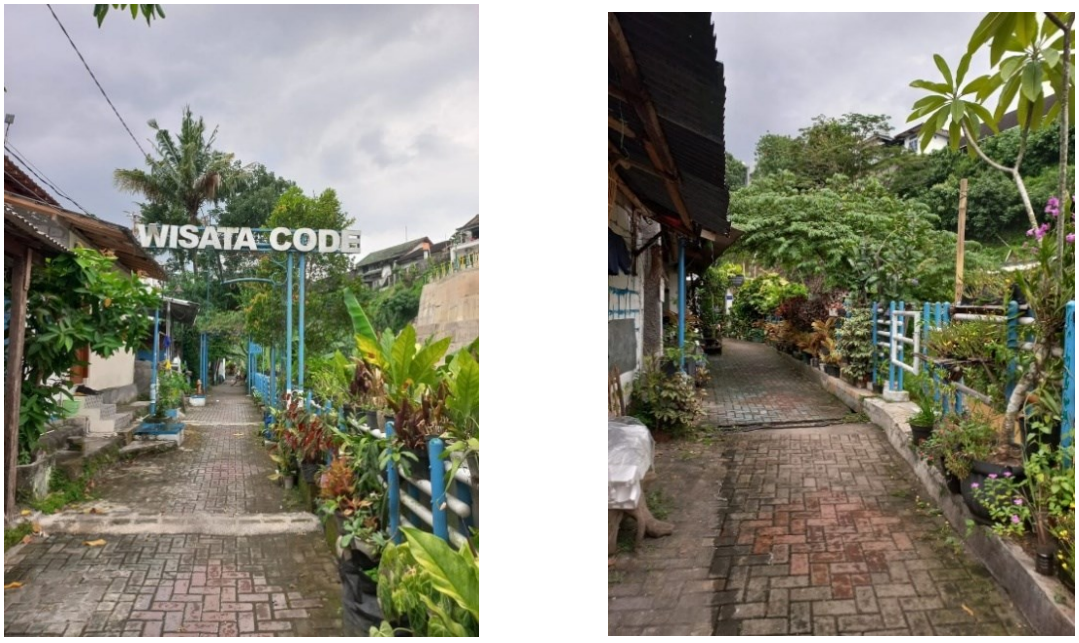

Figure 2. Jetisharjo Village on the banks of the Code River

Level of Community Participation on the Banks of the Code River in Yogyakarta in Green Property Development

Respondent Characteristics

Table 1 provides a detailed overview of the respondents' sociodemographic characteristics. Of the 100 respondents, the majority were male (55%) and female (45%), with the largest age groups being 35–44 years (28%) and 25–34 years (26%).

The majority of respondents had a high school education (38%) and junior high school (33%), while in terms of employment, they were predominantly self-employed (36%) and laborers (31%). Common types of businesses among respondents included:

1. Service sector (motorcycle taxi drivers, pedicab drivers, laundry businesses, boarding house businesses).
2. Trade sector (food stalls/angkringan, small shops).
3. Construction and manual labor sector (construction workers, factory workers, and other informal jobs).

In terms of home ownership, the majority of respondents (78%) live in their own homes, while 7% rent/lease, and 15% live with family.

Table 1 Respondent Characteristics

Respondent Characteristics	Number of Respondents	Percentage (%)
Gender		
Man	55	55.0
Woman	45	45.0
Age		
18–24 years	14	14.0
25–34 years	26	26.0
35–44 years	28	28.0
45–54 years	22	22.0
55 years and above	10	10.0
Level of education		
No school	5	5.0
Elementary School	19	19.0
JUNIOR HIGH SCHOOL	33	33.0
SENIOR HIGH SCHOOL	38	38.0
Diploma/Bachelor's Degree	5	5.0
Type of work		
Private employees	9	9.0
Self-employed	36	36.0

Laborer	31	31.0
Doesn't work	14	14.0
Other	10	10.0
Home Ownership		
Living in my own home	78	78.0
Renting/contracting	7	7.0
Living with family	15	15.0

However, interestingly, only 56% of respondents were aware of the concept of green property, with the primary sources of information coming from social media (47%), news (25%), seminars/workshops (10%), and friends/family (18%) (Table 2). This finding suggests that awareness of green property still needs to be expanded, particularly by using communication channels that are more easily accessible to the community around Kali Code, the majority of whom work in the informal sector and have a secondary education.

Table 2 Knowledge about green properties

Awareness of Green Properties	**Number of Respondents**	**Percentage (%)**
Yes	56	56.0
No	44	44.0
Your Source of Information about Green Properties (*you can choose more than one answer)		
Social media	47	
News	25	
Seminar/Workshop	10	
Friends/Family	18	

Perceptions of Green Properties

Based on Table 3, the majority of respondents (78%) considered green properties important or very important, while 10% considered it somewhat important, and only 12% considered it unimportant or very unimportant. These findings reflect a relatively high level of public awareness of the benefits of green properties.

However, although the majority of respondents stated that green properties are important, challenges remain in implementing and gaining wider acceptance of this concept. To understand this more deeply, researchers need to examine several factors that influence public perception of green properties.

Table 3 Respondents' perceptions of green properties

Do you think green properties are important for the future?	**Number of Respondents**	**Percentage (%)**
It's not important at all	5	5.0
Not important	7	7.0
Quite important	10	10.0
Important	38	38.0
Very important	40	40.0

The majority of respondents (78%) who considered green properties important or very important were likely influenced by the following factors: a. Awareness of climate change and the environment, b. Economic benefits and cost efficiency, and c. Improved health and quality of life. These factors were the main reasons why the majority of respondents considered green properties important.

While the majority of respondents support the concept of green property, 12% still consider it unimportant or very unimportant. Some possible reasons underlying this view include: a. Financial constraints and higher costs, b. Lack of information and education, and c. Lack of government support and regulation. Thus, despite interest in green property, these challenges may lead some to consider it less relevant to their needs.

Table 4 Main reasons for interest in green properties

What is the main reason you are interested in green properties? (*you can choose more than one answer)	**Number of Respondents**	**Percentage (%)**
Energy saving	67	
Environmentally friendly	58	
Healthy for residents	51	

High selling value	28

Based on Table 4, there are four main factors that attract respondents' interest in green properties: energy efficiency (67 respondents), environmental friendliness (58 respondents), occupant health (51 respondents), and high resale value (28 respondents). These findings indicate that the public is increasingly aware of the benefits of green properties, not only from an environmental perspective, but also from a cost-efficiency and occupant well-being perspective.

The primary factor that attracted respondents to green properties was energy savings, with 67 people choosing this as the reason. This suggests that people tend to be more interested in the immediate economic benefits they can experience in the short term.

Fifty-eight people chose environmental friendliness as the primary factor in their interest in green properties. This indicates that awareness of environmental issues is growing, although it still falls behind economic concerns (energy conservation).

Fifty-one respondents stated that occupant health was a key factor in their interest in green properties. This indicates that people are beginning to understand the connection between home design and quality of life.

Twenty-eight respondents considered high resale value a key factor in their interest in green properties. While this figure is smaller than other factors, it indicates that a significant segment of the population views green properties as a long-term investment.

Table 5 How much respondents agree with statements regarding green properties

Statement	1	2	3	4	5
Green properties can reduce the impact of climate change	2	5	18	35	40
Green properties are more comfortable to live in	3	4	21	34	38
I am willing to switch to green property if the cost is more affordable	1	4	16	39	40
The government should provide incentives for green properties	0	2	13	35	50

Note: 1 = Strongly Disagree, 5 = Strongly Agree

Based on Table 5, the majority of respondents gave high scores (4 or 5 on a 1–5 Likert scale) to statements describing the benefits of green properties and their

expectations for government policies. This finding indicates that awareness of the importance of green properties is quite high, but there are still barriers that need to be overcome to increase adoption.

Seventy-five percent of respondents believe that green properties contribute to mitigating the impacts of climate change. This demonstrates an understanding that sustainable development practices can help reduce carbon emissions and manage natural resources more efficiently.

As many as 72% of respondents felt that green properties were more comfortable than conventional homes. This comfort can stem from several factors: a. Better natural ventilation. Homes with green designs often have optimal air circulation, so indoor air is fresher and less humid. b. More stable temperatures. Environmentally friendly building materials such as green roofs or insulated walls help keep indoor temperatures cool in the summer and warm in the rainy season. c. Green open spaces are recreational areas. The presence of gardens, trees, or vertical gardens not only beautifies the environment but also improves the quality of life of residents by providing a space for relaxation.

However, despite this positive perception, the main challenges to implementation are cost and affordability. While people may understand the benefits of green properties, they lack easy access to adopt them.

As many as 79% of respondents expressed their willingness to switch to green properties if the costs were more affordable. This indicates that cost is a major barrier to green property adoption. If costs could be reduced through subsidies, tax incentives, or more flexible installment plans, green property adoption would likely increase significantly.

A total of 85% of respondents agreed that the government should provide incentives for green property development. This is the highest figure in the survey, reflecting that the public views government policies as a key factor in accelerating the transition to sustainable development. Government support is essential as many people want to switch to green properties but face financial constraints. With incentives, green properties could become more competitive compared to conventional homes.

Table 6 How important are the following green property features to respondents?

Feature	1	2	3	4	5
Solar panels for electricity	6	9	49	21	15
Rainwater treatment system	3	6	12	35	44
Natural ventilation to reduce air conditioning	4	5	16	32	43

Feature	1	2	3	4	5
Environmentally friendly building materials	7	7	24	29	33
Green open space around the house	5	6	21	29	39

Note: 1 = Very Unimportant, 5 = Very Important

Based on Table 6. How important are the following green property features for respondents; rainwater treatment system (79%), natural ventilation to reduce air conditioning (75%), green open space around the house (68%), environmentally friendly building materials (62%), and solar panels for electricity (36%).

Based on the data in Table 6, respondents' preferences for green property features indicate that rainwater treatment systems are the most important feature, with 79% of respondents rating them as a key aspect of a green property. This reflects the high public awareness of the importance of water conservation, especially in areas that frequently face clean water supply issues or the potential for flooding. Rainwater treatment systems not only help reduce dependence on groundwater sources but can also be used for various domestic needs, such as watering plants, washing vehicles, and other household needs.

Natural ventilation to reduce air conditioning use was the second-highest priority for 75% of respondents. This indicates that people recognize the benefits of good air circulation in the home to improve thermal comfort without relying on electric air conditioning. Optimizing natural ventilation can significantly reduce household energy consumption, ultimately contributing to energy efficiency and carbon emissions reduction.

Furthermore, green open spaces around homes received attention from 68% of respondents, indicating that the presence of parks or green areas in residential areas is quite important. Green spaces not only improve aesthetics and air quality, but also serve as recreational areas, support biodiversity, and help mitigate the urban heat island effect.

Eco-friendly building materials are also a concern, with 62% of respondents considering them an important feature in green properties. Materials such as bamboo, recycled wood, eco-friendly bricks, and high-energy-efficiency materials are gaining ground in people's preferences. In addition to reducing the environmental impact of natural resource extraction, the use of eco-friendly building materials can also improve energy efficiency and create healthier living spaces for homeowners.

Interestingly, solar panels for electricity were ranked lower in importance than other features, with only 36% of respondents considering them a top priority. This

could be due to several factors, such as relatively high installation costs, a lack of government incentives, and the perception that this technology is not yet fully efficient in meeting household electricity needs. Despite this, the trend of solar panel adoption continues to grow in various countries as a long-term solution in the transition to renewable energy.

Willingness to Participate

Based on Table 7, 71% of respondents are willing to participate in green property development in their neighborhood, with the following forms of participation: volunteering in environmental activities (55 people), providing input in planning (10 people), participating in green property related training (45 people), and funding or investing in green property development (6 people). However, only 31% of respondents stated that there were already green property programs or initiatives in their neighborhood, indicating that more campaigns and related activities are still needed (Table 8).

Table 7. Willingness to participate in green property development

Willingness to participate in green property development	**Number of Respondents**	**Percentage (%)**
Yes	71	71.0
No	29	29.0
If yes, in what form would you like to participate?		
(*may have more than one answer)		
Provide input in planning	10	
Volunteer in environmental activities	55	
Attending training related to green properties	45	
Funding or investing in green properties	6	

Based on Table 7, 71% of respondents indicated a willingness to participate in green property development in their neighborhood. This figure indicates a high level of awareness of the importance of green properties and a desire to participate in efforts to achieve them. However, this level of participation varied considerably in the form and level of involvement chosen by respondents.

The largest participation (55 people) was in the form of volunteering or participating in environmental activities. This indicates that most respondents were

more interested in engaging in concrete actions on the ground, such as reforestation, waste management, or the construction of environmentally friendly facilities. This form of participation indicates that the community is more prepared to contribute in the form of labor rather than financial aspects or strategic decision-making.

The high number of respondents (45) willing to participate in green property training indicates a need for increased capacity and a deeper understanding of green building concepts and implementation. This could include training in environmentally friendly technologies, energy efficiency, water management systems, or sustainable building design.

Only a small percentage of respondents (10 people) expressed interest in contributing to green property development planning. This may be due to a lack of technical understanding or a lack of platforms that allow the public to participate in such planning. Yet, community involvement in planning is crucial for green property projects to align with local needs and be more easily accepted by the community.

Financial support was the lowest form of participation, with only 6 individuals willing to fund or invest in green property projects. This could be due to several factors, such as perceived high investment costs, a lack of incentive or subsidy schemes, and concerns about the long-term profitability of green properties.

Despite significant interest in participating in green property development, only 31% of respondents reported a green property program or initiative in their community (Table 8). This gap indicates that many areas still lack sustainable programs to support green property development, whether from the private sector, communities, or the government.

This situation underscores the need for more campaigns, education, and encouragement from various parties to further develop green property initiatives. The government, property developers, and local communities need to collaborate to create opportunities for more active public participation, both in terms of manpower, knowledge, and funding.

Table 8 Existence of green property related programs in the respondents' environment

Are there any initiatives or programs related to green property in the respondent's environment?	**Number of Respondents**	**Percentage (%)**
Yes	31	31.0

No	69	69.0
Does the respondent's house use the green property concept?		
Yes	25	25
No	75	75
If yes, what green property features have been implemented in the respondent's home? (*may have more than one answer)		
Solar panels	0	
Natural ventilation	23	
Rainwater treatment system	0	
Environmentally friendly building materials	12	
River water processing system to become clean water	15	
Green open space around the house	13	

Based on Table 8, when respondents were asked whether their homes had implemented the green property concept, only 25% of respondents answered 'Yes', with the following features implemented: natural ventilation (23 people), river water treatment system to become clean water (15 people), green open space around the house (13 people), and environmentally friendly building materials (12 people). This means that 75% of respondents feel that their homes have not implemented the concept, which indicates that awareness or implementation of green property is still low.

Natural ventilation was the most commonly implemented feature (23 respondents). This indicates that most respondents rely on natural air circulation to reduce air conditioning (AC) use, which can save energy and reduce their carbon footprint.

A total of 15 people stated that their village already has a river water treatment system for clean water. This demonstrates awareness of sustainable water resource utilization. However, the number is still relatively small compared to natural ventilation, as river water treatment is only available in Jetisharjo Village, while it is not available in Jogoyudan Village (Figure 3).

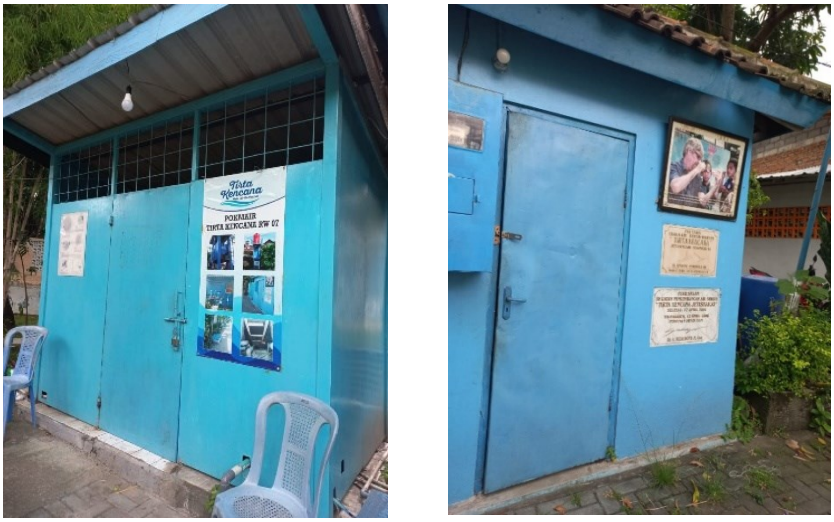

Figure 3. Efforts to process Code River water into clean water in Jetisharjo Village

Thirteen residents stated that they have utilized the land around their homes as green open space. This demonstrates a concern for the environment, but its implementation is still less extensive than natural ventilation. This is because their village is located on the banks of the Code River, with limited yard space.

Eco-friendly building materials were the feature with the fewest applications (12 people). This may indicate that the selection of eco-friendly materials still faces challenges, such as availability or price.

The implication of Table 8 above is that respondents are more likely to implement easily adopted features, such as natural ventilation, compared to features that require a larger investment, such as environmentally friendly building materials. The low adoption rate (25%) could be due to several factors, including a lack of awareness, limited funding, or a lack of regulations encouraging the adoption of green properties. Features related to resource management (water, building materials) are still significantly less common than passive features like natural ventilation.

Factors Influencing Community Participation in Green Property Development on the Banks of the Code River in Yogyakarta

Based on Table 9, environmental benefits were the primary factor attracting respondents to participate (42%). Those with yards utilized them by planting vegetables and other crops (Figure 4). Other factors included economic potential (24%), government support (16%), and awareness of environmental issues (13%). They also utilized used bottles to create village decorations, such as monuments and similar structures (Figure 5).

Table 9 Factors influencing community participation in green property development

Factors influencing participation	Respondents	Percentage (%)
Environmental benefits	42	42.0
Economic potential	24	24.0
Government support	16	16.0
Awareness of environmental issues	13	13.0
Other	5	5.0

Based on Table 9, environmental benefits are the primary factor driving respondents' participation in green initiatives, as stated by 42% of respondents. This indicates that awareness of the importance of preserving the environment has become a primary motivation for their involvement. These environmental benefits can encompass various aspects, such as improving air quality, reducing waste, and utilizing green spaces to create a healthier and more comfortable environment.

One tangible example of this participation is seen in respondents who have yards, where they choose to plant vegetables and other crops (Figure 4). This reflects optimal land use to support family food security while reducing environmental impacts, such as reducing dependence on industrially processed agricultural products. Furthermore, gardening also contributes to increasing biodiversity in the surrounding environment.

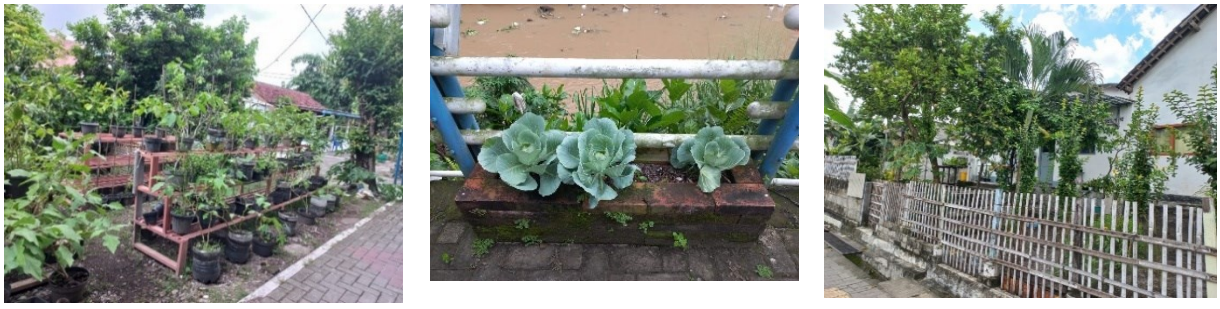

Figure 4. Green open spaces around houses in Jetisharjo and Jogoyudan Villages

In addition to environmental benefits, economic potential was also a factor attracting respondents' participation, as stated by 24% of respondents. This indicates that their involvement in environmentally friendly practices is based not only on ecological awareness but also on the economic opportunities it can generate. For example, cultivating plants in their yards can provide additional income through the

sale of crops, or the utilization of waste, such as plastic bottles, to create valuable decorative products.

Government support is also a significant factor, as acknowledged by 16% of respondents. Government assistance, whether in the form of regulations, incentives, or community empowerment programs, can increase community involvement in environmentally-based activities. Supportive policies, such as reforestation programs or assistance with urban farming equipment, can encourage more people to actively participate in environmental conservation efforts.

On the other hand, awareness of environmental issues was a factor mentioned by 13% of respondents. While this percentage is smaller than other factors, it indicates that some people are beginning to understand the importance of preserving the environment for the long term. This awareness can develop through various educational media, social campaigns, or direct experience with the impact of environmental change on their surroundings.

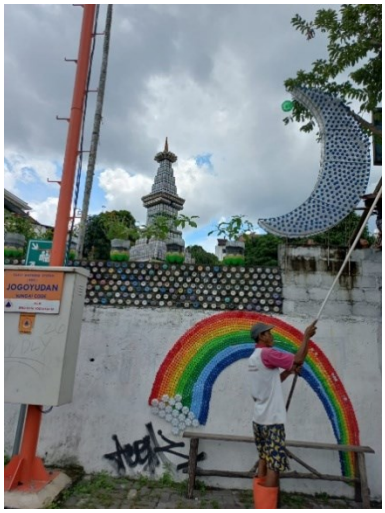

Figure 5. Utilization of used bottles as decoration in Jogoyudan Village

Interestingly, in addition to planting plants in their yards, respondents also demonstrated creativity in utilizing used bottles to create village decorations, such as monuments and other installations (Figure 5). This illustrates how the concept of recycling has been applied in everyday life to reduce plastic waste while beautifying the environment. This effort not only has a positive aesthetic impact but can also serve as an example for other communities in developing community-based, environmentally friendly initiatives.

CONCLUSION

Based on the description contained in the Results and Discussion Chapter,

several conclusions can be stated as follows.

1. Level of Public Awareness of Green Property
   Of the 100 respondents, only 56% were aware of the concept of green property. The majority obtained information through social media (47%), demonstrating the importance of digitalization in outreach. While 78% of respondents considered green property important or very important, implementation remains low.
2. Factors Influencing Interest in Green Properties
   Energy savings (67%) are the primary reason people are attracted to green properties, as they can reduce electricity costs. Environmental sustainability (58%), occupant health (51%), and high resale value (28%) are also important factors. Respondents prioritize immediate economic benefits over long-term environmental impacts.
3. Willingness to Participate in Green Property Development
   Seventy-one percent of respondents were willing to participate, with the largest contributions being volunteering in environmental activities (55%) and participating in green property training (45%). Only 31% of respondents stated that there were already green property programs or initiatives in their area, indicating the need for more local campaigns and initiatives.
4. The Most Desired Green Property Features
   Rainwater harvesting systems (79%) were the most desired green property feature, indicating public concern for water efficiency. Natural ventilation (75%), green open spaces (68%), and environmentally friendly building materials (62%) were also priorities. Solar panels (36%) received less attention, likely due to their still-high installation costs.

The study's findings indicate that while most residents are aware of green properties, their understanding remains low. Cost and lack of information are key barriers to increased community participation. Environmental benefits are the most significant driver of community involvement in this development. Furthermore, despite the implementation of green property concepts, adoption remains relatively low and tends to be limited to more easily implemented features. Further encouragement is needed to encourage more homes to incorporate sustainability and resource-efficiency principles into their construction. Increasing the adoption of green properties along the banks of the Code River requires a combination of education, economic incentives, supportive regulations, and active community involvement.

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