

CITIES 2013

The Decline in Housing Supply After The Emergence of Lapindo Mudflow Disaster in The Peri Urban Areas Of Surabaya

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Abstract

The space in peri urban areas always becomes a popular choice for private developers nowadays to build housing in a large scale. The growing number of housing in the peri urban with this large scale commonly termed as invasive formative process. It happens in almost all major cities in the world, as in major cities' peri urban in America, Mexico City, Beijing and even in the peri urban of Jakarta and Bandung. However, a different phenomenon has occurred in the peri urban of Surabaya, particularly in some districts that scattered in Sidoarjo Regency. In 2006-2010, the provision of housing has drastically decreased. The comparison between the target and the development realization of the new housing were less than 50%. The number of developers who were not active even has risen to 132 developers at the end of 2010. This causing an imbalance situation between supply and demand chains because the number of housing needs will reach at least 107.277 units by 2015. A hypothesis that appears as the cause of the problem is caused by the presence of Lapindo mudflow disaster. However, the results of this research have shown that the factors led to the decline in housing provision issues are very complex. Based on the collaboration results between Delphi analysis and geographically weighted regression (GWR), we found that each district has different causes. In general, the factors that cause this problem are due to the stability of the macroeconomic, the difficulties in land acquisition, development impact fees, the high transaction costs, and the direct impact caused by Lapindo mud disaster.

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Peer-review under responsibility of the Cities International Seminar Committee.

Keywords: Periurban phenomenon, Housing decline, Sidoarjo regency

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1. Introduction

Peri urban area is a zone which has a mixture of rural and urban land structure (Yunus, 2008). Meanwhile, Pyor suggests that peri urban areas termed as rural - urban fringe, i.e. the transition area of the land use, the demographic and social characteristics of this region lies between (a) the urban land, the built compact city that combined with the city center and (b) rural land, which there is almost no forms of the urban land and urban settlements. Peri urban areas which have different character between the urbanity and countrylike nature are inseparable from the physical appearance of the urban that spreading outwards or known as urban sprawl (Yunus, 2008). The spreading of urban physical appearance occurs in big cities in the world that led to the expansion of concentration points or activities outside the city's built area.

General trend and phenomena that show the rapid development of the housing area did not happen in the suburban of Surabaya, particularly those in some districts in Sidoarjo. Based on data from the Dinas Pekerjaan Umum Cipta Karya dan Tata Ruang Sidoarjo, the decreasing of housing supply occurred between the period of 2006-2010 and the previous period. In the period of 2001-2005, housing developers managed to build new houses as many as 16,533 housing units. While in the period of 2006-2010, the developers could only build as many as 3,204 housing units. Moreover, from the total of 123 locations permits that have been issued by the Government of Sidoarjo regency, the implementation of housing construction was still less than 50%. This was due to until 2010, the built land were only reached 334.40 hectares whereas 1335.10 ha area were still undeveloped. This condition is further exacerbated by the data showing that the number of housing developers in inactive status until the year 2010 has reached 132 companies.

The decreasing in the number of housing supply problems that occur in Sidoarjo regency of course has implications for the balance between the supply (supply) and the need (demand) for the house. Housing needs are predicted to continue to increase in line with the average rate of population growth projections in Sidoarjo at 3.53% (RP4D Kabupaten Sidoarjo). In line with this assumption, the RP4D report of Sidoarjo regency also noted that the need for new houses will increase by 107,277 units by 2015.

2. Findings

2.1. Identification of Peri Urban Structures of Surabaya in Several Districts of Sidoarjo Regency

The result of the peri urban structures in each district of Sidoarjo Regency can be seen in the table 2.

Table 1. The result of peri urban structures in each district of Sidoarjo Regency.

Districts	Percentage of non-agricultural activities	Percentage of agricultural activities	Peri Urban Structures
Sidoarjo	43,11	56,88	Rural – urban fringe zone
Candi	38,17	61,82	Rural – urban fringe zone
Buduran	48,76	51,23	Rural – urban fringe zone
Gedangan	97,56	2,43	Urban fringe zone
Tanggulangin	35,79	64,20	Rural – urban fringe zone
Tulangan	37,74	62,25	Rural – urban fringe zone
Waru	69,82	30,17	Urban-rural fringe zone
Sedati	33,08	66,91	Rural – urban fringe zone
Taman	72,73	27,26	Urban-rural fringe zone
Krian	43,96	56,03	Rural – urban fringe zone
Wonoayu	34,69	65,30	Rural – urban fringe zone
Sukodono	99,74	0,25	Urban fringe zone

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