

SUMMARY

POLICY CHANGE OF LAND USE IN CITY OF SURABAYA

THE CASE OF WEST SURABAYA AREA

(Antun Mardiyanta, Muhammad Asfar : 1996, 85 pages)

The aim of the research is to describe and explain any changing on the policy of land use in the city of Surabaya,-- particularly in the area of west Surabaya. Who will be benefited and loosed, and who is the most determined behind this decision making process ?

The research has been done throughout the city by focusing it to the related cases in west Surabaya. The informans to be interviewed are every sections that taking part in the process of decision making process on the city planning of Surabaya, and every institutions that directly having interest to the process, i.e., the city government of Surabaya, the member of the city-parlemen, developers, consultants, and academicians. Data being collected in three ways: direct interview, observations, and document studies. The collected data, than, being qualitatively analyzed.

By the result of this research, it is clear that the change in the policy of land used has been implemented to the area. Firstly, the land that previously being used as a city forest, now it has been changed to move into housing, commercial area, office, service center, cemetery, green park, industrial estate, recreation center, sanitary, primary and secondary water channels, and transportations terminals. Secondly, land that previously being used as rice field, and pond (*tambak*) have been functionally change, especially into industrial estate, trade center, and housing. The investors are part of the most benefited in the policy changing. The loosing part in this case, therefor, are land owners and the society as well. However, as usual, the developers is the most factor in determining any decisions in this process of policy changing.

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