

Solutions for Quality Improvement of Slum Settlement with Limited Area Using Vertical Land Consolidation Concepts in Urban Village (case Study: Babakan Surabaya Urban Village, Bandung City, Indonesia)

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Key words: Cadastre; Land management; Spatial planning; Slum Settlement, Vertical Land Consolidation

SUMMARY

Bandung City is the center of government of West Java Province and is an area with a high population density. This population density is not accompanied by the land availability for settlements, which has caused a lot of slums to emerge in the city of Bandung. In reality settlements are one of the very basic needs for human life. For this reason, it is necessary to re-establish the slum area using land consolidation program to produce habitable occupancy in directed development, planned and sustainable. Land consolidation in Indonesia is regulated in

Regulation of the head of Head of Indonesia Land Agency Number 4 of 1991, as the basic of land consolidation program. The case study in this study was in the urban village, namely Babakan Surabaya, Bandung City, Indonesia. Questionnaires are distributed to the 100 respondents as the basic information to produce appropriate land consolidation. This questionnaire contains questions concerning the comfort and safety of their current habitation and their desired future habitation. Besides that, spatial data, such as parcels distribution, parcel area, and other facility in that area are needed to design the vertical development in that area. Building criteria referring to The Regulation of the Minister of Public Housing of the Republic of Indonesia Number 22 of 2008. the regulation was used as a consideration for the design of a land consolidation program. In this research would be discussed the variables that determine the success of land consolidation and modelling Land Donation for Development (STUP) and Land Substitute for Development Costs (TPBP) in Babakan Surabaya Urban Village, Bandung City, Indonesia.

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