

# A Study on the Conversion of Settlement Area for Trade and Commercial Service Area in Perumahan Tumbuh I and Perumahan Tumbuh II, Kendari

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## **ABSTRACT**

*A city is developed as a result of population growth, the change of social, economics and culture and its interaction with other cities and the surroundings. City development is physically characterized by its crowded citizen and buildings, as well as more complete facility supporting the social and economics activity. Limited lands and its high price in an area designated for commercial activity causes an invasion of commercial function into the housing areas. The purpose of this research is to study the factors influencing the conversion of land utilization for housing area to be trade and commercial services in Perumahan (housing complex) Tumbuh I and Perumahan Tumbuh II, Mandonga Sub district, Kendari. The objectives of this research are 1) to identify the study area and community characteristics in Perumahan; 2) to identify the conversion of land utilization function; and 3) to analyze the factors causing the conversion of land utilization. The research uses quantitative methodology and descriptive qualitative analysis. The two housing complex are selected based on their location which functions have been conversed. According to the analysis it may stated that the factors causing the land conversion are 1) land fiscal characteristic which is influenced by the increasing property tax payment, 2) Public Utility Services as a consideration of enterprise continuity support, 3) land accessibility from and to the surrounding area, 4) the characteristics of land owner influenced by land income level, and 5) Government Regulation of land affects the conversion.*

**Keywords:** *the conversion of land utilization, trade and commercial services*