

## THE CONSTRAINT OF REVITALISATION OF HERITAGE BUILDING IN OLD CITY ( *KOTA LAMA* ) SEMARANG.

Edy Darmawan and Murni Ediati .

**Abstract**—Conservation is an aspect of Urban Design in order to enhance the quality of the Old city area. For reaching the development that heritage buildings its needed revitalization internal and external as well. The efficient Use of accumulated capital are : more intensive use of infrastructure, promote the more efficient functioning of the inner city and city and less pressure on peripherac rural land. Beside the conservation of cultural and Historical heritage, also the tradisional and historic urban ensembles.It should introduce points of dynamic activities or developing the special sectors for the revitalization of the old city area .There are three points of Rehabilitation : 1) Rehabilitation of buildings of historic or cultural interest for public uses;2) Redevelopment of empty land lots or with not recuperable structure for private or public use;3)Recuperation of architectural compouda of interest to private use legislation such as structure of ownership, zonification of land use and building norms and standards. Its tried to investigate the driving force and the restraining force or constraint of revitalization or heritage building in Old City in Semarang.

**Keyword** : building heritage, revitalization, restraining force.

### THE INTEGRATED PLAN.

The integrated Plan mean that how to bring this historical area back to life again but at the same time taking precautiary measures to protect and preserve its priceless heritage. A number of studies have been prepared for development of Kota Lama. Those studies are generally not action oriented and tend to be more conceptual in nature.To answer challengeit is felt that an integrated action oriented plan for The Kota Lama is needed. On the 1999 The Semarang Local Government and Institute for Housing and Urban Development Studies ( IHS) have joined to held the study about Semarang Inner City Renewal on revitalizing The Kota Lama of Semarang is formulated. The various aspects of the studies groups into the following main classification are Planning and Sustainable Development, Infrastructure, Economic Development, and Sosial Development. At the end of the six months periode a concluding session conducted in Semarang which is tentatively set for February on 2000. Seeing how far the action plans

have been implemented, what constraint were met, and what measure can be taken to remove those constraints. Furthermore, this session looked at what possible new actions can be conducted building on the successes of the previous actions. Unfortunately, after the report finished, its many financial problem appeared and miss understanding are happened among the team. After changing the leader of The local Government in Semarang, the policy for revitalization of Kota Lama were different spirit to continue.



Gereja Blenduk in Kota Lama Semarang

### THE ROLE OF CULTURAL POLICY

Semarang is the city that have a plural and multi ethnic, cultural precisely should be a crucial component for economic development. At the time being, Central Javanese cultural which influence governmental system, centralization causes undemocratic atmosphere.It is hopeless to propose opinion even culture. Not every ethnic can express them selves.It can be said as Javanization. It is reflected in Parliement house, which the names of rooms are taken from Javanese words. Learnt from other cities like Bali or Jogyakarta which their culture reflected in ther life and cultural activities, people of Semarang,and the local government should concider upon this issue. It has to be realized that the stronger idiosyncratic, the more enticing a city or community..Moreover it becomes tourist destination. As a result it will influence economic development in a certain area. With the political changing, which influence the system to be decentralization, is a good occasion to decide local cultural policy . In order to achieve the short term objective it is important to understand the possible driving forces and restraining forces which can effect the strategies which will be chosen. The driving forces are Culture as part of economic development. And it can learn from other cities experience such as Rotterdam, Bologna and