

**PERAN BADAN PENGELOLA SENTRA PRIMER  
BARU TIMUR (SPBT) TERHADAP PERKEMBANGAN KOTA  
JAKARTA TIMUR**

**T E S I S**

**Disusun Dalam Rangka Memenuhi Persyaratan  
Program Studi Magister Teknik Pembangunan Kota**

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## **ABSTRACT**

*Base on statistic data (BPS, DKI 1979-1995), in the beginning of its development between 1951-1971, the population rate of Jakarta is about 4.4% in year, 1980-1990 about 2.4% in year, and 1990-1995 about 2.1% in year.*

*Because of Jakarta's area development rapidly, needed an extended space although in other side the urban's land is limited. The development of phisical city which done, is building up of East New Prime Centre (ENPC) in east Jakarta. The indicator of development ENPC is not only saw from physical and non physical impacts, but also from management funcions of Development Managerial Bureau of East New Prime Centre (DMB ENPC).*

*The management funcions of DMB ENPC is like planning, implementing, and controlling which that elements is not well done, cause the development integrating difficult to be created. That is able to see from its realization that only 15%, far away comparized with West New Prime Centre (WNPC).*

*That problems is caused by low management funcions of Development Managerial Bureau of East New Prime Centre (DMB ENPC), expecially in planning, implementing, and controlling. It is able to appear a researh question as follow: "How is the management funcions of Development Managerial Bureau of East New Prime Centre (DMB ENPC) in relation with ENPC development ?".*

*This research aimed to study of management funcions of Development Managerial Bureau of East New Prime Centre (DMB ENPC) expecially in planning, implementing, and controlling in relation with ENPC development.*

*Research method which used for this research is descriptive explorative with survey approach. While, the analysis technique are mix between qualitative and quantitative. Quantitative technique are as follow: frequency distribution, correlaiton analysis, and factor analysis. Respondent sample number is about 100 people with simple random and quota sampling techniques.*

*The conclusion of this research are as follow: Development of East New Prime Centre (ENPC) can make population density of Pulo Gebang and Punggilingan increase. Stock availability of facilities caused community choose to live in this area.*

*The management funcions of Development Managerial Bureau of East New Prime Centre (DMB ENPC) is not integrating each other and that is not done well by Government. While, clustering of management funcions have done, indicate that there are a different perception amoung actors of ENPC development (DMB ENPC, around community, investor) to cluster management funcions in groups which have contribution to ENPC changing. That difference can be meaned like a perception gap amoung actors of ENPC development which can be an indicator of low integration amoung them.*