

**FAKTOR-FAKTOR PENGHAMBAT
PERKEMBANGAN KAWASAN
JALAN GAJAH MADA PURWODADI
SEBAGAI KAWASAN PERUMAHAN**

TESIS

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

Oleh :

**MOCHAMAD ANDI KURNIAWAN
L4D 000083**



**PROGRAM PASCASARJANA
MAGISTER TEKNIK PEMBANGUNAN KOTA
UNIVERSITAS DIPONEGORO
SEMARANG
2003**

ABSTRACT

The urban development can't released from the population growth. The population growth influences the demand of housing. Based on this demand, the urban goverment made an effort to supplay the housing spot at the restricted area in urban. the preparation of housing area was made without influencing benefit of urban area such as trade, offices, etc.

This situation also happened in Purwodadi. Purwodadi, the capital city of Grobogan district goverment make a plan to organize its land use. The land use of housing was located on Gajah Mada street, Hayam Wuruk street and in Kalongan. Where as one of the area land use defined as meddling or mixing spot was on R. Suprapto street.

In 1997 there had been Urban Master Plan of Purwodadi(RUTRK) for 1989 – 2009. The Urban Master Plan, included Gajah Mada area was planned of housing area. Gajah Mada area wich is geoghaphycally located in the centre of the Purwodadi. The planned to have the biggest area defined as the housing area in comparison with other spot surrounded from south and north of the road. In fact until 1997 there wasn't any vision of the dvelopment. The illustration, minimum number of block growth of houses enclosed with the Lisence of The Building Establishment (IMB). So that in 1997 a revision had been made for Urban MasterPlan of Purwodadi for 1997 – 2008 by decreasing housing area plan of Gajah Mada area was just at the north of the road. The revision was made to concentrate the development of spot housing.

In 2000 the effort above wasn't able to develop the area of Gajah Mada yet. So that a research was done in order to find “ the factors to made development of Gajah Mada area as housing area wasn't optimal”. By working in research of internal factors as: nature, location, neighbourhood, land price, established law of land, material & equipment, and accessibility. Beside that the research also worked with the external factors belonging monitory and evaluation from the goverment, and comparing them with the development of other housing area in Purwodadi. The external factors supported with the growth of housing demand reference.