

**FUNGSI TAMBAHAN (*ACCESSORIES USE*) TERHADAP  
PERUBAHAN PENGGUNAAN LAHAN PERUMAHAN:  
STUDI KASUS KAWASAN JALAN RAYA UTAMA BINTARO KOTA  
TANGERANG SELATAN**

**T E S I S**

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## **ABSTRACT**

*Accessories use (some experts introduce with the title of additional function) is one or some of additional functions of room and level of functions of room, or is equally formed by heterogeneous room. Additional function is phenomenon expanding in urban region as efficiency and effectiveness effort in available land. Addition of activity in housing have an effect of additional function which require land as place of human being interaction and his activity.*

*Location choice of research in Bintaro Jaya Housing is interesting, because Bintaro Jaya Housing is for middle to the upper economic level, that all facilities and basic facilities to fulfill requirement of life have been provided by developer. In fact, some houses those located a long side of this housing roadway have been using accessories use. The goal of this research is to know accessories use implication to land use conversion looking at through physical approach and spatial approach.*

*The data used is primary data and secondary data, through observation by using appliance documentation and questionery assist. The other supporter data is came from institution of Government of Tangerang. Usage of descriptive statistical non eksperimental analysis is in comparative spatial form, descriptive and survey used to be expected can reach the goal of research. At research location have been reduction of room for special function, many houses are change of usage and intensity become commerce service function.*

*The result of study show increasing of accessories use that started with improvement of activity in housing requiring land as place of its activity. Owner of land try to exploiting of land to get big result, finally lands which was at first destined for housing change became the place of which accomodating commerce service activity. Ability pay for high rent to change special function cause land of housing as long as Bintaro Jaya Housing roadway is progressively excluded by activity of commerce service. This tendency happened at housing land wich open location access and occupy of front land ( near by way of housing).*

*This accessories use rapidly grow when happened monetary crisis moment in the year 1998 in Indonesia. This matter induce dweller initiative till the growing of activity of commerce and service in housing environment added with growth of development around of Bintaro Jaya Housing that is appearance of housing clusters outside Sector of I up to Sector of IX. Other trigger was operating of JORR ( Jakarta Outer Ring Road) tollroad that connective DKI Jakarta with District of Pondok Aren open opportunity of dwellers to make their houses become more economic valuable. Unprepardness of developer to supply facility that able to fulfill requirement of dweller also is other impeller factor to accessories use implication to change of usage of housing land. The result of this research is obtain the happening of housing land convertin marked with improvement of activity in house, change of building intensity till change of building function at housing land.*

*Keyword : accessories use, land conversion, housing.*