

## Analisis aspek - aspek pengembangan kawasan khusus (studi kasus Kawasan Terpadu Pacuan Kuda Pulomas Jakarta)

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### Abstrak

Pulomas area has a strategic position. If the development of this area is put into action, this area can lessen current human density in center business and shopping centre in central, south, and west region of Jakarta. The development of Pulomas area that is currently managed by PT Pulomas Jaya is similar to the management of service through special district. However, the concept of Kawasan Khusus is still being disputed by many experts until now. There are three research questions that submitted in this research. First, what is the real meaning of 'Kawasan Khusus' Second, which aspects to consider in determining 'Kawasan Khusus' Third, can Kawasan Terpadu Pacuan Kuda Pulomas be categorized as a 'Kawasan Khusus' This research applies positivist approach with qualitative data collection technique to answer these research questions.

The term 'special district' accomodates what is described as 'Kawasan Khusus' in Undang-Undang Nomor 32 Tahun 2004 as well as district under internal authority of the local government. However, what is mentioned as 'Kawasan Khusus' in that code doesn't accomodate special districts of local importance. It requires some criterions, such as the district has national strategic value, national importance, and concerning the needs of many people. However, the specification of 'Kawasan Khusus' intrinsically lays in certain functions owned by Kawasan Khusus. Various different ideas about the concept of special district send into two outlines of development aspects of Kawasan Khusus, namely physical and institutional aspect. Physically, this area has a strategic position that stimulate PT Pulo Mas Jaya to develop the concept of integrated development area. Institutionally, the management of Pulomas area now is managed by BUMD, which is in the form of limited liability (PT). In this case, Pulo Mas has specific function in the form of region development. With this region development function, we can conclude that Kawasan Terpadu Pacuan Kuda Pulomas can be categorized as either special district or Kawasan Khusus.