

Produk properti gated community dan ketersediaan akses publik (permeability) = Gated community property product and permeability / Dimas Ruben Fajar

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Abstrak

[ABSTRAK

Produk properti perumahan eksklusif (gated community) dalam ruang kota merupakan suatu lingkungan hunian bagi kalangan tertentu telah menjadi fenomena dan tren produk properti perumahan di Indonesia saat ini. Gated community adalah produk properti yang memiliki nilai lebih karena didesain untuk keamanan dan kenyamanan (privasi) bagi komunitas penghuni di dalamnya. Namun, bila pengembangannya menempati lahan massive atau sangat luas, gated community khususnya di Indonesia sering menjadikan bagian dari suatu kota menjadi tidak permeable dan berproses menjadi terpecah belah (fragmentation). Tesis ini akan meneliti atau mengkaji bagaimana pengembangan properti gated community dapat dilaksanakan atau terlaksana tanpa membuat bagian kota menjadi tidak permeable. Teori yang digunakan dapat diuraikan berdasarkan pengertian dari kota yang permeable, gated community, dan pengembangan produk properti perumahan. Sedangkan metode yang digunakan untuk menjawab pertanyaan penelitian adalah meneliti tahap-tahap pengembangan suatu produk properti gated community melalui kajian simulasi desain, studi kasus di dalam lahan eksisting.

Hasil dari riset simulasi desain pada lahan studi kasus eksisting tersebut menunjukkan bahwa pengembang tetap dapat mengembangkan produk properti gated community pada lahan massive tanpa membuat bagian dari suatu kota menjadi tidak permeable dan nilai pengembangan tetap layak. Desain gated community di dalam lahan massive yang tetap dapat ditembus oleh pergerakan masyarakat kota dan visibilitas nilai pengembangan tetap memberi dampak positif bagi pengembang dan investor.

Kesimpulan dari penelitian tesis setelah dilakukan simulasi desain sangat berkaitan dengan proses pengembangan produk properti gated community itu sendiri. Dalam proses tahapan tersebut, pengembang mendesain cluster sebagai lingkungan eksklusif komunitas penghuni dan membentuk sirkulasi jalan di sekitar cluster tersebut tetap permeable. Sehingga di dalam komitmen kontrak masterplan, pengembang tetap dapat menyerahkan koridor jalan kepada publik dan mendesain perumahan cluster tetap privat.

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ABSTRACT

Exclusive residential property products such as gated community in the urban

area is a residential environment for the certain circles of the community that has become a phenomenon and product trends for residential property in Indonesia today. Gated community is a property product, which has more value, because it's designed to safety and amenities for the community inside it. Nevertheless, if the development is in massive land or very spacious, gated community especially in Indonesia often made part of a city becomes not permeable and fragmentation. This thesis will investigate or examine how the development of gated community property can be implemented or executed without making parts of the city becomes not permeable. The theory used can be described by the notion of permeable city, gated community, and the development of residential property product. While the methods used to answer the research question is to examine the stages development of a gated community property product through a simulation study design, case studies on the existing land.

The results of simulation study design on the existing land as case study indicate that developers can still develop gated community property product on massive land without making a part of a city becomes not permeable and development value remain viable. Design of gated community in the massive land that can still be penetrated by the movement of urban and visibility of development value remain a positive impact to the developers and investors.

The conclusion of the thesis research after the simulation design is closely related to the development process of gated community property product itself. In the process of these stages, the developer designed the cluster as an exclusive neighborhood community dwellers and form a circulation path around the cluster remain permeable. Furthermore, in the masterplan contractual commitments, developers can still submit road corridors to the public and designed the cluster housing remain private, Exclusive residential property products such as gated community in the urban area is a residential environment for the certain circles of the community that has become a phenomenon and product trends for residential property in Indonesia today. Gated community is a property product, which has more value, because it's designed to safety and amenities for the community inside it. Nevertheless, if the development is in massive land or very spacious, gated community especially in Indonesia often made part of a city becomes not permeable and fragmentation. This thesis will investigate or examine how the development of gated community property can be implemented or executed without making parts of the city becomes not permeable. The theory used can be described by the notion of permeable city, gated community, and the development of residential property product. While the methods used to answer the research question is to examine the stages development of a gated community property product through a simulation study design, case studies on the existing land.

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