

Penerapan Hunian Terjangkau Berorientasi Transit = Implementation of Transit Oriented Affordable Housing

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Abstrak

Penulisan ini membahas tentang penerapan hunian terjangkau berorientasi transit pada pengembangan kawasan Transit Oriented Development (TOD) yang ada di Jakarta. Pembahasan dimulai dari pengembangan kawasan TOD yang dilakukan atas kerja sama antara pemerintah daerah DKI Jakarta dengan perusahaan transit sebagai pengelola kawasan transit serta pihak pengembang properti di beberapa titik pusat transit di Jakarta. Tulisan ini membahas lebih lanjut pengembangan kawasan TOD dalam mendukung konsep penerapan hunian terjangkau berorientasi transit di Jakarta. Saya membahas pengembangan TOD di beberapa negara di Asia seperti Hong Kong, Jepang, serta pengembangan kawasan TOD di tiga jalur berbasis rel MRT, LRT, dan KRL di Jakarta sebagai studi literatur. Selain itu, dalam penulisan ini saya juga membahas penerapan konsep hunian terjangkau berorientasi transit pada pengembangan kawasan TOD Stasiun Tanjung Barat sebagai studi kasus. Penerapan pengembangan kawasan TOD setiap daerah memiliki perbedaan dalam konteks regulasi, aspek desain, dan konsep profit sharing yang dilakukan sebagai kerja sama antara pemerintah, perusahaan transit, dan pihak pengembang.

.....This paper discusses the implementation of housing intended for transit in the development of the Transit Oriented Development (TOD) area in Jakarta. The writing started from the development of the TOD area which was carried out in collaboration between the DKI Jakarta regional government and transit companies as transit area managers and property developers at several transit center points in Jakarta. This paper further discusses the development of the TOD area in supporting the concept of implementing transit oriented affordable housing in Jakarta. I discussed the development of TOD in several countries in Asia such as Hong Kong, Japan, as well as the development of the TOD area in three rail-based lines of MRT, LRT, and KRL in Jakarta as a literature study. In addition, in this paper I also discuss the application of the concept of affordable housing in the development of the Tanjung Barat Station TOD area as a case study. The implementation of the development of the TOD area in each region has differences in the context of regulations, design aspects, and the concept of profit sharing which is carried out as a collaboration between the government, transit companies, and the developer.