

REAL ESTATE PLANNING

A. Rudyanto Soesilo

THE URBAN DREAM,

- ◎ Your house is your larger body. It grows in the sun and sleeps in the stillness of the night. Does not your houses dream? and dreaming, leave the city for grove or hilltop?

Kahlil Gibran, the Prophet, p 38.

PETA MENUJU LOKASI DE LATINOS



PERU CITY - POSHOCK INDIAN TELL ROAD



Master Plan

SANTIAGO DISTRICT
- Plaza Arce
- Augusta Desert
- La Fiestra Antares
- Torre Del Puma Land

PATAGONIA VILLAGE

MACHUPICCHU SCULPTURE

ROUTE OF THE SUN BOULEVARD

Esmeralda Access

RIVER PLATE PARK COMMUNITY

The Inca Gateway

Ciudad Del Este

DE WUI

- Guaraní Bay Club
- Naska Canyon
- Lago de La Piedad
- Plaza de Copalimbo

HACIENDA MEXICANA

- Hacienda de Las Gaviotas
- San Angel Park
- Punto de Luz Park
- Copacabana Park

BRAZILIAN FLAMENGO

- Corumbá Gateway
- Pastoral Park Land

ROMANTICO BUENOS AIRES

- Tango Sirovich Theatre
- Regina del Sur

URUBAMBA RIVER

PARAMARIBO COMMERCIAL SQUARE

La Fiestra Club House

Plaza Gateway

CENTRO HAVANA

ATLANTIS SPORTS PALACE

INCA TRAIL WALK

TITICACA LAKE

BARBAMAS RESORT

- Port Royal Gate
- Barabara Passage Park

CARIBBEAN ISLANDS

- Orinoco River Park
- Grandioso Dunes II
- Trujillo Plaza
- DE CARINAS

LABORAL PARK

Q LARGO

Q LARGO

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REAL ESTATE DLM KONTEKS KOTA

- ⦿ Sub-Urban syndrome
- ⦿ New-Town syndrome
- ⦿ Commuter
- ⦿ Self contained Neighbourhood Unit
- ⦿ (new) Marina Syndrome

KOTA BARU, KOTA IDAMAN

- ⦿ New Town
- ⦿ Ville Nouvelle
- ⦿ Urban Extension
- ⦿ New Urban Development
- ⦿ New Suburbs

HISTORICAL APPROACH, GARDEN CITIES OF TOMORROW

- Perintis gagasan Kotabaru
 - Leonardo da Vinci, van Marken, buckingham, Krapp, Salt
- To-morrow: a Peaceful Path to a Real Reform(1898), Ebenezer Howard (Inggris)
- Urban economic theory :
- Tingginya harga tanah>>Kotabaru
- Migrasi penduduk & indurstri ke Kotabaru
- Harga lahan akan turun>peluang masy. Banyak
- Redistribusi pendapatan & kekayaan dr tuan tanah ke pemukim2 baru

GROUP OF SLUMLESS SMOKELESS CITIES

- **Ekonomi & lingkungan, bebas kumuh & pencemaran (Revolusi Industri)**
- **Taman-taman kota >> Kota Taman/ Garden Cities >> Garden City Theory**
- **1903, First Garden City Co Ltd, membangun kota Letchworth >> sukses > Welwyn**
- **Diikuti Prancis 1903, Jerman 1904, Belanda 1905, Italia 1906, Amerika 1906, Rusia 1911**

⊙ Kotabaru Mandiri :

- Memenuhi kebutuhan sendiri
- Jarak >80 km, oleh non permukiman,
- Kota industri, pertambangan, kehutanan, ist. militer, rekreasi, prn Transmigrasi, pusat pemerintahan

⊙ Kotabaru Penunjang :

- Ekon-Sos tergantung kota induk
- Perm. Skala besar u memecahkan mslh permukiman
- Bisa dari kota kecil lama didekatnya <<60 km
- Oleh kawasan tak terbangun, memudahkan commuting
- Dormitory-town, Satellite-town
- Menjadi kesatuan sbg Metropolitan.

Kota Baru Penunjang (Dependent New Town)

- Kota baru dalam kota - permukiman berskala besar dalam kota atau bagian pinggir dalam kota.



- Kota baru satelit - permukiman lengkap di bagian luar kota penduduk berulang alik disebut juga 'dormitory town'.



- Kota baru pinggiran kota. Perumahan/permukiman berskala besar di pinggiran luar kota yang berbatasan langsung dengan kota



sumber : Djoko, ibid

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KOTA BARU DI INDONESIA

- Kebayoran Baru - Jakarta 1949
- Banjarbaru - Banjarmasin 1952
- Palangkaraya - S. Kahayan 1955 Kalteng
- Kota baja Cilegon - Jabar
- Kota LNG Bontang - Kaltim
- Kotabaru Batam - Riau
- Jabotabek 1973
- Bandung Raya 1975
- Gerbang Kertosusila 1976
- Bumi Bekasi Baru 1356 ha (Jabotabek)
- Bumi Serpong Damai & Solo Baru >> Swasta

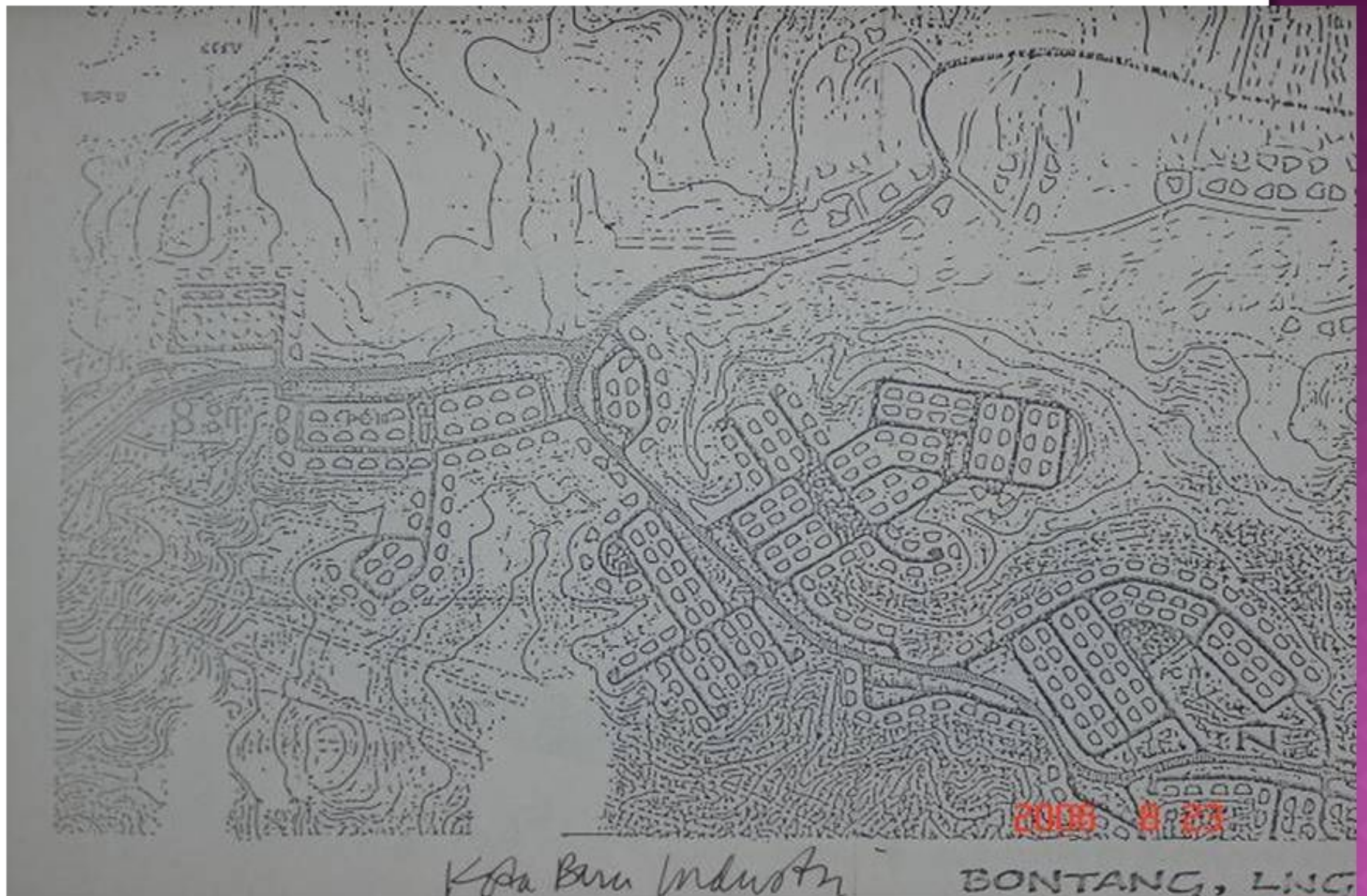
BAYORAN BARU, JAKARTA

KE JAKARTA

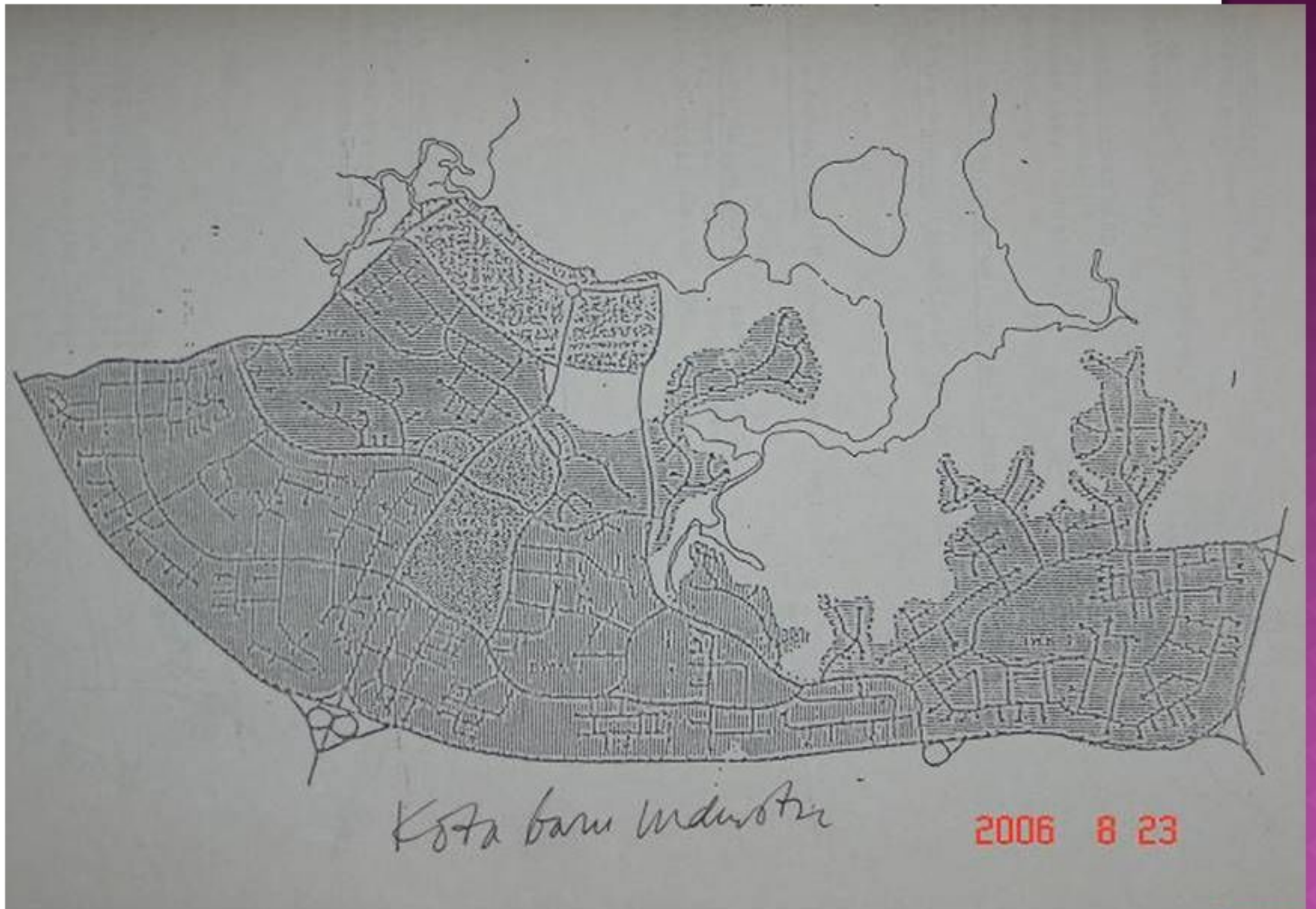
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Kota Bontang



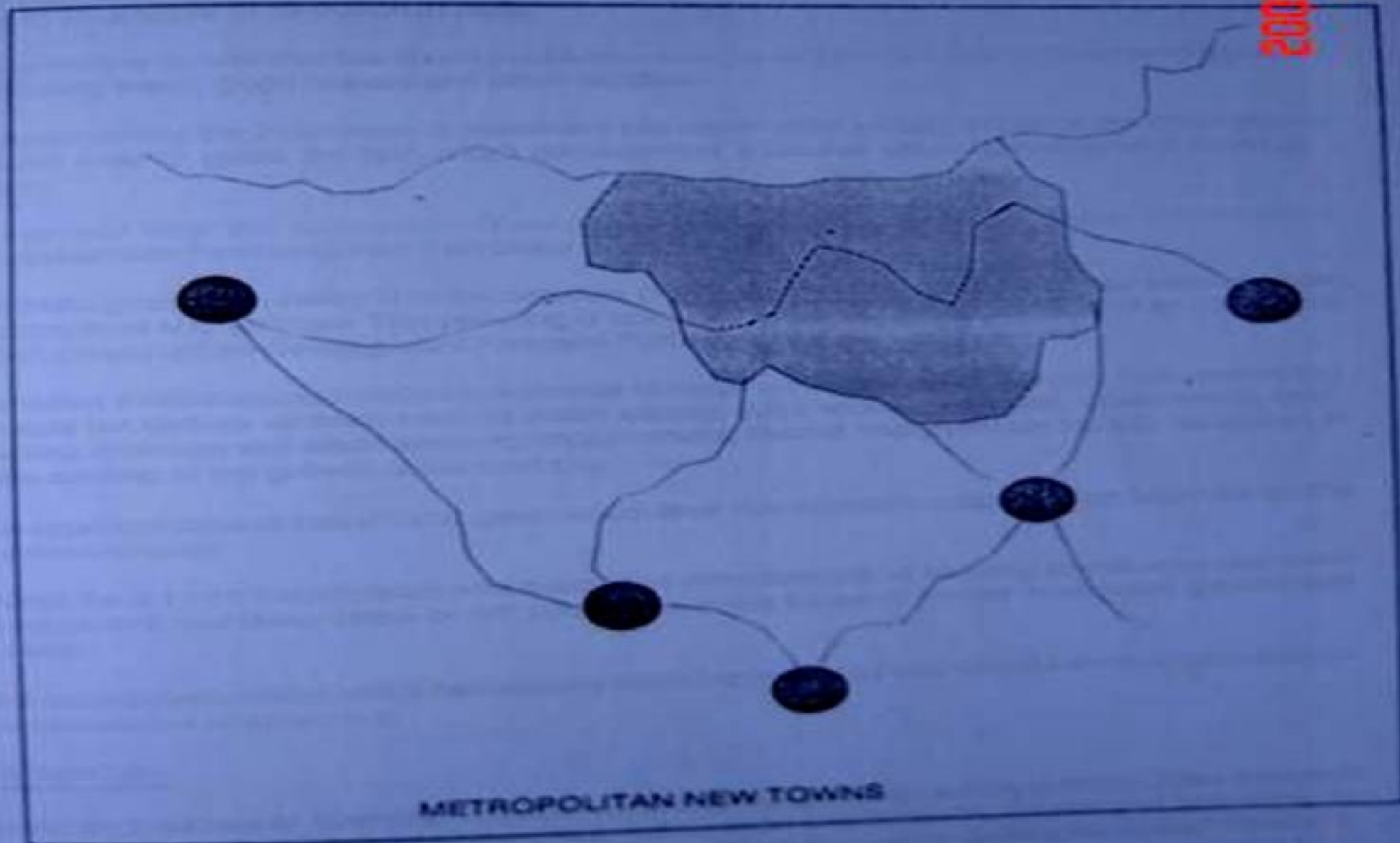
Kota Batam





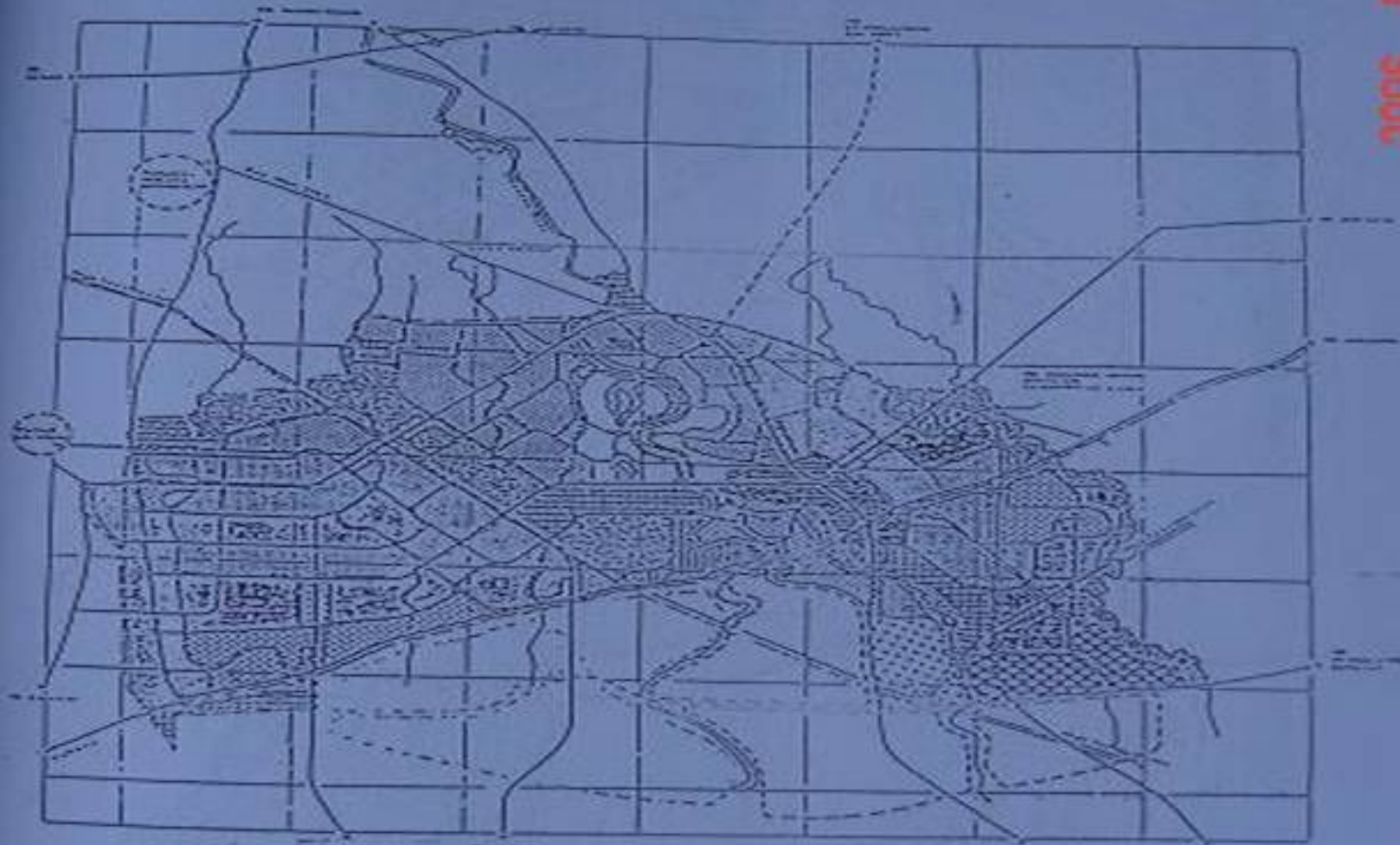
Metropolitan New Town

This is a special type of city that recently is developed and that tries to overcome the negative aspects of the satellite type of town as well as tries to consolidate the urban development and urban centres in Metropolitan areas. These cities are developed around existing small towns in the metropolitan area. The new towns contain job opportunities and good social and cultural facilities in order to function on their own. These towns especially serve the biggest urbanized areas.



BUMI SERPONG DAMAI

- ⦿ Peran developer swasta, konsorsium 11 developer
- ⦿ ±6000 ha ($\frac{3}{4}$ kota Bandung)
- ⦿ Kota mandiri ± 30 tahun



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BUMI SERPONG DAMAI, TANGERANG

PETA MENUJU LOKASI DE LATINOS



PER CITY - POSLOCK ROAD TELL ROAD



Master Plan

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- Plaza Avenue
- Augusta Desert
- La Playa - Interiors
- Torre Del Pargo Land

PATAGONIA VILLAGE

MACHUPICCHU SCULPTURE

ROUTE OF THE SUN BOULEVARD

Esmeralda Access

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LABORATORY

Q LARGO

El Valle Forest

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THE GREEN VILLAGE, BSD







CARIBBEAN *Islands*



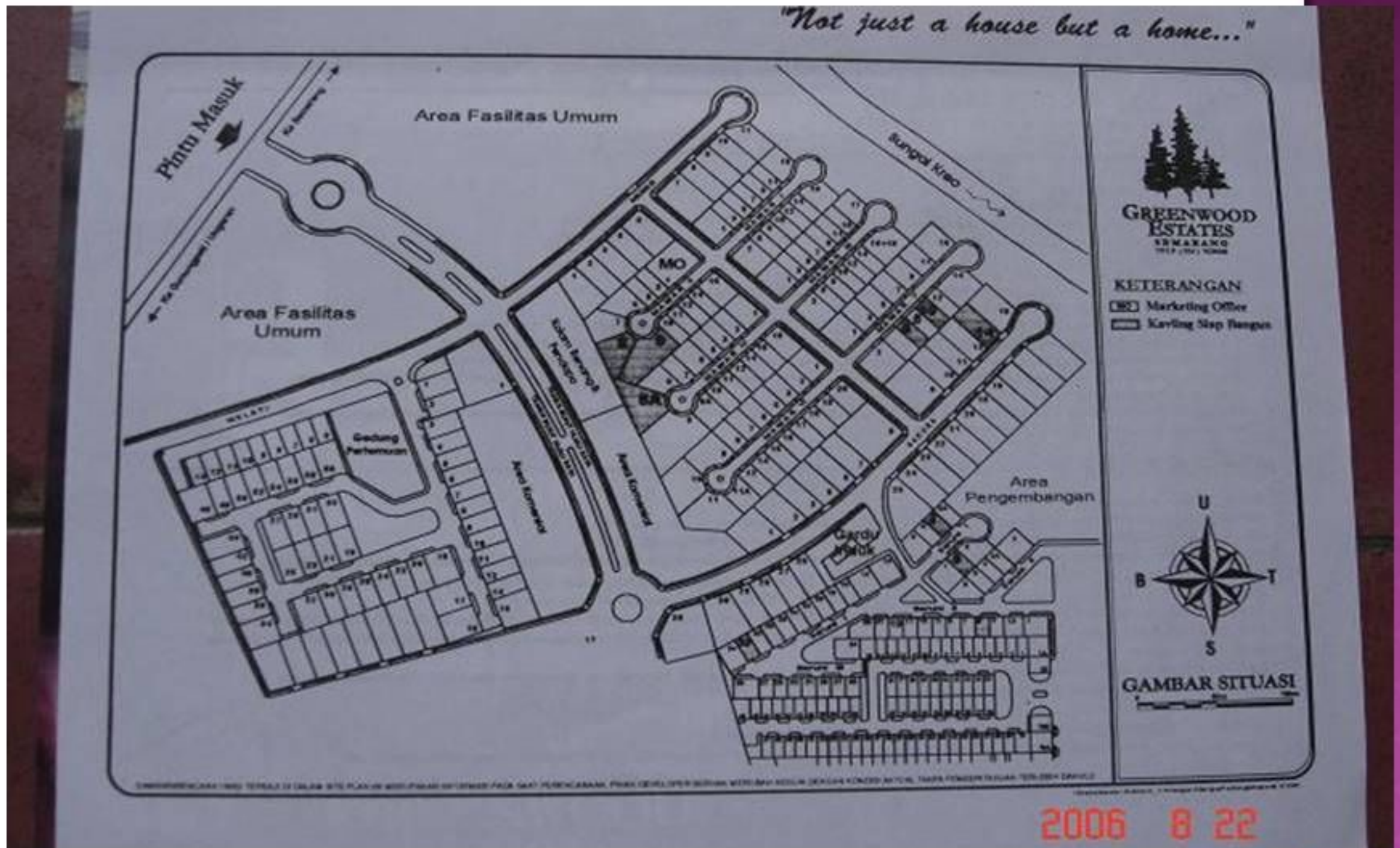
LEGEND :

Tobago 8 x 17	Cayman 10 x 20
Tobago 8 x 18	Cayman 10 x 25
Trinidad 9 x 18	Barbados 12 x 25
Trinidad 9 x 22	LOT ONLY

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SPESIFIKASI
PONDASI
BATU KALI & PLAT BETON

Greenwood Estates, Semarang



DEFINISI KOTABARU :

⊙ Von Hertzen & Spreiregen :

- Dibangun di kawasan lahan baru
- Terpisah dari induk kota dalam jarak ttt

⊙ Osborne :

- U memecahkan mslh permukiman, kemacetan
- Mulai awal abad 20
- Lokasi direncanakan

⊙ Golany :

- Kota u fungsi ttt : industri, pertambangan, militer, riset

DEFINISI KOTABARU : IFHP

- ⦿ Perumahan yg terencana scr sadar u mencapai tujuan ttt
- ⦿ Comprehensiveness, terkoordinasinya perumahan, tempat kerja, fas-sos dan budaya serta prasarana penunjang >< kota evolutif/organik
- ⦿ Ada organisasi pengelola yg mengamankan, mengelola, memantau
- ⦿ Tanggal kelahiran & umur kota

(REAL)PROPERTY :

⊙ Land :

- Earth surface + natural objects

⊙ Real-estate :

- Land + all things permanently attached, natural & artificial

⊙ Real-property:

- Real estate + bundle of legal rights: possession, control, enjoyment, exclusion, disposition

5 CATEGORIES OF REAL PROPERTY :

- ⦿ Residential
- ⦿ Commercial
- ⦿ Industrial
- ⦿ Agricultural
- ⦿ Special Purpose

⊙ Residential :

- Single / Multi-family housing

⊙ Commercial :

- Business Property, Office, Shopping, Hotel, parking etc

⊙ Industrial :

- Warehouses, factories, industrial-districts

⊙ Agricultural :

- Farms, timberland, ranches

⊙ Special purpose :

- Cemeteries, Schools

TYPES OF HOUSING :

- ⦿ Apartment :
- ⦿ Condominium
- ⦿ Cooperative
- ⦿ Planned unit development(PUD)
- ⦿ Retirement communities
- ⦿ Highrise development
- ⦿ Converted-use
- ⦿ Manufactured housing
- ⦿ Modular homes

KOTABARU = URBAN SPRAWL ?

- ⊙ Kegagalan kotabaru2 di indonesia
- ⊙ Menyatunya Kota induk dengan Kotabaru
- ⊙ Memperparah permasalahan semula
- ⊙ >< High-rising hunian di pusat kota (Rusun)