INTEGRATED DEVELOPMENT REVIEW OF INDUSTRIAL ESTATE IN SIDOARJO REGENCY BUFFER ZONE
CASE STUDY: BERBEK INDUSTRIAL ESTATE

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ABSTRACT

Development of the area is one of the efforts in the development of the area or areas and resources (natural, man-made and technological) optimally, efficiently, and effectively. Development is done by moving the area of economic activity and accumulate various investment activities that can be a trigger (trigger) for sustainable development activities, all of which are contained in the Spatial Plan.

Berbek Industrial Estate is one of the industry's development SIER (Surabaya Industrial Estate Rungkut). In general, the development of the industrial sector can not be separated from the externalities are positive and negative externalities. Positive externalities in the form of increased industrial and economic growth of the surrounding community, while negative externalities such as environmental pollution, and traffic density.

The purpose of this study to determine the effect of the presence of the residential and industrial areas surrounding settlements. Positivist approach to research using quantitative research to assess the type of industrial development and the growth of housing and settlements around the industry. In the process, this study using the Descriptive Quantitative Analysis, Factor Analysis and Correlation Analysis.

The results showed that the integration of the industrial area with housing and settlements affected by two factors, such as internal and external factors. Internal factors include the availability of industrial plots, adequate infrastructure and the location of industrial sites. The external factors include labor resources around the industrial area, the accessibility factor for companies and communities, environmental factors as well as the role of government and community support.

Keywords: sector development, industrial estate, housing settlement