THE DEVELOPMENT OF A SMALL SCALE REAL ESTATE AS A CONTROL FACILITIES OF URBAN SPRAWL PHENOMENA (CASE STUDY : KECAMATAN MENGANTI-GRESIK)

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ABSTRACT

Urban sprawl phenomenon happen in Gresik, which is located as the impact receiver of Surabaya development, especially in the border areas, such as Kecamatan Menganti. The development of small-scale real estate is one of the positive aspects that are expected to control the impact of urban sprawl phenomenon. Therefore, this research is needed to determine the role of small-scale real estate to control the impacts of urban sprawl.

This study is a mixed method research. The main theory that are used in this research are: the development of the city, the arrangement of real property (especially residential), and the development control. This study used interviews, questionnaires, and field observations as data collection techniques. Datas that obtained were analyzed using multivariate techniques to determine the effect of small-scale real estate development in controlling urban sprawl in Kecamatan Menganti.

The results of this research indicate that development of small-scale real estate can control urban sprawl. The existence of small-scale real estate development has a strong effect when applied as a means of controlling urban sprawl. The positive impact of small-scale real estate development occured in several aspects, such as: control of population growth, the development of infrastructure, spatial planning, social conditions, the additional of facilities and infrastructure.

Key words: Small-scale Real Estate, Urban Sprawl, Control.