ABSTRACT

Malang government planned to relocate public transportations that operate in Gadang Terminal to Hamid Rusdi Terminal. When it comes to realization, the land of ex-Gadang terminal can be utilized for more other optimum purposes so that it will gain maximum profits of other legal competitive utilizations.

The aim of this research are to find alternatives that possible to be applied on ex-Gadang Terminal area and the most possible use among these alternatives. The method of this research is non probability sampling by using the highest and best use analysis. The steps of the analysis include legal feasibility analysis, physical feasibility analysis, financial feasibility analysis and maximum productivity analysis.

Based on research, some possible utilization to be applied on the land of ex Gadang terminal are town square, vehicle proper test, and wholesale market. Among these alternatives, wholesale market is the most possible one as it fulfill all criteria based on the highest and best use analysis. The NPV value obtained from the utilization of the wholesale market is Rp 34,582,740,440 with the market value of land Rp 2,070,000 /sq meters.

Keywords : Highest and Best Use Analysis, Land Utilization