TYPOLOGY OF HOUSING DEVELOPMENT LOCATION IN SIDOARJO REGENCY BASED ON DEVELOPER PREFERENCES

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Abstract

The development of residential in these recent years has significant increases. The requirement of residential is increase because it becomes primary necessity for the society. Rise of people amount which is happen in Sidoarjo with additional condition of a flood of Surabaya city development, causing Sidoarjo as main alternative for housing development location. Less effort government in supplying settlement, makes private sector has important position to do. Unpredictable housing development location and threat for land use happened, cause by rapidly housing expansion.

The destiny of this research is to determined typogi of housing development location in Sidoarjo regency based on developers preferences. The determined of this typologi was based on the analysis which formed by means of cluster analysis. The cluster analysis implement that was used was SPSS 13.0 that beforehand was carried out by factor determination analysis by using scoring analysis. Variable research that will be used in this research refers to housing location determination factor which is synthesized using location detection theory with housing and settlement.

By those analysis processes, main factors of deciding of housing development location for each housing classification in Sidoarjo regency are availability of electricity infrastructure, water infrastructure, land value and land released for modest housing
classification, market request, availability of electricity infrastructure, water infrastructure, location not on disaster area and land value for intermediate housing classification and form and size of land and land value for luxurious housing classification.

keywords: typology of location, housing, developers