

# MODEL PENGEMBANGAN PROPERTI KOMERSIAL AREA BANDAR UDARA DI INDONESIA

Oleh : M. Ikhsan Setiawan

The air transport industry has a broad impact not only on passengers, cargo and airports, but also on the development of the tourism industry, trade, investment and affecting productivity. The study was conducted at 151 airports throughout Indonesia, referring to the data of the transportation ministry, the interior ministry, the statistics center, Indonesian banks and local governments. The objectives of the dissertation research are: (1) Making a model for the development of commercial property in an airport area in Indonesia, based on the variables of the research, in the form of airport performance in the area, development of commercial property business in the area, development of non-commercial property business in the area, and potential for public and private cooperation through APBD indicators; and (2) Creating web-GIS and mobile-GIS models, related to the business and commercial property of airport areas in Indonesia. The results of hypothesis testing showed that: (1) the variables of potential regional cooperation were predicted not to have a significant influence on business development and commercial property of airport areas; and predicted to have a significant influence on the development of the non-commercial property of the airport area; (2) airport performance variables are predicted not to have a significant influence on the potential of regional cooperation; predicted to have a significant influence on business development and commercial property of the airport area; predicted to have a significant influence on the development of the non-commercial business area of the airport area; (3) the variable of developing a non-commercial property business in an airport area is predicted to have a significant influence on business development and commercial property of the airport area. Benefits of dissertation research: (1) The model of business development and commercial property in the airport area in Indonesia is part of the strategic integrated infrastructure development in Indonesia, and supports strategic decision making; (2) Accelerate and improve the quality of planning the development of airport areas in Indonesia, especially for regions with potential airport performance; (3) Assisting and facilitating the regional government in determining focus and analyzing the development of an integrated airport area; (4) Helping and facilitating the private sector and investors in the feasibility analysis of the development of an airport area model of private government cooperation.

Keywords: air transport industry, airport performance, business development, commercial property