

ABSTRACT

**IRENE SYONA “SPATIAL DYNAMIC CHANGE IN METROPOLITAN AREA”
CASE STUDY : KARET KUNINGAN**

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Kampung Karet Kuningan is one of exist kampung area located within commercial street Jl. Jend. Sudirman and Jl. Prof. Dr Satrio. The perimeter side of this area is dominated by office, mixed use, and commercial building which developed by well known developers (PT. Ciputra Property Tbk (Ciputra World 1-2), PT. Duta Pertiwi Tbk (ITC Kuningan), PT. Agung Podomoro Land (Kuningan City), etc). The development which run by those developers has a characteristic of large and comprehensive real estate development -- high intensity, large of land acquisition, and investment. What occurs in perimeter area of this kampung are changed the form of spatiality in Jl. Prof. Dr Satrio, that called as a spatial transformation.

On the other hand, the contrast condition happen in second layer as a local area of Karet Kuningan which located side by side with perimeter area. This area has a characteristic of kampung and settlement. The spatial change which occurred in perimeter area seems deliver continuous force to the second layer. Moreover, it generates adaptation process by local community. Uniquely, adaptation process by the local community in their local area is developing due to time period. Now in actual condition the type of adaptation is no longer just survive but also has been linked to efforts to open up business opportunities in particular of rental boarding houses. Based on information from the records Kelurahan Karet Kuningan, number of rooms boarding house in Kelurahan Karet Kuningan is approximately 3263 rooms with variations in rental rates below 1 million to more than 6 million Rupiah.

The adaptation process by creating business opportunities in the form of rooming house indirectly encourages other local community to also perform the adaptation pattern which is now has led to business interest-micro development. Accumulation of this adaptation type caused the dynamic spatial change in second layer as a local area, and made the area become more dense, more heterogeneous, also more wealth in social economic level.

Keywords: Transformation, Adaptation, Land Use Change, Micro Development