

ABSTRACT

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**“ STUDY OF LOW INCOME HOUSING
RESIDENTS’ SATISFACTION
TRANSFORMATION DUE TO AREA
DEVELOPMENT “**

CASE STUDY

(BUMI KARAWACI RESIDENCES)

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Housing is one of the three basic needs, in addition of clothing and food. Procurement efforts housing for low income communities by the government through the establishment of Perumnas in 1974. Perumnas started its mission in build public housing, facilities and infrastructure for lower middle income. To fulfill high demands of public housing for low income people of Jakarta and surrounding areas, the Tangerang regency was chosen as one of construction site for low-income housing site in 1984, as known as Bumi Karawaci Residences. Currently, physical condition and utilization of Bumi Karawaci Residences has changes from concept and initial allotment. The changes, apart from indicating an increase in property values, also may be implicated in the residents satisfaction, may be appropriate or not with the expectations of residents. This study will examine the development of the region, the increase in property values, the level of and occupant satisfaction. Factor that is used as a measurement variable is physical-environmental factors, accessibility-location factors, facility factors, socio-demographic factors, economic factors and regulatory factors. Identification and analysis in this research is directed to describe changes in Bumi Karawaci Residences, analyzes the factors that are important to residents and changes in levels of residents satisfaction. The results of this analysis explains that there is a development and rising property values in the area of Bumi Karawaci Residences. The results also reveal mismatches factors of residents interest rate, an increase in economic welfare of the occupants and improvement of residents satisfaction in nearly all sub factor. This research also gives conclusions and recommendations steps that can be taken, either by the government, Perum Perumnas and people community, in order to improve residents satisfaction and be a good precedent to be applied to similar projects in other locations.

(Keywords: Housing development, Increasing property value, Resident satisfaction)