ABSTRACT

MAMAN HILMAN. The Model of Sustainable Housing Location Choices Over The Areas of Gedebage, Bandung City. Under Direction of : SANTUN R.P. SITORUS, HARTRISARI HARDJOMIDJOJO, LILIK BUDI PRASETYO, and RAMALIS SUBANDI PRIHANDANA

This research aimed to find a model of Sustainable housing location choices over the areas of Gedebage, Bandung City. The intended output is a quantitative model in form of mathematical formula, and qualitative model in form of maps. This is the first model-finding research in sustainable housing over the area, in term of location, integration of theoretical model into the practical model, and integrated in analytical approach, involving relevant specialists and actors through factor analysis, multiple regression and Geographical Information System (GIS) in formulating the model of sustainable housing location. Research found that preferences/tendencies in the choices of housing locations are as follows: (i) developers choose the location based on physical, economic, environmental and social factors; (ii) inhabitants choose the location base on environmental, economic, physical, and social factors and (iii) Bandung City Government allocated the Region of Gedebage as Residential Zone. It is predicted that housing location choices were significantly affected by the following components: (i) land prices- the most sensitive physical component - having negative correlation with the chance of certain location to be selected as residential zone; (ii) the distance of the location to Jl. Soekarno Hatta and City Central Station - the most sensitive accessibility factor in location choices, the farther the distance to Jl. Sukarno Hatta and City Central Station, the lesser the chance of the location to be selected as residential zone; and (iii) the most sensitive environmental factor in location choice is land areas available for further development, having positive correlation with the chance of the location to be selected as residential zone. Based on the model of sustainable housing location choices over the areas of Gedebage, the suitability of housing locations are as follows: (i) Environmental Unit B₁ (Batununggal), M₃ of Sekejati and R₄ of Cisaranten Kidul (the most suitable); (ii) Environmental Unit B₃ of Mengger (suitable) and (iii) Environmental Unit R₂ of Cisaranten Kidul (suitable but subject to the addition of environmental infrastructures and facilities). Based on the model: (i) Environmental Unit B₁ (Batununggal) is most suitable for luxurious residential zone; (ii) Environmental Unit M₃ (Mengger) is suitable for middle level residential zone; and (iii) Environmental Unit R₄ (Cisaranten Kidul) is suitable for low-level residential zone.

Keywords : Choice model, housing, location, sustainable