

The Impact of Building Administrative Requirements in Improving Its Operational Performance in Lippo Karawaci

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Abstract: *A building is expected to be operational and functioning well as their respective functions. The reliability of the building is an important aspect in supporting the operational activities of a building. The reliability of building means to enable a building to serve in accordance with its design function based on activities served, where all aspects holistically in the design of buildings and occupants will jointly operationalize the building well. According to Prof. Manlian, reliable buildings can anticipate the various risks that can occur in the operational building. Buildings are regulated by the state in Law no. 28 of 2002, and reaffirmed in Government Regulation no. 36 of 2005. As stated in the law, a building must meet the administrative requirements or technical requirements in complying the specification of building reliability.*

The research problem raised in this study is to know the indicators, factors, and any variables related to the reliability of the building, and also to know the results of research and the influence of building reliability in improving the operational performance of the mixed-use building in Lippo Karawaci. The understanding of mixed-use building, building operational, building administrative requirements in terms of Law no. 28 of 2002 and PP no. 36 Year 2005, the role of assignor, the character of the Lippo Karawaci project will support this study.

The research method to be used in this study is to find indicators, factors, and variables related to the reliability of buildings and the operational performance of buildings in mixed-use buildings. Where the data turn out into questionnaire that will be reviewed from the job provider. The calculation will be done with the SPSS research model. This study should be measured with the aim of obtaining the proper standard of reliability that a building must have, in order to the building can operate well as its functions.

Keywords: *administrative requirements, building, mixed-use, operational*

1. RESEARCH PROBLEMS

Currently a lot of buildings stand and operate in Indonesia. This growth will continue in the years to come. The need for building continues to increase such as the need for shelter, offices, shops, hotels, public spaces, and so forth. Every development will have an impact on society, government, economy, and socio-culture. Currently the building construction has been regulated in Law No.28 of 2002.

Law No.28 of 2002 regulates the function of buildings, the requirements of buildings, the construction of buildings, including the rights and obligations of owners and users of the building at each stage of building construction, provisions on community roles and coaching by the government, and sanctions for violations. The realization of a functional and lawfully legal building, harmonious with the environment is organized in an orderly manner.

The arrangement of the building is done with the aim to realize the building of a functional building and in accordance with the design of the building that harmonious with the environment. In Law No.28 of 2002 article 7 states that every building must meet the technical requirements and administrative requirements. The use of space above and / or underground and / or water for buildings shall have a usage permit in accordance with applicable regulations.

Administrative requirements include the requirements of land title and / or use permit from the holder of land rights, building ownership status, and building permit. Each building must meet the administrative requirements in accordance with the function of the building that will be held.

The planning, execution and utilization of the building must meet the requirements of the building that has been regulated in the legislation so that the building can be built and utilized in accordance with its function, so that the building can operate well. The arrangement of the building is intended to prevent chaos or violations in urban spatial arrangement, where the local government seeks to control the use of city space in accordance

with the spatial plan of the region or city. The 1945 Constitution states that national development is intended to promote the general welfare, because the development that occurs will cause change and affect the community in economic, socio-cultural, and political, because these things are interconnected with each other.

Furthermore, by looking at the background of the above research problems, this study solves research problems, namely:

1. What are the key indicators and factors in the administrative requirements of buildings?
2. What are the determinant variables in the administrative requirements of a building?
3. How much influence or variable contribution of administrative requirements to operational performance of mixed-use building in Lippo Karawaci?

2. REVIEW OF LITERATURE

2.1 Building Operational Building

Operational is the definition boundary used as a guide to perform an activity or work. So it can be said that the operational building is a step guideline in building activities. Activities of the building itself includes the construction of buildings to the utilization of the building. According to Law No.28 of 2002 on building structures, the organization of buildings is a development activity which includes the process of technical planning and construction implementation, as well as activities of utilization, preservation, and dismantling. While the utilization of the building is an activity operation in accordance with the applied functions, including maintenance, and periodic inspections.

2.2 Building

Building is a structure made by humans consisting of walls and roofs that stand permanently in a place. The building is also often known as building houses or buildings or any facilities and infrastructure in human life to build human civilization. Throughout the development of the building has a variety of shapes, sizes, functions and other adjustments, as well as several factors that influence such as building materials and quality, weather conditions, soil conditions and other aesthetic reasons are increasingly changing time.

2.2.1 Understanding the Buildings

The building is a physical form of the result of construction work united with its place of residence, partly or wholly located above and / or in the soil and / or water, which functions as a place for human to carry out its activities, it is described in Law no. 28 of 2002 on the building of building article 1 paragraph 1, and Government Regulation No.36 of 2005 article 1 paragraph 1 of

the building. Building is something that is established or built, while the building is a building as a place of activity, then in general the building has a meaning as something that was established or built to perform an activity, this is described in the Great Indonesian Dictionary. So from both statements can be said that the building is a physical form of a building activity on the building above or in the soil or water utilization functioned as a place of human activities or activities.

While the owner of the building is a person, legal entity, group of people, or association, which is legally valid as the owner of the building. And the user of the building is the owner of the building and / or not the owner of the building based on the agreement with the owner of the building, which uses and / or manages the building or building section in accordance with the function. The translation is described in the Building Law Act No.28 of 2002 on the building of article 1, verses 21 and 22.

2.2.2 Building Functions

Basically the function of a building is as a place where people perform their daily activities. Each building has different functions. A building can have one function or multifunction in a building (mixed-use).

In Law No.28 of 2002 concerning building of article 5 pertaining to function of building structure mention that function of building include residential, religious, business, social culture, and particular one.

In Law No.28 of 2002 on the building of building article 6 paragraph 1 it is said that the function of the building must be in accordance with the designation of the location as regulated in the Regional Regulation on Spatial Plan of Regency / Municipality. On Government Regulation no. 36 of 2005 regarding the regulation on the implementation of Article 5 states that the function of building is reclassified based on the level of complexity, permanence level, fire risk level, earthquake zoning, location, altitude, and / or ownership.

2.2.3 Building Mixed-use

A mixed-use building is a merger of two or more building masses into one container in a coordinated and interconnected manner such as an office, a shopping area, a hotel or a residence. According to the book "Office Development Hand Book, ULI-the Urban Land Institute, (1998), mixed-use building is a multi-functional business area part of the city area that accommodates several different activities within it, each complementing activities and Closely related and mutually interacting, its development must have a clear and accurate role lifted from each function of activity. Mixed-use

development means combining some functions of residential, commercial, industrial, office, institutional or other functions.

2.3 Building Administrative Requirements

Law No.28 of 2002 on building 7th chapter building states that every building must meet technical requirements and administrative requirements. The use of space above and / or underground and / or water for buildings shall have a usage permit in accordance with applicable regulations. The Law states that the administrative requirements include the requirements for the status of land rights and / or utilization permit from the holder of land rights, building ownership status, and building permit.

2.3.1 Right to Land

Land is the surface of the earth, as stated in Article 4 of the Basic Agrarian Law (UUPA). Thus the right to land is the right to the surface of the earth, precisely covering only a limited portion of the finite surface of the earth, called the plot of land. The right to land does not include the earth body, the water and the natural resources contained therein.

In Law no. 5 of 1960 on the basic rules of agrarian subjects said that the entire earth, water and space, including the natural wealth contained therein within the territory of the Republic of Indonesia as a gift of God Almighty is the earth, water and space of the Indonesian nation and is a national treasure. Earth water and space, including the natural wealth contained therein is controlled by the State, as an organization of power of all people. State authorities to organize and maintain the use, stockpiling, and maintenance of the earth, water and space; Determine and regulate the legal relationships between persons with the earth, water and space; Determine and regulate the legal relationships between persons and legal acts concerning the earth, water and space.

Land rights are control over land which is manifested in the form of certificate as a proof of land ownership, such as property rights, building rights (HGB), use rights (HGU), management rights, and use rights. Status of ownership of land may be a certificate, deed of sale and other deed / proof of ownership (Law No.28 of 2002 on building article 8 paragraph 1a).

Land or space utilization permit is regulated and must be in accordance with the spatial plan of the area, this is regulated in Perda Tangerang City No.6 of 2012 on Spatial Plan of Tangerang City. It is intended to ensure the utilization of space in accordance with the designated spatial plan, standard and minimum quality, avoid negative externality, and protect the public interest. Every

use of space must be licensed in accordance with the designated area based on the zoning specified.

2.3.1.1 Spatial Plan Tangerang City

Spatial plan is one of the instruments in the supervision of development and the environment especially in the effort to prevent the occurrence of pollution and destruction of the environment. Spatial law is nothing but the law that regulates the spatial and spatial arrangement as a whole. Spatial law is one part of environmental law material in the broad sense, namely the law that regulates the procedure, the aspects to be considered, the process of spatial planning, space utilization, and control of space utilization. Thus it can be concluded that spatial law is the whole legal regulation that regulates the process of planning, designation, utilization, and control, and monitoring of space utilization.

The objectives of the citizen organization are policy, city spatial planning, urban area plan, city spatial plan, city strategic area determination, direction of urban space utilization, and provision of urban space utilization control. Of course, in achieving this goal is influenced by many factors including economic and socio-cultural factors considering the many related interests in spatial planning.

The citizen organization of Tangerang City is regulated in Local Regulation of Tangerang City No. 6 Year 2012. It is prepared as a guidance in preparing long-term regional development plans, preparation of regional mid-term development plans, space utilization and spatial use control in urban areas, realization of integration, interconnection, and balance of inter-regional development and harmony between sectors, and space functions for investment, spatial planning of urban strategic area, preparation of detailed spatial plan which includes detailed spatial plan of the city strategic area. The citizen organization of Tangerang covers the control of urban space utilization which includes general provisions of zoning regulations, licensing provisions, general provisions of zoning regulations, licensing, incentives and disincentives, and sanction directives.

2.3.2 Status of Building Ownership

The ownership status of the building is a proof of ownership of the building issued by the Regional Government based on the results of data collection activities. In the event of a transfer of ownership, the new owner must comply with the provisions stipulated in the administrative requirements of Law no. 28 of 2002 on the building.

3. RESEARCH METHODOLOGY

The initial stage of Risk Identification is to identify the causes of risk factors in terms of the administrative requirements in the buildings construction in order to improve the performance of mixed-use building operations in the Lippo Karawaci. For this stage the causes of building administrative requirements are derived from relevant studies, and relevant theories. The result of identification of causes of these factors will then be arranged in the form of questionnaires in order to collect the opinion of the assignor about the presence or absence of the influence of the factors / variables found on the improvement of the operational performance of the mixed-use building in Lippo Karawaci. The process of data processing questionnaire with correlation analysis and regression analysis. Both of these analytical processes are done with the help of SPSS program, to facilitate the process of data processing.

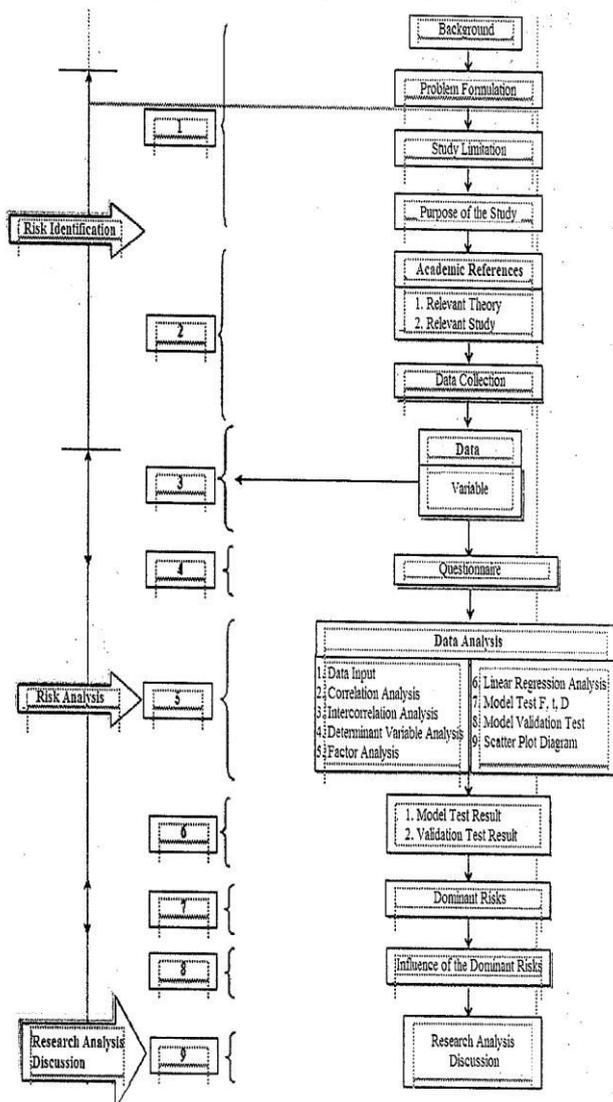


Figure 1. Diagram of Research Process

The variables analyzed in this research are dependent and independent variables. In this study the dependent variable (Y) is to improve operational performance in mixed-use building in Lippo Karawaci area. The independent variable (X) in this research was started by 8 research factors consisting of: Spatial Planning, Land Ownership Certificate, Building Owner Status, Certificate of Function Function, Permit Application Process, IMB Document, Operation, and Implementation of building. From 8 research factors then distributed to 38 independent variables.

The respondent character of this research comes from the assignor who has been involved in the construction of mixed-use building. Respondents are the task givers with undergraduate educational background and working experience at least 2 years.

4. DISCUSSION OF RESEARCH RESULTS

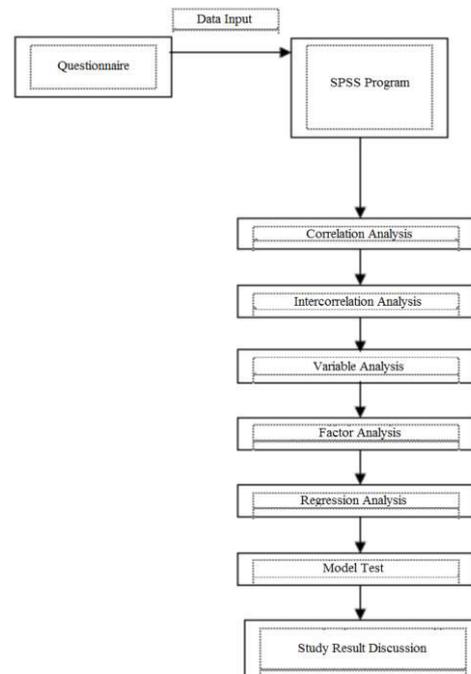


Figure 2. Flow Chart Analysis and Discussion

| X | VARIABLE | =0,04 Coef |
|-----|---|---------------|
| X1 | District / city spatial plan | 0,451 |
| X5 | Utilization of land in accordance with building function plan | 0,576 |
| X7 | Assessment team of experts | 0,423 |
| X10 | The importance of land title certificates | 0,766 |
| X13 | The importance of building property rights certificates | 0,451 |
| X15 | Document of the ownership of building rights certificate | 0,547 |
| X16 | Tenant agreement with owner of building | 0,710 |
| X17 | Attach the building function | 0,407 |
| X19 | The importance of certificates is functional | 0,710 |
| X21 | The validity period of the certificate is functional | 0,661 |
| X22 | The role of the expert team in terms of functionality | 0,547 |
| X24 | Certificate of land rights in building permit | 0,766 |
| X25 | Standard compliance of citizen association | 0,710 |
| X30 | Standard of Green Region Coefficient | 0,448 |
| X32 | Document of drawing plan | 0,712 |
| X33 | Recommendations of authorized institutions | 0,413 |
| X34 | Certificate of functionality in the operation of the building | 0,766 |
| X37 | Planning of building construction | 0,831 |
| X38 | Supervision of building construction | 0,411 |

Table 1. Results of Correlation Analysis

From the results of correlation analysis in the table above, there are 19 variables that have coefficient $r > 0.4$. Furthermore, this variable 19 will be used for the next analysis of correlation analysis by looking for coefficient $r < 0.4$ with the aim that each

variable does not affect each other. Of the 19 interrelated variables, obtained 12 variables that have coefficients $r < 0.4$. These 10 variables will be used for further analysis.

| No | VARIABLES |
|-----|---|
| X1 | District / city spatial plans |
| X5 | Land use in accordance with the building function plan |
| X7 | Assessment of experts team |
| X13 | The importance of building property rights certificates |
| X15 | Documents of the ownership certificate of property rights |
| X17 | Attach building function |
| X25 | Compliance with citizen association standards |
| X30 | Standard of Green Region Coefficient |
| X33 | Recommendation of authorized institution |
| X34 | The certificate is functional |
| X35 | Certificate of ownership of buildings |
| X38 | Supervision of building construction |

Table 2. Intercorrelation Analysis Results

Rotated Component Matrix^a

| | Component | | | |
|-----|-----------|-------|------|-------|
| | 1 | 2 | 3 | 4 |
| X15 | ,814 | ,017 | ,216 | -,182 |
| X34 | ,785 | ,136 | ,075 | ,204 |
| X25 | ,729 | ,124 | ,221 | ,046 |
| X17 | ,683 | ,178 | ,047 | ,104 |
| X30 | ,197 | ,867 | ,002 | ,156 |
| X1 | ,101 | ,830 | ,096 | ,053 |
| X7 | ,114 | ,759 | ,147 | ,161 |
| X33 | ,058 | ,392 | ,823 | -,031 |
| X38 | ,340 | -,093 | ,807 | ,012 |
| X5 | ,159 | ,087 | ,743 | ,415 |
| X35 | -,171 | ,270 | ,104 | ,779 |
| X13 | ,327 | ,067 | ,077 | ,755 |

Table 3. Rotated Component Matrix

The process of input data variables is determined by observing at the largest correlation value. In the above table, it has been sorted from the largest value to the smallest per factor. From Table 3 shows that X15, X34, X25, X17, X30, X1, X7 are included in Factor 1, X33 in Factor 2, X38, X5, X35 in Factor 3 and X13 in Factor 4.

Model Summary*

| Model | R | R Square | Adjusted R Square | Std. Error of the Estimate | Durbin-Watson |
|-------|-------------------|----------|-------------------|----------------------------|---------------|
| 1 | .766 ^a | .587 | .572 | .26261 | |
| 2 | .842 ^b | .709 | .688 | .22436 | |
| 3 | .885 ^c | .783 | .759 | .19699 | |
| 4 | .909 ^d | .826 | .800 | .17978 | 1,833 |

- a. Predictors: (Constant), X34
 b. Predictors: (Constant), X34, X5
 c. Predictors: (Constant), X34, X5, X25
 d. Predictors: (Constant), X34, X5, X25, X1
 e. Dependent Variable: Y

Tabel 4. Model Summary

From table 4, we get the regression model as follows:

$$Y = -, 015 + 0.373 (X34) + 0,255 (X5) + 0,257 (X25) + 0, 153 (X1)$$

Information:

Y = Improve the operational performance of mixed-use buildings in Lippo Karawaci

X34 = The importance of a building has a certificate of functionality

X5 = Importance of conformity of land use with building function

X25 = Importance of planning of building construction accordingly

With the spatial plan of the area before

Application for building permit

X1 = Importance of land rights determination in accordance with citizen association (governance area plan)

The X34 variable that is the importance of a building having functional certificate can contribute to the increasing variable of operational performance of mixed-use building in Lippo Karawaci of 58.7%. A building needs to have a function-worthy certificate to ensure that the utilization of the building is appropriate for its function, and ensures the safety and comfort of the users of the building as well as the surrounding environment. New building can be utilized after obtaining or declared functional worthy, it is mentioned in Law no. 28 of 2002 on the building. Currently a lot of buildings do not have a certificate worthy of function and do not do the feasibility test. These happen because the number of building owners or the task-givers do not understand the importance of providing a proper building, in fact, some of them ignore it. Lots of buildings operate without certificates of functionality, so the users of the building sometimes have problems with the state of the building and many buildings that cannot prevent the risk that will occur. So, owners or users of the building feel comfortable and secure when using the building. In addition, the certificate

of functionality is also intended to ensure that the building is in line with the designation with the standards or provisions of existing building requirements. Where the feasibility test of building function is an activity of checking the reliability of all or part of the building, components, building materials, and / or infrastructure and facilities within a certain time frame to declare the feasibility of building function. Feasibility test should be done once every 5 years to ensure the eligibility of the building, to check the proper condition of function and designation without modifying the design, to supervise it applicable to the standards and regulations.

Variable X5, namely the importance of the conformity of land use with the function of building structure can give contribution to the variable of performance improvement of mixed-use building in Lippo Karawaci is 12,2%. Land or space utilization permit is regulated and must be in accordance with the spatial plan of the area, this is regulated in the Regional Regulation No.6 Year 2012 Tangerang City on Spatial Plan of Tangerang City. It is intended to ensure the utilization of space in accordance with the designated spatial plan, standard and minimum quality, avoid negative externality, and protect the public interest. Every use of space must be licensed in the designated area based on the zoning specified. Currently, many land owners who build buildings that do not function in spatial plan of its territory. This will undoubtedly disrupt spatial plans drafted and planned by the local government. Where it can affect the economic environment, socio-cultural, and environmental conditions in the area. Utilization of land that is not in the function of the spatial plan of its territory could have an adverse impact on the environment and surrounding communities. As already explained that the function of the spatial plan is to ensure the utilization of space in accordance with the spatial plan and protect the public interest.

The X25 variable of the importance of planning of building construction in accordance with the regional spatial planning prior to the application of building permit can contribute to the variable performance of mixed-use building operation in Lippo Karawaci of 7.4%. In applying for IMB, every building must comply with its designation as set out in the spatial plan. Established buildings must meet the requirements of building base coefficient and coefficient of building area based on the designated spatial plan. As previously discussed if a building develop another floors, a new building permit application is required. It should not exceed the stipulation of the building height and the building area coefficient. Besides, it

meets the parking requirement and harmonize with the environment.

Nowadays a lot of building owners or employers who neglect the importance of taking care and have permission to build the building before conducting the implementation of the building. This has an impact on the construction of buildings and the function of the spatial plan of its territory. It does not meet the standards and provisions of the applicable building requirements, to buildings that operate without having a building permit. If this has happened then the local government may stop, postpone or revoke the building permit. And local government may dismantle buildings that have been established if the building is considered not meet or violate the provisions of applicable requirements, or harm the surrounding environment.

5. CONCLUSION

Based on the research that has been done, found that the indicators and factors of building administrative requirements affect the implementation of buildings in Indonesia. From these indicators and factors are re-analyzed, and produce variables of administrative requirements. From those variables, it is found the influence of these variables in improving operational performance of mixed-use building in Lippo Karawaci. The administrative requirements of the building is important in the buildings organization. Administrative requirements should become the first reference that needs to be fulfilled and followed when planning the building design, where the design planning can be adjusted with the rules and regulations of the prevailing building structure and in accordance with the spatial plan of its territory.

Where the administrative requirements of buildings regulate the construction of buildings from the start of building planning, implementation, to the utilization of buildings; called operational building. Buildings that have met the administrative requirements need to be tested for their feasibility, ensuring that the building is in accordance with its function and designation. In addition, the fulfillment of the administrative requirements of the building will also support the government's efforts to control the legal development rate, as well as to improve the welfare and prosperity of the public.

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