

Control of Changes in the Function of Residential Houses to Business Buildings in Urban Areas

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Keywords

Urban, road corridor, control, and change of building functions, residential houses, and business buildings.

Abstract. The limitation of land and its expensive cost in urban areas led to the invasion of commercial functions into the settlement area. The transformation of housing into business buildings is due to population growth within the city and increased activity, where land remains constant so that it cannot accommodate the needs of urban communities. Among these phenomena is the doubled use of housing – for housing and business – to secure additional income/economic boost for the family. As a result, space layout patterns are uncontrolled, and the functions set in the space plan are not achieved. This, in turn, has interfered with the activity and comfort of the environmental functions of the Hunian as a decent Huni. This research aims to produce a formula for the control of the movement of housing functions into business buildings, where the change of the housing function to business building has taken place since 2008 when Law No. 51 of 2008 on the Establishment of the City of Southern Tangerang as an Autonomous District. The method used is a qualitative and quantitative approach with overlay analysis, descriptive analysis, policy analysis and monitoring and control analysis relevant to the intensity of space utilization. (karakteristik nilai tanah, kelengkapan utilitas, aksesibilitas tanah, karakteristik pribadi pemilik tanah, aturan penggunaan tanah, inisiatif bangunan komersial). The uncontrolled change in the function of the residential house into the building of the business building caused a lack of spatial arrangement along the main street corridors in the housing area as a residential place in the urban area caused by the presence of the factors.

1. INTRODUCTION

The city's development will never be independent of the development of economic activities. Improving the quality of life in a town will inevitably affect the increase in population, resulting in increased demand for land availability. In its development, there has always been a change in the use of residential land for commercial, one of which takes place in South Tangerang City, Banten Province. One of the phenomena associated with the use of houses/houses becomes a two-functional place where houses and enterprises are increasing; this happens because of the increase in income and the enhancement of the economy of a family. The effect is that the space pattern is no longer observed and interferes with human activity. As for the factors causing the change, according to Jonas, it is due to (1) land value characteristics, (2) utility facilities, (3) land accessibility, (4) personal characteristics of landowners, (5) land use regulations; and (6) Commercial development initiatives See article 49, paragraph (1) of the Housing Act states that "Housing use may be used as a limited business activity without jeopardizing and not interfering with the functioning of housing." We can use a home to start a business if you look at the rules. The conditions will not interfere with the environment and the comfort of the surroundings, and we need to consider issues such as environmental pollution, air pollution, noise, and, most importantly, waste.

According to the Ministry of Home Affairs Regulation No. 4 of 1996, the impact of land use change from housing to building where business is organized into three categories: (1) Economic impact, (2) Environmental impact, and (3) Social impact. Cities are a system where people, homes, and industries interact. Under certain circumstances, the interaction gives a city a boost to prosperity. Still, the process will not continue because, until a certain extent, there will be stagnation leading to degradation, where urban problems are beyond the control and capability of the city government. The issue begins with the uncontrolled use of space or land by communities in urban areas.

There are 5 (five) divisions of functions in the building according to the Regulations of the Minister of Public Works and People's Housing RI No. 05/PRT/M/2016 About Permission to Establish

a Building Building), namely as: (1) functions of housing; (2) religious functions; (3) business function; (4) social and cultural function; (5) special functions. Building functions can have more than 1 (one) function as long as it is based on the provisions stipulated in the National RTRW, Provincial RTRW, Districts/Cities RTRV, Kabupaten / Cities RDTR / Zoning, or RTBL. Hasibuan (2006:242) stated that the purpose of implementation control is that the implementation process is carried out according to the plan's terms, improvement actions are performed, and the objective is produced according to the plan.

From the above description, space use control is a process of measuring and correcting a planned activity/policy to ensure that the set objective is being implemented and everything is going according to the set plan, the instructions, and the principles established. So problems such as inconsistencies such as changing the function of residential buildings into buildings where business can be anticipated.

The research was conducted in Serpong district, Kelurahan Rawa Buntu, South Tangerang City. Given the existing conditions of the area, which will be the focus of the research, there are many inconsistencies with the provision of housing functions to the building of the building, where changes in the functions of such buildings are a formula of problems that will be raised by the researchers and need to be action in the surveillance and control of one in terms of seeing the intensity of space utilization such as KDB, KLB, High Building, and KDH including scientific incentives; the influence that affects the change of building is seen from 3 (three) aspects such as social, economic and environmental factors as well as the characteristics of change in the function of the house to buildings of the enterprise. For that, the researchers will undertake activities on controlling Changes in Housing Functions to Buildings of Business Places in urban areas (Case Study: Functional Changes Through the Main Road Corridor in Southern Tangerang City).

2. METHODS

Qualitative research emphasizes the aspects of an in-depth understanding of a problem rather than looking at the problem for generalized research. Quantitative is one of the types of research whose specifications are systematic, planned, and structured clearly from the beginning to the creation of the research design. In this study, the population taken is the number of enterprise building units that have a function of direct access to the road and that occupy the housing cluster that enters into the buffering Area Research Corridor of Jalan Anggrek Loka and Boulevard Residence BSD from the beginning of the intersection of Kencana Loka to the crossroads of Loka 1-2. The research uses Overlay, Descriptive, Policy, Monitoring and Control, and SWOT analysis methods.

3. RESULTS AND DISCUSSION

Analysis of policy directives in South Tangerang City related to the change of functions of houses to buildings, business venues, and phenomena of the development of housing use as a place of business has been found in large numbers in South Tangerang City. For this, in addition to following the consistency of the preparation of academic manuscripts of legislative regulations, the educational text of the Mayor's Regulations on the Use of Houses as Places of Limited Business must also be based on the conditions and issues encountered in the field, so that this prepared legal product is expected to answer the problems that are occurring. Through a normative jurisprudential approach and a problem approach, this academic manuscript description will fully address the load material divided into parts of the General Terms, the Basic Terms and Purposes, the Substances of the Regulation, the Transitional terms, and the Closing Terms.

Order of the Government of Southern Tangerang City concerning Monitoring and Control of Changes in the Function of Houses to Buildings of Business Places

The stages of the control process based on Law No. 1 Year 2011 and Local Regulation No. 3 Year 2014 of South Tangerang City explain several control processes, including 1—monitoring, 2. evaluation, and 3. Reporting The explanation of the control process is described as follows: 1. Monitoring Monitoring is observing the implementation of residential areas directly, indirectly, and through public reports. 2. Evaluation Evaluation measures the achievement level of the implementation of residential areas measurably and objectively. 3. Reporting Reporting is the delivery of evaluation

results. Based on the control principles stated in Law No. 1 Year 2011 on Housing and Settlement Areas and Local Regulation No. 3 Year 2014 on the Implementation of Housing and Settlement Areas of South Tangerang City.

Overlay Analysis

The output of this analysis is a map of changes in the function of residential houses into business buildings. With a business category classification by the provisions regarding micro businesses as permitted in Regional Regulation No. 3 of 2014, it also has a formal legal basis through South Tangerang City Regional Regulation No. 4 of 2014 concerning the Implementation of Licensing and Registration of Industry and Trade Businesses. Below is a table of building recapitulation and a map of the Overlay Analysis of Existing Building Functions with the South Tangerang City Spatial Pattern Plan:

Table 1 Recap Analysis of Building against Existing Building Functions

No	Peta	Peruntukan Pola Ruang (Permukiman Kepadatan Sedang)			
		Bangunan Sesuai	Jumlah	Bangunan Tidak Sesuai	Jumlah
1	1-A; 1-B; 1-C	1,4,5,6,10,11,12,14,15,16,17,18,21,22	14 Bangunan	2,3,7,8,9,13,19,20	8 Bangunan
2	2-A; 2-B; 2-C; 2-D	23,25,26,29,32,34,37,39,41,45,50	11 Bangunan	24,27,28,30,31,33,35,36,38,40,42,43,44,46,47,48,49,51,52,53,54,55,56	23 Bangunan
3	3-A; 3-B; 3-C; 3-D	57,81	2 Bangunan	58,59,60,61,62,63,80,82,83,84,85,86,87	13 Bangunan
No	Peta	Peruntukan Pola Ruang (Perdagangan dan Jasa)			
		Bangunan Sesuai	Jumlah	Bangunan Tidak Sesuai	Jumlah
3	3-A; 3-B; 3-C; 3-D	66,67,68,69,70,71,72,73,75,78,79	11 Bangunan	64,65,74,76,77	5 Bangunan

Sumber : Hasil Analisis Peneliti, Tahun 2019

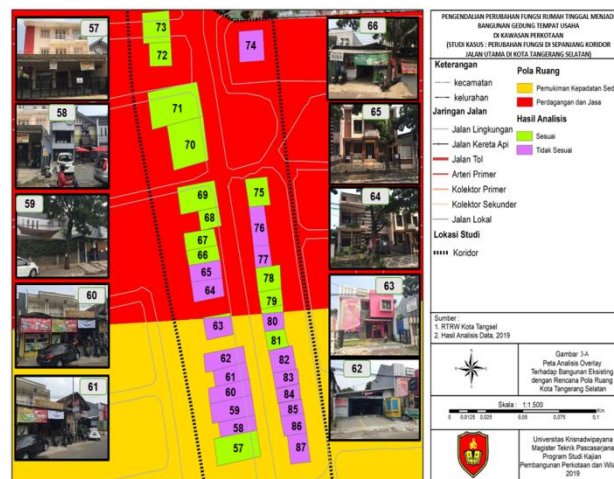


Figure 1 Overlay Analysis of Existing Building Functions with South Tangerang City Spatial Pattern Plan 3-A

Source: Researcher's Process Results, 2019

Analysis of the effect caused by changing the function of a residential house into a business building

Social Aspects

1. People who live in the Anggrek Loka Road Corridor and Boulevard Residence BSD area work as private (31.95%), self-employed (29.27%), civil servants (16.32%), traders (15.57%), housewives (6.10%) and others (0.80%).

2. People occupy buildings in the vicinity along Anggrek Loka Road Corridor and Boulevard Residence BSD $\geq 4-6$ years / around 64.63%.
3. Buyers who come to Jalan Anggrek Loka and Boulevard Residence BSD come from outside the research area (61.29%), and buyers who come from around Jalan Anggrek Loka and Boulevard Residence BSD reach (39.71%). Crowds occur both day and night due to the large number of outsiders who come to make purchase transactions along the Anggrek Loka Road Corridor and Boulevard Residence BSD.
4. People who live in Anggrek Loka and Boulevard Residence BSD like to make transactions along the Anggrek Loka corridor road. About 76% make buying transactions, and about 24% do not.
5. Many people who occupy buildings along the Anggrek Loka and Boulevard Residence BSD Road Corridor are not building owners with total of 54%, and whose buildings are occupied by building owners, 46%.
6. About 56.1% of people who live along the Anggrek Loka and Boulevard Residence BSD Road Corridor feel uncomfortable with the change of building function from residential to business building.
7. People who live along the Anggrek Loka and Boulevard Residence BSD Road Corridor, whose building function is still used as a residence, feel uncomfortable with the change in the function of the surrounding buildings because the activities and activities have made the residents of the house feel uncomfortable.
8. The change in the building's function from residential to business premises disturbs the level of security.
9. The privacy of residents whose building functions as a residence is disturbed by the state and condition of the environment, which changes the function from a residence to a business building.
10. The number of migrants who live in buildings along the Anggrek Loka and Boulevard Residence BSD Road Corridor to work/become employees in buildings that change their function from residential to business premises.

Economic Aspects

1. Approximately 31 types of economic activities are located along the Anggrek Loka Road Corridor and BSD Residence Boulevard.
2. The monthly rental cost of buildings along the Anggrek Loka Road Corridor and Boulevard Residence BSD is around 73.2% or IDR 2,500,000,—IDR 5,000,000, -.
3. The economic income of people whose building functions change from residential to business premises increases rapidly due to additional income from opening trade and service businesses. The average monthly income can reach \geq IDR35,000,000 - IDR50,000,000.
4. The area along the Anggrek Loka Road Corridor and Boulevard Residence BSD is strategic enough to have an impact on economic aspects because it encourages changes in the function of residential buildings to the function of business buildings, as seen from the sale and rental prices of commercial buildings and the existence of future orientation and improvement in living standards, giving birth to changes in residential functions to commercial functions with more profitable business/investment prospects.

Environmental Aspects

1. Clean Water: The dynamics of changes in the function of buildings around the Anggrek Loka Road corridor and Boulevard Residence BSD show that the need for clean water increases by around 30-40%, depending on the business's size.
2. Wastewater: Liquid or wastewater is liquid waste resulting in South Tangerang City derived from household, rainwater, and industrial waste. The rainwater disposal system follows the natural flow pattern, such as open drainage. As for household waste disposal, most village communities have storage behind their respective houses (septic tanks) with an open storage system. The condition of household sewage disposal could be improved. In addition to being black, foul smelling, and polluted with garbage, the puddles do not flow, especially in an area where the function of the building has changed to become a place of business.

3. Drainage System: The residential areas of Anggrek Loka and Boulevard Residence BSD use a closed drainage system. The drainage in the village area is generally formed naturally, so water flows irregularly on the village streets, causing water to stagnate along the road.
4. Waste: People whose houses are located along the Anggrek Loka and Boulevard Residence BSD road corridors usually dispose of garbage by collecting it at one point in front of their homes. Waste management in residential areas generally disposes of waste in trash cans or bins made of cement or disposed of in vacant locations / vacant land. Carts managed by RW or the private sector transport the garbage to be disposed of in temporary landfills. Trade-scale waste management, such as shophouses or shops, is transported by the cleaning service from the local government or RW. The shophouses collectively pay waste fees, with the amount of waste payment being around IDR 30,000 - 50,000 per month.
5. Traffic conditions along the Anggrek Loka and Boulevard Residence BSD residential road corridors are busy daily, especially during lunch and evening. This area is crossed by many four-wheeled and motorized vehicles that stop around the Anggrek Loka and Boulevard Residence BSD roads to eat, drink, or engage in service activities. This causes congestion due to cars parking along the route. The increased and busy traffic intensity disturbs the comfort of people whose building function is still as a residence.
6. Changes in building boundary lines that change from residential building functions to business building functions.

Analysis of Retribution Rate Determination on Building Function Change

From the calculation, it can be seen that the cost of retribution that must be incurred by people who occupy building functions along the Anggrek Loka Road Corridor and Boulevard Residence BSD is from 87 buildings; the total cost of retribution from old building functions is IDR 484,734,600, - and the total cost of retribution from old building functions is IDR 1,237,615,232, -. With the existence of people whose building permits have stayed the same function/processing permits, the government is disadvantaged in each process by IDR 752,880,632,-. Factors Causing the Change of Function of Residential Houses into Business Buildings in Urban Areas (Change of Function Along the Main Road Corridor in South Tangerang City). The Factors of Change of Function of Residential House into Business Building in Urban Area are due to:

1. Land value characteristics: The main road corridors in South Tangerang City have high land values. This is due to the land's productivity; the higher the productivity, the higher the value. For example, there have been many changes in the function of residential buildings into business buildings.
2. Completeness of utilities: The function of residential houses into business buildings in urban areas (Change of Function Along the Main Road Corridor in South Tangerang City) can be seen from the completeness of utilities that are quite complete and adequate. This can be seen along the corridor of Jalan Anggrek Loka and Boulevard Residence BSD from the Kencana Loka intersection to the Kencana Loka 1-2 intersection; many infrastructure facilities are built there, so the change of building from a residence to a place of business is quite a lot.
3. Land accessibility: The 31 economic activities have attracted customers to come along the Anggrek Loka and Boulevard Residence BSD Road Corridor. The higher intensity and diversity of activities provide complementary facilities.
4. Personal characteristics of landowners: Personal characteristics include changes in residential land use not only outside the housing but also within the community that lives in the housing area.
5. Land use regulations: In South Tangerang City, there are many regulations related to the supervision and control of the change of residential houses into business buildings in urban areas, such as (1) South Tangerang City Local Regulation No. 15 of 2011 concerning the 2011-2031 Regional Spatial Plan of South Tangerang City; (2) Tangerang District Local Regulation No. 11 of 2006 concerning space utilization permits; (3) Tangerang District Local Regulation No. 09 of 2006 concerning site plans; (4) Tangerang District Local Regulation No. 12 of 2006 concerning

boundary lines; (5) South Tangerang City Local Regulation No. 14 of 2011 concerning the Implementation and Retribution of Building Construction Permits (IMB); (6) South Tangerang City Local Regulation No. 4 of 2011 concerning Nuisance Permits. From these many regulations, it turns out that changes in the land use function of buildings will occur if the community does not pay attention to, does not obey, and is not consistent with the utilization, use, and development of land functions properly and correctly by the regulations.

- Commercial development initiatives: Factors that come from the initiative of builders who see the potential and high value of land so that it can provide large profits. This makes economic factors very dominant in land use change.

Concept and Formulation of Control of Change of Function of Residential House into Business Building

Concept of Controlling the Change of Function of Residential House into Business Building

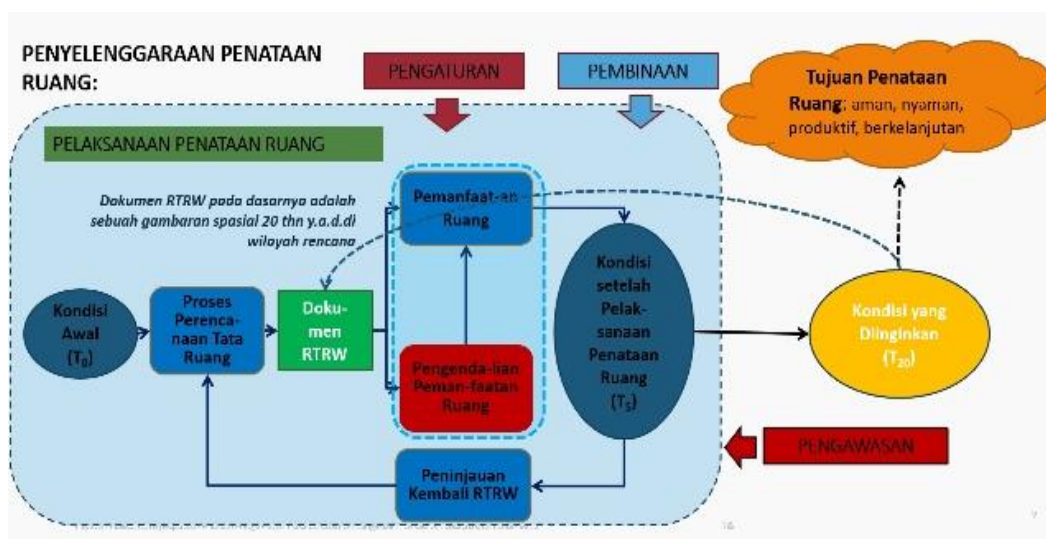


Figure 3 Basic Concept of Space Utilization Control

Source: Dr. Ir. Budi Situmorang, MURP Secretary of the Directorate General of Spatial Planning, 2016

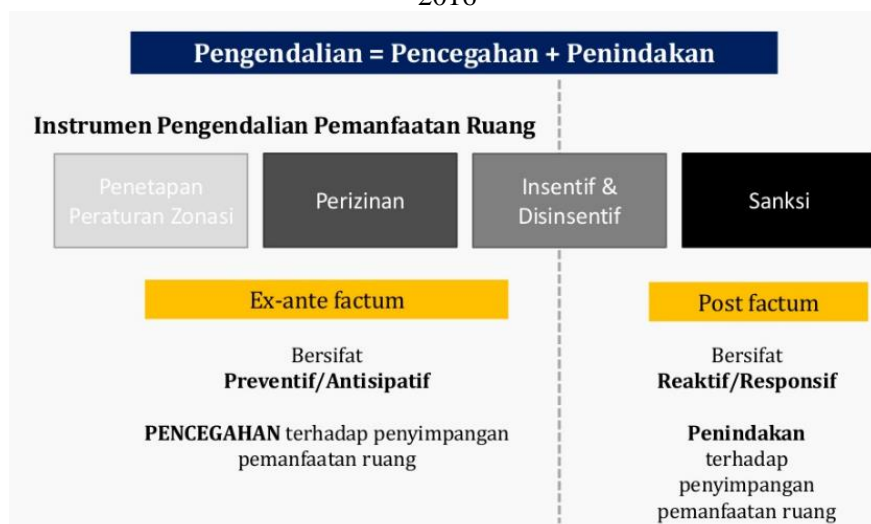


Figure 4 Space Utilization Control Instrument

Source: Dr. Ir. Budi Situmorang, MURP Secretary of Directorate General of Spatial Planning, 2016

Zoning Regulations Related to the Change of Function of Residential Houses to Business Buildings

In zoning regulations related to changes in the function of residential houses into business buildings, seen from the results of the analysis above, the function of buildings around the Anggrek Loka Road Corridor and Boulevard Residence BSD apart from being a residential function there are several other building functions, including :

1. Residential Buildings: 25 Buildings.
2. Multi-storey Public/Office/Shop/Industrial Buildings: 33 Buildings.
3. Public Buildings/Offices/Shops/Industries: 24 Buildings.
4. Multi-story residential buildings (boarding houses/rentals): 5 Buildings.

Of the 87 buildings studied, about 25 still function as residences, and the rest are used as business buildings. Therefore, zoning in the area must be regulated by adjusting and paying attention to the intensity of space utilization through changes in building functions.

The results of the Building Recap Analysis of the Existing Building Function with the South Tangerang City Spatial Pattern Plan show there are around 44 buildings where the building function needs to utilize the spatial pattern as a medium-density settlement. There are around five buildings whose building function is as a residence but are in the space designated as trade and services. This needs to be mapped again all buildings around the Anggrek Loka Road Corridor and BSD Residence Boulevard related to regulating the intensity of space utilization such as:

1. Regulation of Basic Building Coefficient (KDB)
2. Regulation of Building Floor Coefficient (KLB)
3. Regulation of Building Height
4. Regulation of Green Area Coefficient (KDH)

Formulation of Control of Change of Function of Residential House to Business Building

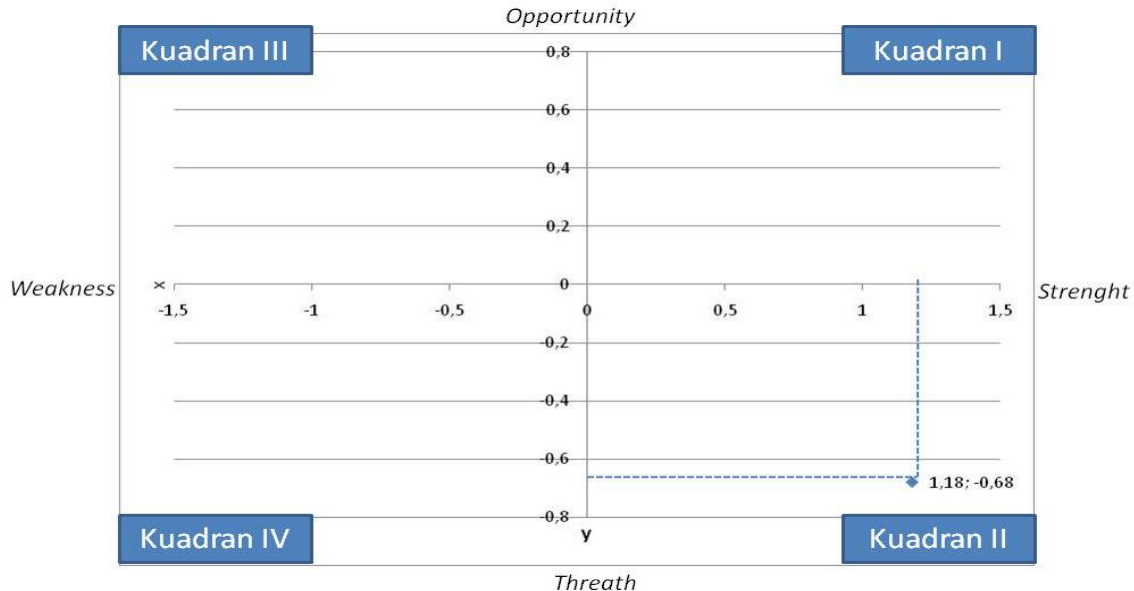


Figure 5 SWOT Chart (Quadrant II- Diversification Strategy)

Source: Dr. Ir. Budi Situmorang, MURP Secretary of Directorate General of Spatial Planning, 2016

Quadrant II (positive, negative): This position is a strong organization but faces great challenges. The suggested tactic is the Diversification Strategy. This means the organization is steady but faces several severe challenges. It is estimated that the organization's wheels will need help continuing to turn if it only relies on its previous tactics. Therefore, the organization is advised to start diversifying its tactical strategies.

4. CONCLUSION

Based on the results of the discussion, it can be concluded that the uncontrolled change in the function of residential houses into business buildings causes spatial infeasibility along the main road corridor in residential areas as a place of residence in urban areas caused by factors such as (1) Land accessibility factors: easy main road access from a residential area has influenced the change in the function of residential houses into business buildings, because the higher the intensity and diversity of activities in an area will affect the increase/availability of facilities; and (2) Land use regulation factors: Weak control over the change of function of residential houses into business buildings has led to irregular spatial and building layout along the road corridor. Changes in building functions will occur if people do not pay attention, do not obey, and are not consistent with the utilization, use, and development of land functions properly and correctly. The changes in the function of buildings that occur in the Jalan corridor have a negative influence on the Physical Aspects and environmental aspects, such as a decrease in the quality of the functions contained in housing where the physical impact is in the form of a reduction in the quality of city utility services, and traffic disturbances due to on-street parking and building layout disturbances. In contrast, the effect on housing functions includes reduced comfort in noise, density, air pollution, reduced social kinship, and disrupted circulation. In addition, changes in the function of buildings in the Jalan corridor have also had a positive influence, according to the Economic Aspect. An increase in the quality of the housing function is in the form of an increase in local revenue (PAD) from tax objects and levies (restaurant tax, billboard tax, etc.) while also influencing the availability of employment. While improving the quality of housing, it is easier for people around the area to fulfill their daily needs because it is getting closer. Control and supervision related to changes in the function of buildings in urban areas need to be carried out firm action by government officials at the planning, development, and utilization stages in executing violations that occur in the field (providing incentives, imposing disincentives, and imposing sanctions), especially changes in the function of buildings along the main road corridor in urban areas.

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