

SUMARRY

WING INDARTO. Strategy Enhancing the Effectiveness of Land Procurement for the Implementation of Development in the Public Interest (Case Study Land Acquisition for Trans Java Toll Road Development in Subang Regency) Supervised by ARIEF DARYANTO and NOER AZAM ACHSANI.

The purpose of this research for (a) to thoroughly problems in the implementation of the land procurement to build toll road trans java in kabupaten subang; (b) structure the main problems arising in the implementation of the land procurement to build toll road trans java in kabupaten subang; (c) formulate strategy in the implementation of the land procurement to build toll road trans java in kabupaten subang sustainable .

The study is done for 13 months (january 2013 - february 2014). The kind of data that collected primary and secondary data. Primary data is the data on obtained by observation direct and interview. Secondary data is the data collected from various sources literature study. The trait of this research is descriptive analytical. Descriptive in the sense the sense that in this research visualizing and reported in detail, systematic and thorough about anything that relating to pegadaan land for the implementation formation of memories.

The inventory results land procurement problems to build toll road trans java in kabupaten subang, there are 17 (seventeen) what problems should be solved soon, namely facilitation in the delivery of land, facilitation in dispute resolution, study amdal who have not good, mafia land, policy and government regulation relating to land and land procurement, lack of counseling the community about the importance of the construction of toll roads, the land acquisition process to toll road which still bad, the development planning discussion and society to get partner, a legal framework menurunkan action speculators, the determination of and counting the cost of project, the price of compensation that is too low, planning not transparent and accountable, preparedness of funding and readiness institutional, regional government support, the owner who takes off their land more desperate, the absence of recommendations type handling if the problem happened procurement and a legal framework for safekeeping compensation.

With using a technique permodelan interpretation structure a model (ISMA), of problems distrukturkan to 7 (seven) the main problems that must be solved fate first namely the land acquisition process, counseling to the community, the development planning discussion, preparedness of funding and institutional, policy and government regulation relating to land and land procurement, the compensation and the fate of the owner of which melapaskan land. The results of the analysis multi-dimensional uses the method mds (multi dimensional scalling, for sustainability land procurement divided into several parts or groups variable (dimensions) covered

dimensions of land acquisition, dimensions operator, dimensions licensing, dimensions the determination of and dimensions certificates .

Research shows 3 sustainability there are three dimensions (3) that supports the sustainability of land availability for construction trans java subang in the district, namely the operator, dimension and dimension the licensing .There are five (5) key must be considered in acquiring ground for construction trans java subang in the district, namely (1) land that has not receive compensation and land owned by private companies and state. (2) cooperation services marga-pemda-swasta domestic foreign. (3) financier / preparedness of funding and institutions. (4) the construction and conformity spatial plans. (5) state land.

Keywords: development, land acquisition policy, public interest.



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