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Settlement Growth In Ngagelrejo Sub District Surabaya City

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Abstract

Sub-Theme: (1)

Ngagelrejo Sub-district was an area with high density settlements in Surabaya City. This sub-district was interesting to study because the whole land was government owned status legally evidenced by the term "green letter", but became settlement public. The aim of this study was to determine the factors that affect the growth of settlements in Ngagelrejo sub-district. This phenomenological qualitative research determined snowball acquisition information, the data document is the development of Surabaya city, as well as key informants and experts. The approach of analysis is the process of spatial, but the analysis in the discussion of this article is limited to the initial process of growth Ngagelrejo sub-district hall. The results showed that the factors influencing the growth of settlements in the Village Ngagelrejo is cheap land, government land policy loose, and the presence of family and friendship networks settlers. Ngagelrejo region in the period before independence is private land which then owned by the colonial government of Surabaya. Around 1957 illegally occupied by the community. Late 1970s many vacant land of Ngagelrejo still controlled by the people who have green letters, and then sold at relatively cheap prices. Surabaya city government land policies in that era are still loose and weak, making the community easily control the land that owned by the government. While the family and friends network that provide comfort make the informants determine to settle in Ngagelrejo.

Keywords : growth, settlement

Preliminary

The rapid development of the city would cause various problems settlement. Urbanization with people on low incomes will give birth to a makeshift settlement in accordance with a low income community. Along with the growth of the population

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continues to increase, while the area of land for settlements can not keep up, it is not uncommon to cause compaction settlement town followed by the emergence of various problems.

According to Law number 16, 1985, the broad outlines of settlements consisting of components of land, infrastructure for housing, and the house (residence) was built, as well as public facilities and social facilities. Good settlement should have adequate infrastructure covering local roads, drainage channels, drains, water supply lines and power grids functioning optimally. Furthermore maintained buildings and open land is also a requirement that the settlement did not appear dirty. Population density resulting in dense residential settlements is not planned to give the impression slum to the surrounding environment. More complex circumstances related to various aspects of psychological, social, cultural, health, and comfort of the urban community.

Census BPS (BPS) in 2012 showed that Surabaya has a population of 2,765,487 inhabitants. Based on the city scale classification made by the Department of Public Works in 1982, Surabaya included in the category of metropolitan city because its population of more than 1,000,000 inhabitants (Sinulingga, 2000). With an area of 333.063 km², the Surabaya is a very dense area with a population density reached 8391 inhabitants / km².

Wonokromo is one of the districts in the city of Surabaya, which in some area has very dense settlements categories. One of the dense settlements in Wonokromo is Ngagelrejo Village which is a village with high-density housing in the city of Surabaya. Currently residential area denfikasi building process has reached to the level of death point, that there is no empty space for the building. Compaction buildings without such control has realized village Ngagelrejo included in the slums.

For the status of the land in this village is owned by the government of Surabaya. While the people who live here legality of ownership of land is evidenced by the term green letters. It is interesting to study is how the living process of people in this region who can inhabit the land owned by the government, making the Village Ngagelrejo solid and rundown. Based on these problems, then the purpose of this study was to determine the factors that affect the growth of settlements in the Village Ngagelrejo. Expected results of this study can be to understand the process of development of urban settlements that can be used for anticipation in other urban areas. This is because the rate of urbanism in Indonesia is relatively fast.

Research methods

This study used a qualitative research method with phenomenological approach, so the data collected in the form of words or images based on interviews, field notes, personal documents or other official documents. Phenomenological approach trying to explain or reveal the meaning of a concept or phenomenon based on the experience of consciousness that occurs in some individuals. This research was conducted in a natural situation, so there is no limit in defining or understanding the phenomenon studied. Snowball and purposive method is used to get information from informants. The primary data source used by researchers is the local community, especially community leaders and residents who have long settled in the village Ngagelrejo. The village or influential people become the influenced. While secondary data sources in the form of data from related institutions, such as data about development of BAPPEKO, the data population density of BPS, as well as the archives of the historical development of the city of Surabaya, especially in the area Ngagelrejo.

At this research researchers used the social phenomenology analysis developed by Alfred Schutz. Phenomenology Alfred Schutz uses two phases in the formation of social action. First actions oriented towards physical object that has not become a social action (Because motive). Because motive (motive cause) refers to the past (past world) in other

words the series of experiences in the past will be a motivation for their actions, motives because after the action was orienting the people and get a subjective meaning at that time formed a social action (in order to motive). In order to motive (objectives) refers to a situation in the future where the actor intends to achieve its actions through several actions. So in this study is expected to reveal the factors that affect the population to choose to stay in the village Ngagelrejo.

Results and Discussion

Settlement development is basically strongly influenced by local conditions. Humans have a consideration in choosing a location for a place to stay, both for shelter to protect themselves or personal purposes. Expanding settlements also have another function, namely as a venue for socialization process. Individuals introduced to the values, customs habits prevailing in the society, also where humans meet their needs. Selection of rural settlements in the past padapada oriented fertile lands are relatively flat and favorable for agriculture (Wicaksono, 2008).

Based on secondary data available, it is known that the number of land use permits in 2014, Village Ngagelrejo is the highest when compared to other villages. It was proved that in Sub Ngagelrejo has a special attraction for the newcomers to settle or resettle disana. Tabel 1 presents it.

Table (1) Data Permission land use districts wonokromo Surabaya 2014

Sub-District	Amount
Darmo Sub-District	512
Jagir Sub-District	2097
Ngagelrejo Sub-District	5213
Ngagel Sub-District	391
Sawunggaling Sub-District	170
Wonokromo Sub-District	109

According to key informants, Ngagelrejo and the surrounding area has a long history (Basudoro, 2013). Land ownership by private status began when Ngagelrejo and vicinity purchased by Rothenbuhler after winning an auction around 1813. Then controlled by Tjoa Tjwan Khing and used for sugarcane in 1960.

Furthermore Basudoro (2013) stated that at that time settlements were built by indigenous communities on private land in Surabaya began to grow. In a period of relatively the same, the colonial government of Surabaya became involved in the affairs of private land, such as by buying back private land in Surabaya. While in Surabaya also begun turmoil indigenous people who occupy private land, to demand a clear status on private land they occupy. At this period the term green letters which constitute the lease agreement between the colonial of Surabaya city as the owner of the land and the people who occupy land illegally.

Post-independence, when the vacant land in the city of Surabaya began to be occupied and built by the community in the wild, this Ngagelrejo land is still vacant land that is not controlled by the people illegally. Ngagelrejo region is still an agricultural land in the city of Surabaya on the south side. There is a possibility that the position is a little far from the city center is what makes the land in Ngagelrejo not immediately occupied for illegal settlements.

According to several new informants around 1957 Ngagelrejo started there building land. This is possible because of the increasing number of people who need land for settlements, while Ngagelrejo itself is a corridor between Surabaya city centers with residential areas outside the south side of Surabaya, Jemursari. There is a possibility of tenure Ngagelrejo by squatters have in common with the existing vacant land in the center

of the city of Surabaya, which is the vacant land residential buildings constructed what then growing a lot. Allegedly vacant land is already controlled by the colonial government of Surabaya, followed by the City of Surabaya. It can be seen from the green letter ownership held by the informant at the moment.

None of the informant in Ngagelrejo has initial process of occupying vacant land to build houses for the first time. All are immigrants who reside in Ngagelrejo about the era of the 70s. Sepengatahuan the informants, the building occupied by his parents acquired by purchase to the owners or descendants of the first control land. Knowledge of the informant, the land or the building was purchased by a relatively low price for the era, and even then there are various ways of payment are not so burdensome buyer. In addition to acquiring land or buildings, land buyers get a green letter to the land of more than 100m² and yellow letters on the ground less than 100m². The letter is evidence of buildings and land tenure, but virtually all informants to date no obligations to pay rent to the municipality.

Generally it can be chronologies that 50s land occupied illegally, then constructed from the simplest to the permanent. There is also a vacant land divided into lots by the rulers of the land. In the 70s the land began to be sold traded by the settlers to the community of settlers at negotiable prices, so the price is relatively cheap.

The description above indicates two things are important in the process of change in Ngagelrejo space. The first indication is the Surabaya city government does not have a strict policy in managing its land assets. System agreement with green letters that are the legacy of the colonial era city government is still in use today. Further land Surabaya city government assets traded freely by the settlers who originally squatter. There was also the omission of the holders of green and yellow letters that do not perform their duties in renting the land.

The second is the price of land and houses are relatively inexpensive when sold in the 70-80's era. It is quite reasonable because the ruling status of land is illegal settlers who do not fit the existing obligations in green or yellow letters. For the seller, they've been getting a lot of advantages because they control the land acquired for free. While the buyers get the price of the land or building cheap land lease with the rules that are not firm, so that the region Ngagelrejo progressing quite rapidly.

The informant said that by the time they start living in residential areas Ngagelrejo 80s is still a lot of vacant land and undeveloped land including rapid solidification process since the era until now. In addition to new buildings on vacant land, building additions on existing homes also occur. For now Ngagelrejo as a corridor between Surabaya city and Jemursari region is not applicable. Even the part of the expansion of the city is core.

Based on the origin of the informants in this Ngagelrejo, they have derived from the central region of the city of Surabaya, Surabaya City from outside the region, as well as from the community who have been living in Ngagelrejo. The process of development of the settlement in the form of compaction settlement follows the concept of spatial centripetal force, centrifugal and laterals (Yunus, 2008). Centrifugal movement is a movement of people who come from the city of Surabaya that seanjutnya settled in Ngagelrejo. Centripetal movement is a movement of people who come from outside the city of Surabaya to settle in Ngagelrejo. While lateral compaction caused by people living in Ngagelrejo build additional buildings on the existing buildings.

The informant stated that the location on this Ngagelrejo he obtained based on information from relatives and colleagues. This is true for the informants are derived from the core city of Surabaya and from outside the city of Surabaya. This situation shows that family and friends play a role in determining the development of settlements, especially migrant communities coming from far outside the region or outside the city of Surabaya.

For which comes from outside the city of Surabaya, relatives or their colleagues who had first lived in Surabaya inform about this location can be obtained at a low cost when they eventually settled in Surabaya. There are several informants that the first time to Surabaya lived in this area by contributing stay while in relatives or friends who already live in Ngagelharjo. This shows that the sense of security provided by relatives or friends is an important factor (Munir, 1989). Even Rindarjono (2010) argues that migrants are more concerned Guarantees are secured sustainability of living in a region though the status of the land is not legal.

The motives of the informants who come from outside the city of Surabaya in general accordance with the concept put forward by Mantra (2000). Their hope for a better economic life in the region is a destination attraction for someone in the decision to migrate to a particular destination. However, when they arrived in the big city is not necessarily able to obtain such settlements aspired. Budiharjo (1984) suggested that the ideal is a necessity of life settlements is also in accordance with the higher of human civilization and is not limited to the need to defend itself, but also increase the need for higher value such as the need to get along with other humans, need for self-esteem, need for security and also the need to actualize themselves. The fact settlement in Ngagelrejo based on information from informants more in conformity with the opinion Rindarjono (2010), which is factor clarity of land tenure and home, as well as the shape and quality of life settlement building occupies the lowest priority.

Conclusion

The results showed that the factors influencing the growth of settlements in the Village Ngagelrejo is cheap land, government land policy loose, and the presence of family and friendship networks settlers. Ngagelrejo region in the period before independence is private land which then owned by the colonial government of Surabaya. Around 1957 illegally occupied by the community. Late 1970s many vacant land of Ngagelrejo still controlled by the people who have green letters, and then sold at relatively cheap prices. Surabaya city government land policies in that era are still loose and weak, making the community easily control the land owned by the government. While the network of family and friends who provide comfort make the informants determine to settle in Ngagelrejo.

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