

Policy Model of Solving Urban Informal Sector in Surabaya Housing Complex

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Abstract—Surabaya is the second metropolitan city in Indonesia has the largest population after Jakarta. Increasing population pushed housing demand from time to time, especially on Eastern and Western Surabaya allotment for housing development. The growth of housing industry increasing significantly of informal sector from outside Surabaya. The increasing urban informal sector development around housing complex cause negative impact. The purpose of this research are (i) To identify the most crucial cause and effect in Surabaya housing Complex; (ii) To obtain policy model to solve informal urban impact in Surabaya housing Complex. The Method that will be used to achieve the purpose of this research is Research and Development, and also combining with qualitative and quantitative method. The result of this research showed that the increasing informal urban sector in a residential in the city of Surabaya caused by the origin place of the informal sector subject lack the economic resource. While the effect are traffic congestion, dirty environment and security issues around housing complex. As for the policy model that can be developed in order to solve the the increasing of informal urban sector in Surabaya housing Complex is the city government can push every developer to provide vending facility for informal sector. These empiric findings consistent whit the theoretical view that there is tendency to approach buyer-seller. So the solution closer to sellers with the buyer by providing a location for the informal sector selling integrated residential complex it is called “Knockdown Market”

Keywords—Policy Model; Urban Informal Sector; Housing Comple; Knockdown Market

I. INTRODUCTION

The growth of the workforce is very high in rural areas that are not offset by the availability of jobs. It's resat encouraging massive migration of labor force from rural areas to cities. The existence of the village labor force in urban areas who do not have the skills are not allowed to be absorbed in the formal sector. The growth of the housing industry in urban areas is

fertile territory for the rapid pace of the informal sector of the wild. It is almost guaranteed that every new housing has opened up opportunities for the informal sector separately conducting business around the housing. This phenomenon is very possible to happen, as Losch in [1] that the development of the informal sector, the market was formed with the principles of the seller approached the buyer.

Surabaya is the second metropolitan city in Indonesia have the largest population after the city of Jakarta encourage the growth of housing over time is increasing, especially Territory of East Surabaya include: Mulyorejo, Sukolilo, Rungkut, Tenggilis and Gunung Anyar. While the West Surabaya region includes: Tandes, Sambu Kerep, Suko Manunggal and Dukuh Pakis. The growth of the housing industry in Surabaya will increasingly provide greater opportunities for the growth of the informal sector of the wild [2]. Referring to the background presented, it can be formulated research problem as how prototypes policy models in addressing the urban informal sector growth in the residential complex of Surabaya.

II. THEORY FRAMEWORK

When the Indonesia economic crisis in 1997 the informal sector proved to be able to demonstrate toughness and capable of being buffers turmoil in the urban labor market to accommodate the overflow of millions of workers victims of layoffs in the formal sector. The existence of the informal sector create unemployment and poverty [3]. The positive impact of the rate of rapid informal sector is that this sector to accommodate the workforce who do not get jobs, of which include the youth labor force who are still inexperienced or work forces first entered the job market. So the pace of the rapid informal sector will also be able to reduce unemployment. Housing growth is significant in urban areas as a result of increasing population growth and economic development course will provide greater opportunities to the rapid pace of informal sector housing environment.

The informal sector is often regarded as a illegal sector. This sector can often have an impact irregularities and disturbing beauty of the city. The irregularity arising from the existence of the informal sector is very disturbing beauty of the

city and opposite to the formal sector seem more neat, orderly and well-organized [4]. The existence of the informal sector also often lead to traffic congestion and littering the city. This argument is relevant to view that the existence of the informal sector is often seen as illegal and marginal groups in urban areas that often creates many problems. These problems, among others, traffic jams, polluted cities, and reduce the beauty of the city [5].

It has been argued that for the informal sector in addition having a positive impact but the informal sector also had a negative impact. Efforts to formalize the informal sector still seems to be very difficult because the perpetrators of the informal sector is mostly people who are less highly educated and the numbers are very large and growing from time to time. Nevertheless

let alone the informal sector without any attempt to organize it better, also not a wise decision, because this sector can also be very inefficient and could jeopardize environmental comfort. Spatial planning for the informal sector in some cities are already showing very positive results, as presented by Haryo Winarso and Gede Bob said that the Government of Surakarta for example, has successfully organized the informal sector were intruding on one main road and moved into a building Special to them.

III. RESEARCH METHOD

This type of research using the Research and Development with a view to produce a model or prototype. Research and development is used to produce the model and will further test the model to determine the reliability when it will be applied in the field. This study focuses on the existence of the informal sector of urban conducting business in a residential area in East Surabaya and Surabaya West. Includes housing: Perumahan Kosagra, Wisma Indah I, Wisma Gunung Anyar, Wisma Keputih, Wisma Tegal Timur, Wisma Kerta Jaya Indah, Wisma Mulyosari, Wisma Permai, Perumahan Manakantama, Perumahan Graha Asri, Perumahan Wisma Mukti and Perumahan Taman Pondok Indah. As noted that this type of research is research Research and Development measures includes: (1). Recognizing the potential and problems; (2). Data collection; (3). Product design; (4). Revision of product design; (5). Product trials; (6). Product revision; (7). Utility testing; (8). Revision products, and (9). A mass product (Sugiyono 2007). To determine the degree of significance of differences in the performance of the model prevention trial results with post-test which has received repairs performed statistical analysis before-after with different statistical tests. Namely the testing procedures.

IV. THE RESULT

From the survey results show that phenomenon of the growth of the informal sector in the city of Surabaya as indecision apparatus is mainly carried out by the Civil Service Police Unit (Satpol PP). Informal sector traders do not understand the rules of the ban on selling on roads leading to

the residential complex or a residential complex in the region. Informal sector traders approaches to consumers in the residential complex. The reason for the high cost of renting a place on the formal market. The reason for selling at an informal place need not require substantial capital investment. The reason for the absence of taxation, levies are low, does not require a business license, the price of goods sold informal market cheaper than the formal market and the reason for faster turnover rate. While the cause of the growth of informal sector in a residential complex in Surabaya due to the economic potential of their home areas is low. Informal traders assess the difficulty of finding a job in the place of origin. In the metropolist city is more promising. In the metropolist city does not have to require a high level of education. Informal sector received information from a friend about the glamorous life in large cities. Informal sector wanted to improve the standard of living. informal sector assuming the joy of life in the big city. informal sector the notion looking for a job in the big city is not difficult and in the metropolis needs imple skill. From the survey results also show the impact of their the high growth of the informal sector in the city of Surabaya traffic jam in the housing complex, environment less clean and less beautiful, a little disturbing environmental health and potentially negative influence behavior. From interviews and FGD (Forum Group Discussion) done by including community leaders, developer, public official, the community around the housing and informal sector have reached common ground that in order to avoid traffic jam towards housing and maintaining the beauty and cleanliness around residential complex is necessary to provide land available in most public facilities housing market can be used that is unloading the market. In the research termed "Knockdown Market". Knockdown market can have multiple functions. In the morning informal sector to sell the coals in insedential. In the afternoon it can be used to play for children and at night can be used as the night market. With the "Market Knockdown" will provide benefits that are multiplier.

V. THE CRITICISM OF RESEARCH

As Losch in [1] argues that the development of the informal sector, the market was formed with the principles of the seller approached the buyer. Then with new residential housing in the big city encouraging the growth of informal traders more rapidly. This is as a consequence of a seller closer to potential buyers. Where is the rationality of citizens who live in residential complex on average have a higher income than the people who live in the township. Other than that, residents in housing also helped for time efficiency if the informal sector traders approached the residential complex. To avoid traffic jam towards housing and maintaining the beauty and cleanliness around the housing complex should be provided land in most public facilities housing market can be used that is unloading the market or in research results give researchers term "Knockdown Market".

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