

Identification Buildings Function of Central T-Shirt Industry in Surapati Street Corridor, Bandung City

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ABSTRACT : Population growth in the city of Bandung is increasing so that the laha needs especially commercial activities are also increasing both in the city center to the suburbs including Cibeunying Kaler District, Bandung City. The development of this commercial activity also occurs along the Surapati road corridor, especially those in Cibeunying Kaler District. Surapati road corridor is designated as a holy shirt tourism area with the existence of outlets as the main activity. The existence of this corridor also has various supporting activities such as economic/trade, social, health, worship, education and government building activities. With a variety of activities in it, so that it can lead to changes in residential functions into commercial buildings, such as changes in land use from settlements to an outlet area for t-shirts, trade and services for trade and service activities following market guidelines. This study aims to identify the functions of trade buildings along the Surapati road corridor in Bandung City. By using a qualitative descriptive method to determine the effect of any factors that influence changes in function in the corridor of Bandung city, Surapati. While the factors that influence the change are social factors, economic factors, accessibility, factors, and adequate infrastructure facilities around the Surapati road area

Keywords : Changes in Land Function, Commercial Activities, Corridors

INTRODUCTION

Bandung City is one of the cities that has the potential as a large creative city on the island of Java, so that the city of Bandung becomes a city with a very high level of urbanization. This triggered an increase in population activities in the city of Bandung, especially in the city center which has a variety of population activities, such as government, education, business, and settlements. Increased population activity in residential environments can be seen from the tendency of the community to make their settlement environment not only as a place to live, but also to use it as a trading activity. This increase in the flow of urbanization also forces cities to become urbanized people to provide adequate facilities and infrastructure. This condition will directly affect the increase in the need for space, where it will affect the shift in the function of the land. Along with the increasing number of residents arriving and the growing activity of residents who need space, the demand for land needs will increase. The increasing flow of urbanization that occurred in the city of Bandung also resulted in the community's need for housing to be high.

Houses become one of the necessities of life that must be fulfilled, because the existence of a house is very important as a place for humans to take refuge from all things. Besides that the house is also a good place to rest and as a place to interact with family members. Aside from being a place of living, many people define the function of a house not only as a "place of living" but also as a "place of profit making". Many people use their place of residence as a place of business as well. Many factors influence this. Usually they invest money from their work by opening a side business at home. Expertise as an entrepreneur also makes homeowners prefer to make their home a place of business rather than looking for work elsewhere. Besides being able to save on transportation costs, it can also make time efficient. Some people think that a house should be a place where residents are resting and interacting with family members without things about work that interfere with the process (Hapsari, Syahbana 2013). Residential function building is a building that is used as a residence for a certain period of time. Whereas a commercial function building (place of business) is a building that produces finance (Dyah 2010).

Jalan Surapati is one example of a change in the function of an area that used to be a residential area that has now turned into a commercial area. As one example, the Holy Shirt Industry Center on Jalan

Surapati, Bandung. The central area of the holy t-shirt industry has undergone a change of function, which was originally a residential area which has now turned into a commercial building or trading building. The existence of industrial activities in this area has its own influence on changes in residential functions along the Surapati road corridor in Bandung City.

Definition of Land and Land Use

Land is a unit of various land resources that interact to form a structural and functional system. Land (land) is a stretch that is on the surface of the earth, while soil is a material or object from the earth consisting of various compositions. Every human activity requires space and one of them is land. Because in fact, physical development cannot be carried out without land. Human activity on this land is called land use. Land use is the use of an area according to its function which is adjusted to the conditions or potential of the area such as for settlement, commercial, industrial, and so on. Land use as a form or form of business activity, utilization of a plot of land at a time (Irawati, Haryanto 2015)

Land is a place or location for an activity. In general, land has certain characteristics that distinguish it from other natural resources (Raus, Aditiana 2011):

- 1) is an economic asset that is not affected by a decline in value,
- 2) The amount of land is limited and cannot be added,
- 3) land cannot be physically moved,
- 4) Land has value and price,
- 5) Rights to land can be owned by certain rules.

Types of land use change include 3 things, namely:

1. Changes in Land Function (use), namely changes in types of activities (building functions).
2. Changes in the Intensity of Utilization of City Land which includes changes in KDB, KLB, building compliance, and others.
3. Changes in the Technical Structure of Buildings (bulk), which includes, among others, changes in GSB, building height, and other minor changes without changing the function and intensity of the building itself.

Changes in Land Use

Land change is the change of land use to other land uses. Because land area does not change, the addition of certain land uses will result in a reduction in other land uses (Sugandhy 1999).

The process of changing land use from one function to another is the dynamics of urban spatial planning caused by developments and dynamics of the population in addition to the strength of the potential possessed by the land. The biggest potential that has the most influence on land use change is economic potential, although many other factors influence the change. (Tujuwale, Waani, Tilaar 2017)

Changes in land use in general can be interpreted as a transformation in allocating land resources from one user to another. Basically, land use change leads to a rearrangement of urban land use that is adjusted to the development of needs, but generally tends to utilize vacant land which has been altered so that it is practically reducing the area of urban land that is open or not yet built (Sutrisno 2010)

There are four main processes that cause changes in land use in urban areas (Sajow, Rondonuwu, Makainas 2014), namely:

- a. Expansion of city limits
- b. Rejuvenation in the city center
- c. Expansion of infrastructure networks, especially transportation networks
- d. Growth and loss of certain activities, such as growing industrial activities.

According to (Yunus 1987) the classification of orientation in the use of home buildings can be in the form of:

1. Orientation of the social function of a residential house
2. Social and commercial function orientation (house living with certain businesses carried out in part of the residence and part of his house to seek additional income).
3. The orientation of commercial functions only. Changes in land use other than the will of the community, also because of development programs planned by the government. So that

inevitably the land that has been planned for the allocation of development will naturally experience a change of function.

Changes in the Function of Houses in a Physical Context (Internal)

The factor that causes a shift in the function of the house is the influence of the social structure of the community (Hapsari, Syahbana 2013). The social structures that affect them are:

1. Type of work. The type of work determines how the shift in the function of the house occurs. For example, the community with the type of work as an entrepreneur, then the community will shift the function of his house to support the type of work as an entrepreneur.
2. Income level. This income level is a factor that causes a shift in the function of the house because people today tend to want to invest. The investment is by utilizing a house for other activities other than just for living.
3. Length of stay. The length of stay of the community can cause the community to shift the function of the house because the people who have lived in an area for a long time will increasingly feel the benefits of living in the area. They feel suited to the environment in which they live and feel they have good opportunities for their business.
4. Status of home ownership. Communities with their own home status tend to be able to freely shift the function of the house. This is different from the people who rent houses in a residential environment because they are limited by the rules of homeowners who forbid making changes to their homes.

Changes in the Function of Houses in a Non Physical Context (Eksternal)

In addition to the physical context, shifting homes can also occur due to non-physical changes that occur in the surrounding environment. This is usually influenced by social and cultural changes in society. Social and cultural changes in a society occur because of social cultural interactions with other cultures, so that there will be an allusion and clash of values that will lead to acculturation of culture. These social and cultural changes are also inseparable from the development of the physical environment, changes in population, structure of society, and local customs or customs. The development of the physical environment is inseparable from the development of regional activities. The development of surrounding area activities will be a factor that influences the development of the physical environment itself. The development of regional activities referred to here is the diversity of activities or functions of the surrounding area, such as the growth of trade activities (markets, shops, kiosks, etc.) and public services and facilities and the effects of transportation, namely vehicle use, road conditions, and transportation routes general.

Commercial Corridor

Commercial road corridors are road corridors that utilize space along the road for commercial activities, complex offices and work centers within cities (Sajow, Rondonuwu, Makainas 2014). When the highway expanded from the city center to the outskirts of the city followed by the growth of shops, restaurants and parking areas a commercial corridor was born marked with rows of commercial buildings, front yard parking, pedestrian-oriented roads and a line of marker elements along the main road from the city center to suburbs. From some of these meanings it can be concluded that the commercial corridor is a concentration of retail stores, which serve general trading areas located along the road.

METHODS

Loa The study of identification of function changes in the Jalan Surapati corridor of Bandung City was conducted using descriptive qualitative research methods (Creswell 1998), (Wijaya 2017). Descriptive research includes collecting data to test hypotheses or answer questions about the final status of the research subject. Qualitative methods are procedures that produce descriptive data in the form of written data or oral data.

RESULTS AND DISCUSSION

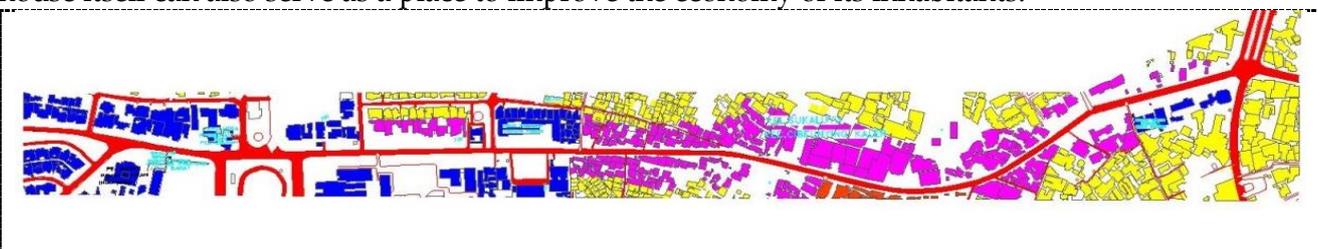
The Bandung Holy Shirt Center is located along the Surapati road until the Mustafa PHH road is 3 km long and is located in four sub-districts namely Cihaur Geulis District, Muara Rajeun District, Padasuka District and Cibeunying Kaler District. The Textile Industry and the Holy Bandung textile t-shirt products are one of the businesses that relate to each other in the region. The existence of the Holy Kaos Center is reinforced by the existence of Perda No. 2 of 2004 concerning Regional Spatial Planning and Regional Regulation No. 3 of 2006 concerning Amendments to the Bandung City Spatial Plan. Business actors in the Holy Kaos area along the way number around 409 consisting of industrial, trade and industrial and trade sectors (Sumber: Data Potensi Dinas Koperasi dan UMKM Kota Bandung, 2011).

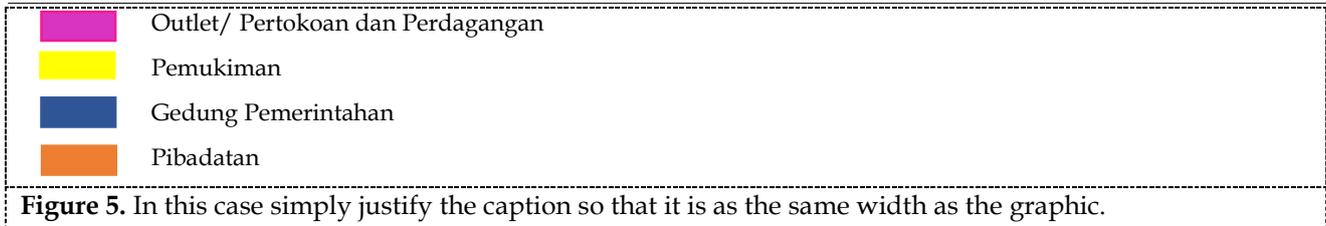


Figure 5. In this case simply justify the caption so that it is as the same width as the graphic.

Identification of Shifting Function of Houses in Surapati Street, Bandung City.

As an area, the main function of this area is as a residence or settlement. For this reason, the majority of the functions of the buildings around Surapati street are for residence. The shift in the function of the house that occurs can be identified through physical changes in the house that can be seen harshly with the eye. Along the Surapati road, a shift in the function of the house occurs because residents change the physical form of their houses for businesses and some of them function as a house and place of business. The shift in the function of this house will be found easily in the Jalan Surapati corridor. The majority of buildings along the Jalan Surapati corridor have changed functions to business functions and business residences that are opened in various road corridors. Most of the businesses in this road corridor are sacred t-shirts. For house buildings that still survive as a function of residence there is behind the Surapati road corridor. The shift in the function of the house that occurs along Jalan Surapati is a shift in the function of the house from a house with a function as a place of residence, shifting into a house with multiple functions, namely a place to live and business; and a house with a function as a place of business. This happened due to the influence of the development of the holy shirt area which is the center of business and trade in the city of Bandung. The function of the house itself actually has various functions and all functions must be in accordance with the objectives to be achieved by the occupants. Houses as basic human needs not only function as a place to live, but the house itself can also serve as a place to improve the economy of its inhabitants.



**Table 1. Land User**

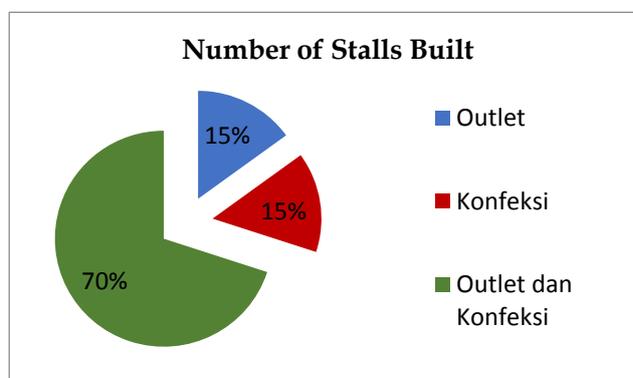
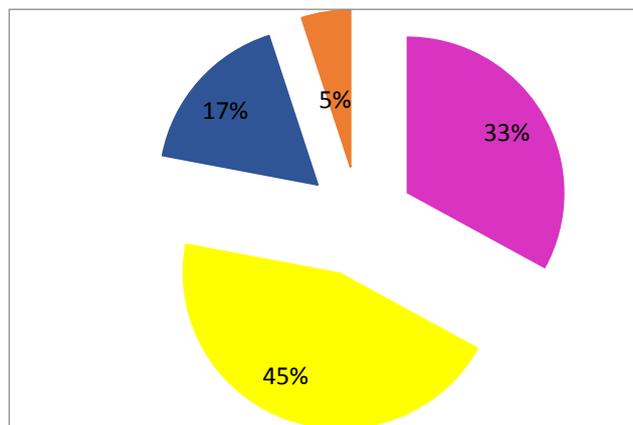
NO	Land User	%
1	Pertokoan dan Perdagangan	33
2	Pemukiman	45
3	Gedung Pemerintahan	17
4	Peribadatan	5
	Total	100

Number of Stalls Built

Throughout this corridor there are various types of building functions that stand, among others, the functions of offices, worship, education, settlements and the most dominant is the trade function.

The function of the intended trade is buildings that stand in the research area that are used as a place to sell and buy goods for the purpose of gaining profits. This function is in the form of screen printing shirts, design services, hats, jackets, banners and other equipment stores.

Based on observations, there are 60 kiosk kiosks built along the Surapati road corridor in Bandung, which are divided into outlets, confections, outlets and confections.



Based on the Graph above, the more dominant buildings that are along the Surapati road corridor are buildings with confections. Where houses are converted into T-shirt kiosk businesses, they are presented as outlets with confection and printing.

The changing conditions of the environment are built along the surapati road corridor which forms a commercial zone group



Figure 5. In this case simply justify the caption so that it is as the same width as the graphic.

Jalan Surapati is a settlement located in the city of Bandung which has now undergone a change in function and form to become a commercial area. this change in function and form in the building on Surapati street affects the change in facade.

This change in residential function on Jalan Surapati is an attraction for visitors. Along this road there are two functions of commercial and residential buildings that are within the same area, so that in one area several commercial buildings such as t-shirt shops, design services, hats, jackets, banners, workshops and other facilities are built.

Jalan Surapati is still designated as a high density residential area that has undergone significant changes in building functions, with the function of the original residential building now being turned into a commercial building. There are seen a lot of kiosks that sell t-shirts on Surapati street which used to be a residential area that has changed its function to become a commercial residence. Most of the building's sales centers are small-type housing with warehouses.

Shifting the function of the house into a place of business and shifting the function of the house into a dual function, namely the house and place of business that has taken place on Surapati street is influenced by several factors where the location of Surapati is a strategic location, because it is located in the business center and trading center of Bandung The development of this business and trade center will directly affect the development of the holy shirt itself. This is seen by the community as a fairly good business opportunity. They also take advantage of these opportunities by opening businesses in their homes. This is what causes the function of their homes to shift because it is also used as a place of business.

This influence can also be seen very clearly on the Jalan Surapati corridor, where it is the trade center of the holy shirt where on the right and left of the road corridor there are many shops lined up. Jalan

Surapati is very crowded with activities in the morning until noon. The road is also very crowded due to public transport that has the Pasar Cihaurgeulis route because most of it passes through the Surapati Road corridor so that directly, the public transport also increases public access to the locations of Surapati's sucijalan shirts. This condition is very influential on the development of business carried out by the community around the road Surapati.

Activities that are along the Jalan Surapati corridor in the city of Bandung are the existence of a t-shirt industry facility that has a positive and negative impact on the Jalan Surapati corridor in the city of Bandung. The positive impact that is felt is providing the opportunity for the community to compete with each other in a sportive manner to open employment opportunities individually or open a business in terms of community needs in the fields of clothing, food and shelter. While the negative impact of the change in the function of buildings into commercial buildings is that they are no longer suitable for the function of land use. this is due to its location which is not considered in the future.

CONCLUSION

Based on the identification of changes along the Surapati road corridor in the city of Bandung, it can be seen from the appearance of houses that were only residential now.

Based on the analysis there are 60 screen printing kiosks that are along the Surapati road corridor in the city of Bandung. Physically, the buildings along the Surapati road on average have a number of floors 1 to 2 floors, with buildings that have their own standard facade design.

Based on the observations of the data obtained by the researcher to draw conclusions, the factors that influence the change along the Surapati road corridor significantly are the first:

1. Social factors, namely length of residence and ownership of buildings. The length of stay factor is a factor that influences people around Surapati street in shifting their home functions. While the status of rental / contract buildings, the residence time tends to be shorter or temporary. Thus, the longer the time to settle with the status of the building itself, it will give a tendency to make significant changes to the physical buildings that are occupied to meet the needs of space and can provide comfort.
2. The second factor is economic factors, namely work. Changes in the economy of society are related to changes in the conditions of livelihood, where people make their homes as a means of business to fulfill their daily needs.
3. The third factor is the strategic location. Strategic location is a supporting factor for the community in conducting its business by making its house a commercial building.
4. The fourth factor is adequate infrastructure in the Surapati street area of Bandung City. The condition of the facilities and infrastructure and utilities of the city in quantity is a guarantee that a location has the potential to develop. Then the availability of infrastructure and facilities and utilities of the city becomes a parameter that drives changes in land use. The availability of adequate public and social facilities also affects changes in land use in this location.

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