

Conference Paper

Morphology Development of West Surabaya

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ORCIDWisnu: <https://orcid.org/0000-0002-1678-02701>**Abstract.**

The development of the morphology of the city of West Surabaya has become the new modern area with housing developments since the 1970s. At first, most of the area of West Surabaya was an area of rice fields, dry fields, and swamps. Along with the increasing number of residential area developments, West Surabaya has become an increasingly crowded area. The presence of the Citraland developer accelerated the city's morphological development. This paper explains how the area is developing with the presence of Citraland real estate in West Surabaya. The method of explanation is by analyzing the data and sources obtained through the stages of historical research methods, which include heuristics, criticism, interpretation, and historiography. Based on the results of data analysis and sources obtained, it was found that the development of the real estate area in Surabaya included two development periods, namely the period before the involvement of investors and after being handled by investors with CitraLand's real estate intervention. The Citraland developer has changed the West Surabaya area morphologically with various developments that have been carried out. Some of the indicators are the emergence of differences in the social status of the inhabitants. Most of the luxury and medium-sized residential types in Citraland were inhabited by the Chinese community, while local residents occupy simple residential types in the Griya Citra Asri area. However, the development of CitraLand has made a major contribution to the morphological development of the western part of Surabaya.

Keywords: city morphology, West Surabaya, real estate, Citraland

1. Introduction

The growing development of *real estate* [1] area in big cities now adays is often considered as a matter of course. Most people often think that this is something that is natural as the demands of the times. In fact, when viewed from the morphology of the city, the process of developing real estate areas has contributed a lot to the social and economic dynamics of society, especially in areas that are the object of development. The existence of real estate provides a reflection of an area as a modern metropolis. City people in general are interested in real estate areas as living spaces because of the availability of complete infrastructure or living conditions that are more comfortable. So it is not surprising that in big cities like Surabaya, real estate development is of great interest to investors. The existence of real estate and the role of investors in

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its development make a dynamic contribution to improving the regional economy, changing the morphology of the city, and social change for the people who live in the residential area.

In accordance with its function as a place to live, housing and settlement is one of the basic human needs that must be met. Housing and settlements are also places that encompass all human activities that live in them, whether social, economic, political, and so on. Thus, the existence of housing can be a reflection of the identity of the humans who live in it, both individually and as a unit with other humans around them. Housing and settlements also have a very strategic role in shaping the character and personality of its residents [2]. Likewise with the development of real estate areas in the city of West Surabaya. Existence real estate reflects how the people who live in it, both from a social and economic perspective.

Real estate in big cities has become a modern residential area that has grown as an independent city[3], including real estates that are developing in the city of Surabaya. Realestate development in Surabaya is a continuation of the residential development that is continuously needed. This is in line with the increase in the population which continues to increase by more than two percent per year [4]. In the face of a very fast urban population growth, the expansion of residential areas is unavoidable. As happened in Surabaya. The need for new residential areas pushed the

Surabaya City government to expand residential areas, and the process affected the morphological development of the city.

2. Method

The preparation of this study uses historical research methods which consist of heuristic, criticism, interpretation, and historiography stages [5]. At the heuristic stage, the author visited the Surabaya Regional Library, the East Java Regional Archives Agency, the Central Bureau of Statistics for East Java Province, the Surabaya City Land Service, the Surabaya Spatial Planning and Settlement Office and the Surabaya City Management Citraland office.

3. Results and Discussion

Real estate areas in Surabaya have been developed since the 1970s. Broadly speaking, real estate development in the city of Surabaya was divided into two stages of development, namely the period 1970-1990 and the period 1990-2000. In the first stage (1970-1990), housing development did not receive much attention from private developers. Developers investing in housing during that period were mostly local developers, such as the Darmo Group. The lack of interest from developers from outside East Java to invest in the housing sector during this period was due, firstly, the demand for housing during this period was mostly demand for very simple village housing, such as for the village improvement program, construction of simple houses (RS) and construction of Very Simple Houses (RSS). these programs do not require large rents. Second, most of the demand for modern housing comes from the public sector, which lacks rent control. Third, in the housing development sector for private employees (employees of developer companies) there is no financial intermediary to mobilize savings with KPR (People's Credit Cards). Housing for employees is financed almost entirely by the company. Fourth, the companies that made huge profits in the 1960s were mainly companies that dared to manipulate foreign exchange for personal gain [6]. The factors mentioned above made investors less interested in the housing development business in Surabaya in the 1970- 1990s period.

The West Surabaya areas that were developed as real estate areas in the early period (1970- 1990) were the Darmo, Babadan, and Lidah Kulon areas. The real estate developers come from local developers who are members of the East Java REI Directorate, namely Darmo Group, PT. Hage Pratama (Babadan Indah)[7], and PT. Mutiara Cemerlang Abadi (Lidah Kulon).

In West Surabaya, housing development by private developers on a large scale in the 1970- 1990 period was carried out by the Darmo Group which was divided into three development areas, namely Darmo Permai with an area of 300 ha, Darmo Grande with an area of 125 ha, and Darmo Satellite Town with an area of 175 ha. The real estate development by the Darmo Group is the first real estate development to be carried out in Surabaya. When viewed from the area of development, real estate development by the Darmo Group in West Surabaya occupies a wider area than the development of real estates in East Surabaya in the same year (1973). Real estate development in East Surabaya in 1973 was carried out in the construction of Dharmahusada real estate in an area of 10 ha and Mulyosari in an area of 33 ha. This area is very small compared

to two other real estates developed in the same year in West Surabaya, namely Darmo Permai (300 ha) and Darmo Indah (125 ha) [8].

At the beginning of the era of real estate development in Surabaya (1973), investors who developed real estate in West Surabaya had taken hundreds of hectares of land as development areas. This condition illustrates that most of the West Surabaya area has not been developed for the provision of facilities, either by the government or other parties. West Surabaya area is mostly still an agricultural area. This statement is in accordance with data from the Surabaya Central Statistics Agency which provides an explanation that even up to 1991 9,576.2 ha of the total area of West Surabaya were still rice fields, tegal, swamps, and ponds [9].

The Darmo area, which was the initial real estate development area in West Surabaya, after the development period in 1973 continued to experience increased development. This condition can be seen from the development of new real estate areas, such as Darmo Indah (1973), Darmo Satelite Town (1974), Darmo Harapan (1975), Darmo Sentosa Raya (1985), Bukit Darmo Golf (1991), and Darmo Hill (1991). The area then became the first satellite city in West Surabaya which was launched

in 1974. Darmo satellite city is equipped with department stores, cinemas, and recreational facilities such as golf courses and swimming pools. Around it are laid out residential clusters equipped with guard posts as security.

In the early days of its presence (1974), the Darmo satellite city project did not receive good attention from the people of Surabaya. Even though the facilities provided are good and there is not much competition for doing business as in the city center, due to poor road access and the situation in the western part of Surabaya, where during the dry season the soil is very dry, making Darmo's real estate area seem isolated. This condition also makes people less confident about the prestige of the satellite city.

PT Darmo Satelite Town (DST) has made various efforts to attract consumers. Starting from completing facilities in the satellite city to providing telephone facilities free of charge to home buyers in the area. The provision of free telephone facilities was also carried out in response to telephone communications in new residential areas in Surabaya which were still difficult, because the number of connection units available at telkom offices was still very limited [10].

The Regional Government of Surabaya Municipality has responded to the lack of road access to residential areas in West Surabaya by planning to make a passage from Jalan Raya Darmo Permai continuing westward to penetrate Lontar Village, Lakarsantri District. Apart from that, it is also planned to make a passage from the T-junction of

Jalan Margomulyo through Jalan Tandés, as well as Jalan Balongsari and connecting with Jalan Babatan, Karangpilang District.

In the mid-1980s, as the urban economy began to recover, the demand for real estate in the city of Surabaya began to increase. The opening of a toll road that directly connects with the western side of Surabaya makes it easier to access housing in the West Surabaya area. The first toll road that connects the western side of the city with the southern border of Surabaya is the Waru toll road. The toll road is included in the proposed ring road development plan in the master plan for the development of the city of Surabaya. The ring road provides direct access to the Darmo Grande, Darmo Permai and Darmo Satellite Town developments. The ease of access to the Darmo Satellite city area makes this area highly desirable in the future. Along with these conditions, the construction of new city facilities such as high-rise hotels is also increasing. If in the 1970s many rich people in Surabaya were still not interested in investing in real estate, since the late 1980s there have been signs of public acceptance of investing in real estate. Changes in the era and the influence of globalization have also contributed to the change in attitude in the lifestyle of urban communities. This change later on also attracted companies from outside East Java to invest in Surabaya.

The second phase of real estate development is the period 1991-2000. Real estate developments during this period were closely related to macroeconomic conditions. A number of policies in the monetary, investment and licensing sectors encouraged the growth of real estate in the 1992-1995 era. For example, in the monetary sector it was easier for people to obtain housing loans through banks. In addition, location permits for developers were made easier. Control over developers in the construction of housing and settlements is carried out through the application of Law Number 4 of 1992 concerning housing and settlements. These conveniences have spurred real estate development in big cities, including the city of Surabaya. In the 1990s, developers from outside East Java began to show interest in the city of Surabaya. The arrival of big investors from Jakarta is proof of this. Successful developers from Jakarta who have invested in the city of Surabaya to develop large-scale real estate include Citra Raya with an area of 2000 ha by Ciputra Group, Graha Family with an area of 280 ha by Dharmala Group, Pakuwon Indah with an area of 400 ha and Laguna Indah with an area of 560 ha by Pakuwon Group, as well as Bukit Villa Emas with an area of 45 ha by the Sinar Mas Group. These large developers compete with each other to develop new cities accompanied by many small projects. The average land area of the development area is over 200 ha, making these real estate areas not only have the prestige of being used as residential areas, but also able to provide various facilities like an independent

city, such as office facilities, education, shops/shopping centers, banking, sports and recreation so that it is feasible to be chosen as a new settlement.

Planning for the development of a new city on the outskirts of Surabaya in the 1990s became a visionary plan for major Surabaya real estate developers. New town developments are designed to provide a comfortable residential area, away from the hustle and bustle of the city. The concept is planned by a luxury housing developer for middle and high-income households and is designed to be

self-sufficient. The area of West Surabaya, for example, where in the period before 1990 most of its area was still rice fields, moorlands and swamps, in the 1990s it became an area of great interest. In 1990, no less than half of the city's rice fields were under development and became areas targeted for investment.

The development of the West Surabaya area in the early 1990s was dominated by three developers major companies, namely Ciputra Group, Dharmala Group, and Pakuwon Group. The construction of the real estate development in West Surabaya by the three major developers above began to be marketed in 1995. The facilities offered by these developers gave separate prestige to the real estate being developed. In addition, it also adds confidence to customers in the new development area in the western part of the city of Surabaya.⁴

In marketing, various efforts are made by developers to attract public interest in the real estate they are developing. For example, what was done by the developers of the Graha Family and Citrand areas. Graha Family housing (formerly Grande Family) which was developed by Dharmala Group in 1995 made advertisements with the take line "the most luxurious comfort in family lifestyle" to attract consumers. The offering includes 1,830 houses, 14 condominium towers (1,120 units), a shopping center, a nine-hole golf course, a family club, a private hospital, an international school, a commercial and office zone. The much larger development area offers 635 hectares of themed residential clusters, 90 hectares of commercial space, and 275 hectares of recreation space, including two eighteen-hole golf courses and a family club. The facilities at Citrand are also coupled with the existence of public parks, educational facilities consisting of local and international schools, as well as twenty-four hour security guards.

The real estates from the 1990-2000 era also offered international class facilities. These facilities are offered to attract consumers from foreign nationals. Such as international schools, international hospitals, foreign embassies, and so on. Apart from that, facilities such as malls, modern markets and offices also serve as complementary means for developers to attract people's purchasing power in residential/real estate areas.

The real estate market in Surabaya is in great demand by residents of Chinese descent. Most of the citizens of Chinese descent are from the newly rich class. Most of these people are attracted to new areas on the outskirts of the city because they are far from the busyness of the city center. In addition, they can also live comfortably with their own group.

Even so, in the real estate area there are also occupants who come from indigenous Javanese groups. Unlike the residents of Chinese descent, most of whom are businessmen, the residents of the indigenous Javanese group mostly work as employees and helpers House ladder and traders[11]. These differences indicate a social status classification within the real estate area. This distinction can also be seen from the type of housing occupied by each group. People of Chinese descent who have more capital can live in the types of houses that are classified as luxurious (main cluster), while the general public live in the real estate section where the types of houses are classified as simple.

The increasing real estate market in Surabaya has made land prices on the outskirts of Surabaya increasingly expensive. If in the 1980s the price of land which was still in the form of rice fields, dry fields, and ponds was still around Rp. 1,500.- to Rp. 25,000 per square meter,[12] in 2000 the price of land for paddy fields, dry fields, and ponds in West Surabaya increased by Rp. 10,000 to Rp. 86,000 per square meter [13]. Likewise with the amount its inhabitants. In 1990 when West Surabaya became its own WPW, the population was 105,877 people,[19] in 2000 the population of West Surabaya was 383,318 people [14].

During the Asian crisis in late 1997, West Surabaya in particular emerged as a major construction area. In the midst of rural land that still presents a lot of green views of rice fields and fields, with footpaths that are still dirt roads, some areas are cleared for major developments. Modern tools for road construction, urban drainage management, parks, and construction of new city facilities and multi-storey buildings can be seen in every development area on the outskirts of Surabaya. Some of the development areas whose buildings have already been built, both in the form of shophouses and housing clusters are equipped with exotic names such as the addition of the words “beautiful”, “beautiful” or even in an English style that is able to provide a selling point for real estate. Although many buildings are still rarely occupied, this view gives a new atmosphere to the suburbs of Surabaya.

4. Conclusion

The development of Citraland in West Surabaya, morphologically, was initially carried out by developing infrastructure and facilities such as golf courses and recreational facilities. The development of the golf course and recreational facilities was carried out in line with the provisions in the 2000 master plan which planned the development of the hilly area of West Surabaya as a green area and recreation area. This potential was then accompanied by the development of the CitraLand residential area which in its development has grown as an independent city with all the amenities. In that area has been developed as a residential area and its facilities. The Citraland area develops three different types of housing, namely large, medium and simple housing types. The different types of housing in the Citraland area also indicate differences in the social status of the occupants, the luxury and middle-class residential types in Citraland are mostly inhabited by the Chinese community, while local residents occupy simple residential types in the Griya Citra Asri area.

Citraland's housing developments, which are equipped with commercial facilities such as commercial, office, entertainment, sports and recreation facilities, indicate that there are other objectives in their development. Citraland, which was developed as a residential area, not only has a goal of providing residential facilities, but also has an economic goal of increasing profits. The construction of facilities at Citraland has also contributed to the development of the city of Surabaya. With the collaboration between the Surabaya city government and the CitraLand developer, the West Surabaya area is growing rapidly as a new area that expands the movement of Surabaya city residents, both to improve the economy and improve relations with outside areas.

The construction of commercial facilities in the CitraLand arena not only contributes to improving the economy of the residents of the Citraland area but also the residents of West Surabaya in general, because the commercial facilities in the Citraland area are not only intended for Citraland residents but are also open to the surrounding community, as well with other facilities, such as educational, social, and religious facilities. In addition to openness in the provision of facilities, the development of the Citraland area has also made road access out of town (especially to Gersik as a neighboring city) easier, so that the space for people to move has become wider and more open.

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