

**STUDI PROSES PENGEMBANGAN INKREMENTAL HUNIAN SEWA DI
DAERAH CBD JAKARTA DITINJAU DARI ASPEK-ASPEK YANG
MEMPENGARUHI PROSES TERSEBUT
(STUDI KASUS: KARET PEDURENAN, KELURAHAN KARET KUNINGAN)**

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The development of business centers such as Jakarta CBD, will lead to increase demand for rental housing, Karet Pedurenan located in Karet Kuningan area is one the areas that are affected, because the location is very strategic in the second layer of Jl. Dr. Satrio. In Karet Pedurenan, there are various grades of rental housing, rental prices ranging from Rp. 1.500.000,- up to Rp. 8.000.000,-. That rental housings are developed incrementally by small developers. This study focuses on the development process carried out by small developers in Karet Pedurenan, for various typologies of rental housings.

After doing research and analysis, development process of that rental housings in Karet Pedurenan has a red thread in process, in which the red thread is the core process that is occurring in every development. However, there are additional processes carried out in development that the land was purchased before. In the development that the land was purchased before, the process will be the more complete and detailed.

This development process of rental housing also influenced by aspects, namely physical aspects, aspects of development actors, aspects of periodization, and financing aspects. Each of these aspects have been collaborating to affect the development process of rental housing in Karet Pedurenan. After that, the level of added value of each rental housing sample is calculated. It is obtained which development process of all samples that has the greatest added value. And finally, it was found that despite not having exact development stages like a formal development, but incremental development still provide added value.

Keywords: Process, Development, Incremental, Rental Housing, Physical Aspect, Subject Aspect, Periodisation Aspect, Financing Aspect, Added Value