

ABSTRACT

**FERDINAND
PRAMONO
BOEDHIARTO**

**“TRANSFORMATION OF LAND USE AND
BUILDING INTENSITIES IN THE AREA OF
SENOPATI-SURYO STREET, KEBAYORAN BARU,
AND ITS INFLUENCE ON GENTRIFICATION”**

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As one of the fastest growing areas in South Jakarta, Senopati is adorned with the widespread transformation of residential zone parcels that have become commercials, which is influenced by the development of a business center in the Sudirman area. The concept of the new town of Kebayoran also has a historical influence that is favorable for the Senopati area to become a more advanced neighborhood. Senopati and Suryo Raya corridors are the ones most affected by the transformation of land use and spatial; and during the process of change, the phenomenon of gentrification occurs.

Keywords: urban development, CBD development, land use transformation, spatial transformation, gentrification, neighborhood change, Kebayoran Baru, Senopati street, Suryo Raya street.