

DAFTAR PUSTAKA

- Agyemang, F. S. K., & Morrison, N. (2018). Recognising the barriers to securing affordable housing through the land use planning system in Sub-Saharan Africa: A perspective from Ghana. *Urban Studies*, 55(12), 2640–2659.
- Alder, G. (1995). Tackling poverty in Nairobi's informal settlements: developing an institutional strategy. *Environment and Urbanization*, 7(2), 85–108.
- Alterman, R. (2012a). Land-Use Regulations and Property Values : The " Windfalls Capture " Idea Revisited. *The Oxford Handbook of Urban Economics and Planning*. <https://doi.org/10.1093/oxfordhb/9780195380620.013.0034>
- Alterman, R. (2012b). Land use regulations and property values: The 'Windfalls Capture' idea revisited. *Chapter in: 'The Oxford Handbook of Urban Economics and Planning' (Nancy Brooks, Kieran Donaghy, and Gerrit-Jan Knaap, Eds.) Pp, 755–786.*
- Alterman, R., Sheehan, J., & Purdue, M. (2010). *Takings International - A Comparative Perspective on Land Use Regulations and Compensation Rights.*
- Angraena, Y. (2021). *Data dan pemanfaatannya.* https://kipin.id/marketing/Data_dan_Pemanfaatannya.pdf
- Badan Pusat Statistik. (2018). Proyeksi Penduduk Indonesia 2015-2045: Hasil SUPAS 2015. In *Badan Pusat Statistik.*
- Badan Pusat Statistik. (2021). *Kecamatan Gayamsari dalam Angka 2021.*
- Bah, E.-H. M., Issa, F., & Geh, Z. F. (2018). Housing market dynamics. In *Springer Nature* (Vol. 18, Issue 3). [https://doi.org/10.1016/0166-0462\(88\)90013-0](https://doi.org/10.1016/0166-0462(88)90013-0)
- Baker, J. L., & McClain, K. (2008). Private Sector Involvement in Slum Upgrading. *Global Urban Development*, 4(2), 1–19. <http://www.globalurban.org/GUDMag08Vol4Iss2/BakerMcClain.htm>
- Banerjee, B., Acioly, C., Gebre-Egziabher, A., Clos, J., & Dietrich, K. (2012). *Streets as Tools for Urban Transformation in Slums- A Street-Led Approach to Citywide Slum Upgrading.* UN-Habitat.
- Rencana Pembangunan Jangka Menengah Nasional 2020-2024, Sekretariat Kabinet RI 313 (2020). <https://www.bappenas.go.id/id/data-dan...dan.../rpjmn-2015-2019/>
- Bourassa, S. C., & Hong, Y.-H. (2003). Leasing Public Land: Policy Debates and International Experiences. *Lincoln Institute of Land Policy*, 1–303.
- Budiyanto, H. (2003). Manfaat penggunaan metoda konsolidasi tanah dalam rangka penataan

- wilayah perkotaan. *Mintakat*, 2(1), 21–30.
- Calavita, N., & Mallach, A. (2009). Inclusionary housing, incentives, and land value recapture. *Land Lines*, 21(1), 15–21.
- Cities Alliance. (2020). *Slums and Slum Upgrading* | Cities Alliance. <https://www.citiesalliance.org/themes/slums-and-slum-upgrading>
- Cities Resilience Program. (2017a). *Overview Of LVC, PPP, and Credit Enhancement*.
- Cities Resilience Program. (2017b). *Overview of LVC, PPP, Credit Enhancement Practices*.
- Dentiala, B., & Koesalamwardi, A. (2020). Identifikasi Faktor-Faktor Penentu Keberhasilan Skema Pendanaan Land Value Capture Pada Proyek Infrastruktur Transportasi Nasional: Studi Pendahuluan. *Konferensi Nasional Rekayasa Dan Desain*, 64–72.
- Dewan Perwakilan Rakyat RI. (2009). *UU No. 32 Tahun 2009 Tentang Perlindungan dan Pengelolaan Lingkungan Hidup*. <http://downloads.esri.com/archydro/archydro/Doc/Overview of Arc Hydro terrain preprocessing workflows.pdf%0Ahttps://doi.org/10.1016/j.jhydrol.2017.11.003%0Ahttp://sites.tufts.edu/gis/files/2013/11/Watershed-and-Drainage-Delineation-by-Pour-Point.pdf%0Awww>
- Undang-Undang RI Nomor 1 Tahun 2011 Tentang Perumahan dan Kawasan Permukiman, (2011).
- Disperakim Provinsi Jawa Tengah. (2017). *Data Backlog Kepemilikan Dan Penghunian Rumah Di Provinsi Jawa Tengah Tahun 2017*. <http://mapgeo.id:8826/perumahan/backlog?th=2017>
- Rencana Strategis Dinas Perumahan dan Permukiman Provinsi Jawa Tengah tahun 2018-2023, (2019).
- Ditjen Pembiayaan Infrastruktur Pekerjaan Umum dan Perumahan. (2019). *FAQ Layanan Informasi - KPR Bersubsidi (FLPP, SSB Dan SBUM)*. <http://pembiayaan.pu.go.id/faq/p/category/kpr-bersubsidi-flpp-ssb-dan-sbum>
- Ernawati, M., Kismartini, K., & Maryono, M. (2019). *Efektivitas Program Kotaku (Kota Tanpa Kumuh) Dalam Mengurangi Luasan Permukiman Kumuh Di Kota Semarang*. School of Postgraduate.
- Fainstein, S. (2012). Land value capture and justice. *Value Capture and Land Policies*, 121–140.
- Fekade, W. (2000). Deficits of formal urban land management and informal responses under rapid urban growth, an international perspective. *Habitat International*, 24(2), 127–150.
- Fitri, D. A. (2021). Faktor-Faktor Penyebab Munculnya Permukiman Kumuh Daerah Perkotaan Di Indonesia. *Ejournal.Unesa.Ac.Id*, 1. <https://ejournal.unesa.ac.id/index.php/swara-bhumi/article/view/38202/33713>
- Harahap, F. R. (2013). Dampak Urbanisasi Bagi Perkembangan Kota Di Indonesia. *Society*, 1(1), 35–45. <https://doi.org/10.33019/society.v1i1.40>
- Haryono, E. (2023). *BI 7-Day Reverse Repo Rate Naik 25 bps Menjadi 5,75%: Sinergi Menjaga*

- Stabilitas dan Momentum Pemulihan*. Bank Indonesia - Departemen Komunikasi. https://www.bi.go.id/id/publikasi/ruang-media/news-release/Pages/sp_251323.aspx
- Jillella, S. S. K., & Newman, P. (2016). Innovative value capture based rail transit financing: an opportunity for emerging transit cities of India. *Journal of Sustainable Urbanization, Planning and Progress*, 1(1). <https://doi.org/10.18063/jsupp.2016.01.003>
- Kemenkeu. (n.d.). *KPBU - KPBU-Availability Payment: Salah Satu Opsi Penyediaan dan Pembiayaan Rumah Susun Sewa (Rusunawa) di Kawasan Perkotaan?* Retrieved November 1, 2022, from <https://kpbu.kemenkeu.go.id/read/78-225/umum/kajian-opini-publik/kpbu-availability-payment-salah-satu-opsi-penyediaan-dan-pembiayaan-rumah-susun-sewa-rusunawa-di-kawasan-perkotaan>
- KemenPUPR. (n.d.). *National Affordable Housing Program (NAHP)*. Retrieved July 25, 2022, from <http://nahp.pu.go.id/profil/tentang-nahp>
- Undang-Undang No. 17 Tahun 2003 tentang Keuangan Negara, (2003).
- Kementerian Keuangan Republik Indonesia. (2022). *Siaran Pers APBN 2023: Pemerintah Berkomitmen untuk Meningkatkan Produktivitas Dalam Rangka Transformasi Ekonomi yang Inklusif dan Berkelanjutan*. <https://www.kemenkeu.go.id/informasi-publik/publikasi/siaran-pers/Siaran-Pers-APBN-2023>
- Kementerian Pekerjaan Umum dan Perumahan Rakyat. (2020). Permen PUPR No. 13 Tahun 2020 tentang Organisasi dan Tata Kerja Kementerian Pekerjaan Umum dan Perumahan Rakyat. *Jaringan Dokumentasi Dan Informasi Hukum (JDIH) BPK*, 1–57. <https://peraturan.bpk.go.id/Home/Details/104735/permen-pupr-no-15prtm2015-tahun-2015>
- Kementerian Pekerjaan Umum dan Perumahan Rakyat Republik Indonesia. (2016). *Keputusan Menteri Pekerjaan Umum dan Perumahan Rakyat Nomor 552KPTSM2016 tentang Batasan Penghasilan Kelompok Sasaran KPR Bersubsidi.pdf*.
- Peraturan Menteri Pekerjaan Umum dan Perumahan Rakyat Republik Indonesia Nomor 02PRTM2016 Tentang Peningkatan Kualitas Terhadap Perumahan Kumuh dan Permukiman Kumuh, (2016).
- Kementerian Pekerjaan Umum dan Perumahan Rakyat Republik Indonesia. (2018). *Pencegahan dan Peningkatan Kualitas Terhadap Perumahan Kumuh dan Permukiman Kumuh*. <http://www.pu.go.id/>
- Kementerian Pekerjaan Umum dan Perumahan Rakyat Republik Indonesia. (2019). *Penanganan Permukiman Kumuh Skala Kawasan*. 1–26.
- Surat Edaran Direktorat Jenderal Cipta Karya Kemen Pekerjaan Umum dan Perumahan Rakyat Nomor 40 Tahun 2016 tentang Pedoman Umum Program Kota Tanpa Kumuh, (2016).
- Kementerian PUPR. (2018). *Petunjuk Pelaksanaan Program Kotaku Tingkat Kelurahan Tahun*

2018.

- Peraturan Menteri Pekerjaan Umum dan Perumahan Rakyat Nomor 7 Tahun 2022 tentang Pelaksanaan Bantuan Pembangunan Perumahan Dan Penyediaan Rumah Khusus, (2022).
- Kotaku. (2020). *Kotaku : Kota Tanpa Kumuh*. <http://kotaku.pu.go.id/page/6880/tentang-program-kota-tanpa-kumuh-kotaku>
- Lepak, D. P., Smith, K. G., & Taylor, M. S. (2007). Value creation and value capture: A multilevel perspective. *Academy of Management Review*, 32(1), 180–194.
- Mahabir, R., Crooks, A., Croitoru, A., & Agouris, P. (2016). The study of slums as social and physical constructs: Challenges and emerging research opportunities. *Regional Studies, Regional Science*, 3(1), 737–757. <https://doi.org/10.1080/21681376.2016.1229130>
- Mangeswuri, D. R. (2016). Kebijakan Pembiayaan Perumahan Melalui Fasilitas Likuiditas Pembiayaan Perumahan (FLPP) (Policy on Housing Loan through Housing Loan Liquidity Facility (FLPP)). *Jurnal Ekonomi & Kebijakan Publik*, 83–95.
- Medda, F. (2012). Land value capture finance for transport accessibility: a review. *Journal of Transport Geography*, 25, 154–161. <https://doi.org/https://doi.org/10.1016/j.jtrangeo.2012.07.013>.
- Peraturan Menteri Keuangan Nomor 115/PMK.06/2020 tentang Pemanfaatan Barang Milik Negara, Kementerian Keuangan (2020). www.jdih.kemenkeu.go.id
- Millington, K., & Cleland, J. (2017). *Counting people and making people count: Implications of future population change for sustainable development*.
- Mosha, A. C. (2012). Low-Income access to urban land and housing in Botswana. *Urban Forum*, 24(1), 137–154.
- Muhajir, & Najih, M. (2022). *Pembaruan Hukum Penentuan Faktor Penyesuaian Sewa Barang Milik Daerah oleh Pemerintah Daerah*. <https://doi.org/10.20473/mi.v5i1.30707>
- Mutero, J., & Chege, M. (2019). *Bridging the Affordability Gap: Towards a Financing Mechanism for Slum Upgrading at Scale in Nairobi*. UN-Habitat.
- Nabila, S. F., & Sulistyowati. (2018). Pengelolaan Kawasan Permukiman Kumuh Kota Semarang Melalui Pelaksanaan Program Neighborhood Upgrading And Shalter Project (Nusp) Studi Kasus Kebonharjo Rt. 02 Rw. 05 Kelurahan Tanjungmas Kecamatan Semarang Utara. *Journal of Politic and Government Studies*, 8(1), 171–180.
- Needham, B., & Hong, Y.-H. (2007). *Analyzing Land Readjustment: Economics, law, and Collective Action* (B. Needham & Y.-H. Hong (eds.)). Lincoln Institute of Land Policy.
- Nzau, B., & Trillo, C. (2019a). Harnessing the real estate market for equitable affordable housing provision through land value capture: insights from San Francisco City, California. *Sustainability*, 11(13), 3649.

- Nzau, B., & Trillo, C. (2019b). Harnessing the real estate market for equitable affordable housing provision through land value capture: Insights from San Francisco city, California. *Sustainability (Switzerland)*, 1–21. <https://doi.org/10.3390/su11133649>
- Nzau, B., & Trillo, C. (2020a). Affordable housing provision in informal settlements through land value capture and inclusionary housing. *Sustainability (Switzerland)*, 1–35. <https://doi.org/10.3390/su12155975>
- Nzau, B., & Trillo, C. (2020b). Affordable housing provision in informal settlements through land value capture and inclusionary housing. *Sustainability*, 12(15), 5975.
- Peraturan Daerah Kota Semarang No. 5 Tahun 2021 tentang Perubahan Rencana Tata Ruang Wilayah Kota Semarang Tahun 2011-2031, (2021).
- Peraturan Walikota Semarang Nomor 80 Tahun 2021 Tentang Pengelolaan Barang Milik Daerah, (2021).
- Undang-Undang No. 25 Tahun 2007 tentang Penanaman Modal, (2007).
- Undang-Undang Nomor 26 Tahun 2007 tentang Penataan Ruang, JDIH BPK RI (2007).
- UU No. 2 Tahun 2012 tentang Pengadaan Tanah Bagi Pembangunan Untuk Kepentingan Umum, (2012).
- UU No 23 Tahun 2014 tentang Pemerintah daerah, (2014).
- perkim.id. (2020, May 7). *Profil Perumahan dan Kawasan Permukiman Provinsi Jawa Tengah - perkim.id.* <https://perkim.id/pofil-pkp/profil-provinsi/profil-perumahan-dan-kawasan-permukiman-provinsi-jawa-tengah/5/#>
- Prayitno, B. (2016). *Skema Inovatif Penanganan Permukiman Kumuh*. Gadjah Mada University Press.
- Surat Keputusan Walikota Semarang No. 50/275 Tahun 2021 tentang Penetapan Lokasi Perumahan Kumuh dan Permukiman Kumuh di Kota Semarang, (2021).
- Putra, A. S., & Manaf, A. (2014). Perencanaan Perumahan Bagi Masyarakat Berpenghasilan Rendah Di Kecamatan Rencanan Perumahan Bagi Masyarakat Berpenghasilan Rendah Di Kecamatan Banyumanik Kota Semarang. *Teknik PWK (Perencanaan Wilayah Kota)*, 3(4), 719–728.
- Rizqi, A. N. (2019, September 11). *Kuota FLPP Habis, REI Jateng Prediksi Pengembang Kerepotan.* <https://semarang.bisnis.com/read/20190911/536/1147200/kuota-flpp-habis-rei-jateng-prediksi-pengembang-kerepotan>
- Rusli, M. (2016, April 20). *Artikel - Konsep Penanganan Kumuh, sebagai Peluang dan Tantangan (Bag. Akhir).* <https://kotaku.pu.go.id/wartaarsipdetil.asp?mid=8096&catid=2&>
- Santos, V. (2017). *Getting Creative about Revenue Generation : Land Value Capture (LVC) To Help Finance City Resilience. Land Value Capture*, 1–24. <https://www.gfdr.org/sites/default/files/events/crp-bkk1-lvc-overview.pdf>

- Schuetz, J., Meltzer, R., & Been, V. (2009). 31 flavors of inclusionary zoning: Comparing policies from San Francisco, Washington, DC, and suburban Boston. *Journal of the American Planning Association*.
- Government Response to the Housing , Communities and Local Government Select Committee inquiry on land value capture, (2018).
- Slegtenhorst, I. (2013). *From value creation to value capture: Instruments of indirect value capture to fund investments in road infrastructure projects*.
- Smolka, M. O. (2013). *Implementing value capture in Latin America: Policies and tools for urban development*. Lincoln Institute of Land Policy.
- Soja, E. W. (2013). *Seeking spatial justice* (Vol. 16). U of Minnesota Press.
- Sushanti, I. R., Fitri, I. S., & Susanti, F. (2021). *Karakteristik Permukiman Kota yang Memiliki Potensi Usaha Berbasis Rumah Tangga*. 1(1), 42–50. <https://doi.org/https://doi.org/10.29303/sade.v1i1.9>
- Suzuki, H., Murakami, J., Hong, Y.-H., & Tamayose, B. (2015a). *Financing Transit-Oriented Development with Land Values : Adapting Land Value Capture in Developing Countries*. International Bank for Reconstruction and Development / The World Bank. <https://doi.org/10.1596/978-1-4648-0149-5>
- Suzuki, H., Murakami, J., Hong, Y.-H., & Tamayose, B. (2015b). *Financing transit-oriented development with land values: Adapting land value capture in developing countries*. World Bank Publications.
- Tjiptoherijanto, P. (1999). Urbanisasi dan pengembangan kota di Indonesia. *Populasi*, 10(2), 57–72.
- UN ESCAP. (2011). Cities of Opportunity: Partnerships for an Inclusive and Sustainable Future. In *Report of the Fifth Asia-Pacific Urban Forum*.
- UN Habitat. (2016). *Slum Almanac 2015-2016: Tracking Improvement in the Lives of Slum Dwellers*.
- United Nations. (2015). *Transforming our world: the 2030 Agenda for Sustainable Development | Department of Economic and Social Affairs*. <https://sdgs.un.org/2030agenda>
- United Nations Economic Commission for Europe. (2019). *Land Value Capture as a Factor of Housing Affordability*.
- Uwayezu, E., & Vries, W. T. de. (2020). Access to Affordable Houses for the Low-Income Urban Dwellers in Kigali: Analysis Based on Sale Prices. *Land*, 9(3), 85.
- Wahidmurni. (2017). *Pemaparan Metode Penelitian Kuantitatif*.
- Walters, L. C. (2013). Land Value Capture in Policy and Practice. *Journal of Property Tax Assessment & Administration*, 5–21. http://www.landandpoverty.com/agenda/pdfs/paper/walters_full_paper.pdf
- Wang, W., van Noorloos, F., & Spit, T. (2020). Stakeholder power relations in Land Value Capture:

- comparing public (China) and private (US) dominant regimes. *Land Use Policy*, 91, 1–11. <https://doi.org/https://doi.org/10.1016/j.landusepol.2019.104357>
- Widiarini, A. D. (2019, September 13). *Hendi: Ini Penyebab Munculnya Permukiman Kumuh di Semarang*. <https://regional.kompas.com/read/2019/09/13/18594811/hendi-ini-penyebab-munculnya-permukiman-kumuh-di-semarang>
- World Bank Group. (2017). *Kenya Economic Update, April 2017, No. 15: Housing-Unavailable and Unaffordable*. World Bank.
- Wyatt, P. (2018). Can Land Value Uplift Deliver Affordable Housing? Experiences from England. *Journal of European Real Estate Research*, 11(1), 87–101. <https://doi.org/10.1108/JERER-02-2017-0009>