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## CHANGES THE PATTERN OF RESIDENTIAL SPACE INTO COMMERCIAL SPACE IN CHINATOWN SEMARANG

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### Abstract

Chinatown is a settlement community of ethnic Chinese who has a long history as one of the conservation area in Semarang. Trade activities and services as the dominant activity in Chinatown. It's a very strategic location in the business centre. The ethnic Chinese community using their home building also as trade and services activity, so it's called shophouse. This research to know the change functions of residence space to commercial space on Chinatown today. It was conducted by the qualitative method, descriptive analysis techniques and the overlays a map. The results on the change of residential space into commercial space i.e. NJOP (tax object sale value) are high, this led to the residence changed functions. The development have changed the buildings in the Gang (alley) Beteng, Gang Warung, Gang Pinggir, Gang East Wotgandul and Gang Baru. There are also changes to the façade of the building adjusts to the commercial function.

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### INTRODUCTION

Chinatown Semarang is an area that located in urban neighbourhoods with a dominating function as trade and services. Settlement patterns as the shophouses which it's show the vitality of the region as a trading activity.

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Trading activity in the Chinatown i.e. textiles, gold, food in Gang (alley) Pinggir, and markets have found a Gang Baru. Gang Tengah and Gang Besen is an area of office space Gang Gambiran and Gang Belakang are still used as a residence and sell specialties food. These activities take place from morning to afternoon.

Gang Baru is a traditional market with a long history, known as the central social economic activities. The market provides specific food ingredients of high quality which is known to the regional scale. This market is also the citizens interaction with container trader who comes from the surrounding area. Wholesale trade in the Chinatown area consist of a textile wholesaler in Gang Warung and Gang Beteng. The building is occupied as a business so there is no activity at night. Retail trade in the Chinatown include a grocery trade, gold, craft, and chinese decorations in Gang Pinggir. The place of business is usually used also as a residence known as shophouse along the Gang Pinggir [1].

The development of commercial activities in Chinatown have started to rise now. This can lead to problems primarily related to changes in the use of space. The residential space changes into commercial activities i.e. banking, office also the terrace use for merchandise space. This condition can be seen from the development of commercial activities in the Chinese area which increasing change in the functions of buildings i.e. buildings settlement functions for the settlements and trade or it's called shophouse[2]. Terrace houses that were once as a growing family into commercial space. Based on the problem can be formulated the research question is how to change patterns of residential space into the commercial space in the Chinatown Semarang?

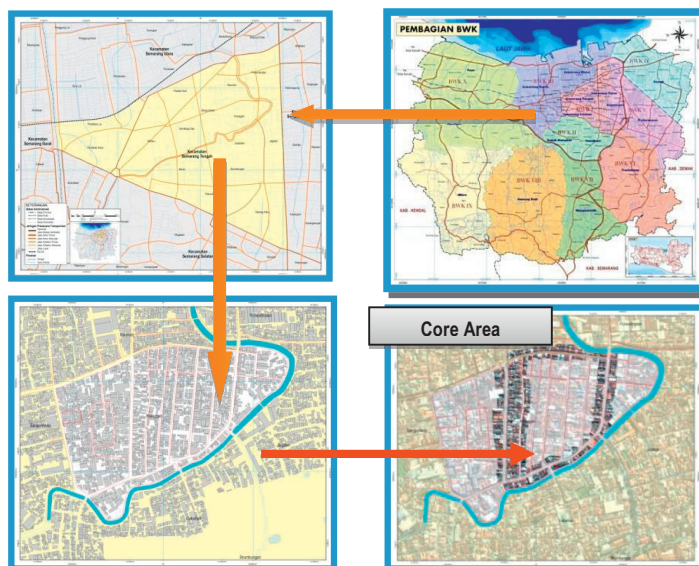
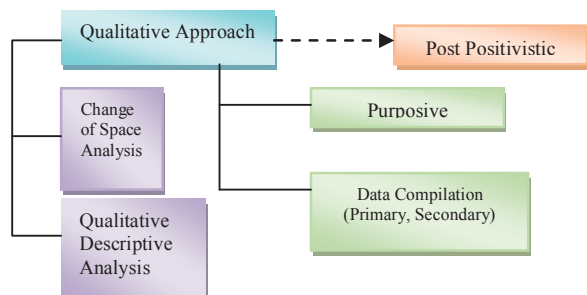


Fig. 1. The Position of Chinatown Semarang

Source: Regional Development Planning Agency, Google Map, July 2012

## RESEARCH METODE

Research on the change residential space into commercial space in the Chinatown area, the research approach is qualitative. It's orientation the natural problems, and must be observed in the field. This kind of research is called field study. Data compilation using instrument (secondary and primary survey), the analysis of the qualitative descriptive and map overlay.



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