

ABSTRACT

TOD Pondok Cina was one of the TOD Project in Depok City. Initiated by the state-owned enterprise aims to expand its business strategy by appointing Perum Perumnas, KAI, and PT. PP to handle the project. During implementation phase, the developer met issues which consequently altered the project into transit-based housing. This paper is focused on investigating the issues and proposing strategies to realize the Pondok Cina TOD Project from the perspective of urban development in Depok City. By using the qualitative method, this paper utilized in-depth interviews fourteenth times with 10 groups of stakeholders who had been identified by stakeholders mapping through the preliminary data, and primary data, including some expertises. Two unstructured interviews were intended to gather the preliminary data, while the other interviews were utilizing structured interviews. This research found that powerful stakeholders have less participated during the implementation of the Pondok Cina TOD Project. This paper suggests that the regional government should prioritize more on the TOD Project in Pondok Cina as one strategy of urban development to tackle the current urban issues in Depok City. This paper also provided the essential strategies to proceed the TOD project in Pondok Cina to accomplish the urban development in Depok City.

Keywords: tod, transit, Pondok Cina, station, failure, stakeholder, stakeholder involvement.