

TABLE OF CONTENTS

TITLE.....	i
APPROVAL OF THE ADVISOR TEAM.....	ii
COLLABORATION STATEMENT	iii
AUTHENTICITY STATEMENT	iv
ACKNOWLEDGEMENTS	v
ABSTRACT.....	vi
INTISARI.....	vii
TABLE OF CONTENTS	viii
LIST OF TABLES	x
LIST OF FIGURES	xi
ABBREVIATION AND ACRONYM	xii
CHAPTER I INTRODUCTION	1
1.1 Research Background	1
1.1.1 The Importance of Industrial Estates to Regional and National Development	1
1.1.2 Sentolo Industrial Estate Development.....	4
1.2 Problem Statement	6
1.3 Research Questions	6
1.4 Research Objectives	6
1.5 Research Originality	7
1.6 Research Benefits	7
1.7 Scope of the Research	8
1.8 The Structure of Thesis	9
CHAPTER II LITERATURE REVIEW	10
2.1 Industrial Estates Definition	10
2.2 Advantages of Industrial Estates	12
2.3 Industrial Estate Location Criteria	17
2.4 Case Studies in Japan and Korea	18
2.4.1 Industrial Estates Establishment: the Case of Mie Prefecture in Japan.....	19
2.4.2 The Management and Operation of Industrial Estates: the Case of Korean Industrial Estates	23
2.5 Requirements for Successful Industrial Estates.....	26
2.5.1 External Factors (Existence)	27
2.5.1.1 Existing Location	27
2.5.1.2 Existence of Institutional Support	29

2.5.2 Internal Factors (Effort of Local Government)	32
2.5.2.1 Preparation Stage	33
2.5.2.2 Development Stage	36
2.5.2.3 Operation Stage	40
CHAPTER III RESEARCH METHODOLOGY	47
3.1 Research Approach	47
3.2 Location and Scope	48
3.3 Stages	49
3.4 Collecting Data Methods	50
3.5 Analyzing Data Methods	51
3.6 Research Framework	52
3.7 Time Schedule	53
CHAPTER IV GENERAL DESCRIPTION OF RESEARCH LOCATION ...	56
4.1 Sentolo Designated Industrial Estate	56
4.2 Geographical Condition	57
4.3 Region's Physical Condition.....	61
4.4 Land Price	67
4.5 Demographic Condition.....	68
4.6 Road Infrastructure Condition	69
CHAPTER V FINDINGS AND DISCUSSION	71
5.1 Kulon Progo Industrial Estate Development Plan Over Time	71
5.1.1 Feasibility Study in 2005 by Public Works Agency	72
5.1.2 Master Plan of Kulon Progo Industrial Estate Development in 2012 by Ministry of Industry	73
5.1.3 Industrial Estate Development Plan in Yogyakarta Special Region Province (DIY) in 2013 by Ministry of Industry	75
5.1.4 Master Plan of Sentolo Industrial Estate in 2013 by Investment and Corporation Board Yogyakarta Special Region Province (DIY)	76
5.2 Evaluation of Sentolo Industrial Estate Development	82
5.3 Factors Influencing The Development of Sentolo Industrial Estate	94
5.4 The Future Prospect of Sentolo Industrial Estate	96
CHAPTER VI CONCLUSION AND RECOMMENDATIONS	98
6.1 Conclusion	98
6.2 Recommendations	100
REFERENCES	103

LIST OF TABLES

Table 1.1	Number of Industrial Estates by Province.....	3
Table 1.2	Research Originality.....	7
Table 2.1	Criteria for Industrial Estate Site Selection Considerations.....	17
Table 2.2	GDP Per Capita (current US\$).....	18
Table 2.3	Promotive Financial Incentives Available in Japan	30
Table 2.4	Taxation.....	31
Table 2.5	Finance	31
Table 2.6	Requirements for Industrial Estate Based on Industrial Estate Development in Japan and Korea.....	43
Table 2.7	Requirements for Industrial Estate Based on Government Regulation	46
Table 3.1	Time Schedule of the Research	54
Table 4.1	Area and Percentage of Village in Sentolo District	59
Table 4.2	Number of Population of Sentolo District	68
Table 5.1	Master Plans for Kulon Progo Industrial Estates	79
Table 5.2	Evaluation of Sentolo Industrial Estate Location	82
Table 5.3	Evaluation Result of Requirements for Suitable Industrial Estate in Sentolo Based on Government Regulation	86
Table 5.4	Evaluation Result of Requirements for Suitable Industrial Estate in Sentolo Based on Industrial Estate Development in Japan and Korea	89

LIST OF FIGURES

Figure 3.1	Designated Industrial Estates Location	48
Figure 3.2	Research Framework	52
Figure 4.1	Sentolo District Area Border	58
Figure 4.2	Sentolo District Administration Map	60
Figure 4.3	Sentolo District Slope Map	62
Figure 4.4	Sentolo District Soil Type Map	64
Figure 4.5	Sentolo District Land Use Map	66
Figure 4.6	Sentolo District Land Price	67
Figure 4.7	Road conditions in Sentolo Allocated Industrial Estates	70
Figure 5.1	Suitable Industrial Estates Location Based on Physical Characteristics and Land Price	84

ABBREVIATION AND ACRONYM

BKPM	Badan Kerjasama dan Penanaman Modal (Investment and Coordination Board)
DIY	Daerah Istimewa Yogyakarta (Yogyakarta Special Region)
DKI	Daerah Khusus Ibukota (Special Region of Capital of the Country)
CNG	Compressed Natural Gas
GDP	Gross Domestic Product
JILC	Japan Industrial Location Center
JJLS	Jalan Jalur Lintas Selatan (South National Road Route)
KICOX	Korea Industrial Complex Corporation
M & O	Management and Operation
MP3EI	Masterplan Percepatan Perluasan Pengembangan Ekonomi Indonesia (Master Plan for the Acceleration of Expansion of Indonesian Economic Development)
RPJMD	Rencana Pembangunan Jangka Menengah Daerah (Medium Term Regional Development Plan)
RPJMN	Rencana Pembangunan Jangka Menengah Nasional (Medium Term National Development Plan)
RPJPD	Rencana Pembangunan Jangka Panjang Daerah (Long Term Regional Development Plan)
RPJPN	Rencana Pembangunan Jangka Panjang Nasional (Long Term National Development Plan)
RTRW	Rencana Tata Ruang Wilayah (Spatial Plan)