

IMPLEMENTING THE COORDINATION FUNCTION OF CONTROLLING OF SPATIAL UTILIZATION IN THE NORTH BANDUNG AREA AS A STRATEGIC AREA OF WEST JAVA PROVINCE

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Abstract

The North Bandung area (KBU) based on Regional Regulation of West Java Province Number 22 of 2010 is designated as a provincial strategic area because it has a function as a water catchment area which supplies around 60% of the water needs of the people below it, if it is not maintained properly it will potentially cause environmental problems that have a very broad impact on life. However, KBU has extraordinary attractiveness that can provide economic benefits for many investors, so massive commercial development in this area is unavoidable. KBU is administratively located in 4 (four) districts/cities, namely Bandung Regency, West Bandung Regency, Bandung City and Cimahi City. Therefore, controlling development in this area requires good coordination between the provincial government as the representative of the central government and the four district/city regional governments. In reality, coordination did not run optimally, coordination carried out by the Province only with the district/city government based on the location of the land requested, without considering the granting of development permits in one area could have an impact on other districts/cities. For district/city governments, there is no vertical coordination regarding the granting of building permits at the KBU, because the district/city governments only implement the governor's recommendations in issuing these permits. Thus, when the investor has pocketed the governor's recommendation, the district/city government will follow up on the licensing process. On the other hand, the Provincial Government thinks that the governor's recommendation is not a ticket to obtain a permit, but as a consideration for the district/city government when they want to issue a land use permit or construct a building in a KBU. The different perceptions between the Provincial and Regency/City Governments show that coordination in the issuance of permits at the KBU has not been perfect, which in fact provides benefits for investors, even though it has the potential to harm the surrounding

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community if the increasingly rampant development at the KBU does not take into account environmental damage.

Keywords: KBU, licensing, coordination, recommendation of the governor.

Introduction

The North Bandung area (hereinafter abbreviated as KBU) is a strategic area that has high economic value and is important for conservation. This area is located at an altitude above 750 meters above sea level to the north of Bandung Raya. This area is also administratively located in 4 (four) districts/cities, namely: Bandung Regency, West Bandung Regency, Bandung City, and Cimahi City. The North Bandung area has an important function in ensuring the sustainability of life and environmental balance in the Bandung Basin, after it was designated as a Provincial Strategic Area based on West Java Provincial Regulation Number 22 of 2010 concerning the West Java Provincial Spatial Planning for 2009-2029. The designation of this area is due to the fact that North Bandung has a function as a water catchment area which supplies around 60% of the water needs of the people below it and also has the potential to cause environmental problems which have a very broad impact on life.

By this time, the KBU had undergone many changes. KBU is a magnet for capital owners to invest or do business such as building housing or building tourism facilities. As a result, in KBU there are more and more buildings, both licensed and unlicensed. The rampant development has allegedly impacted on the disruption of water conservation reserves and the surrounding environment. The findings of the Ministry of Agrarian Affairs and Spatial Planning of the National Land Agency in 2020 stated that as many as 4,400 houses and villas in the North Bandung Area (KBU), West Java, were proven to have violated spatial planning provisions to violations of building construction permits.

The findings of the Ministry of Agrarian Affairs and Spatial Planning are almost the same as the findings of West Java Walhi which noted that until the end of 2018 there had been 4,414 spatial planning violations, due to land conversion in all KBU areas. Walhi stated that the increasingly massive land use change in the North Bandung area had resulted in flooding in Pasteur, Bandung. Changing the function of water catchment areas in KBU has been going on for the past 15 years. As a result, high-intensity rainwater cannot be quickly absorbed by the soil, especially since the capacity of the river is deteriorating. Reduced water absorption in the KBU causes a decrease in the availability of raw (drinking) water for the necessities of life and disrupts people's daily activities.

KBU space control has actually been regulated in Regional Regulation No. 1 of 2008 and was replaced by Regional Regulation No. 2 of 2016, however, based on previous research, the implementation of space utilization control policies in the North Bandung area was caused by sub-optimal operational coordination among local governments. Weaknesses in coordination and supervision by local governments contributed to violations of spatial use in KBU. This research aims to focus on the factors that cause non-optimal coordination and weak supervision of controlling the use of space in the North Bandung area. However, coordination and supervision are very important in realizing the goal of controlling the use of space in the KBU from the development plan as a Strategic Area as has been determined.

Theoretical Study

Space and Control of Space Utilization

The development of a region is a function of dynamic changes both originating from internal factors in the region as well as forces originating from external sources. And it is in this context that each region formulates an appropriate development strategy, including by establishing strategic areas. Some of the things that exist as internal factors in the region include population development and increasing urbanization, production processes, industrialization, and rapid economic growth.

This is what causes frequent environmental damage. Meanwhile, internal factors include global changes, the information technology revolution and the existence of economic liberalization and free trade which require changes in management and increased excellence and competitiveness of a region. Strategic areas according to Muta'ali (2013) are areas that have strategic, important and priority values because they have a broad influence on regional development. Spatial planning with a regional strategic value approach is intended to develop, preserve, protect and coordinate the integrated development of the area's strategic values for the realization of effective, efficient and sustainable utilization. The strategic value of an area at the national, provincial, district/city level can be determined based on several aspects, namely externality, accountability, and efficiency in handling the area.

Prioritized area plans include areas that are deemed to need to be prioritized for development or management and require detailed plans and program support as an effort to realize the Spatial Utilization Structural Plan and Pattern. These areas can take the form of, among others: Areas that have strategic value for regional growth; Underdeveloped/isolated areas; Critical/disaster-prone areas; Border

areas between countries; and conservation Areas. The definition of land is divided into two aspects, namely based on physical geography and economic terms (Lichfield and Drabkin, 1980). In terms of geography, land is land that is permanent in its environment and the physical quality of the soil greatly determines its function. Meanwhile, from an economic perspective, land is a natural resource whose value depends on its production. Land is a limited natural resource which in its use requires arrangement with the aim of the welfare of the community. Land use is the arrangement and regulation of land utilization in which also takes into account cultural geographical and natural geographical factors and their relationships (Jayadinata, 1999).

According to Chapin in Fonataba (2010), there are 3 systems related to urban land use, namely (1) System of activities, related to the way humans and their institutions manage their daily affairs to meet their needs and interact with each other in time and space; (2) Land development system, focusing on the process of changing space and adjusting it to human needs in accommodating existing activities in the arrangement of activity systems; and (3) Environmental system, this system functions to provide a place for human life and existence and habitats and resources to support human survival. Basically, if these three systems interact and are interconnected with each other, they will form a land use pattern.

The classification of land use is based on the form of urban land use, namely land use is not just exploiting the natural potential of the land, but is more determined by the existence of spatial relationships with other existing uses, for example the availability of infrastructure and other public facilities. According to Malingreau (1981), land use is human intervention either permanently or periodically on land with the aim of fulfilling needs, both material and spiritual needs, or a combination of both. Lean and Goodall (1996) argue that the components of land use can be divided into profit uses of land and non-profit uses of land. According to Yunus (2002) there is a link between land value and land use. Land value is an assessment of land based on the economic capacity of the land in relation to its productivity and economic strategy. Changes in land use apart from the needs of the community, are also due to development programs planned by the government. So inevitably the land use that has been planned for development allocation. Fabos (in Safariah, 1999) argues that the impact of urban development has long been one of the important issues that cannot be avoided in any urban land use planning. Where there are only two ways to deal with this, namely responding to the impacts arising from land use activities, or preventing the potential negative impacts that may arise both social and environmental aspects.

Coordination

Local government is an organization whose hierarchical authority is under the central government. Nevertheless, based on the principle of autonomy, local governments are delegated authority based on the principle of decentralization to carry out various governmental affairs that are handed over to the central government and become regional authorities. In order for government affairs to be carried out properly, coordination is needed, especially if the affairs are cross-sectoral or involve many institutions. Coordination is very important to achieve efficiency in the efforts of the government (Handyaningrat, 2006: 93). According to Ndaha (2003: 291), coordination is cooperation, in which there is a process of mutual agreement, bearing in mind that in coordination there are various activities or different elements, so that all activities carried out and the elements in them can work directed to achieve goals that have been set. This is in line with the notion of coordination put forward by Handoko (2003: 195) which states that coordination is the process of integrating goals and activities in separate units (departments or functional areas) of an organization to achieve organizational goals. Complementing the existing definitions, Manullang (2008: 72) argues that coordination is an effort to direct the activities of all organizational units so that they are focused on making the maximum possible contribution to achieving overall organizational goals. With the coordination there will be alignment of activities between organizational units in achieving organizational goals. Based on some of the definitions of coordination above, it can be concluded that coordination basically implies a form of cooperation between two parties or multi-stakeholders, to integrate mutually agreed activities, complement each other, help each other, so that the goals set can be achieved efficiently.

In the practice of state administration in Indonesia, coordination is often considered an expensive item. Coordination is easy to say but hard to implement. There are so many agencies that have similar activities but are not well coordinated. This problem also occurs in relations between units within the organization. Several units in one organization have similar activities without being controlled by the leadership. This condition can get worse if there is no coordination from planning, implementation to evaluation. In general, coordination is a tie in organization and management that connects the roles of actors in organization and management to achieve organizational and management objectives. In other words, coordination can guarantee the movement of organizational actors towards a common goal. Without coordination, all parties in the organization and management will move according to their interests, but regardless of the role of

other actors in the organization and the role of each actor, it is not certain to achieve common goals.

Coordination has an important role in organizational unity as well as creating networks of work relations or communication needed by the organization. According to Tripathi and Reddy in Moekijat (2006:39), effective communication is a condition for good coordination. Because in the process of coordination, communication occurs in the form of exchange of information that takes place continuously. Communication is also useful for creating mutual understanding when there are differences of opinion so as to facilitate cooperation between the individuals involved.

There are four components of coordination according to Malone and Krowston (1990), namely:

1. Objectives, the coordinating parties must know what objectives are to be achieved.
2. Activities, there is an equal distribution of work, duties, authorities and responsibilities which guide officers to carry out organizational activities.
3. Actors involved, this component shows who is involved and responsible during the coordination process carried out, starting from position, education, experience and understanding of the tasks given, attitudes and behavior as well as interests between each individual and group in the organization.
4. Interdependencies, dependence between actors, between departments, during the coordination process, each actor shares information, resources, activities carried out complement each other (not overlapping), and activities carried out simultaneously, where one activity is continued with other activities.

Research Methods

To analyze the implementation of coordination in controlling the utilization of the North Bandung area using qualitative research methods. The purpose of this research is to understand situations and events (Locke, Spirduso, & Silverman, 1987) regarding the chaotic use of space in KBU, as well as how the social interactions between district/city and provincial governments in the implementation of coordination and supervision of controlling the use of KBU space. Research gradually interprets a social phenomenon by differentiating, comparing, duplicating, cataloging, and classifying research objects (Miles & Huberman, 1984), related to rampant development and spatial violations in KBU.

In this study, the data presented was descriptive in the form of words or pictures (Fraenkel & Wallen, 1990; Locke et al., 1987; Marshall & Rossman, 1989; Merriam, 1988), emphasizing perceptions of many incidents (Lincoln & Guba, 1985), and their ways of interpreting reality (Fraenkel & Wallen, 1990; Locke et al., 1987; Merriam, 1988) concerning violations of KBU space utilization. This research also seeks to understand how weak coordination opens up opportunities for violations of KBU space utilization.

The research uses a post positivism paradigm through a constructivist and interpretative understanding of events phenomenologically or naturalistically, so that the resulting knowledge is "knowledge based on experience" or "observed facts" (Silalahi, 2012) which can be used as a basis for compiling a recommendation for efforts to improve coordination and supervision in controlling the utilization of the North Bandung Area as a Strategic Area of West Java Province.

Research result

The government's authority in coordinating spatial use and land use is governed by a series of regulations as follows:

1. Coordination in the administration of regional government according to Law Number 23 of 2014

The central government, through ministers or non-ministerial institutions, has the authority to coordinate the implementation of regional government affairs. In terms of development, article 259 states that the technical coordination of development between provincial Regions and regency/municipality Regions and between districts/municipal Regions within the scope of provincial Regions is carried out by the governor as a representative of the Central Government. Development technical coordination referred to is carried out in the planning, implementation, control and evaluation stages of regional development.

2. Government Regulation of the Republic of Indonesia Number 12 of 2017

The Minister coordinates the implementation of regional administration nationally. Coordination is carried out on the aspects of planning, budgeting, organizing, implementing, reporting, and evaluating. Coordination is carried out by involving all technical ministries, non-ministerial government agencies, and local governments.

3. Authority for Coordination and Supervision in the Implementation of Spatial Planning based on Law Number 11 of 2020 (UU Cipta Kerja)

Spatial Cluster

Implementation of spatial planning is an activity that includes regulation, guidance, implementation and supervision of spatial planning. The drafting of legislation is coordinated by the minister in charge of government affairs in the environmental sector.

Implementation of Coordination in Controlling North Bandung Area Space Utilization

Coordination in granting permits between the provincial and district/city governments is needed, the goal is that each service and simplification of business licensing requirements, which are accompanied by permits for the use of space/land and the construction of buildings in the KBU are in accordance with the applicable rules and procedures. Coordination activities are carried out starting from the application for permits to monitoring the use of land/space in the KBU. Coordinating activities are carried out, among others, through site surveys and discussion meetings. Coordination is carried out both vertically between the district/city and provincial governments to discuss the issue of requests for recommendations from the governor for land/space utilization in the KBU, as well as horizontal coordination between district/city regional apparatuses.

At the coordination meeting, the Provincial Government Team coordinates vertically with the district/city governments that administratively own the KBU areas, to discuss the governor's recommendations for land use in the KBU which was requested by investors. The Provincial Government Team invited regional apparatuses in the districts/cities to provide suggestions and input regarding the issuance of the governor's recommendation. Horizontal coordination is carried out by district/city regional apparatuses, through joint discussion meetings and surveys of the requested location. Regional apparatus teams in regencies/cities involved in the process of granting space utilization permits and site inspections are the licensing and investment service (DPMPTSP), the spatial planning agency (DPUPR), the Environmental Service (DLH), Satpol PP, and the Transportation Service. If the permit application concerns housing and hotels, then the coordination meeting involves the Settlement and Landscaping Office. In addition to the application for hotels, the discussion of applications for permits for hotel construction involves the Ministry of Religion.

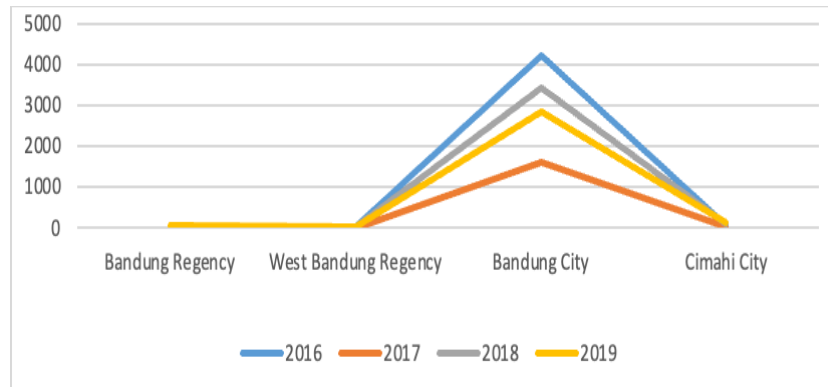
Regarding licensing, there are differences in perception between DPMPTSP in districts/cities and DPMPTSP in West Java Province. The DPMPTSP in the district/city said that licensing authority did not rest with the Regency/City government, the authority they possessed was only administrative in nature, but technically, licensing in the KBU (in

consideration of issuing the governor's recommendation), the Regency/City government was not involved. Technical considerations rest with the provincial team providing recommendations, and the Office of Public Works and Spatial Planning in the respective districts/cities. If the applicant has pocketed the governor's recommendation, the permit can be processed directly by the district/city DPMPTSP.

According to the informant, there was no coordination in permitting spatial use in the KBU, districts/cities only followed up on recommendations from the governor, as well as district/city DPUTR who said that technically, licensing considerations followed recommendations from the province. When asked, is there vertical or horizontal coordination contained in the SOP or implementation guidelines related to recommendations for space and land use permits for the development of the commercial sector in the KBU? The informant expressed his opinion that there were no implementation guidelines regarding recommendations for space and land use permits in the KBU, because the province issued the recommendation, so the SOP was in the province. Technically DPMPTSP is not involved. Technical authority belongs to the province, if the KBU recommendations have been issued, the DPUTR technically follows the recommendations from the province, in activities such as measuring, reviewing KDB (Basic Building Coefficient), KDH (Green Area Coefficient) and so on, in accordance with the recommendations made issued by the province. This is in accordance with Permendagri 138, that the DPMPTSP in the Regency/City Government only takes care of administrative matters. Meanwhile, the technical licensing authority to issue governor recommendations regarding land use permits in KBU is the provincial DPMPTSP.

Based on the explanation from the informant, it can be said that vertical licensing coordination does not exist, because the applicant directly submits it to the DPMPTSP of West Java Province. For the issuance of governor recommendations, DPMPTSP usually asks for consideration from the district/city Spatial Planning Office for conformity or comparison with the Regency/City Detailed Spatial Plan (RDTR). However, according to the informant, even though the data has been provided to the province, usually the entities change, this is because full authority lies with the province and strategic areas are determined by the province. In the case of issuance of a permit as a follow-up to the issuance of a governor's recommendation, the regional apparatus in the district/city coordinates with the sub-district. The following graph shows data on the issuance of building permits (IMB) and location permits.

Graph 1. Issuance of Building Construction Permits (IMB) and Location Permits at KBU (2010-2019)



According to the statement of one of the informants, the coordination in permitting the use of space in the KBU has actually not gone well. Coordination is only carried out in the process of issuing permits, but coordination related to supervision tends to be neglected. Both coordination of supervision between regional apparatuses or coordination between districts/cities that contain KBU areas. According to the informant, this is due to the care and mental attitude of the apparatus which still ignores the importance of coordination in terms of supervision. In general, regional apparatuses only think about facilitating permits, rather than communicating or coordinating across sectors in supervising the use of space/land in the KBU. Even behind the permission to use the KBU space, it can be disastrous for the surrounding areas. Therefore, it is important to communicate and coordinate across sectors and between regencies/cities in order to minimize the impact of environmental damage that can be detrimental to other regions as well as to the regencies/cities themselves. According to the informant, the problem with licensing lies in the communication and attitude of the apparatus in providing services. Generally, if a service has economic benefits (money), the apparatus will quickly provide the service, while matters of law enforcement or prosecution of licensing violations tend to be ignored, because they do not want to deal with the risk of conflict of interests and all kinds of things.

Coordination is not only between institutions within the district/city area, but coordination also needs to be carried out between the district/city regions themselves regarding development permits in the KBU. If construction in KBU is very rampant and out of control, the people of neighboring districts/cities can feel the impact. For example, the problem of flooding in the city of Bandung was allegedly caused by the massive construction in Cihanjuang, West Bandung Regency.

Flooding in Cicaheum, Bandung City, due to construction or land conversion in Cimenyan, Bandung Regency. While the development and utilization of the KBU land/space within the administrative area of Bandung City, the impact will be felt on the people in the South Bandung area. The impact of land/space use in the KBU is indirect, but correlated with one another. The government and society in general are ignorant of the direct and indirect impacts of development on the KBU. The government and society will only realize and want to comply with regulations if sanctions, punishments, or disasters that harm the community have been imposed.

The issuance of principle permits for space utilization has changed since the publication of the Job Creation Law and Government Regulation Number 21 of 2021. Before the issuance of the Job Creation Law, the issuance of location permits or principle permits for space utilization was adjusted to Regional Regulation Number 2 of 2016, which was preceded by a TKPRD (Coordination Team of Regional Spatial Planning) meeting. Now, after the issuance of the Job Creation Law, if you want to build a building or use space, the applicant must first submit an approval for the KKPR in accordance with Government Regulation Number 21 of 2021. KKPR is the conformity of the use of space with the Spatial Plan. If previously KKPR was done manually, now there are 2 (two) mechanisms. KKPR can be published automatically and can also be published manually. The KKPR, which was published manually, was the result of the discussion at the Regional Spatial Planning Forum earlier. But this forum only exists in a few regions, because the policy is still new, and is in the formative stage. The spatial planning forum involves professional associations as well as academics. But in Cimahi City it has not yet been formed, because this policy has only just taken effect. Therefore, TKPRD still functions as a spatial planning forum (FPR). The FPR has not yet been formed, because it is still in the process of entering honorariums, determining the classification of FPR members for community leaders and the required association criteria. In fact, according to regulations, the formation of the FPR is given a period of 12 months from the issuance of PP No. 21.

As for the KKPR, which is published automatically, based on a system through an application called the Online Single Submission-Risk Based Approach (OSS-RBA). Through the OSS-RBA system, it is integrated with SIM-BG (Building and Building Management Information System). Every applicant who needs a PBG (Building Approval), via OSS-RBA will be connected to SIM-BG. If the KKPR for business activities is not clear, then the NIB (Business Identification Number) will not be issued. So KKPR is the initial process that is carried out, before taking care of PBG and business licensing. For building permits, since August 2, 2021, the government through Law number 11 of 2020 and also its derivative PP

(PP numbers 5, 6, 16, 21, 22) has mandated that since the promulgation of PP 16 on February 2, 2021, all districts/ cities in Indonesia have been able to serve building approval (PBG). Regency/city regional governments are encouraged to switch from IMB to PBG with all the existing requirements. Currently, building permits in regencies/cities have been transferred to PBG, so that applications for IMB have been abolished, the current system has been closed for approval of drawings and validation of IMB. Now, if you want to submit a governor's recommendation, it's also not possible, because the entrance system has been closed or doesn't exist. Currently PBG applications are only through consultation with the PUPR technical service (spatial planning agency), complete the requirements in PP 16, and are uploaded via SIM BG, and also issued via SIM BG. It is hoped that the government (through UUCK) will make the process shorter, more transparent, accelerate services, facilitate and lower costs.

With the existence of the CK Law, there has been a change in procedures related to obtaining permits for space/land use and constructing buildings. The implementation of the new licensing system with the issuance of the CK Law was considered quite confusing, as stated by an informant from DPUPR Cimahi, as follows: The previous permits referred to PP 15 of 2010 concerning spatial planning implementation, namely principle permits, location permits, IPPT/ land use permit, and IMB/permit to build a building. Now, since the issuance of the CK Law, all of these permits have changed to only one, namely the KKPR. Then, the issuance was not from the DPUPR/DPMPTSP but from the forum, the KKPR was analyzed by the FPR (Spatial Planning Forum), then issued/signed by the Regional Head. So the DPUPR is involved, because it is the secretariat of the FPR, everything goes through the DPUPR. The FPR has also changed, from the TKPRD format to the FPR, the substance has changed, the content has changed, the people (members) have changed, their position has changed. From the three permit formats to one permit, it causes confusion, how to formulate it?, even though everything is clear in the ministerial regulation, it's just that the DPUPR has to accommodate the technical provisions that have been conveyed (to the public), the site plan in the new format doesn't exist, but it's possible to attach it as the technical plan on the KKPR. Still under discussion, still in transition. Then, everything is now going through the (OSS) system in UUCK to make business investment easier. Through OSS for business permits it is indeed easier, while permits for non-businesses do not yet have a system, they should be included in the ATR (Agrarian and Spatial Planning) system, for non-businesses directly in the KKPR licensing format. Even if it's small/no impact, everyone should have a KKPR. But in OSS, those that are processed as KKPR are those with

medium-high risk, if they are low they are issued automatically through the system, while in ministerial regulations, all spatial use activities must be processed for KKPR, that is what is contradictory. The current conditions in the field, the ATR system has not yet opened for applicants to enter their information directly into the ATR system, it is still connected to OSS, so those who enter into OSS will only enter the KKPR, so for permits for residence they are still done manually through the Spinter system (the previous one). The ATR is not perfect, there are still many improvements. Until the KKPR is published, then it is analyzed by FPR within 20 days, then within 10 days waiting for Pertek (technical considerations) from BPN (National Land Agency), from the system (OSS) will distribute the documents to DPUPR and to ATR/BPN. Furthermore, the DPUPR can consider its land aspects in the KKPR. The KKPR discussion is for businesses with medium-high risk, while the KKPR for low risk will be published automatically from the system. KKPR that is published automatically from the system can occur if the district/city already has an RDTR. So that it can automatically be seen in the system whether the permit application is approved or not. The RDTR data itself can be seen in the following table:

Table 1 Detailed Spatial Land (RDTR)

No	Regency/City	Annotation
1	Bandung Regency	currently preparing the RDTR
2	West bandung Regency	currently preparing the RDTR
3	Bandung City	already have RDTR regulations
4	Cimahi City	currently preparing the RDTR

Source: <https://tataruang.atrbpn.go.id>

If the RDTR does not yet exist, then KKPR approval is needed which is discussed in the FPR. In district/city governments, the FPR itself has not been formed because of the change from TKPRD to FPR, there have been changes in substance, content, and people (members). Another difficulty faced by DPUPR is how to accommodate technical requirements from the community (for the construction of low-risk houses) and site plans because there is no new format. Currently, the ATR system is not perfect and still needs improvement. Permits that are issued automatically cannot be seen and monitored by the district/city offices, even though each issued permit should be supervised and controlled by the DPUPR. Meanwhile, permits issued starting from the approval of the KKPR by FPR can be known by the service (DPUPR) because the agency is directly involved in controlling in the field. As for permits that are issued automatically, the Office does not know about it, therefore, the Office must go to the field to ask the community directly whether they already have a KKPR or not.

Since UUCK came into effect, regional regulations that are no longer in-line with UUCK are automatically invalidated. Nonetheless, the Regional Government of West Java Province, reminded and mandated that even though Perda Number 2 of 2016 is no longer a reference, licensing in KBUs that are organized by districts/cities so that the "spirit" for controlling KBU supervision as a strategic area of West Java is maintained, the standard is in Regency/city RTRW and RDTR. Even though it was in the PBG (Building Agreement) era, the RTRW was no longer a reference, like in the old IMB era.

Based on the research results, the empirical findings found include:

- KBU is a golden area and many people have an interest in it, because its economic attractiveness is extraordinary so that many big investors do business there, including "rulers in both the executive and legislative branches" so that it seems as if they are above the law, they feel they own positions and high positions make it difficult too, that's of course part of awareness, say it's categorized as a society. But the fact is that with certain strata, sometimes public awareness is still low which makes violations in the KBU still rampant.
- neglect of permits, is the impact of the elimination of provincial strategic areas based on the Job Creation Law. Doubts about licensing after the Job Creation Law are not in favor of environmental control at KBU
- The issuance of the CK Law and the withdrawal of Regional Regulation No. 2 of 2016, which were not followed up with technical regulations in the regions, caused the coordination in monitoring and controlling the use of space in KBU to become unclear, because every permit issued was through OSS (the licensing system that has been in effect since the UU regime CK) cannot be monitored by the relevant regional apparatus in the district/city, besides not knowing the permits issued, the district/city government does not understand the basis for issuing permits with an automatic KKPR by this system. This condition is a lawless country from a spatial aspect, especially in KBU, where coordination in supervision experiences a legal vacuum.

Conclusion

Based on the results of research on the implementation of coordination and supervision in the North Bandung Area as a Strategic Area of West Java Province, it can be concluded that in terms of implementing coordination before the issuance of the CK Law, each party (regency/city and province) had not been fully developed properly. In terms of permits, districts/cities assume that the actual permits are in the province that issues the governor's

recommendation, the district/city governments only follow up on these recommendations. Regency/city governments feel that not all of them coordinate because KBU permits are fully in the province. After the issuance of the Job Creation Law (UU CK), where provincial authority in providing licensing recommendations at KBU was returned to their respective districts/cities, (internal) coordination has also not gone completely well, because district/city governments are still confused about the licensing mechanism in KBU, after the authority of the Province is no longer recognized, currently the implementation of permits is experiencing problems because there are several of them the establishment of a Spatial Planning Technical Team and the availability of a Detailed Spatial Plan (RDTR) not all of which are owned by the district/city.

Therefore, even though the provincial authority in controlling the use of space in the KBU was revoked based on the Job Creation Law (UU CK), in terms of spatial control, it is important for the Central Government to coordinate licensing in an integrated and well-systemized manner with local governments (provinces and districts/cities)) so that spatial use permits are based on mature technical considerations and do not have the potential to damage the environment. It is also important to apply this to other conservation areas in Indonesia. The problem faced in government management in Indonesia is the difficulty in coordinating because of differences in perceptions and interests between government agencies. So that development that is not well coordinated, often has an impact on sacrifices due to environmental damage that harm the community.

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