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## **Converting the Function of Rubber Plantation Land to Housing in Way Kanan, Lampung (Field Study at Transmedika Residence, Way Tuba District)**

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### **Abstract**

The purpose of this writing is to analyze regarding the factors that cause the conversion of plantation land into housing and the impact of land conversion plantation into housing in Way Tuba District. The research method uses qualitative research. Factors causing land use change plantation into housing the internal factors of the plantation owner taking into account the social and environmental conditions of the local residents and land use. The internal factor of the garden owner is expected to be the way for the growth and development of the area and local people. If a factor can affect a human action, it is hoped that this factor will have benefits in it by taking into account the surrounding conditions and getting benefits for all parties and there is no loss in it. It is hoped that Internal and external factors such as the surrounding environment will not conflict with laws and regulations and remain steadfast in the 1945 Constitution that everything must aim at the welfare of all Indonesian people. This research aims to discuss about converting the function of rubber plantation land to housing in way Kannan, Lampung. The method used in this research is method qualitative. The positive impact that is felt is the emergence of new residential areas to meet housing needs, increased trading activities and additional Regional Original Income (PAD) from levies and taxes, while the negative impact of converting plantation land into settlements is that food productivity will decrease or decrease. Plantation land, which has become narrower due to conversion of functions, has also resulted in a decrease in food production.

**Keywords:** Housing Area; Land; Plantation; Transfer of Functions.

### **I. INTRODUCTION**

Entering the era of globalization, facilities and infrastructure are needed to support the implementation of development, one of which is land. Land plays an important role as land to realize development in this case is physical development. As is known, land cannot be separated from humans because land is one of the important factors in human life (Harsono, 2007).

Land is a residential area, a place to carry out human activities, even after death they still need land. The plantation sector is a strategic sector and plays an important role in the national economy and the survival of the community, especially in its contribution to GDP, providing employment and supplying the needs of the domestic community. Awareness of this role causes most people to still maintain their plantations even though the country has become an industrialized country. In this regard, controlling plantation land is one of the strategic national policies to maintain the plantation industry in the capacity to provide for community needs, in relation to preventing long-term socio-economic losses given the multi-functional nature of plantation land.

Indonesia is an agricultural country that has favorable weather and fertile soil so that it can be planted with various types of plants. And the majority of the people live by working as farmers in the agricultural sector which is one of the factors that can support economic activity in Indonesia. One of the sub-sectors is plantation (Sofian dkk, 2023). Plantation land that was converted into settlements, this event shows a change in terms of land use. Land that was previously used as land for farmers who tended to be traditional is now starting to change its function to become a settlement. The conversion of plantation land into settlements without supervision can have a negative impact on humans and other living things. The impact of the conversion of plantation land into settlements is that the productivity of farmers will decrease or decrease.

Plantation land which has become narrower due to conversion of functions has also caused production to decline. The conversion of plantation land into settlements makes farmers lose the opportunity to work on their land in a sustainable manner and make it their livelihood (Joshua, 2018). As in the example case that occurred in Way Tuba District, Lampung Province. Land conversion plantation into housing originally land area plantation The rubber area is 3.5 Ha. The research conducted by Chen dkk (2023) that explain about Diversified land conversion deepens understanding of impacts of rapid rubber plantation expansion on plant diversity in the tropics. Then, with several factors that made the owner named Sujatmoko change the function to housing by building Transmedika Residence 1 and 2 housing in Way Tuba District, Way Kanan, Lampung. This has pros and cons from local residents, but because the rubber plantation is an individual owner, this cannot be contested. In housing development, the owner also aims to enliven the location where crime used to occur because plantations that were prone to crime are now becoming crowded and reducing the crime rate in the rubber plantation environment, which is now housing residents. In this study the author will examine the latest and current problems, which make this research different from previous studies by conducting research directly in the field regarding the factors that cause land conversion. plantation into housing and the impact of land conversion plantation into housing in Way Tuba District. Based on the explanation, this research aims to discuss about converting the function of rubber plantation land to housing in way kanan, Lampung.

## **II. METHOD**

The method used in this research is method qualitative. Qualitative research is research that produces and processing descriptive data, such as interview transcripts, field notes, this research is said to be qualitative because it is basically research it aims to examine or examine an object in a natural setting without any manipulation in it, and the expected results too not based on the measurements of quantity, but the meaning or in terms of the quality of the phenomenon observed. The approach to this research is a case study, where the researcher investigates carefully a program, event, activity, process that occurs in the surrounding environment (Supriani dkk, 2022).

## **III. RESULTS AND DISCUSSION**

### ***3.1 Factors Causing the Conversion of Plantation Land into Housing in Way Tuba District***

In some cases, the conversion of plantation land to other uses is a dilemma. Population growth and rapid growth in economic activity in several regions require sufficient non-plantation land. However, an increase in population also requires a greater supply of needs, which means that plantation land is also wider, while the total existing land area is fixed. As a result, there has been intense competition in land use which has resulted in an increase in land value (land rent). Therefore, land use for plantations will always be outperformed by other uses such as industry and housing. The available land is limited and the need is increasing hence What happened was a change in land use. Change Land use is caused by interrelated factors influence (Santosa & Sigit 2023).

According to Winoto, land use change is determined by factors related to the existing plantation system, such as changes in land use system of rules for buying and selling land and patterns of land tenure land tenure system and changes in the plantation economic system. Based on this, the factors that determine land conversion are grouped into three, namely economic factors, social factors, and existing land regulations (Dolly dkk, 2022).

According to Sujatmoko (Sujatmoko, 2023). As the owner of a rubber plantation which has now changed its function to housing, said that factors causing the conversion of plantation land into housing in Way Tuba District namely with the aim of doubling the price of land, which originally had a price limited to gardens, when plotted the price of land will automatically increase according to the market price. By obtaining a material advantage as the owner has the right to make an increase in terms of income, previously the rubber plantation land experienced a decrease in the price of rubber products and when the land was sold the price decreased. Another factor is the conversion of the plantation land, the owner intends to make a development growth in an area that residents consider a vulnerable area because oil palm plantations are rarely touched, so the owner thinks of changing the function of the rubber plantation land into strategic housing and can be enjoyed by local residents at affordable prices .

Based on the explanation above there are factors in general causing land conversion:

- a) The factor of population growth that is so fast has implications for the demand for residential land which is increasing from year to year;
- b) Economic factors are synonymous with the problem of poverty. Rural communities who are unable to fulfill their needs through the generally low sales of plantation activities, try to find other forms of business that can improve their welfare.
- c) There is investment from the private sector by purchasing productive lands belonging to residents (Paweli, 2022).

According to (Joko Mulyo, 2023). As Marketing in Housing Transmedika Residence 1 and 2 in Way Tuba Way Kanan District, Lampung. Before the plots of land were made in the form of rubber plantations, they were converted into plots of land for the purpose of enlivening the village, with the increasing population it will also have an impact on the economy of the surrounding community, where Transmedika Housing is in two locations namely Bandarsari and Simpang Prikanan. For Transmedika Residence, it offers a credit system to make it easier for people to own land, and also to avoid usury. Cash and credit prices are the same. Transmedika Residence 1 has 46 plots and Transmedika Residence 2 has 87 plots.

According to Joko Mulyo, the factor that dominates the transition from plantation land to housing is because to make the area that was vulnerable and disturbing the surrounding community because of the many crimes around it into a busy residential area and the needs of the community to have a safe and comfortable residential home have been realized. These social factors become the basis for landowners to convert land conversion into land that is strategic and has a sale value compared to a rubber plantation. There is no loss felt by local residents such as loss of livelihood as a farmer, because rubber plantations that are no longer getting much profit, the owner is planning a change of function to another which has many advantages. Residents around the area still get jobs because there is a process of building housing that is quite a lot and continuously,

Based on the explanation above, the authors argue that changes in land use conversion by rubber plantation owners are based on internal factors from the plantation owner by taking into account the social and environmental conditions of local residents and land use. The internal factor of the garden owner is expected to be the way of a growth and development of the area and local people. If a factor can affect a human action, it is hoped that this factor will have benefits in it by taking into account the surrounding conditions and getting benefits for all parties and there is no loss in it.

### ***3.2 The Impact of Converting the Function of Plantation Land to Housing in Way Tuba District***

Land use change plantation Being a settlement without supervision can have a negative impact on humans and other living things. Land use change or land conversion is a change in the function of part or all of a land area from its original function or as planned into another function that has a negative impact on the environment and the potential of the land itself.

The impact of land conversion resulted in reduced planting area and harvest. There is transition land is also followed by a shift in the livelihoods of farmers, these changes greatly affect changes in income or income earned by farmers. Financial management is a actions to assist in planning, problem solving and

decision making. Financial management is carried out with the aim that can improve business continuity, growth and profitability (Suwahyuni dkk, 2022).

Land use change is one of the consequences of regional development in response to population growth. This can be seen from the conversion of paddy fields into urban residential areas. Most of these land conversions show an imbalance in land tenure dominated by owners of residential building permits, either horizontally (real estate) or vertically (apartments).

Impact of land use change plantation into settlements, namely food productivity will be reduced or decreased. Land plantation which are becoming narrower because the transfer of functions causes food production to also decrease, such as staple foods, fruits, vegetables, and others. Land use change plantation Becoming a settlement makes farmers lose the opportunity to cultivate their land in a sustainable manner and make it their livelihood.

According to Sujatmoko the negative impact of this change in land use causes no rubber production and has an impact on the shortage of rubber demand which should be able to increase the production needed by the community to decrease. Another negative impact is that farmers who have been working as rubber farmers for a long time now have to be laid off but the positive impact is undeniable, namely that farmers can still plant other garden products such as planting cassava and other food on plots of land that are still empty and that has been permitted, as well as the impact on land change who previously did not benefit are now benefiting in terms of material and development in the area.

Meanwhile, according to Joko Mulyo dthe positive impact of this transition is minimizing the crime that often occurs in the area of the Simpang Prikanan to Bandarsari, which was previously lush with rubber plantations, is now brightly lit and ready to become a community settlement. The negative impact is that the productivity of rubber will decrease. But it is hoped that these positive and negative impacts will not greatly affect the progress of an area and harm the surrounding community. It is hoped that it will help the welfare of society.

Based on the explanation above, the positive impact that is felt is the emergence of new residential areas to meet housing needs, increased trading activities and additional Regional Original Income (PAD) from fees and taxes, while the negative impact of converting plantation land into settlements is that food productivity will decrease or decreased. Plantation land, which has become narrower due to conversion of functions, has also resulted in a decrease in food production.

#### **IV. CONCLUSION**

Changes in land use change by rubber plantation owners are based on internal factors from plantation owners by taking into account the social and environmental conditions of local residents and land use. The internal factor of the garden owner is expected to be a trigger for the growth and development of the area and local residents. If a factor can affect a human action, it is hoped that this factor will have benefits in it by taking into account the surrounding conditions and getting benefits for all parties and there is no loss in it. It is hoped that internal and external factors such as the surrounding environment will not conflict with laws and regulations and remain steadfast in the 1945 Constitution that everything must aim at the welfare of all Indonesian people. The positive impact that is felt is the emergence of new residential areas to meet housing needs, increased trading activities and additional Regional Original Income (PAD) from levies and taxes, while the negative impact of converting plantation land into settlements is that food productivity will decrease or decrease. Plantation land, which has become narrower due to conversion of functions, has also resulted in a decrease in food production.

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