

## **Reinstatement Model of Public Investment in the Provision of Urban Open Space**

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### **ABSTRACT**

*The new Indonesian Spatial Planning Act No. 26/2007 has set a minimum 30% of green open space (GOS) in urban areas, consisting of 20% public GOS and 10% private GOS. For many small and medium cities, this standard may not be a problem because the portion of built-up areas is still low. However, this standard has been a major problem to some large and metropolitan cities since there is limited land for new GOS. The main difficulty to fulfill the minimum GOS standard is short of fund for land acquisition, as well as high costs for GOS design, construction and maintenance. Besides efforts to maintain existing GOS, recover previously changed GOS, convert vacant land to ne GOS, and set aside land for GOS in redevelopment programs, there is an opportunity to use public fund for GOS provision with clear reinstatement. Using a simple economic method, the reinstatement model for providing public GOS can calculate and simulate the burden that should be covered by local government, and predict the reinstatement period of public spending. The burden on local government is affected by different schemes in GOS provision, different government interventions in property taxation, and different characteristics of property tax pattern. Creative collaboration with private sector and community in the provision of GOS will certainly increase the fiscal feasibility to local government, and therefore shorten the reinstatement period.*

**Keywords:** *green open space, public investment, reinstatement model, revenue estimation, cost estimation, property tax*