ABSTRACT

Land need for residential place frequent come out a problems in fulfill people needs. Not sparsely occur land fraction according to owner, then look out prevail rules particularly real estate areal procurement and residence on environmental layout aspect, such as roads, drainage and other public facilities. Therefore in the framework of land lay out and environmental issued Regulation of National Agrarian Agency Number 4/1991 concern to Land Consolidation. That is intended to anticipating or avoid possibility come out irregularities region even slum like on this research location in Government of Sidoarjo Regency region. So it let it happen then its management would be more difficult from many aspects.

Benefit gained from this research hoped could be give thinking contribution for development from agrarian aspects and lay out mainly about land consolidation law in particular related with urban land consolidation used for residential or real estate. On the other side of this research benefit as conceptual contribution in institution or government instance especially who managing land property and land consolidation.

Analysis used in this research taken from primary or secondary data by using qualitative approach emphasize on descriptive analysis based on sociological juridical research.

Result from this research emphasize on urban land consolidation for residence and real estate in Sidoarjo Regency suitable with Regulation of National Agrarian Agency Number 4/1991 concern to Land Consolidation and Regional Lay Out Plan Concept (RTRW) Sidoarjo Regency. The obstacles emerge cause land consolidation for residence and real estate could be coped cause people awareness and good coordination between Government (coordination team) and consolidation results.

Keywords: land consolidation, urban, residence.