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**Conflict of Interest: The Continuation of the Development of Cinde Market into Aldiron Plaza in Palembang City**

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**ABSTRACT**

This paper examines and explains the persistence of the conflict that has arisen as a result of the revitalization of the Cinde Market starting from 2017 to 2023. The study focuses on looking at what causes the conflict to continue, the actors involved, and even how conflict resolution is done by the various stakeholders. To explain this problem, the researchers used two conflict figure theories, Coswel and Kriesberd, which were the origins of the conflict transformation theory introduced by Fisher (2000). The method used is qualitative descriptive using various secondary data. The results of the research show that the conflict that occurs in the Cinde Market is due to the interests of the elite, injustice, inequality, and economic disparities.

Keywords: Conflict, Revitalization, and Cinde Market

**ABSTRAK**

Tulisan ini mengkaji dan menjelaskan tentang keberlanjutan konflik yang terjadi akibat revitalisasi Pasar Cinde yang dimulai dari tahun 2017 sampai 2023. Kajian ini difokuskan untuk melihat apa yang menyebabkan konflik masih terus terjadi, aktor-aktor yang terlibat, bahkan resolusi konflik apa yang dilakukan oleh berbagai stakeholder. Untuk menjelaskan permasalahan ini, peneliti memakai dua pemikiran tokoh konflik yaitu Coswel dan Kriesberd yang di mana menjadi asal usul hadirnya teori transformasi konflik yang diperkenalkan oleh Fisher (2000). Metode yang digunakan adalah kualitatif deskriptif dengan memanfaatkan berbagai data sekunder. Hasil penelitian menunjukkan bahwa konflik yang terjadi di Pasar Cinde disebabkan adanya kepentingan para elit, ketidakadilan, ketidaksetaraan, dan kesenjangan ekonomi.

Keywords: Konflik, Revitalisasi, Pasar Cinde

## INTRODUCTION

The rapid advancement of time has led traditional markets to undergo renewal into modern markets through the market revitalization program implemented by the Ministry of Home Affairs of the Republic of Indonesia. The revitalization program for traditional markets is based on a survey by the Ministry of Trade (Harian Kompas, 2012), which indicates that 95% of market buildings are very old. Therefore, many markets need revitalization to remain relevant amidst the massive expansion of modern markets.

The revitalization program for traditional markets has been regulated in Law number 7 of 2014 concerning Trade, articles 13 paragraphs 1, 2, and 3, which mandate the Government, in cooperation with Regional Governments, to carry out the development, empowerment, and improvement of the quality of traditional market management. The objectives of this revitalization include, firstly, encouraging traditional markets to be more modern and competitive with shopping centers and modern stores, thus increasing traders' turnover. Secondly, enhancing services and better access for consumers, and thirdly, realizing a modernly managed traditional market that is cleaner, healthier, safer, fresher, and more comfortable.

In 2017, the government allocated Rp. 3 trillion for revitalizing 2,779 traditional markets out of 15,657 markets across the country (Kemendag.go.id, 2023). Within a three-year span, the number of traditional markets increased, with the Directorate of Markets and Trade Centers recording 16,235 traditional markets scattered throughout Indonesia (Jayani, 2021). Out of these, the Indonesian Ministry of Trade has revitalized approximately 5,491 markets in the last six years. Revitalization includes physical construction, management improvements, social revitalization, and enhancing socio-cultural interaction systems to make shopping in markets comfortable and conducive (Timmoria, 2021).

However, not all traditional market revitalization programs are well-received and often face rejection from various community entities. In fact, according to Burhan (2010), revitalization projects have sparked conflicts of interest among various stakeholders. This is because traditional markets are closely related to the livelihoods of many people, especially those with low incomes. Additionally, traditional markets have much more complex responsibilities and functions as cultural systems that play a role as spaces supporting the socio-cultural dynamics of society (Ariyani, 2019).

Revitalization policies encompass three aspects, including socio-cultural, economic, and physical aspects. In the process of market innovation, expanding market units, developing market scopes, and improving market structures are necessary. In terms of socio-cultural aspects, zoning regulations grouping traders by the type of goods they sell have led to competition among traders. Violations of zoning rules can also trigger conflicts among traders as it is perceived as disadvantageous to similar traders. The implementation of revitalization policies can also cause misunderstandings between traders and authorities, potentially disrupting the previously well-established social relationships. Apart from impacting socio-cultural aspects, revitalization also affects economic aspects (Aprilia, 2018), indicating that revitalization policies sometimes create new problems instead of solutions.

Furthermore, revitalization of traditional markets can also be done by relocating traders to new markets or modernizing traditional markets with new infrastructure. However, unlike the revitalization process at Cinde Market in Palembang City, where the initial discourse of revitalization has sparked both pros and cons between traders and the provincial government.

The South Sumatra Provincial Government has planned to revitalize Cinde Market since 2014 by collaborating with the private sector, specifically PT Aldiron, a group of companies engaged in property, property development and asset management, mining, security and defense, and plantations. Despite facing much opposition from traders and activists, the development process continued, resulting in conflicts between traders and the government. The revitalization policy by relocating traders to new markets did not happen at Cinde Market; instead, it provided temporary space for traders around the market development.

Several studies have been conducted on the development of Cinde Market by previous researchers, including Rizqy (2022) examining the position, authority, and responsibilities of the Palembang City Government in implementing the revitalization of Cinde Market based on Law number 11 of 2010 concerning cultural heritage. Meirawati, et al. (2020) demonstrated the impact of the Plaza Aldiron development on the income levels of traditional traders in the former Cinde Market area of Palembang City. Pamiliono, et al. (2019) looked at the relocation policy of Cinde Market, resulting in conflicts between traders and the city government using Lewis A. Cosser's concept. Adiyanto (2017) showed efforts to save Cinde Market as a cultural heritage site. Amalia, et al. (2019) highlighted the factors behind resistance and forms of resistance by traders against the revitalization of Cinde Market in Palembang City. Despite these studies, none have examined the sustainability of the conflict over the development of Cinde Market, which has persisted until 2023. Therefore, this paper will explore the continuity of the revitalization of Cinde Market and what factors have led to the escalation of conflict, which actors are involved, and how the conflict over the revitalization of Cinde Market in Palembang City is resolved.

## **LITERATURE REVIEW**

The Palembang city government, in collaboration with private entities, has undertaken the reorganization of the traditional Cinde market to prevent it from appearing cluttered. Therefore, the Palembang City Government has adopted a policy to organize the traditional market into a semi-modern market by relocating the market location around the Cinde market itself. Meanwhile, the construction of the semi-modern market is carried out at the location of the old Cinde market, where previously the existing stalls in the market had been demolished. The old Cinde market is divided into two areas: the Cinde market selling human food needs and the Cinde market selling various goods, such as market vehicle tools. The relocation of this market is not carried out because the construction is only focused on the area of the Cinde market that sells human food needs.

The research conducted by Kadek Wahyu Widi (2019) on the conflict in the relocation of the Cinde market in Palembang found that the benefits generated or received are greater than the costs incurred. A project is also expected to provide benefits for both those who implement it and those who experience its impact. Similarly, the construction

of the Cinde market is expected to benefit all parties involved, including the government, managers, buyers, sellers, and the surrounding community. However, not only positive impacts are felt by the relocated traders but also negative impacts, namely actions that can be classified as conflicts between traders and the Palembang City Government.

Another study written by Eka Meirawati (2020) on the influence of Plaza Aldiron's development on the income level of Traditional Traders in the Former Cinde Market, Palembang. This study found that shopping centers in Palembang have experienced rapid progress alongside the development of the city of Palembang with the construction of various prestigious infrastructures. This is closely related to the major agenda of the Asian Games and Moto GP events in 2018. The existence of traditional markets is one of the most tangible variables of economic activities in a region. The purpose of this research is to determine the influence of traders' income in the traditional Plaza Aldiron Cinde before and during the development of the market significantly. The research method used multiple regression analysis simultaneously (F test) at a significance level of 5%. The results of hypothesis testing through simultaneous testing (F test) in Table 7.12 show that the probability obtained is  $0.000 < 0.05$ . Thus, this study states that there is a significant influence from before and during the development of Plaza Aldiron as independent variables simultaneously on traders' income as the dependent variable.

## **METHOD**

The research design employed in this study is qualitative descriptive research. This method was chosen to delve deeply into the issues starting from the sources of conflict, the involved stakeholders, and even the conflict resolutions provided. The data collection technique in this research utilizes secondary data by utilizing various literature sources including news media, journals, theses, and other articles.

Conflict theory is one of the perspectives in sociology that views society as a social system consisting of parts or components with differing interests, where each component has its own interests with processes of adjusting values that bring about change, resulting in compromises different from the original conditions due to conflict. Furthermore, conflict does not exist in empty spaces; it is dynamic and tends to produce unexpected effects on structures and parts that can potentially escalate conflict or lead to other conflicts (Gallo, 2012).

Lewis Coser provides clearer boundaries that social conflict is a struggle over values, status, power, or scarce resources, where the goals of conflicting groups are not only to obtain what they desire but also to neutralize, harm, and even eliminate their opponents. Additionally, more contemporary conflict theory thinking developed by Kriesberg (1998) suggests that social conflict exists when two or more individuals or groups believe they have incompatible objectives. Kriesberg's understanding also includes dimensions of beliefs and incompatible expectations that give rise to conflict.

From the explanations of these two conflict theory thinkers, the paradigm roots of conflict transformation theory presented by Fisher (2000) have emerged. This conflict transformation theory postulates that conflict arises due to issues of inequality and injustice that emerge as social, cultural, and economic problems. The goal of this theory is to change various social structures that cause inequality and injustice, including economic disparities. This theory also aims to explore various processes and systems in

promoting empowerment, justice, peace, forgiveness, reconciliation, and recognition among entities.

Fisher (2000) offers a way to view forms of conflict in the field according to targets and actor behaviors. Fisher divides conflict into four forms:

1. Non-conflict: It shows a seemingly good condition. However, if conflict is understood in positive terms, this condition makes society stagnant and less dynamic. If every group in society lives in peace, and this condition continues, they must live enthusiastically and dynamically by utilizing and managing conflict as best as possible.
2. Latent conflict: This type of conflict is hidden and needs to be brought to the surface so that it can be effectively addressed.
3. Open conflict: This type of conflict is empirical and rooted. Because it is rooted and open, various actions are needed to address the root causes and various impacts it generates.
4. Surface conflict: This conflict tends to be shallow and not rooted. Conflict only arises due to miscommunication about the situation in the field and can be resolved through effective and efficient communication.

Based on the position of the actors involved in the conflict, conflicts are divided into three types:

1. Vertical conflict: Conflict between elements of society within a hierarchy.
2. Horizontal conflict: Conflict that occurs between individuals or groups with relatively equal levels.
3. Diagonal conflict: Conflict that occurs due to the unjust allocation of resources throughout the organization, triggering extreme tensions.

To reduce the escalation of conflict, efforts must be made. According to Nasikun, forms of conflict control include:

1. Conciliation: This type of control is realized through certain institutions that allow the growth of discussion patterns and decision-making among opposing parties regarding the issues they dispute.
2. Reconciliation: It is an accommodative form of conflicting parties engaging in destructive conflict to respect each other, eliminate individual traits such as pain, revenge, fear, hatred, and danger to the opposing party.
3. Mediation: This form of control is carried out when both disputing parties agree to provide a solution on how they should resolve their issues together.
4. Arbitration: It means through the court, with a judge (arbiter) as the decision-maker. Arbitration differs from conciliation and mediation.
5. Adjudication: In this case, both disputing parties agree to provide certain decisions to resolve the conflicts between them.

From the various theories presented, it is hoped that they can explain the issue of conflict and conflict resolution, becoming the analytical tool for the author to explain the problem of revitalizing a building that has become a cultural heritage, starting from how conflicts can escalate and decrease, who are the actors involved, and even what conflict resolution has been prepared to resolve the issue.

## RESULTS AND DISCUSSION

### A. Conflict Sources

#### 1. Cinde Market as Cultural Heritage

Cinde Market holds a special place in the hearts of Palembang residents. It was one of the first markets built in Palembang after Indonesia's independence. Many necessities that cannot be found elsewhere are available at Cinde Market. Its distinctive features, supported by its structural system that sets it apart from surrounding buildings, create a lasting impression in people's memories and contribute to its visual appeal. Constructed between 1957-1958 during the tenure of Mayor Ali Amin, with Public Works Department head Nang Uning A. Karin, the architect of Cinde Market was Abikusno Tjokrosuyoso, born on June 16, 1897, in Ponorogo. He was an architectural expert, a member of the PSII (Partai Syarikat Islam Indonesia), and an Indonesian independence fighter, assisted by RM. Sumardjo, with construction overseen by H. Safidin Djagur. Cinde Market's strategic location at the city's axis and center has made it one of Palembang's landmarks.

According to Palembang Mayor's Decree Number 179a/KPTS/DISBUD/2017, Cinde Market has been designated as a cultural heritage site. Despite being a landmark, the strategic location of Cinde Market and its aging physical structure have put its existence in jeopardy. Its status as a cultural heritage site has not halted the demolition process, even though it was granted this status just six months prior in September 2017. Modernization efforts began in the 2000s, culminating in the South Sumatra Provincial Government's plan to modernize Cinde Market in 2014. Construction was planned to commence in late 2017 using the Build-Operate-Transfer (BOT) system. The revitalized Cinde Market would consist of a 12-story building with retail and office functions, including six floors for retail (with the first two floors reserved for existing traders), three floors for parking, and three upper floors for offices. The revitalization project was auctioned in January 2015, with the land of Cinde Market as the object of the auction, won by PT Alderon Hero Group in April 2015, resulting in the renaming of Cinde Market to Plaza Cinde Aldiron.

The construction, with an investment value of around Rp. 225 billion, was scheduled to begin in September 2016 and targeted for completion by September 2018, coinciding with the end of Governor Alex Noerdin's term. In 2017, the Palembang City Government ordered a halt to the demolition process by October 4th. The Assistant to the Government and People's Welfare of Palembang City stated that the cessation aimed to await the recommendations from the ongoing study team on the preservation of Cinde Market. To alleviate traders' concerns, the Palembang City Government decided to reorganize the traditional market into a semi-modern market by relocating it to the surrounding area. This decision sparked reactions from various communities, leading to the #SaveCinde campaign involving several arts and discussion communities.

#### 2. Cinde Market as a Trading Center Cinde Market

It's well-known and serves as one of Palembang's distinctive traditional markets. It plays a significant role as a retail trading center in Palembang's development and influences Palembang's urban planning. Cinde Market houses approximately 408 kiosks selling various goods such as foodstuffs, clothing, agricultural tools, fisheries, and more. The

abundance of kiosks indicates the number of traders who rely on the market for their livelihoods. The uncertainty surrounding the revitalization of Cinde Market has caused losses and potential bankruptcies, leading traders to demand immediate completion of the project.

The City Market Management intervened directly to arrange new locations for traders in Cineplek to reduce conflicts among traders. About 800 traders were relocated to temporary locations (cinemas). Although this number is substantial, the Market Management forced all traders to accept temporary locations. This solution, while small, created new problems due to the cramped space and drastic changes in income. Once all traders were relocated to temporary locations, many complained about decreased income since August 2017, with daily sales dropping to around Rp. 500,000 from over Rp. 1 million previously. This decline was attributed to the difficulty in attracting customers due to the cramped space, discomfort, limited parking, and customers' preferences for other markets.

#### B. Actor Mapping in the Cinde Market Revitalization Conflict

Cinde Market's building deserves designation as a cultural heritage of South Sumatra due to its age exceeding 50 years. Despite its physical condition being considered inadequate, the South Sumatra Provincial Government initiated its revitalization. However, in practice, the government chose demolition over revitalization. The demolished market building remains abandoned, presumably due to insufficient funding for reconstruction. This contradicts Governor Alex Nordin's statement that funding was not an issue, as the construction was to be financed through cooperation with PT Bank Sumsel Babel.

Additionally, a memorandum of understanding was signed between Bank Sumsel Babel and PT Aldiron regarding the Cinde Market's development, providing opportunities for traders to finance their new stalls. The revitalization process involved numerous stakeholders with varying interests, initially unknown. However, the issuance of a standard letter Number 511.2/001744/VI on October 4, 2017, by Drs. K Sulaiman Amin, Assistant I of Government and People's Welfare of the Palembang City Secretary, addressed to CV. Bayu Pratama, the Demolition Contractor, halted the demolition of Cinde Market until recommendations from the Preservation Study Team were obtained. Furthermore, the Jambi Cultural Heritage Conservation Office (BPCB) issued a statement on October 10, 2017, expressing concerns about the demolition of Cinde Market without the consent of the South Sumatra Provincial Government. Community actors actively involved in preserving Cinde Market include several local artists, Palembang historians, and discussion communities. They organized the #SaveCinde campaign to support preserving Cinde Market's cultural heritage. Several community figures also played crucial roles in raising public awareness, such as Emil Heradi, a Palembang artist, and Robert Andhika Rinaldi, a historian and activist. Other stakeholders include traders, consumers, the Palembang City Government, and the South Sumatra Provincial Government.

The traders, represented by the South Sumatra Chamber of Commerce and Industry (Kadin), strongly oppose the relocation, citing significant losses in income. The Palembang City Government, meanwhile, has not officially responded to the public's concerns, potentially indicating negligence or prioritization of other interests. Conversely, the South Sumatra Provincial Government has demonstrated a commitment to Cinde Market's preservation through funding and partnerships with PT Bank Sumsel Babel and PT Aldiron.

#### C. The Power of Mapping as a Tool in Cinde Market Conflict Resolution

The actor mapping analysis sheds light on the complex network of stakeholders involved in the Cinde Market revitalization conflict. Understanding the power dynamics and interests of each actor is essential for conflict resolution and finding mutually beneficial solutions. Firstly, the South Sumatra Provincial Government, as the primary authority responsible for Cinde Market's revitalization, holds significant power and resources. By prioritizing dialogue and collaboration with other stakeholders, such as traders and preservation activists, the government can build trust and legitimacy in its revitalization efforts. Secondly, traders, represented by the South Sumatra Chamber of Commerce and Industry (Kadin), are a crucial stakeholder group with legitimate concerns about livelihoods and income.

Engaging traders in the decision-making process and addressing their concerns through financial support, temporary relocation assistance, and business development opportunities can mitigate resistance and foster cooperation. Thirdly, community activists and preservationists play an essential role in raising awareness and advocating for the cultural significance of Cinde Market. Their expertise and passion can contribute valuable insights and solutions to ensure that revitalization efforts respect and preserve the market's heritage.

Lastly, consumers and the general public have a stake in the outcome of the conflict, as Cinde Market holds cultural and historical significance for Palembang residents. Engaging the public through transparent communication, public forums, and participatory decision-making processes can foster a sense of ownership and collective responsibility for preserving Cinde Market. Overall, actor mapping serves as a powerful tool for identifying key stakeholders, understanding their interests and power dynamics, and developing inclusive and sustainable solutions to complex conflicts like the Cinde Market revitalization dispute. By fostering dialogue, collaboration, and mutual respect among stakeholders, conflict resolution efforts can move towards preserving Cinde Market's cultural heritage while addressing the needs and concerns of all parties involved.

## **CONCLUSION**

From several points that have been outlined, there are several factors that contribute to the escalation of conflicts, including inequality, injustice, and even economic disparity. The conflict over the revitalization of Cinde Market is a highly dynamic conflict, so there are specific events that can escalate the conflict and make it open, and conversely, when the intensity of the conflict decreases, the conflict that occurs is only surface-level. However, it is different when conflicts occur at the elite level; these conflicts are latent. Latent conflicts need to be brought to the surface so that they can be effectively addressed because the public also needs to review the issues that occur and the actions taken by the authorities. In addition, both the city and provincial governments have been controlling conflicts through methods such as conciliation, reconciliation, and arbitration.

Therefore, to prevent the escalation of conflicts, several things need to be considered. First, the South Sumatra Provincial Government must promptly resolve the administrative issues so that the construction of Cinde Market can be carried out promptly. Second, collaboration between the City and Provincial Governments is essential, especially the Palembang City Government, which has declared the Cinde Market building as a cultural heritage site. Monitoring the economic activities of traders should be their second priority. Third, both the City and Provincial Governments must



also ensure the comfort of residents living in the surrounding areas, especially regarding access to roads. This is done to prevent the emergence of new conflicts.

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