

Implementation Of The Rehabilitation Program For Uninhabitable Houses (Case Study: New Porisgaga Urban Village - Tangerang City)

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Abstract

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Implementation of uninhabitable housing assistance is a program to improve the lives of the people, especially for the poor. The implementation of the Non-Occupable Housing Program is carried out directly by the Tangerang City Social Service. The Implementation of Non-Occupable Houses Program is inseparable from the successful implementation to be achieved including Communication, Resources, Disposition, and Bureaucratic Structure. The purpose of this study was to determine the Implementation of Uninhabitable Homes Program in Porisgaga Baru Village, Tangerang City and to identify the obstacles to the Implementation of the Unliveable Housing Program in Porisgaga Baru Village Village, Tangerang City. However, the authors suggest that the Tangerang City Social Service be able to collect data and supervise beneficiaries of Unhealthy Houses and collaborate with villagers so that beneficiaries are on target for the poor.

Keywords: Implementation, Policy, Poor People.

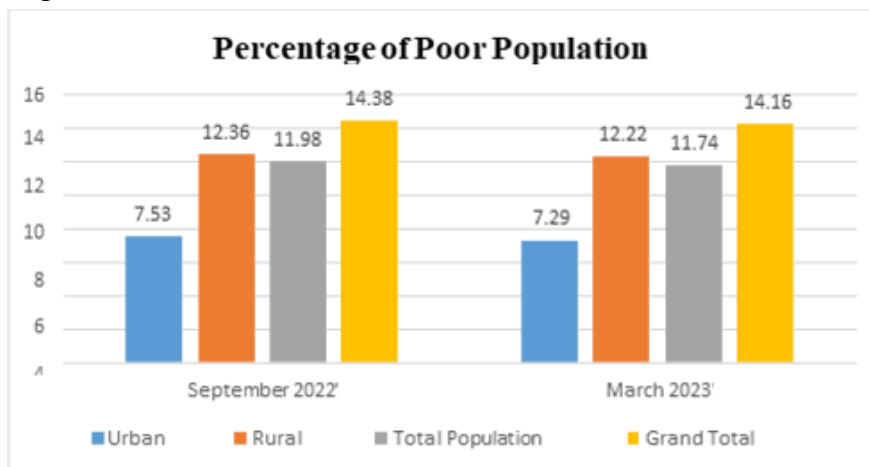
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INTRODUCTION

As we know, poverty has an impact on the unfulfillment of basic human needs, which include physical, psychological, social and spiritual needs. One of them is the unfulfillment of a decent place to live. This happens because of their inability to fulfill a livable house due to unfavorable economic conditions. Their knowledge about realizing a livable house is still limited, so they find it difficult to build a house model that is considered livable. For the poor, the house is only used as a place to live without taking into account its feasibility in terms of physical, psychological and social aspects. Their inability to meet the needs of a livable house is directly proportional to their income and knowledge of the function of the house itself. It is feared that this will affect the neglect of family members, and furthermore social disabilities. This condition is experienced by the poor in Indonesia. Where the condition of the houses owned by the poor in Indonesia can be said to be unfit for habitation.

Grafik1. Pusat informasi data Badan Pusat Statistik (BPS) Percentage of Poor Population Year 2022-2023



The Poverty Line in March 2023 was recorded at IDR 550,458/capita/month with a composition of the Food Poverty Line of IDR 408,522 (74.21 percent) and the Non-Food Poverty Line of IDR 141,936 (25.79 percent). In March 2023, the average poor household in Indonesia had 4.71 household members. Thus, the amount of the Poverty Line per household on average was IDR 2,592,657/poor household/month. (BPS, 2023).

In reality, to realize a house that meets these requirements is not an easy thing. Their powerlessness to fulfill the needs of a livable house is directly proportional to their income and knowledge about the function of the house itself. Therefore, it is hoped that the concern to deal with this problem will continue to be increased by involving all components of society (stakeholders), both central and regional governments. To repair these uninhabitable houses, the Directorate of Poverty Empowerment of the Ministry of Social Affairs, which is carried out again by the Social Service and the Regional Development Planning Agency in each region, allocates Social Rehabilitation of Uninhabitable Houses (RS-RTLH) activities combined with the creation of environmental facilities and infrastructure according to the needs of the community that can be accessed publicly as one of the poverty alleviation programs.

The policy of Tangerang City to issue 2 (Two) regulations to realize the construction of livable houses, related to housing is contained in Regional Regulation Number 5 of 2017 Article 18 paragraph (6) of the 1945 Constitution of the Republic of Indonesia concerning the Delivery of Housing Infrastructure, Facilities and Utilities. In this regulation, it is explained that the City of Tangerang states that every person has the right to live in prosperity to live in a good and healthy environment as a basic human need, which plays a strategic role in shaping the character and personality of the nation as one of the efforts to build a complete Indonesian human being.

Based on the description above, the author will conduct research that focuses on the Implementation of the Rehabilitation Program for Non-Habitable Houses (PR-RTLH) through the House Surgery Pattern in Porisgaga Baru Urban Village - Tangerang City. The author limits the study material, so the objects studied are as follows: 1.) Beneficiaries/targets in the form of the community. 2.) The impact of the PR-RTLH program in Tangerang City in 2021-2022. 3.)

Assessing the implementation of the Rehabilitation of Uninhabitable Houses so that the problem of poverty in Porisgaga Baru Urban Village can be realized. 4.) There is a change in the behavior of the community to be willing and able to improve the quality of their residence to become livable. 5.) Increase community participation in accelerating rural development for the progress and welfare of the village.

RESEARCH METHODS

The type of research used in this study uses a qualitative descriptive method. The purpose of qualitative research is that researchers seek data by analyzing in a structured manner based on real phenomena in the field and through observations made by researchers. This research aims to provide an overview of the Policy Implementation of the Rehabilitation Program for Uninhabitable Houses in Porisgaga Baru Urban Village - Tangerang City. The program is based on social conditions and it is hoped that the program will be right on target and able to become one of the programs to alleviate poverty in Indonesia, especially Tangerang City.

According to Husein Umar (2013: 42) primary data are: “Primary data is data obtained from the first source either from individuals or individuals such as the results of interviews or the results of filling out questionnaires commonly conducted by researchers”.

Primary data sources in this research are obtained from Tangerang City Mayor Regulation No. 47/2019 and researchers will obtain information by conducting interviews with several informants. Purposive sampling is a sampling technique with certain considerations, namely selecting informants who are considered to know about the problem to be studied and have an influence on the implementation of the rehabilitation program for uninhabitable houses in Tangerang City.

The form of observation that researchers conducted in this study was to observe and directly observe all the livable houses that had been built and the community's assumptions about the establishment of livable houses in Porisgaga Baru Village which also collaborated with the Dinas Perkim on the accuracy of the target of the livable house assistance.

Starting with the researcher using an interview guide that has been arranged systematically and given the same questions to respondents, then also asking random questions from the answers to the questions given previously and recording the results of the interview.

No	Informan	Jumlah
1	Lurah Kelurahan Porisgaga Baru	1 Orang
2	Kepala Seksi Ekonomi Pembangunan	1 Orang
3	Masyarakat yang menerima Program Rehabilitasi Rumah Tidak Layak Huni	6 Orang

Figure 3: Interview Informants

Technique After the author obtains the necessary data, the next step is to analyze the data. This aims to select the necessary data and unnecessary data and

readjust the answers from each research subject or from each source (informant) so that there is compatibility in discussing the research results.

In line with the opinion of Moleong (2007: 9), that the researcher himself or with the help of others is the main data collection tool. This is done because only humans can relate to respondents or other objects, and humans are able to understand the relationship of reality in the field.

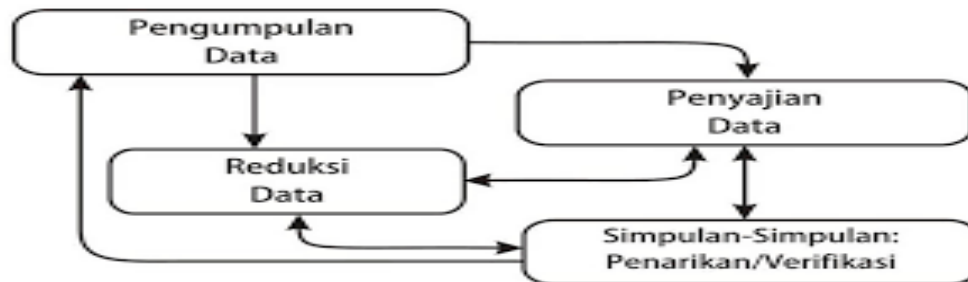


Figure 2. *Qualitative Research Data Analysis Process*

Then processing data from the data that has been collected, since the field researchers have made notes obtained through observation, interview and documentation techniques. Then sorted and selected the data collected to reduce as needed to answer the formulation of research problems.

RESULTS AND DISCUSSION

A. RESEARCH RESULTS

Implementation of the Rehabilitation Program for Non-Habitable Houses in Porisgaga Baru Urban Village - Tangerang City

The number of people who received the rehabilitation program for uninhabitable houses in Kelurahan Porisgaga Baru - Kota Tangerang is 5. It is known that the people who have just received assistance from the rehabilitation program for uninhabitable houses in Kelurahan Porisgaga Baru are 3 recipients.

The rehabilitation program for uninhabitable houses has the aim of returning benefits and improving the quality of residence of underprivileged people through complete or partial house repairs using the spirit of togetherness. In the Minister of Social Affairs Regulation Number 6 of 2021 concerning the provisions of uninhabitable houses, it can be submitted for the rehabilitation program for uninhabitable houses, as well as the following requirements:

- a. Walls and roofs are in a state of disrepair that could jeopardize safety
- b. Walls and roofs are made of perishable/thin materials.
- c. Floors made of earth, planks, bamboo/cement, or ceramic tiles are in a state of disrepair.
- d. Not having bathing, washing, and toilet facilities, and
- e. Floor area less than 7.2 m/person.

The recipients of the RTLH program assistance in Porisgaga Baru Village are said to have met the criteria based on observations by the PKPLH Service that have been carried out previously and it is true that they have houses with uninhabitable conditions, this can be seen from the house buildings made of old wooden boards, most of the roofs are made of zinc that have rusted, and the building is no longer sturdy so that it does not provide a sense of security and comfort for

the occupants of the house and the position of the house is not large enough to be occupied by a large number of residents.

- a. Measures of basic measures and policy objectives Measures of basic measures and policy objectives

Policy standards and objectives are what the program or policy aims to achieve, whether tangible or intangible, short, medium or long term. In addition, it determines the direction of the implementation of activities or as a limitation and focus so that goals and objectives can be achieved.

- b. Resources

Human resources are the most important resource in determining a successful implementation process. Human resources demand quality in accordance with the work required by the policies that have been determined in addition to adequate quantity.

- c. Communication between Organizations and implementing activities

Communication is a powerful mechanism in public policy implementation. It is therefore very important to pay great attention to the clarity of the basic measures and objectives of the policy, the accuracy of their communication to implementers, and the consistency or uniformity of the basic measures and objectives communicated with various sources of information.

- d. Organization Characteristics

The center of attention on implementing agents includes formal organizations and informal organizations that will be involved in implementing public policies. This is important because the performance of public policy implementation is very much influenced by the characteristics of the implementing agents.

- e. Economic, Social and Political Conditions

This condition refers to the extent to which the external environment contributes to the success of public policies that have been implemented. An unfavorable social, economic and political environment can be a source of failure of public policy implementation performance.

- f. Implementers' tendencies

Van Meter Van Horn views that there are three kinds of response elements that can affect the ability and willingness to implement a policy, namely: (1) cognition, comprehension and understanding of the policy. (2) The direction of their response, whether acceptance, neutrality, or rejection. (3) The intensity of the response to the policy.

Obstacles in the Implementation of the Rehabilitation Program for Non-Habitable Houses in Porisgaga Baru Urban Village - Tangerang City

Efforts to overcome obstacles during the implementation of rehabilitation of uninhabitable houses in Porisgaga Baru Urban Village - Tangerang City The PKPLH Service in collaboration with the Porisgaga Baru Urban Village Government provides direct assistance during the implementation process to find out obstacles such as lack of socialization, lack of funds, and lack of handyman resources so that they are resolved immediately, properly and the implementation of the program runs smoothly and is completed on time.

B. DISCUSSION

Implementation of the Rehabilitation Program for Non-Habitable Houses in Porisgaga Baru Urban Village - Tangerang City

Prospective Recipients (CPCL) are recipients of assistance that have been determined in the Decree of the Mayor of Tangerang City number 56 of 2023 concerning Recipients of Assistance for Repairing Uninhabitable Houses in Tangerang City, with requirements that have been met and proposed by the local Kelurahan/RW/RT before the KUA- PPAS is approved and verified according to the criteria by the Housing and Settlement Area Agency of Tangerang City. The requirements are as follows:

- 1) Indonesian citizen who is married (KTP/KK Kota Tangerang).
- 2) Own or control land that is physically controlled and has legality (proof of legal land ownership), is not in dispute status, and is in accordance with spatial planning.
- 3) Owning and occupying the only house with conditions that are uninhabitable and inadequate in terms of construction and building safety.
- 4) Has never received similar assistance from the Tangerang City Government,
- 5) The economic condition of the homeowner is considered poor with an income equal to the Regional Minimum Wage (UMR)
- 6) Preference is given to those who already have self-help and are planning or improving the quality of their houses.
- 7) Willing to form a group with other Prospective Site Recipients (CPCL) in one Kelurahan area.
- 8) Willing to make a statement letter containing :
 - a. Willing to be responsible for the utilization of assistance in the form of building materials and money for work wages.
 - b. Willing to complete the implementation of home improvement work within the specified time period.
 - c. Willing to follow other provisions that have been determined.

The mechanism/flow of implementation of the rehabilitation of uninhabitable houses in Kota Tangerang goes through the following stages:

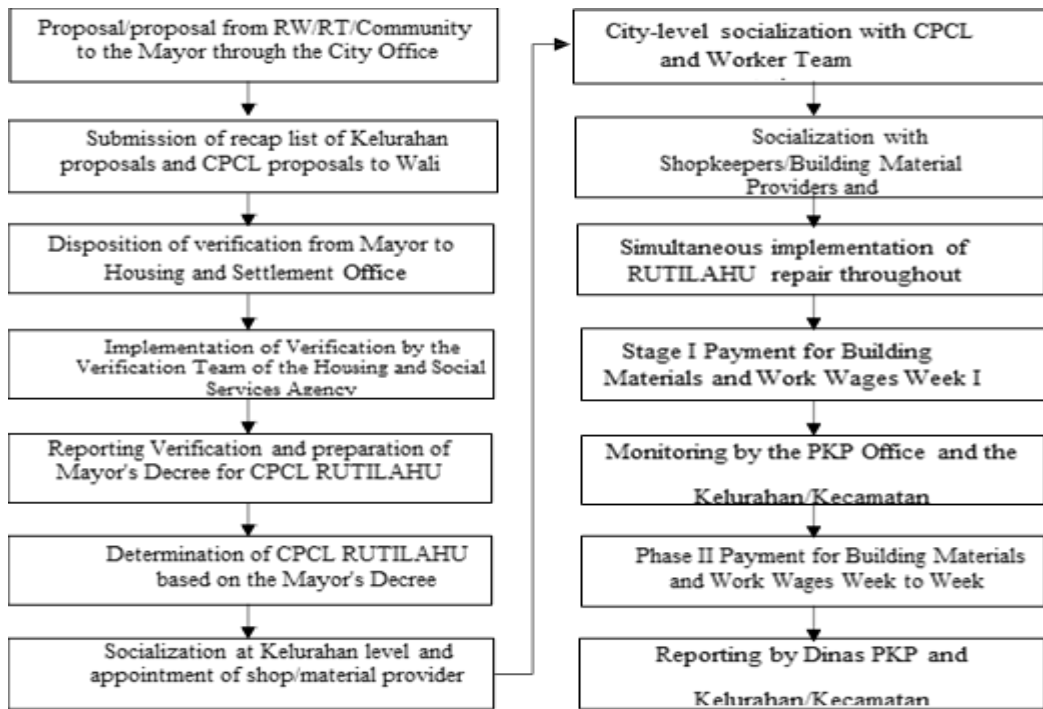


Figure 3: Flow of Implementation of the Rehabilitation Program for Non-Habitable Houses

There are several criteria that serve as a reference in determining the beneficiaries of the Rehabilitation of Uninhabitable Houses assistance. The criteria in question can be seen from two aspects, namely as shown in the table below:

No	Beneficiaries	House Building
1	Data comes from BDT (integrated database)	Non-permanent and or semi-permanent
2	Beneficiaries of KIS, KIP, PKH,	Roof wall and floor (aladin) in poor condition
3	Permanent residents who are targeted for RTLHU are evidenced by KTP, KK and certificate of domicile domicile.	Houses that do not have bathing and washing facilities are prioritized.
4	The head of the family does not have a regular source of livelihood or has a regular source of livelihood but cannot fulfill the basic needs.	The status of land and buildings is owned and not in a state of dispute, not owned by relatives or rented, as evidenced by certificates, or ownership certificates from the village on the status of land and buildings land
5	Basic needs are not adequately met	
6	Willing not to sell or rent out the rehabilitated house for at least 5 years after receiving the assistance. receiving assistance	

Figure 4: Aspects of RTLH Beneficiaries

The Tangerang City Social Service Office, through the TKSK (Sub-district Social Welfare Worker) assistant, verifies prospective beneficiaries of the Unfit House Rehabilitation assistance sourced from the BDT (Integrated Database) data of the

Social Protection Program managed by the National Team for the Acceleration of Poverty Reduction (TNP2K) who also receive KIS, PKH, KIP

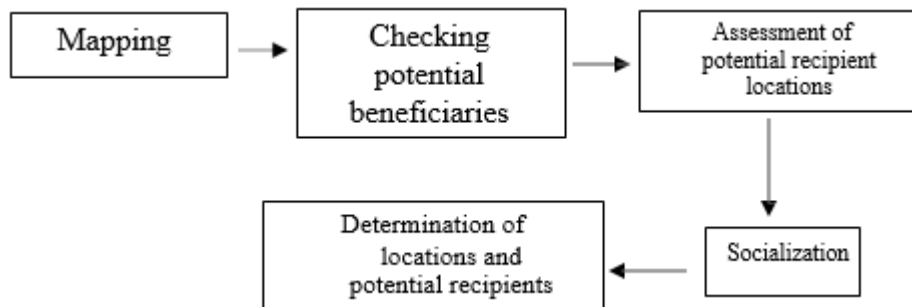


Figure 5: Picture of RTLH Program Flow Mechanism

Furthermore, the Social Service and TKSK as a companion to the Rehabilitation of Uninhabitable Homes program conducted a location assessment of the results of the data verification that had been carried out. And TKSK forms groups through the Kelurahan government in forming groups and group names of prospective RTLHU beneficiaries based on the closest distance. The Social Service and TKSK themselves conduct socialization and coordination about this assistance program with the Village government first.

Obstacles in the Implementation of the Rehabilitation Program for Non-Habitable Houses in Porisgaga Baru Urban Village - Tangerang City

Every government program has obstacles, and the rehabilitation program for uninhabitable houses in Kelurahan Porisgaga Baru - Kota Tangerang is no exception. The implementation of the rehabilitation of uninhabitable houses in Porisgaga Baru Urban Village has basically gone well, but during the implementation of the program, of course, there were obstacles during the implementation process. The obstacles that researchers found in the implementation of the rehabilitation of uninhabitable houses are as follows:

1. Lack of Socialization
2. Lack of funds received
3. Inaccuracy of Implementation Time
4. Standardless Supervision
5. Lack of Solidarity with fellow Communities

CONCLUSIONS

Based on the results of the research and discussion described above regarding the Implementation of the Uninhabitable House Rehabilitation Program Policy in Porisgaga Baru Urban Village, it can be concluded that the Implementation of the Livable House Assistance Program for Underprivileged Communities in Porisgaga Baru Urban Village, Tangerang City is not running optimally, if seen from the delivery of socialization that is not comprehensive and not right on target, and the budget in the implementation of the construction of livable houses that is not adequate as well as the lack of understanding and expertise of the implementing apparatus in development.

The obstacles in the Implementation of the Uninhabitable House Assistance Program for underprivileged communities in Porisgaga Baru Urban Village, Tangerang City are related to resources seen from human resources who do not

have the expertise and ability in the construction of livable houses, inaccurate targeting in the implementation of house construction to underprivileged communities, inadequate facilities in the construction of livable houses, and the lack of budget in the construction of livable houses and from the Bureaucratic Structure Dimension related to the absence of SOPs in the construction.

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