

Rusunawa Management Policy in Order to Improve the Welfare of People in West Java Province (Study in Bandung and Cimahi)

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Abstract: *Slum synonymous with poverty not only exacerbates the image and the face of the city but also raises humanitarian issues, and the environment. Slums can be overcome with planning and implementation of an integrated region with vertical housing as one solution. Rusunawa as one of the strategies of urban slum settlements bring some positive implications, among others: to help overcome the problems of urban slums with the application of urban renewal, building form vertical emphasis on the efficiency of land use, land use efficient will have an impact on environmental conservation as it expands water catchment areas and green open space (RTH), as well as provide space / land for social functions that are beneficial to the life and well-being of communities who live in the neighborhood. Management of Rusunawa is interesting to study, therefore, the authors tried to pour it into a paper. This paper contains a Management of Rusunawa in West Java. This paper consists of three parts: the first part Introduction, discuss about what it Rusunawa, second part discussion, Discuss How Rusunawa Management Policy In Order To Improve The Welfare Of People In West Java Province (Studi in Bandung and Cimahi), and The third part of the conclusion.*

Keywords: Management, Rusunawa, Jawa Barat.

1. Introduction

Rusunawa

Flats in Indonesia large dictionary is a combination of a sense of home and a sense of flats. The house is for residential buildings, while the notion of stacking is a set of items organized in stages. So understanding Flats is building for shelter set up in stages.

Flats often connoted as apartment simplified version, even though the actual story apartment itself can be categorized as flats. Flats built in response to the limited land for housing in urban areas. Flats an Indonesian government official home category for this type of multi-storey housing such as apartments, condominiums, flats, and others. In the development of flats term used generally to describe a multi-storey residential lower class, which means that in contrast to the apartments. There are two types of towers, namely rusunami and rusunawa.

Rusunami is an acronym for Simple Owned Flats. Flats or Rusun an Indonesian government official category for this type of multi-storey housing such as apartments, condominiums, flats, and others. But the development of this word is used generally to describe a multi-storey residential underclass. Simple addition of the word after the towers could have negative consequences, because in the minds of the general public flats are already very simple.

Definition of Low-rental, hereinafter referred rusunawa based PERMEN No.14 / 2007 on Management of leases is simple Flats story buildings built in an environment that is divided into sections that are functionally structured in horizontal or vertical direction and a unit each be used independently, the status of the lease and its control was built using funds of State Budget and / or Budget Region with its primary function as a dwelling.

Flat construction based on the principle of public welfare, justice and equity, as well as in the life of harmony and balance, with the aim to meet the needs of adequate housing for the people, especially the low-income segments of society, which ensure legal certainty in their utilization.

More detailed elaboration of the notion modest apartment rental is:

- Unit simple Flats Rent, hereinafter referred sarusunawa, is the residential units in high-rise apartments that can be used by individuals under the terms of rental and have a means of connecting to a public road.
- Management is a concerted effort made by the governing body on the property of the country / region in the form rusunawa to preserve the function of high-rise apartments that include policy planning, procurement, use, utilization, security and maintenance, assessment, removal, transfer, administration, coaching, supervision and control rusunawa.
- business, hereinafter referred to as the governing body, is a government agency or a legal entity or public service agencies designated by the owner to carry out some functions rusunawa management.
- The owner rusunawa, hereinafter referred to as the owner, is the state property that has possession of state property in the form of high-rise apartments.
- Utilization is the utilization of state property / area in the form of subsidized apartments to be used in accordance with the duties and functions of the ministries / agencies / local work unit, in the form of rental, leasing, and joint use, with no change in the status of ownership made by the agency rusunawa manager for the proper functioning according to predefined rules.
- Residents are Indonesian citizens belonging to low-income communities according to regulations that do sarusunawa lease agreement with the governing body;

Rental rates are specified amount or value in the form of a nominal amount of money as payment for the lease sarusunawa and / or lease instead of residential high-rise apartments for a specified period.

- g) Development is building additional activities and / or parts of buildings, infrastructure and facilities that are not planned at the time of rental public housing development but needed after the building and the environment is enabled.
- h) Mentoring is an activity performed by the receiver while the corporate assets to the governing body and the occupant rusunawa includes coaching, training, and counseling.
- i) Monitoring is the monitoring of the implementation of the application of laws and regulations regarding the Low-rental and law enforcement efforts.
- j) Low-Income Communities, hereinafter called MBR, is the people who have income under the provisions of the Regulation of the Minister of Housing.

2. Discussion

Rusunawa Management Policy In Order To Improve The Welfare Of People In West Java Province (Studi in Bandung and Cimahi)

Slums are synonymous with poverty not only exacerbates the image and the face of the city but also raises humanitarian issues, and the environment. This problem does not only concern the government of Indonesia, but also the world in line with the massive growth of urban areas to support a wide range of modern lifestyles. The world did not stop constantly urged and sends the message to all countries concerned about the elimination of poverty and urban slums through good urban planning and a fixed side with low-income communities.

A new, more promising era for the development program initiated towers. Indonesia now have Act (Act) Housing (towers) new. UU no. 20 of 2011 that has passed the House of Representatives (DPR) in a plenary session on 18 October 2011 it replaces Law No. 16 in 1985 that are not in accordance with the legal developments, the needs of each

individual and community participation as well as the responsibility and obligation of the state in the administration of the towers. Besides the changing dynamics of society, globalization and cultures that influence and make the Act before are no longer sufficient as a guide in setting the organization of the towers.

Slums can be overcome with planning and implementation of an integrated region with vertical housing as one solution. Scarcity of land and high land prices in urban areas have hinted stakeholders especially the government, the public and private sectors to begin to consider the conception of vertical housing as the efficiency of land which will also impact on the cost of living as well as energy savings mainly associated with expenditures in transportation. Rusunawa development process has been arranged through clear stages to facilitate the stakeholders carry out their duties and functions appropriately and efficiently. Processes and implementation phases of development Rusunawa include:

- 1) The proposal from the government is received and discussed by the Working Group Rusunawa at the Centre;
- 2) Socialization and maturation of the proposal by the Working Group Socialization Team Rusunawa;
- 3) Investigation and assessments from the field, including seeing the possible impact of social and community aspirations in passing;
- 4) Socialization to the community made by the Government;
- 5) The allocation of activities in the year that has been agreed by both the central and local governments with regard to readiness in accordance with the requirements;
- 6) Preparation DED consider the requirements / regulations, technical policy of the Ministry of Public Works as well as possible to adapt the aspirations of the people;
- 7) Physical Implementation;
- 8) Technical assistance and management of residential and assistance implementation in the field.

Planning groove Rusunawa implementation is described as follows :

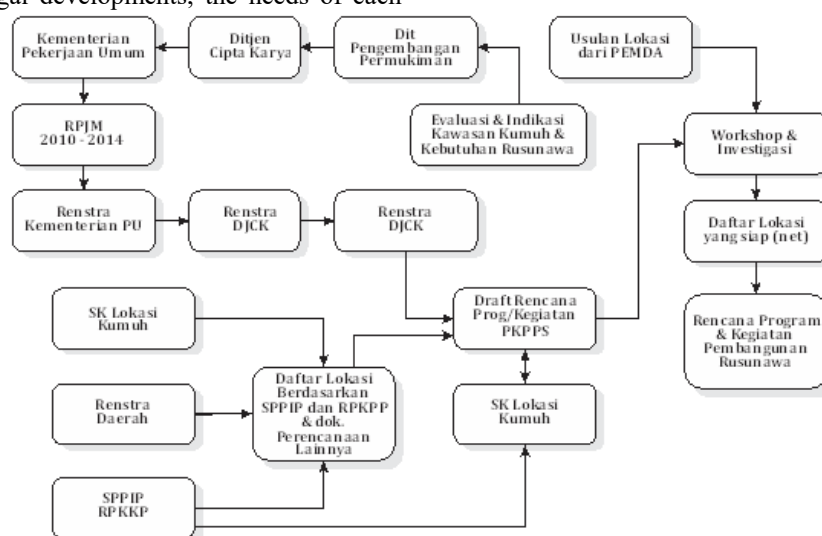


Figure 1.1: Flow Planning implementation Rusunawa

Source : Ministry of Public Works, 2012

Having fulfilled all the requirements and understands the duties and responsibilities by each party then continued with the signing of the cooperation process and conditions are described as follows :

- a) The cooperation agreement signed by the Director of Human Settlements Development, To the Provincial Office and the Mayor / Regent. The scope of the cooperation agreement include the following :
1. The program and financing the implementation of public rental flats (Rusunawa).
 2. Socialization Rusunawa implementation.
 3. Implementation of Development Rusunawa.
 4. Management that consist of the use, occupancy, maintenance, and care.
 5. Implementation of the grant of State assets.
- b) Duties and responsibilities of funding, period, settlement of disputes, force majeure, changes in the agreement and closing provisions. Rusunawa development proposal by the City / County submitted to the Ministry of Public Works by taking into account some of the following :
1. The Government of the City / County already have plans to mitigate the urban slum areas (listed in the Regional Strategic Plan), SPPIP / RPKPP the load profile slum areas.
 2. Listed in RPIJM that Rusunawa is one solution to the problem of handling urban slum areas.
 3. The Government of the City / Regency provide land (owned by Local Government) that meets the requirements of the administrative, social, technical (ready for construction) and ecological.
 4. The Government of the City / Regency completing all permits are in authority.

5. The Government of the City / County is willing to provide the infrastructure and basic facilities including a water connection and electricity.
6. The Government of the City / Regency willing to manage it better and sustainable after the building is technically declared ready for habitation.

Rusunawa development proposal that Local Government is prepared to be equipped Application Development Rusunawa addressed to the Director General of Human Settlements, Ministry of Public Works include attachments in the form of proposals that its content matters as follows :

1. Conception handling slum areas associated with the proposed plan Rusunawa needs including SPPIP / RPKPP or draft or the process of drafting SPPIP / RPKPP and seedy profile.
2. Products existing planning (load management plan settlements).
3. Draw the land, city maps containing information slums and Rusunawa site plan and other supporting data extents, ambient conditions, the status of the land, etc.
4. The land certificate or proof of lease of land for longer than 20 years since the building functioned.
5. Evidence that the soil was ready to get up and not be distracted by any form of activity that is above the land where Rusunawa be built.

Description grooves Rusunawa implementation activities are described as follows:

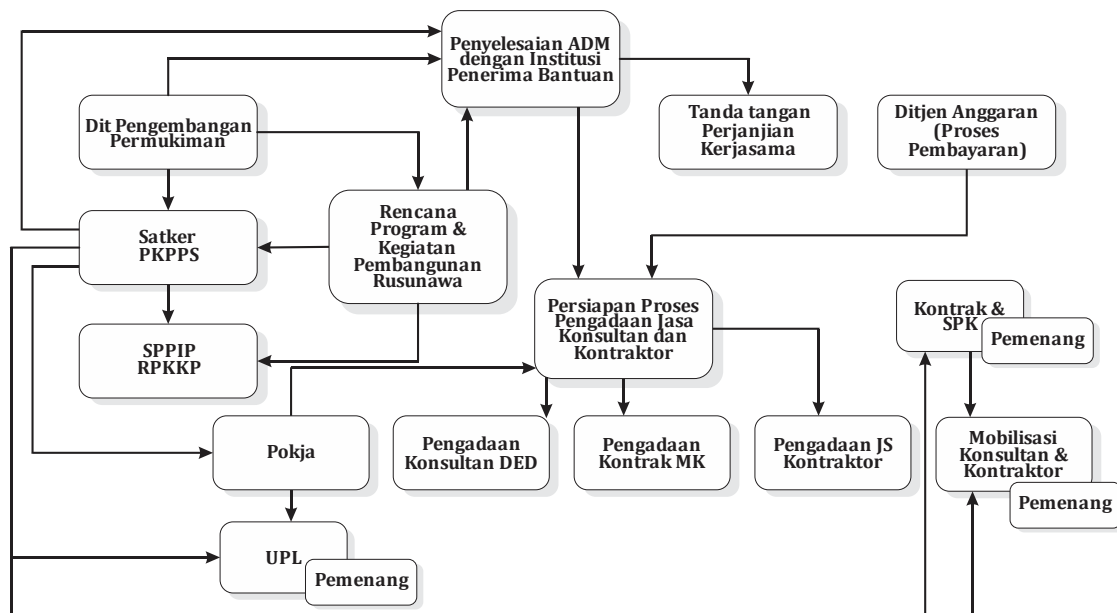


Figure 1.2: Flow organizing activities Rusunawa

Source: Ministry of Public Works, 2012

Bandung City Government is now being aggressively build subsidized apartments for the provision of shelter for the community. Of the many high-rise apartments, two of which were established in the area Sadang Serang.

Rusunawa being built in Serang Sadang consists of: First, Flat Sadang Attack I
 Location: Ex. Sadang Serang district. Coblong
 Located on an area of 0.2 ha, which includes built 2 blocks using 0.0522 ha land. The total number of 140 units of type 24. Built with a total fund of Rp 10.8 billion from Rp 8

billion state budget, provincial budget of Rp 900 million and Rp 1.9 billion city budget.

Secondly, Flat Sadang Attack II

Location: Ex Field Football in Ex. Sadang Serang district. Coblong

The towers will be built as many as 120 residential units of type 24. Of the land area of 0.3 ha, built two blocks of buildings that use land 0.0457 ha. Funds needed is Rp 11.4 billion from the state budget (USD 8 billion), the provincial budget (RP 1 billion), and the city budget (USD 2.4 billion). The towers development was canceled in 2003 because the local community did not approve.

In Cimahi, Department of Public Works (PU) Cimahi took over the management of rental flats and simple (Rusunawa). The occupancy of the two high-rise apartments and high-rise apartments Cigugur Melong. Even full ownership of its assets had already become Cimahi municipal government authority. Earlier, one of the area's assets managed by the Regional Company Jati Mandiri (PDJM) and ownership of assets still under the authority of the Ministry of Public Works. with the takeover it can further optimize the management of the towers recall previously considered to have failed in contributing to revenue (PAD). The existence rusunawa very helpful Cimahi community needs related to decent housing.

Rusunawa post-construction management is the responsibility of the regional government. Under Law No. 20 of 2011 article 57, paragraph 3 is possible for local governments to subsidize the cost of management for the high-rise apartments. Rusunawa management is an advanced stage which is the responsibility of all stakeholders including the public relating to the sustainability of expediency which must always be maintained, starting from the high-rise apartments buildings declared fit for occupancy. In this case the active role of Local Government is very influential in the success of the use of high-rise apartments as one of the poverty reduction program and form alignments to the MBR to its existence as an icon of the city free of slums.

Rusunawa management at the beginning of residential conducted by UPT (Technical Management Unit) that membership in accordance with applicable regulations. After developing and building the country's status has been granted to local government, the local governments are encouraged to develop a management adapted to the local conditions where the building is located. Public Service Agency (BLU) or system-Tax State Revenues (non-tax) is the institutional and legal means can be considered in the context of asset management rusunawa when building the country has been submitted as fixed assets.

Management rusunawa can improve the welfare of people in the city of Bandung and Cimahi, among other things: 1) As a form alignments to low-income communities (MBR) that have not or are not able to inhabit the house belongs in Bandung and Cimahi, 2) To ensure certainty and security stay (secure tenure), especially for communities that originally inhabit the environment and or the area illegal in Bandung and Cimahi, 3) Use of efficient land will have an impact on environmental conservation as it expands water

catchment areas and green open space (RTH), as well as providing space / land for social functions that are beneficial to the life and well-being of communities who live in the city of Bandung and Cimahi, 4) Radius attainment relatively close to downtown reduce wastage costs of family life and energy savings related to transportation in the city of Bandung and Cimahi.

3. Conclusion

Slums are synonymous with poverty not only exacerbates the image and the face of the city but also raises humanitarian issues, and the environment. Indonesia now have Act (Act) Housing (towers) new. UU no. 20 of 2011 that has passed the House of Representatives (DPR) in a plenary session on 18 October 2011 it replaces Law No. 16 in 1985 that are not in accordance with the legal developments, the needs of each individual and community participation as well as the responsibility and obligation of the state in the administration of the towers. Slums can be overcome with planning and implementation of an integrated region with vertical housing as one solution. Bandung City Government is now being aggressively build subsidized apartments for the provision of shelter for the community. Of the many high-rise apartments, two of which were established in the area Sadang Serang. In Cimahi, Department of Public Works (PU) Cimahi took over the management of rental flats and simple (Rusunawa). The occupancy of the two high-rise apartments and high-rise apartments Cigugur Melong. Management rusunawa can improve the welfare of people in the city of Bandung and Cimahi, among other things: 1) As a form alignments to low-income communities (MBR), 2) To ensure certainty and security of residence (secure tenure), 3) Use of efficient land will have an impact on preservation of the environment, 4) Reduce the waste of the family living costs and energy savings related to transportation in the city of Bandung and Cimahi.

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