

Synergy Implementation Policy

A Case of Study of Quality Home Improvement Program in West Bandung, Indonesia

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Abstract— According to Article 1 number (1) of Law Number 1 Year 2011 on Housing and Settlement Area, what is meant by housing is a collection of houses as part of settlements, both urban and rural, equipped with public utilities, facilities and utilities as a result of efforts Fulfillment of a habitable home. Home is one type of space where human activity, must be viewed from all sides of the factors that affect it and of the many factors, which became central is human. In other words, the conception of the house should refer to the ultimate human goal inhabiting it with all its values and norms. West Java Governor Regulation No. 46 of 2015 on Guidance of Home Improper Housing Program, there is mentioned that House unfit for habitation, here in after refer as Rutilahu is a house that does not meet building safety requirements and minimum adequacy of building area and occupant health. Unwanted home programs and activities for Low-Income Communities and Poor Families include Rutilahu Urban and Rutilahu Rural.

Keywords: synergy policy implementation; quality home improvement; Bandung

I. INTRODUCTION

Housing is a collection of houses as part of settlements, both urban and rural, equipped with public utilities, facilities and utilities as a result of efforts fulfillment of a habitable home [1]. This national policy guides regional government, particularly in West Java Province to enact Governor Regulation No. 46 of 2015 on Guidance of Home Improper Housing Program [2]. This policy states the program of quality house improvement to be more habitable for lower income family which is here in after stated as Rutilahu. This program focuses on a house that does not meet the building safety requirements and minimum adequacy of building area and occupant health. Unwanted home programs and activities for Low-Income Communities and Poor Families include Rutilahu Urban and Rutilahu Rural. West Bandung Regency Area (KBB) has a hilly geographical condition with varying heights and tilt.

Problems in general areas of housing and settlements in West Bandung that exists at this time is not yet stable service and access to land rights for housing, especially for poor and low-income groups. Capacity of the government organization West Bandung is also still relatively limited to be able to effectively implement adequate land administration, which can guarantee the adequacy of land supply, which can develop efficient land market and sustainable land use. The high demand for decent and affordable housing cannot be balanced because of the limited supply capability by the public, the business community and the government. The inability of the poor and low-income households to obtain decent and

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affordable housing and meet responsive (healthy, safe, harmonious, and sustainable) environmental standards.

II. RESEARCH METHOD

The object of research in this research is synergy analysis of program improvement *Rutilahu* in West Bandung. The research was conducted by using qualitative approach, by using this approach, the authors dig deeper about the real condition of housing development policy and residential area in West Bandung. With this method, the existing model can be identified, and then reconstructed into the ideal model.

III. RESULT AND DISCUSSION

Field research was conducted in 3 (three) sub district locations in West Bandung, namely Sindangkerta Sub-District, Batu Jajar Sub-District, and Cipeundeuy Sub-District. In each of the sub-districts where the research was conducted, the researcher conducted interviews with community members, as well as several stakeholders related to the issues studied including the Head of District Facilitator, Self-Help Groups, Government Apparatuses, Sub-district and / or representatives, and Apparatus Housing and Settlement Services West Bandung. West Bandung is a very rapid area of development both in economic, social and cultural aspects, and also has several problems in the development of infrastructure and human resources development.

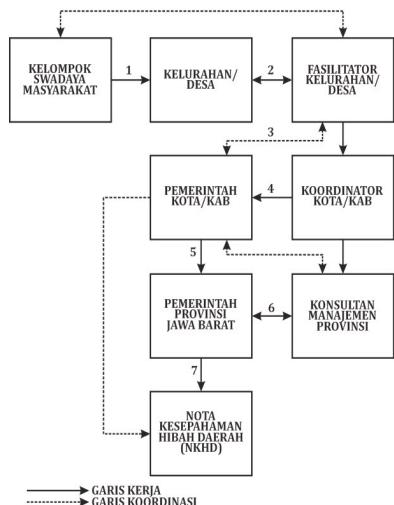
Government of West Bandung made various efforts to prosper the life of its people, such as the launching of aid programs and home improvement unfit for habitation (*Rutilahu*). This is in line with what has been planned and targeted by the Government of West Java Province.

With regard to the planning of the program, the Government of West Bandung is represented by the Office of Housing and Settlements which is the technical implementer of Home Improper Improvement Program (*Rutilahu*) which has been declared West Java Provincial Government. In line with this activity, the Government of West Bandung coordinates with the NGOs in Sindangkerta sub-district, Batu Jajar sub-district and Cipeundeuy sub-district where their presence is the spearhead of the implementation of the *Rutilahu* program in their area.

In relation to the findings of field results, there are several important steps in the implementation of this uninhabitable home program, namely; (1) The village then verifies, records and sends the results to the Village Facilitator, (2) The Village Facilitator receives the KSM verification result, reviews the field and checks the administrative completeness and then

sends it to the coordinator (3) The District Government shall prepare a Letter of Recommendation to the Head of the Service, (4) The Provincial Consultant shall prepare a Recommendation Letter to the Provincial Government, and (5) The Provincial Government shall evaluate, verify and process The petition filed. The series of stages of this activity when described looks like Figure 1.

Figure 1: Implementation Rutilahu Program Procedure



Source: Department of Housing and Settlements West Bandung, 2017

Funding assistance for home program is unfit for habitation in West Bandung is not easy to be accountable. The use of funds used for the unbeneficial. West Bandung Regency Government disbursed the budget for the construction of Unfit Homes (RTLH) with each recipient of Rp 5 million. However, the funds allocated to underprivileged residents, among them are not accepted as a whole. Information obtained from one of the informants said that "If the money I receive is only Rp1, 5 million, but plus the building goods approximately if cashed the price of Rp 1 million", two residents of RTLH beneficiaries of them receive funds with an unsuitable amount. The budget, one of the residents of Kampung Pasir Tengah RT 01 RW 10 Cikadu Village Sindangkerta District who claimed to receive assistance RTLH total worth approximately Rp 2, 5 million.

House material unfit for habitation (Rutilahu) in the form of 5 sheets board, chest bar 18 sheets, persegiang 2 pieces, batten size 2 meters 18 stems, batten size 2.5 meters 18 stems. While cash received is used for other materials such as cement, nails, sand and plywood with a total price of Rp1, 3 million. The remaining Rp200 thousand as the worker's wage of house building, then the procedure is changed directly from the Office of Finance to Non-Governmental Groups.

In Batujajar Sub-District, the Head of KSM is from *Kesra*, the Secretary of the community, while the treasurer of TPKAD and technical members of the community. Its members consist of 3 people, community leaders, religion and

youth. Executives including the CPCL there is a salary for the group Self-Help Groups (KSM) it. But the salary is not taken from the district budget because there is no percentage, but taken from the general budget APBDes.

Constraints in the rutilahu program in Puncaksari Village, such as the Non-Governmental Groups (KSM) there is no BOP, no operational cost. Even several times technical guidance to Lembang not from the village head, while as chairman, secretary and treasurer of the Non-Governmental Groups (KSM) has a family that must be met his needs. Non-governmental groups should be neutral, Self-Help Groups (KSM) take a grant of 85 million rupiah for 17 housing units in the village area of Puncaksari. Non-governmental groups (KSM) discussion in the village, invites the figures, beneficiaries, RT, RW, and witnessed by Deputy chief of police sector and directly in the village submitted to the material. The self-help group community does not know where to take its operational funds. While the stamp duty, and others included into the operation.

The formation of Self-Help Groups in Bojong Mekar, beginning with the deliberation of beneficiaries, community leaders and village apparatus. The structure of KSM stewardship is 3, ie 1 chairman, 1 treasurer and 1 secretary, the members are the beneficiaries of 15 people. However, in development, it is involved more because it involves the role of RW to raise self-help from the community. In determining the CPCL, Non-Governmental Groups (KSM) request data from RT and RW, this is because those who know the condition of the CPCL region, suggestions from RT & RW and cultivated in need. Because of limited quotas, the Non-Governmental Groups (KSM) propose the rest of the *APBDes*. So from the village funds the number of recipients rutilahu 9 houses, while from the quota district funds 15 homes. The amount of funds per unit of *APBdes* is 5 million or equal to the allocation/unite from the Regency. For quota, 12 RW, so 2 units per RW in Bojong Mekar. Non-governmental Groups (KSM) each year should be replaced, but every time there is no change, the change only the treasurer. In Bojongmekar Village, Beneficiaries receive money but involve RW to assist them. According to the terms of the goods should be but the fear of prejudice from the public so open course. Because when it involves RT and RW that should be paid work is so self-supporting. Beneficiaries are freed to spend money anywhere.

The process of submitting the Candidate Recipients of the Rutilahu grant, through the development planning consultation (*Musrenbang*), and all of which are not necessarily accepted. What is proposed must be entered into *APBdes*, so it must be matching. Once entered into the *APBDes* then it can only be implemented / cashed. Some go to *Musrenbang* and some come directly from the village proposal. Then submitted to the sub-district, then submitted to the Regional Development Planning Agency (*Bappeda*) West Bandung.

In Gelanggang Village, the CPCL selection process involves: The Gelanggang Village Government has done a recap and made the database of houses unfit for habitation. It consists of 10 units from the province, 10 units from the district and 10 units from the village. The amount of fund

allocation is different. Provinces 7.5 million, 5 million from the District and 10 million from APBDes. So in the village Gelanggang do classification based on the formula Aladin (roof floor wall). Adapted to the funds, there is only the roof is repaired, there is a roof and floor or roof and wall.

Monev conducted every schedule, monitoring implementation 1 (one) to 2 (two) weeks. In Cipeundeuy Sub-District is limited to supervision only. For self-management implementation from village side and consultant. While the role of Village Government was represented by the Non-Governmental Groups (KSM). The financial management system is in the Non-Governmental Groups (KSM), so it does not enter the APBdes so that the program is cross-sectoral. Self-Help Groups (KSM) also manage in housing improvement. All villages have Self-Help Groups (KSM), assisted by mentoring consultants. The form of supervision from sub-district monitoring to the field, whether it has been implemented or not. If the funds have gone down then the district down, when will be implemented. When the implementation is hampered the sub-district apparatus see what constraints. Because if the home program is not habitable (Rutilahu) should be socialized to the community. Because in society many misunderstandings, in society sometimes there is social jealousy that often cause dilemma. So can not immediately funding right now tomorrow immediately implemented, should be conducive first. There is a socialization process in advance to avoid miscommunication. Sources of funding other than the Rutilahu District Assistance, are available from APBDes. Depending on the village whether to apply or not. The funds from the village are from poverty reduction programs. Village fund is used for its allocation, not only for rutilahu, the use of village fund is varied. In Cipeundeuy Village for example every home unit gets 10 million.

In the implementation of home improvement is not habitable (rutilahu) Department of Housing and Settlements District. West Bandung do bargaining with other fields, involving Civil Servants (PNS) 4 people involving other fields, with the budget unit. Generally, there is no socialization to NGOs. The communication forum is not yet in form. Determination of house unfit for habitation (Rutilahu) through SK Regent of Regency. West Bandung as legal formal, but POKJA has not been prepared. The benefits of rutilahu development program has been felt by many parties in need, this program is very helpful for people's lives, especially in terms of health, houses that have no windows and ventilation, very stuffy, after receiving (assistance) rutilahu, in each room there are windows, more spacious room, good for health.

Home improvement program is not habitable (rutilahu) in West Bandung is related to the content of policy (content of policy) with Law no. 1 Year 2011 on the construction of housing and settlement areas, and West Java Governor Regulation No. 46 of 2015 as the legal basis. In the context of the policy (context of implementation) home improvement program is not suitable for habitation (rutilahu) in Kab. West Bandung involves the Community, Self-Help Groups (KSM), Village Apparatus, West Bandung Regency Government, and Provincial Government.

IV. CONCLUSION

Act. No. 1 of 2011 on housing and residential areas expressed more specifically on the authority of local governments as compilers and implementers of policies and strategies in districts / municipal areas of housing and residential areas with a foothold and refer to national and provincial policies and strategies. West Java Governor Regulation No. 46 of 2015 on Guidance of Home Improper Housing Program, there is mentioned that House unfit for habitation, hereinafter referred to as Rutilahu is a house that does not meet building safety requirements and minimum adequacy of building area and occupant health.

Based on the results of the research, several suggestions were proposed to make the home improvement program unfit for habitation (rutilahu) in West Bandung to be effective among others by institutionalizing the system of housing is not feasible to live with community involvement (participatory) and do synergy between SKPD in the implementation of houses unfit for habitation in West Bandung, realize the fulfillment of housing needs for all levels of society, through the strategy of building a home grows.

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