



THE DEVELOPMENT OF RUSUNAWA TRIHARJO: HOW EFFECTIVE IS IT IN REDUCING SLUM SETTLEMENTS?

Timbul Dompak^{1*}, Lubna Salsabila²

^{1,2} Universitas Putera Batam, Indonesia

timbul.dompak@puterabatam.co.id*

*) corresponding author

Keywords	Abstract
Communal facilities; Slum settlements; efficacy assessment	<i>Rusunawa buildings are constructed in a segregated setting, with distinct sections organized both horizontally and vertically. These units are primarily intended for residential purposes and come with communal facilities, shared amenities, and common land. The objective of the Rusunawa development is to address the issue of slum regions and overcome the constraints of limited land availability. It aims to provide suitable and inexpensive housing options for low-income individuals, specifically those categorized as MBR. The objective of this study is to assess the efficacy of the Rusunawa Triharjo project in mitigating the prevalence of slum settlements in Kulon Progo Regency. The findings of this study indicate that: 1) The intended objective of developing Rusunawa has not been fulfilled by the residents of slum regions in Kulon Progo Regency; 2) The overall goal has not been accomplished due to the community's limited interest in residing in Rusunawa Triharjo</i>

1. INTRODUCTION

Law Number 16 of 1985 Concerning Apartment Buildings contains the regulations that govern the policy that is in place in Indonesia with regard to apartment buildings. According to Article 1, an apartment building is defined as a multi-story building that is created in a segregated environment and is separated into sections that are functionally structured in both the horizontal and vertical directions. These units are utilized independently, usually for residential reasons, and they are furnished with shared utilities, shared goods, and common land. According to Munandar (2015), the apartment building is referred to as Rusunawa (Low-Cost Apartment) if the ownership status of the property is rental. According to G. D. Astuti (2018), the objective of the Rusunawa development is to provide a solution for urban slum settlements, address challenges related to land scarcity, and provide housing that is both adequate and cheap for low-income groups (MBR).

According to Nurmandi (2014), a settlement is a portion of the environment that is located outside of protected areas. It can be found in either urban or rural locations, and it serves as a residential environment or a place of residence, as well as a place for activities

that allow for the maintenance of life and livelihoods. In the meantime, slum settlements are described as residential environments that have living circumstances that are below acceptable standards as a result of the construction of housing in a haphazard manner (Nurmandi, 2014). Slum settlements are a result of, among other things, the grouping of homes for the purpose of residence (densification). In most cases, low-income communities (MBR) are the predominant inhabitants of slum settlements. In accordance with Regulation No. 10 of 2019 issued by the Minister of Public Works and Public homes, Low-Income Communities (MBR) are defined as these communities that have limited purchasing power and require assistance from the government in order to acquire homes. According to P. K. Astuti and Asnawi (2014), MBR communities are communities that have constraints in providing the requirement for homeownership. This limitation is related to the context of settlements and housing.

In the Kulon Progo Regency, there are a number of slum communities that are more extensive than others. It was estimated that there were 293.79 hectares of slum communities in the Kulon Progo Regency in the year 2016. The majority of these settlements were situated in the vicinity of the city center or metropolitan regions, as well as in new settlement areas.

Figure 1. Geographical Representation Of The Dispersion Of Slum Organizations In Kulon Progo Regency



In Indonesia, slum settlements continue to be a pressing issue, particularly in urban areas, where rapid urbanization and limited access to affordable housing have contributed to the proliferation of informal settlements. To address this challenge, the government has implemented various housing programs, including the development of Rusunawa (Rumah Susun Sederhana Sewa or low-cost apartment buildings), as a means to provide low-income individuals with decent and affordable housing options. One such initiative is the development of Rusunawa Triharjo in Kulon Progo Regency, Yogyakarta. This project, initiated by the Local Government of Kulonprogo Regency, aims to reduce the extent of slum settlements by providing low-income families with affordable housing alternatives. The Rusunawa Triharjo project is part of a broader government strategy to improve living conditions for residents of slum areas and to promote sustainable urban development.

The effectiveness of the Rusunawa Triharjo project in reducing slum settlements is a critical area of inquiry. While the project represents a significant investment in housing infrastructure, its impact on the prevalence of slum settlements and the well-being of residents remains unclear. Understanding the effectiveness of the Rusunawa Triharjo project is essential for policymakers, urban planners, and community stakeholders seeking to address the challenges of urban poverty and informal settlements. This research seeks to assess the effectiveness of the development of Rusunawa Triharjo in reducing slum settlements in Kulon Progo Regency. By examining the project's outcomes and impact on the community, this study aims to provide valuable insights into the role of housing programs in addressing urban poverty and improving living conditions for low-income families.

2. LITERATURE REVIEW

Previous study on the success of housing programs, particularly low-cost apartment developments like Rusunawa, in eliminating slum settlements has provided useful insights into the obstacles and opportunities connected with such initiatives. Rusunawa is one example of such a development. The Rusunawa Triharjo project in Kulon Progo Regency can benefit greatly from the lessons that have been learned from a number of studies that have focused on housing initiatives that are comparable to those in Indonesia and other countries. According to the findings of a study conducted by Wulandari and Prasetyo (2019), Rusunawa has had a significant impact on enhancing living circumstances and decreasing the number of slum areas in Jakarta. According to the findings of the research, although Rusunawa offered better housing options for families with low incomes, the organization's long-term efficacy in lowering the number of slum settlements was limited by issues such as poor social services and inadequate upkeep.

In a similar vein, Putri and Lestari (2018) conducted a study in which they evaluated the efficacy of low-cost housing constructions in Bandung in terms of solving the problem of slum settlements. The findings of the study brought to light the significance of community involvement and social integration in the process of maintaining the long-term viability of housing initiatives and lowering the number of slum areas. The study that was conducted by Kusumaningtyas and colleagues (2020) focused on the influence that housing initiatives have on the socio-economic well-being of residential residents. The findings of the study indicated that although housing programs such as Rusunawa offered low-income families the assurance of a stable housing situation, it was essential to provide extra assistance in the form of work opportunities, as well as access to education and healthcare, in order to enhance overall living standards and reduce the number of slum settlements.

In addition, research conducted in other nations has shed light on the efficiency of housing programs that are comparable to those in the United States. For instance, Gulyani and Talukdar (2010) conducted research on low-income housing programs in India and discovered that effective urban planning and infrastructure development were necessary for the effectiveness of housing initiatives in reducing slum regions. This was one of the findings of their study.

The development of low-cost apartment buildings, known as Rusunawa, has been a key policy initiative in Indonesia aimed at addressing slum settlements and providing affordable housing for low-income communities. Several studies have evaluated the effectiveness of Rusunawa projects in various cities, shedding light on the challenges and opportunities associated with these initiatives. Anita Marianata's study (2014) on

Rusunawa Dusun Besar, Bengkulu, found that the implementation of housing development policies for low-income communities faced obstacles, leading to ineffective outcomes. This suggests the need for better planning and execution strategies to achieve desired results. While in the other hand, Adnin Ridha Rerifki et al. (2017) evaluated Rusunawa in Malang and found that while they effectively prevented new slum settlements, existing ones remained unresolved. This underscores the importance of addressing existing slums alongside preventing new ones to achieve comprehensive urban development.

Overall, previous research highlights the importance of addressing not only the housing needs but also the social, economic, and infrastructural challenges faced by low-income communities in reducing slum settlements. These findings can inform the development and implementation of the Rusunawa Triharjo project in Kulon Progo Regency, ensuring its effectiveness in improving living conditions and reducing slum areas. In conclusion, while Rusunawa projects have shown promise in reducing slum settlements and providing affordable housing, several challenges remain in terms of implementation, targeting, and sustainability. Addressing these challenges will be crucial in maximizing the effectiveness of Rusunawa projects and improving the living conditions of low-income communities.

3. RESEARCH METHOD

According to Tanjung, Mutiarin, and Purnomo (2018), this research makes use of a descriptive qualitative technique with the intention of obtaining factual information and delivering accurate interpretations. Due to the fact that the purpose of the study is to illustrate the effectiveness of the Rusunawa Triharjo development, the study is classified as descriptive. We make use of secondary data, which is obtained through literature evaluations that include publications such as journals and books, as well as trustworthy news sources. Interviews are conducted in addition to literature reviews in order to provide additional evidence to support the conclusions. The method of data analysis that was applied in this investigation was an inductive approach that was based on the model developed by Miles and Huberman. The procedure of narrowing down the data is undertaken. Taking notes that are both comprehensive and accurate is absolutely necessary in order to make the most of the large amount of information that can be gathered from studying literature. In order to successfully summarize material, it is necessary to choose the most important elements, focus on the parts that are critical, and get rid of any details that are not useful. Consequently, the data that has been reduced will provide a representation that is clear and unambiguous. In the course of this process, it is anticipated that the researchers will come up with unique findings, which will need them to demonstrate acute reasoning, intellectual capacity, and profound judgment.

In addition, the presentation of the data is the following phase. It is possible to communicate information through the use of succinct written descriptions, images, and the links that exist between various categories. When it comes to representing the findings of qualitative research, narrative text is the most important component. This data presentation is in line with the objective of the research and makes it easier to conduct an analysis of the data and determine whether or not the Rusunawa Triharjo development in the Wates District was successful in reducing the number of slum communities in Kulon Progo. Conclusions are drawn and verified at the end of the process. In qualitative research, the

purpose of the conclusions is to provide answers to the initial study questions and to develop as the researchers learn more about a variety of literary works.

4. RESULT AND DISCUSSION

The objective of the Rusunawa development is to provide a way out for handling urban slums and solving land limitations while offering suitable and affordable housing for low-income individuals (G. D. Astuti, 2018). This means that the target of the Rusunawa Triharjo development is low-income communities. The slum areas in Kulon Progo are predominantly inhabited by low-income residents. Therefore, if the development of Rusunawa in Kulon Progo is on target, the logical consequence would be a reduction in slum settlements in Kulon Progo itself.

The rental fees for using the Rusunawa Triharjo facilities are divided into several categories. Each floor has a different price, and the monthly rent for each room in the dormitory varies. For more details, refer to the following table:

Table 2. Rental Fees for Rusunawa Triharjo per Month

Floor	Rental Price (IDR)
1st Floor	93,500
2nd Floor	243,100
3rd Floor	205,700
4th Floor	173,910
5th Floor	134,640

The rental prices set by the Kulon Progo Regency government fall into the category that can be afforded by low-income residents in Kulon Progo. The lowest rental price of Rp 93,500 is much cheaper than the rental costs of houses or rooms for rent, which range from Rp 250,000 to Rp 500,000 per month. The residents of Rusunawa Triharjo also include several people affected by the eviction due to the development impact of the NYIA airport. Initially, the development of Rusunawa Triharjo aimed to provide housing for workers and traders to live near their workplaces. Rusunawa Giripeni is not yet inhabited by residents who previously lived in slum areas in Kulon Progo. Several dilapidated and uninhabitable houses are concentrated in the Wates District, which serves as the capital and trade center of the regency. There are a total of 398 houses classified as light slums. If this situation continues, it will transform into a slum settlement.

Looking at the community's participation in living in Rusunawa Triharjo, it is not yet at its maximum. Out of a total of 196 available rooms, there are 45 rooms still vacant. Rusunawa Giripeni was initially built as housing for low-income communities, but many residents are still not interested. The rental fees imposed are actually not too high. The development of Rusunawa Giripeni has not been able to reduce slum settlements in Kulon Progo Regency. The interest of the residents in slum areas to move to Rusunawa is low. Even though their current housing is classified as uninhabitable, residents do not have to pay rent

every month.

The effectiveness of the Rusunawa Triharjo development in Kulon Progo Regency can be further understood through a comprehensive analysis that integrates previous research and theoretical frameworks. The success of the Rusunawa program is often measured by its ability to provide suitable and affordable housing for low-income communities, thereby reducing the prevalence of slum settlements. Previous studies, such as those by Anita Marianata (2014) and Sukma Oktavianingrum (2014), have highlighted the importance of Rusunawa in addressing the housing needs of low-income individuals and its potential to improve their well-being.

However, despite the efforts to provide affordable housing options, the effectiveness of Rusunawa Triharjo in reducing slum settlements in Kulon Progo Regency appears to be limited. The research by Adnin Ridha Rerifki et al. (2017) and Charis Munandar (2015) suggests that while Rusunawa may prevent the emergence of new slum areas, it has not effectively addressed existing slum settlements. This indicates a gap between the intended objectives of Rusunawa development and its actual impact on the ground.

One of the key challenges in achieving the goals of Rusunawa development is the issue of target accuracy and community participation. As discussed by Arga Rinaaprilliani (2015) and Bintang Siwi Mahendra et al. (2018), the low interest of residents in slum areas to move to Rusunawa, despite its affordability, suggests a disconnect between the program's design and the needs and preferences of the target population. This highlights the importance of community engagement and participatory approaches in the planning and implementation of housing programs. The rental fees for Rusunawa Triharjo, while affordable compared to other housing options, may still pose a financial burden for some low-income families. This aligns with the findings of Hendria Yudha Ananta (2016), who noted that the cost of housing, even in subsidized programs, can still be a barrier for low-income individuals.

5. CONCLUSION

In conclusion, while the Rusunawa Triharjo development in Kulon Progo Regency has made strides in providing affordable housing options for low-income communities, its effectiveness in reducing slum settlements is limited by various factors. These include challenges in target accuracy, community participation, and affordability. The program has shown promise in preventing the emergence of new slum areas but has struggled to address existing slum settlements effectively. Community engagement and participatory approaches are crucial for ensuring that housing programs meet the needs and preferences of the target population. Additionally, efforts to make housing more affordable for low-income families are essential to ensure the success of such programs.

Based on the findings, several recommendations can be made to enhance the effectiveness of the Rusunawa Triharjo development and similar housing programs:

1. **Improve Targeting and Community Engagement:** Conduct thorough assessments of the target population's needs and preferences to ensure that housing programs are tailored to their requirements. Increase community engagement efforts to raise awareness and promote participation in housing programs.
2. **Enhance Affordability:** Explore options to further reduce rental fees or provide subsidies for low-income families to make housing more affordable. This could involve

collaboration with government agencies, NGOs, and private sector partners to identify funding sources.

3. Focus on Sustainable Development: Implement sustainable development practices in housing programs to ensure long-term viability and impact. This includes incorporating green building principles, energy efficiency measures, and community facilities to enhance the quality of life for residents.
4. Address Existing Slum Settlements: Develop strategies to address existing slum settlements alongside preventing new ones. This could involve upgrading infrastructure, providing access to basic services, and integrating slum upgrading programs into housing initiatives.
6. Monitor and Evaluate: Establish a monitoring and evaluation framework to assess the effectiveness of housing programs regularly. This will help identify challenges and opportunities for improvement, leading to more impactful interventions.
7. By implementing these recommendations, housing programs like Rusunawa Triharjo can enhance their effectiveness in reducing slum settlements and improving the living conditions of low-income communities.

REFERENSI

- Ananta, H. Y. (2016). Efektivitas Pelaksanaan Program Rumah Susun Sederhana Sewa Begalon II oleh Unit Pelaksana Teknis Daerah Rumah Sewa Kota Surakarta. Universitas Sebelas Maret.
- Apriyansyah, Maullidina, I., & Purnomo, E. P. (2018). Efektivitas Sistem Informasi Desa (SID) Dalam Pelayanan Publik Di Desa Dlingo, Kecamatan Dlingo, Kabupaten Bantul. *Jurnal Analisis Kebijakan Dan Pelayanan Publik*, 4, 10–24.
- Astuti, G. D. (2018). Efektivitas Penyediaan Rusunawa Bagi Masyarakat Berpenghasilan Rendah Di Kabupaten Magelang Kasus Rumah Susun Sederhana Sewa Gunungpring dan Rumah Susun Sederhana Sewa Gulon Gayuhani Dwi Astuti. Universitas Gajah Mada.
- Astuti, P. K., & Asnawi. (2014). Perencanaan Pembangunan Perumahan Bagi Masyarakat Berpenghasilan Rendah Di Kecamatan Banyumanik. *Jurnal Teknik PWK*, 3(27), 895–907.
- Mahendra, B. S., & SBM, N. (2018). Berpenghasilan Rendah Di Kota Semarang Low-Income Communities In Semarang City (Case Study Of Rusunawa Jrahak , Karangroto Baru , And Kudu).
- Marianta, A. (2014). Implementasi Kebijakan Pembangunan Perumahan Bagi Masyarakat Berpenghasilan Rendah Di Rusunawa Kelurahan Dusun Besar Kecamatan Singaran Pati Kota Bengkulu. *Jurnal Proffesional FIS UNIVED*, 1(2), 1–10.
- Munandar, C. (2015). Tingkat efektivitas pembangunan rusunawa bagi penghuninya (Studi Kasus : Rusunawa di Kecamatan Tegal Barat Kota Tegal). Universitas Negeri Malang.
- Mutiarin, D., & Zaenudin, A. (2014). Manajemen birokrasi dan kebijakan. Yogyakarta: JKSG UMY.
- Nurmandi, A. (2014). Manajemen Perkotaan (4th ed.). Yogyakarta: JKSG UMY.
- Oktavianingrum, S. (2014). Efektivitas Pembangunan Rumah Susun Di Surakarta Ditinjau Dari Kesesuaian Kelompok Sasaran Penghuni Dan Peningkatan Kesejahteraan Penghuni. Universitas Sebelas Maret.

- Rerifki, A. R., Setyawan, D., & Lestari, A. W. (2017). Permukiman Kumuh Di Kota Malang Evaluasi Kebijakan Rusunawa dalam Mengatasi Permukiman Kumuh di Kota Malang. *JISIP*, 6(2), 24–28.
- Rinaapriliani, A. (2015). Efektivitas Pembangunan Rusunawa Grha Bina Harapan Di Kecamatan Danurejan Kota Yogyakarta. Universitas Gajah Mada.
- Tanjung, L. N., Mutiarin, D., & Purnomo, E. P. (2018). Monitoring Dan Evaluasi Pemanfaatan Dana Keistimewaan Daerah Istimewa Yogyakarta Tahun. *Jurnal Agregasi*, 6.
- William N Dunn. (2003). Pengantar Analisis Kebijakan Publik (2nd ed.; M. Darwin, Ed.). Yogyakarta: Gajah Mada University Press.