

Hunian sewa sebagai "dwelling" (Studi kasus kontrakan, rumah kos, dan apartemen) = Rental housing as "dwelling" (Case study kontrakan, rumah kos, and apartment)

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Abstrak

Selain hunian berstatus milik, terdapat pula hunian berstatus sewa. Namun, minat terhadap hunian sewa di Indonesia belum setinggi di negara-negara maju. Dalam tulisan ini, dibahas alasan-alasan tersebut berdasarkan sudut pandang penghuninya, meliputi bagaimana kualitas hunian sewa sebagai sebuah "dwelling" dengan memahaminya melalui aspek wujud, sistem sewa, pihak yang menyewakan, dan pihak yang menyewa hunian tersebut. Tulisan ini pun dilengkapi dengan pembahasan studi kasus secara deskriptif pada sebuah kontrakan, rumah kos, dan apartemen di Jakarta dan sekitarnya dengan hasil yang menunjukkan bahwa terdapat hunian sewa yang mampu mencapai kualitas sebagai sebuah "dwelling" yang sesungguhnya bagi penghuninya, walaupun tidak seluruh hunian sewa menunjukkan hal tersebut.

<hr>Besides owner-occupied housing, there is also rental housing. Unfortunately, people`s interest towards rental housing in Indonesia is not as high as in the developed countries. This writing will discuss the reasons based on the renter`s point of view, including how the quality of rental housing as a "dwelling" is by understanding it through aspects such as the form, the rental system, the tenant, and the landlord. This writing is also completed with descriptive case study on kontrakan, rumah kos, and apartment in Jakarta and its surrounding area in which the emerged result shows that there is a rental housing that has attained the quality as a real "dwelling" to its renter, though not all rental housings show this situation.