

# Rumah susun kost untuk lajang dan pasangan menikah tanpa anak di Provinsi DKI Jakarta = Multi family housing units for singles and married couples without children in DKI Jakarta Province / Dyah Afrianti

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## Abstrak

[<b>ABSTRAK</b><br>

Pertumbuhan rumah kost di Provinsi DKI Jakarta sangat pesat. Dari bidang real estate, rumah kost telah dipertimbangkan sebagai salah satu peluang bisnis yang muncul akibat besarnya tenaga kerja dan belum memadainya penyediaan hunian di sekitar pusat-pusat kegiatan oleh pemerintah. Pemerintah (Pusat dan Provinsi DKI Jakarta) ? dengan produk perumahan yang ada baik tapak atau pun susun, beli atau pun sewa ? masih terfokus pada penyediaan hunian bagi keluarga saja. Hipotesis penelitian ini adalah bahwa rumah kost merupakan salah satu tipe properti yang efektif untuk dikembangkan oleh pemerintah dalam rangka mengatasi kebutuhan hunian sewa di sekitar pusat-pusat kegiatan di Jakarta. Penelitian dilaksanakan di Jakarta Pusat dan terdiri atas dua tahap kajian pengembangan produk properti rumah kost menjadi rumah susun kost, yaitu melalui studi preferensi rumah kost dan studi perbandingan dengan rumah susun yang ada; serta kajian kelayakan profit dan benefit melalui simulasi return on investment dan cost-benefit analysis.

Dari penelitian ini ditemukan bahwa rumah kost hadir karena merupakan bagian dari siklus hidup manusia dan sesuai dengan kebutuhan kelompok pada suatu tahap hidup, yaitu lajang dan pasangan menikah tanpa anak. Kesesuaian tersebut antara lain: lokasinya yang dekat dengan tempat kegiatan penyewa, harganya yang terjangkau, dan luasan ukuran kamar yang tidak terlalu besar. Sedangkan hasil simulasi menunjukkan, selain manfaat yang didapat, rumah susun kost dapat memberikan pemasukan yang dapat digunakan untuk biaya operasionalnya. Berdasarkan hal tersebut dapat disimpulkan bahwa rumah susun kost tepat dan layak dikembangkan oleh Pemerintah Provinsi DKI Jakarta untuk mengatasi kebutuhan hunian sewa di sekitar pusat-pusat kegiatan di Jakarta.

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<b>ABSTRACT</b><br>

The growth of rumah kost<sup>1</sup> development in DKI Jakarta Province is high. In real estate, rumah kost has been considered as one of business opportunities as an effect of high amount of labor and the lack of housing provision by government around city centers because the Government (Central and Jakarta) - focuses only on providing shelter for families. The hypothesis of this reasearch is that rumah kost is a type of property that is effective to be developed by the government to

address rental housing needs around city centers in Jakarta.

The research was carried out in Central Jakarta and divided into two stages of development of product property from rumah kost into a new type of multi-family housing units - rumah susun kost: through the study of preferences of rumah kost and comparison study to existing multi-family public housing; and also through financial and social feasibility study by doing return on investment and costbenefit analysis simulation.

The findings are that rumah kost exists because it is a part of life-cycle and is corresponding with the needs of group of people at a certain stage of life ? singles and married couples without children ? such as: the needs of being near to the location of activity/workplace and the needs of having affordable rental price and not too large size of the units. The simulations showed that beside the benefits, the provision of rumah susun kost has potency in generating revenue that can be used for operational costs. From these, it can be concluded that rumah susun kost is suitable for Jakarta and is feasible to be developed by Government of DKI Jakarta Province.;The growth of rumah kost1 development in DKI Jakarta Province is high. In real estate, rumah kost has been considered as one of business opportunities as an effect of high amount of labor and the lack of housing provision by government around city centers because the Government (Central and Jakarta) - focuses only on providing shelter for families. The hypothesis of this reasearch is that rumah kost is a type of property that is effective to be developed by the government to address rental housing needs around city centers in Jakarta.

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