

Kajian rumah kosong pada perumahan masyarakat berpenghasilan rendah (MBR) di Perumahan AWJ dan GPC 2 Kecamatan Bojonggede = A study of vacant houses at housing for low-income communities in AWJ housing and GPC 2 Bojonggede District

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Abstrak

Penyediaan perumahan yang layak dan terjangkau bagi semua kalangan di perkotaan merupakan tantangan bagi pengambil kebijakan. Adanya keterbatasan kemampuan dalam memenuhi kebutuhan dasar rumah khususnya golongan Masyarakat Berpenghasilan Rendah MBR, maka dibutuhkan peran pemerintah berupa penyediaan perumahan bersubsidi. Salahsatu upaya pemerintah dalam meningkatkan akses terhadap hunian yang layak dan terjangkau yaitu berupa Kredit Kepemilikan Rumah KPR Sejahtera Tapak dengan menggunakan Fasilitas Likuiditas Pembiayaan Perumahan FLPP. Namun pemanfaatan perumahan bersubsidi ini dinilai belum optimal, masih banyak rumah yang belum dihuni. Pertumbuhan perumahan bersubsidi ini pun berkembang ke wilayah pinggiran karena tingginya harga lahan di pusat kota. Demikian pula kecamatan Bojonggede yang pertumbuhannya tidak terlepas dari perkembangan wilayah Jabodetabek memiliki angka rumah kosong tertinggi di wilayah perkotaan Cibinong Raya. Fenomena kekosongan tersebut ironisnya terjadi ditengah maraknya pembangunan perumahan yang sedang berlangsung. Tujuan penelitian ini menganalisa faktor penyebab terjadinya kekosongan rumah pada perumahan Masyarakat Berpenghasilan Rendah MBR. Penelitian ini menggunakan metode kualitatif dengan pendekatan grounded theory dalam jangka waktu penelitian bulan Maret- Juni 2018. Pengumpulan data dilakukan melalui observasi lapangan, wawancara mendalam dan penelusuran literatur. Tahapan analisa berupa proses coding, kategorisasi, dan penyusunan tematik sehingga menghasilkan grounded theory. Proses mengkosongkan rumah di Kecamatan Bojonggede dimulai dari persepsi pemilik mengenai perumahan, motivasi membeli rumah dan motivasi mengkosongkan rumah. Hasil penelitian faktor penyebab rumah kosong di Kecamatan Bojonggede yaitu adanya kebutuhan sosial domestik dan aspek budaya pemilik.

.....The provision of decent and affordable housing for all urban communities is a challenge for policymakers. The existence of limited ability to meet the basic needs of houses, particularly for the Low Income Communities, the government's role is needed in the form of provision of subsidized housing. One of the government's efforts in increasing the access to a decent and affordable housing is in the form of Sejahtera Tapak Home Ownership Loan Kredit Kepemilikan Rumah KPR by utilizing the Housing Loan Liquidity Facility Fasilitas Likuiditas Pembiayaan Perumahan FLPP. However, the utilization of this subsidized housing is considered not optimal, there are still many houses that have not been occupied. The expansion of the subsidized housing is also developing to the suburban area because of the high price of land in the city center. Similarly, Bojonggede District whose development cannot be separated from the development of Jabodetabek Jakarta Bogor Depok Tangerang Bekasi area has the highest number of vacant houses in Cibinong urban area. The phenomenon of these vacant properties is ironic in the midst of the ongoing housing development.

Therefore, this study aims to analyze the factors that cause the vacant houses in Low Income Communities housing. This research used qualitative method with grounded theory approach in the period of research

from March to June 2018. Data collection was done through field observation, in depth interview, and literature review. Moreover, the steps of the analysis conducted were coding process, categorization, and thematic arrangement to establish the grounded theory. The process of vacating the houses in Bojonggede District starts from the owner's perception of housing, the motivation to buy the house, and the motivation to vacant the house. The result of this research that the phenomenon of vacant houses in Bojonggede District is influenced by the social domestic needs and cultural aspects of the owners.