

Evaluasi Penyediaan Sarana Perumahan pada Standar Nasional Indonesia (SNI) 03-1733-2004 tentang Tata Cara Perencanaan Lingkungan Perumahan di Perkotaan = Evaluation of Housing Facilities Provision on the Indonesian National Standard (Standar Nasional Indonesia abbreviated SNI) 03-1733-2004 about Procedure for Housing Environment Planning in Urban Area

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Abstrak

Saat ini, semakin banyak orang memilih bermukim di Kota Depok hingga proporsi komuternya tertinggi se-Indonesia. Hal tersebut memberikan dampak terhadap pembangunan wilayah itu, salah satunya yakni membangun perumahan untuk mengakomodasi populasinya yang meningkat. Peningkatan jumlah perumahan di Kota Depok tentunya harus diiringi pula dengan ketersediaan sarannya. Namun, standar tentang sarana perumahan di Indonesia disusun pada tahun 2003 kemudian disahkan pada tahun 2004 sehingga perlu diketahui kesesuaiannya dengan kebutuhan saat ini. Oleh karena itu, penulis tertarik untuk mengevaluasi penyediaan sarana pada Standar Nasional Indonesia (SNI) 03-1733-2004 tentang Tata Cara Perencanaan Lingkungan Perumahan di Perkotaan. Tujuan penelitian ini yakni mengetahui kesesuaian ketersediaan sarana perumahan di lokasi penelitian dengan SNI tersebut, keberadaan implikasi sosio-spasial sarana perumahan di lokasi penelitian, dan keberadaan pengaruh ketersediaan sarana perumahan di lokasi penelitian terhadap kepuasan bermukim dan keinginan untuk pindah rumah penduduk setempat. Metode penelitian yang digunakan yakni metode campuran, terdiri atas metode kualitatif dan metode kuantitatif. Hasil penelitian menunjukkan bahwa sarana perumahan di Kota Depok masih tidak sesuai dengan SNI terkait. Selain itu, terdapat sarana perumahan yang perlu dan tidak perlu tercantum pada SNI tersebut berdasarkan kebutuhan informan. Lalu, sarana perumahan di Kota Depok memiliki implikasi sosio-spasial. Akan tetapi, ketersediaan sarana tersebut tidak terlalu memengaruhi kepuasan bermukim dan keinginan pindah tempat tinggal penduduk setempat. Meskipun begitu, pemerintah pusat perlu merevisi SNI terkait sarana perumahan berdasarkan kebutuhan masyarakat Indonesia saat ini. Setelah itu, menghasilkan Undang-Undang (UU) baru yang mengharuskan pembangunan perumahan di Indonesia harus berdasarkan SNI terbaru tersebut. Kemudian, pemerintah pusat mensosialisasikan hal tersebut kepada pemerintah daerah. Lalu, pemerintah daerah menerapkannya pada peraturan daerah setempat kemudian mensosialisasikan hal tersebut kepada warga daerah setempat sehingga mereka menaatinya. Nantinya, semua developer dan arsitek membangun perumahan di Indonesia berdasarkan SNI terbaru tersebut. Masyarakat Indonesia juga menjadi kritis terhadap ketersediaan sarana perumahan. Peneliti yang ingin melanjutkan penelitian ini perlu memperluas sampel penelitian dan sarana perumahan yang belum disebutkan pada penelitian ini diperbanyak lagi.

.....Currently, more people are choosing to live in Depok City until its proportion of commuters is the highest in Indonesia. That matter gives an impact on the development of that area, one of which is building housing to accommodate its increasing population. The increasing in the number of housing in Depok City must be accompanied by the availability of that facilities. However, standards regarding housing facilities in Indonesia were drawn up in 2003 and then finalized in 2004 so it is necessary to know its suitability with

current needs. Therefore, the author is interested in researching the provision of facilities in the Indonesian National Standard (Standar Nasional Indonesia abbreviated SNI) 03-1733-2004 concerning Procedure for Environment Housing Planning in Urban Area. The purpose of this study was to determine the suitability of the availability of housing facilities at the research location with mentioned SNI, the existence of housing facilities socio-spatial implications at the research location, and the influence of housing facilities availability at the research location on living satisfaction and the desire to change residence. The research method used is mixed methods, consisting of qualitative method and quantitative method. The research results show that housing facilities in Depok City are still not in accordance with the relevant SNI. Apart from that, there are housing facilities that need and do not need to be listed in the SNI based on the informant's needs. Then, housing facilities in Depok City have socio-spatial implications. However, the availability of these facilities does not really influence the settlement satisfaction and desire to move local residents. Even so, the central government needs to revise SNI regarding housing facilities based on the current needs of Indonesian society. After that, a new Law (UU) was produced which required housing construction in Indonesia to be based on the latest SNI. Subsequently, the central government socialized this matter to regional governments. Then, the regional government applies it to local regional regulations and then socializes this to local residents so that they obey it. In the future, all developers and architects will build housing in Indonesia based on the latest SNI. Indonesian society has also become critical of the availability of housing facilities. Researchers who want to continue this research need to expand the research sample and increase the number of housing facilities that have not been mentioned in this research.