

Implementation Of The Unhabitable House Program (RUTILAHU) In Majalengka Regency

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Abstract

Implementation of the Uninhabitable House Program (RUTILAHU) at the Housing, Settlement and Land Agency of Majalengka Regency. Based on the lack of optimality of some of these policies, the implementation of policies in the Uninhabitable House Program (RUTILAHU) has a focus on being a problem, namely on several indicators. Which problem was chosen by the author as the main focus in this study, so that researchers try to explore the problems that exist in the implementation of this policy. This research uses a qualitative approach, researchers try to describe an event to obtain valid and reliable data, so in collecting the necessary data using observation and interview methods. Policy implementation is a practical stage and is different from policy formulation as a theoretical stage. Based on the results of the research, which is where the implementation of the Uninhabitable House Program (RUTILAHU) at the Housing Office of the Majalengka Regency Settlement and Land Area uses David C Korten's Theory with three indicators of Program Suitability, Implementing Organization Suitability and Target Group Suitability.

Keywords: Implementation, Uninhabitable House Program (RUTILAHU).

Introduction

The Uninhabitable House Repair Program (RUTILAHU) not only aims to improve the poor physical condition of houses, but also to rebuild structures that are more resistant to natural disasters such as earthquakes and floods that often hit densely populated areas (DEPARTMENT OF HOUSING, SETTLEMENT AND LAND AREA 2023). Article 28 H of the 1945 Constitution which has been amended states that housing is a basic right of citizens, so that everyone has the right to a good and healthy place to live and environment. A house is not only a basic need to improve the quality of life and livelihood, but also reflects personal identity that contributes to improving the quality of life, character formation, and national personality. In accordance with Law Number 1 of 2011 concerning Housing and Settlements, every Indonesian citizen has the right to physical and mental well-being, to have a place to live, and a decent living environment. The state has a responsibility to protect all citizens by providing decent and affordable housing and settlement areas, ensuring that every individual has a decent place to live (DEPARTMENT OF HOUSING, SETTLEMENT AND LAND AREA 2024).

The Uninhabitable Houses (RUTILAHU) program is an initiative of the Indonesian government designed to provide support in the repair or construction of houses for residents who live in residences that do not meet housing standards. Various factors can cause a house to be categorized as uninhabitable, including structural damage, lack of sanitation facilities, inadequate access to clean water, or poor environmental conditions, this, Through the Uninhabitable Houses (RUTILAHU)

program, the government can provide technical and financial assistance to homeowners so that they can renovate or rebuild by complying with better technical standards. In addition, this program can also include providing better access to clean water and sanitation, which are key factors in improving public health (Taufik & Sriharyati, 2021).

In order for a program to be realized, implementation is needed in running it. According to Salusu (Tahir, 2014:55-56) "implementation as the operationalization of various activities to achieve a certain target and touches all levels of management from top management to the lowest employees" This statement highlights the importance of implementation in management as a process to operationalize various activities to achieve predetermined targets. Implementation goes beyond simply implementing policies or strategies, it involves all levels of management, from the highest level to employees at the lowest level. This underlines that successful implementation depends not only on strategic planning and decisions, but also on the capacity to implement them effectively at all levels of the organization (Ramdani et al., 2018).

Likewise, Majalengka Regency has implemented the Uninhabitable Houses (RUTILAHU) program by the Housing, Residential Areas and Land Agency because it can be seen from the development in all aspects, some of which have achieved the expected results. However, there is a problem, namely that the results of the development evaluation still show a gap between the target and the results achieved during the period 2014 - 2018. This gap can be used as input for problems that must be addressed immediately and as the main agenda for the development plan for the next 5 (five) year period (DEPARTMENT OF HOUSING, SETTLEMENT AREA AND LAND AFFAIRS 2024),

Looking at the RENJA (Work Plan) for 2024-2029 at the Department of Housing, Settlements and Land Affairs, problems were found in the form of low quality housing in terms of sanitation, many houses are still uninhabitable, there is still a large backlog in providing housing for the community, and the provision of public facilities and social facilities in the housing environment is incomplete (DEPARTMENT OF HOUSING, SETTLEMENT AREA AND LAND AFFAIRS 2024). In 2022, 1,229 units were realized and in 2023, 638 units were realized due to the decreasing budget for the Uninhabitable House (Rutilahu) program sourced from the General Allocation Fund and also the limited budget from the province that provides the Provincial Uninhabitable House (RUTILAHU) Social Assistance budget, which in 2023 only decreased by 500 units from the target of 1000 housing units, in addition, in 2023 the requirements for RUTILAHU Special Allocation Fund (DAK) sources are required to have a Slum Regulation and Regency Sharing Fund so that in 2023 they will no longer receive RUTILAHU Special Allocation Fund (DAK) sources (National Development Planning Agency, 2024) The main factors causing unfitness of housing in Majalengka Regency include houses made of hollow bamboo, inadequate raw materials and construction conditions, and an unsupportive environment and climate. Improvement efforts have been made,

including the renovation of uninhabitable houses and the construction of new houses after the disaster, to improve housing standards in the area (DEPARTMENT OF HOUSING, SETTLEMENT AREA AND LAND AFFAIRS 2024).

Literature Review

Public Administration

Public administration is defined as a series of efforts and activities related to policy management to achieve a goal. Specifically, public administration includes technical tasks such as recording, typing, sending, collecting, duplicating, and so on. Meanwhile, in a broader sense, public administration involves all processes of cooperation between two or more individuals in achieving common goals, using special facilities and infrastructure effectively and efficiently (Agustiandini, 2023). According to Woodrow Wilson (2012:21) in Wirman Syafri's book, public administration is the business or practice of government affairs because the goal of the government is to carry out public work efficiently and as far as possible in accordance with the tastes and desires of the people (Journal Publishing Agency (BPJ) & FIA-University of Brawijaya, 2024). Willam Leffingwell and Edwin Robinson: According to both of them, the definition of public administration is a part of management science that deals with the implementation of office work efficiently, when, and where work should be done (Journal Publishing Agency (BPJ) & FIA-University of Brawijaya, 2024).

According to Taufiqurokhman: Public administration is the activity of planning, controlling, and organizing office work, as well as motivating those who carry it out to achieve the goals that have been set (Agustiandini, 2023).

According to Thoha (2005:53), now it is directed towards the interests and power of the people. For this reason, "Public administration theory emphasizes more on action programs that are oriented towards public interests". So that the existence of public administration is not just a painting but also benefits the public interest. So public administration emphasizes more on the role of the public in achieving goals (Journal Publishing Agency (BPJ) & FIA-University of Brawijaya, 2024).

The definition of public administration according to Harbani Pasolong: The definition of public administration is the activity of planning, controlling, and organizing office work, as well as motivating those who carry it out to achieve predetermined goals (Agustiandini, 2023). Based on the theory above, according to experts, public administration can be defined as the entire process of cooperation between two or more people based on certain rationality to achieve predetermined goals. The functions of public administration include planning, organizing, implementing, and supervising development.

Policy

Policy is a series of concepts and principles that serve as guidelines and foundations in planning and implementing tasks, leadership, and actions. This term applies in the context of government, organizations, the private sector, and also individuals. Unlike regulations or laws that can require or prohibit certain behaviors, policies serve as directions for achieving optimal results. In general, policy refers to the process of making crucial decisions in an organization, which includes determining alternatives such as program priorities or fund allocations, and selection based on the resulting effects. Policy can also be interpreted as a political, managerial, financial, or administrative instrument in achieving clear and defined goals (Ministry of Environment and Forestry, 2015).

In its implementation, policy requires the cooperation of many people and must be able to support policies that have been decided politically by carrying out good coordination. Such a complex policy requires the cooperation of many people. The bureaucracy as the implementer of a policy must be able to support policies that have been decided politically by carrying out good coordination. (Apriandi, 2017).

According to Soerjono Soekanto, policy is a social control mechanism that aims to encourage, invite, order, or force society to obey the laws or regulations that are currently in force. (Apriandi, 2017).

According to Satjipto Rahardjo, policy has three functions, namely the creation of norms, dispute resolution, and ensuring the continuity of community life (Apriandi, 2017).

The definition of policy according to J.C.T. Simorangkir and Woerjono Satropranoto Policy is a regulation that is coercive, which determines human behavior in society and which serves as a guideline for State Authorities in carrying out their duties (Apriandi, 2017).

According to Ernest Utrecht, policy is a collection of regulations that regulate life. These regulations can be in the form of orders or prohibitions that regulate order in a society and must be obeyed by all members of society (Apriandi, 2017).

Meanwhile, Imre Lakatos said that Policy is a discipline that focuses on the analysis and explanation of applicable laws and functions as a guideline for society and government in carrying out daily life (Apriandi, 2017). Therefore, based on the definition above, policy is a series of concepts and principles that serve as guidelines and the basis for plans in implementing a job, leadership, and how to act. This term can be applied to government, private sector organizations and groups, and individuals. In some sources, policy is also defined as a process that involves collective choices that are interdependent and carried out by government agencies and institutions.

Uninhabitable House Program (RUTILAHU)

A house is an important basic need, functioning as a shelter that provides comfort and security, and maintains family privacy according to standards that are not harmful. Every citizen has the right to a decent life, as mandated in Law Number 39 of 1999 concerning Human Rights, Article 40, which states that everyone has the right to a good and healthy living environment. The Uninhabitable House Program (RUTILAHU) is a government initiative designed to provide assistance to those living in houses that do not meet the requirements for livability, especially for poor families who are unable to meet basic needs due to economic reasons. This program focuses on repairing or rehabilitating houses that are uninhabitable, both technically and non-technically. Uninhabitable houses are often associated with slums, which reflect poverty. The Rutilahu program aims to help achieve a decent standard of living, especially in meeting housing needs, by providing financial assistance, materials, and equipment for the repair of uninhabitable houses (DEPARTMENT OF HOUSING, SETTLEMENT AREA AND LAND, 2024). The implementation of the program at the Department of Housing, Settlements and Land of Majalengka Regency is a program to rebuild houses, which currently still have many uninhabitable houses that have not become habitable houses in Majalengka Regency. This program was carried out to find out how the implementation of the Uninhabitable Houses (RUTILAHU) program in Majalengka Regency with a case study at the Department of Housing, Settlements and Land, with the hope of improving the uninhabitable house program to be better in accordance with the objectives of the RUTILAHU program (Universitas Pahlawan Tuanku Tambusai, 2024).

The Uninhabitable House Program (RUTILAHU) in Majalengka Regency is designed to help low-income people who live in houses with uninhabitable conditions. The goal is to improve the quality of housing, so that people can live more decently and safely. Although this program has had a positive impact, some people still feel the lack of equity in the distribution of assistance, especially in certain areas that still need more attention. In this program, the community is greatly helped because the recipients of assistance are Low-Income Communities (MBR)

In 2023, the RUTILAHU program has succeeded in realizing the construction of 58 housing units spread across 4 sub-districts in Majalengka Regency. This is a significant achievement, considering the challenges faced in its implementation, such as limited budget and resources. However, this number is only a small part of the existing needs, considering that there are still many people in other areas that have not been reached by this program. For this year in 2024, it will increase to 64 beneficiaries or houses, which are expected to increase every year so that they can receive assistance evenly and precisely targeted to people with uninhabitable housing conditions.

In the future, it is hoped that the number of housing units repaired or built can continue to increase along with the addition of the budget and increased program efficiency. It is also hoped that the aid distribution process can be more evenly distributed and transparent so that people who really

need it get priority. In addition, with the synergy between the local government, the community, and experts in the field, the quality of the implementation of the RUTILAHU program in Majalengka can continue to be improved, both in terms of the quantity of houses built and the quality of the repairs.

The coming years are an important opportunity to ensure the sustainability of this program, so that more houses are built and renovated, so that the vision of eradicating uninhabitable houses throughout Majalengka Regency can be achieved optimally.

So far, the Uninhabitable House Program (RUTILAHU) in Majalengka Regency aims to improve the quality of life of low-income people by providing assistance for home renovation or construction. However, there are various factors that influence whether this program is on target or not.

In many cases, this program has succeeded in helping people who really need it, especially families living in uninhabitable houses. The selection mechanism for aid recipients through data collection at the village level and submission of proposals provides an opportunity for aid to be distributed to those who need it most. Every family that receives this assistance has gone through verification and selection which is expected to filter recipients who meet the criteria.

"We feel that this program is on target, we as beneficiaries really appreciate this program, hopefully in the future it will always exist and can help people in the Majalengka area through this program" Beneficiary community.

However, in some areas, obstacles in implementation, such as budget limitations, data collection quality, and the possibility of injustice in the distribution of aid, can still affect the accuracy of this program's targets. Several reports state that there are aid recipients who do not fully meet the requirements or there are still families who are more in need but have not been recorded.

Overall, although the RUTILAHU program has been running well and is beneficial, periodic evaluation and data updates are still needed to ensure that this program continues to be right on target and is able to reach all people who really need it. Because it is felt that this program has been right on target for people who have inadequate houses, the beneficiary community really appreciates this program with the hope of increasing the number of recipients or houses and being able to help people in other areas of Majalengka through this program.

Method

The object of research is an attribute, nature, or value of an individual, object, or activity that has certain variations determined by the researcher to be studied and analyzed. The object of research can be in the form of group characteristics. The problems or perspectives of the group are then identified for further research. After the problem is identified, the researcher looks for the cause or for the problem at hand. The object of research in this context is an element that can be an individual,

organization, or object that is the subject of research. This object is described as the core of the problem to be studied to obtain more focused data. Sugiyono defines the object of research in research as the attributes, nature, and values of an individual, object, or activity with certain variations determined by the researcher to be studied and concluded. The object in this study is the Department of Housing, Residential Areas and Land (PKPP) (DEPARTMENT OF HOUSING, SETTLEMENT AREA AND LAND, 2024). This study uses a qualitative approach, the researcher tries to describe an event to obtain valid and reliable data, so in collecting the necessary data using observation and interview methods. According to Moloeng (2007: 6) said that "Qualitative research aims to understand the phenomenon of what the research subject experiences in its entirety by means of description. Qualitative research uses various scientific methods to collect data". Qualitative methods help the availability of rich descriptions of phenomena. Qualitative encourages understanding of the substance of an event. Thus, qualitative research is not only to fulfill the researcher's desire to get a picture/explanation, but also helps to get a deeper explanation. Qualitative research allows researchers to collect information in the field and then formulate it as a theory.

Results and Discussion

Implementation of the Uninhabitable House Program (RUTILAHU) at the Department of Housing, Residential Areas and Land Affairs of Majalengka Regency. Based on the less than optimal nature of several policies, the implementation of the policy on the Uninhabitable House Program (RUTILAHU) has a focus on problems, namely in several dimensions. Which of these problems was chosen by the researcher as the main focus in this study, so that the researcher tried to explore the problems that exist in the implementation of the policy.

Observations made by the researcher produced results in the form of problems that occurred in the aspect of program implementation on human resources, socialization and also support between related organizations

Suitability between the program and the program target. A program is said to be successful if the program implemented is in accordance with what is needed by the target (Akib & Tarigan, 2008). What is meant by the program is the Uninhabitable House Program (RUTILAHU), while the Department of Housing, Residential Areas and Land Affairs of Majalengka Regency is the target. The implementation of the RUTILAHU program in Majalengka aims to improve the condition of uninhabitable houses, help underprivileged people to get more suitable housing, and improve the quality of life of residents.

Some of the main problems faced in the implementation of this program in Majalengka include: (1) there are still many uninhabitable houses that have not been handled, (2) limited budget for the house repair program each year, (3) lack of technical skills of the community in supporting this

program, (4) limited infrastructure facilities needed for house renovation, and (5) low community involvement in the house repair process through this program. Therefore, the involvement of various parties is expected to help accelerate the implementation of the program, especially in ensuring the distribution of aid that is right on target.

These uninhabitable housing conditions require special attention considering the large impact on community welfare and health. This program is also important to implement in order to support improving the quality of housing in Majalengka Regency and provide safer and more suitable housing for the community.

1. The process of implementing the Uninhabitable House Program (RUTILAHU) in Majalengka Regency implemented by the Housing, Settlement and Land Agency

The process of implementing the Uninhabitable House Program (RUTILAHU) in Majalengka Regency implemented by the Housing, Settlement and Land Agency involves several main stages:

- a. Data Collection and Verification: Data on beneficiaries is obtained from each village through data collection of residents whose houses are uninhabitable. This data is then verified to ensure the eligibility of aid recipients.
- b. Program Implementation : After verification, the program is implemented by involving Field Facilitators (TFL) who are tasked with monitoring and supervising the house renovation or rehabilitation process. TFL also functions as a liaison between the government and the beneficiary community, ensuring that the program is implemented according to plan.
- c. Supervision and Evaluation: The agency carries out ongoing supervision through TFL to ensure that the quality of the renovation is in accordance with the standards and objectives of the program. In addition, an evaluation of the effectiveness of the program is carried out, including obstacles that arise during implementation.
- d. Constraints: In implementing this program, several constraints faced include limited budget, so that only some houses can be renovated each year. In addition, the low technical skills of the community and the lack of infrastructure are also challenges.

The next process is that the agency recruits Field Facilitators (TFL) to go directly to the field as supervisors in the verification process and proposal submission until the completion of the program construction.

In this verification, re-data collection will be carried out. Because these beneficiaries have the self-reliance for this RUTILAHU program.

The DPKPP Office of Majalengka Regency provides financial assistance of IDR 20 million for each beneficiary community. Intended for 64 beneficiaries with a total amount provided by the central government of IDR 1,280,000,000,-

The funds provided are stimulant in nature, meaning that they do not fully cover all construction or renovation costs, but are expected to encourage the community to contribute through

a self-help approach, either by providing labor, additional materials, or other participation from the surrounding environment. The houses that are repaired can be in the form of partial renovations or construction from start to finish, depending on the initial condition of the house and the reported needs. Although this program has a noble aim to improve community welfare, the challenges faced include budget constraints, a strict verification process, and ensuring that funds are used effectively and in accordance with identified needs.

The distribution of money carried out by the community receiving program assistance will divide the funds with IDR 17,500,000 used for materials and IDR 2,500,000 used to pay for labor (craftsmen). These funds are adjusted to the quality of materials that are at least decent at standard quality goods.

Results of direct interviews with Beneficiaries:

First, socialization will be carried out by the government and the PKPP Service to the government or community leaders in villages that receive assistance such as RT, RW, Lurah or Camat to discuss the Uninhabitable House Program in villages that receive assistance for the program.

The Majalengka Regency Government uses various methods to socialize the RUTILAHU Program to the community so that information about assistance for repairing uninhabitable houses can be conveyed properly. Here are some socialization strategies that are usually carried out:

- a. Through Village and Sub-district Apparatus: The local government works together with village and sub-district officials to convey information directly to residents, especially those in remote areas. Village officials are often the spearhead in conveying information, providing explanations about the requirements and procedures for applying for assistance, and assisting residents who want to register.
- b. Village Meetings and Deliberations (Musdes): In village meetings or village deliberations, the RUTILAHU program is often one of the topics discussed. The community can directly ask questions and get explanations from village officials regarding the application mechanism and criteria for recipients of assistance.
- c. Direct Counseling and Social Activities: The government sometimes conducts direct counseling in the field or through social activities involving the community. In this activity, the team from the relevant agency can provide an explanation of the RUTILAHU program and help people who need more detailed information or assistance in preparing proposals. However, this socialization activity is not carried out much because people are busy with their work so that the government has difficulty in socializing the RUTILAHU program. With these various socialization methods, the government is trying to ensure that the RUTILAHU program is known to the wider community, especially those who really need help with home repairs.

The Uninhabitable House Program (RUTILAHU) in Majalengka Regency is designed to help

low-income people who live in houses with uninhabitable conditions. The goal is to improve the quality of housing, so that people can live more decently and safely. Although this program has had a positive impact, some people still feel the lack of equity in the distribution of assistance, especially in certain areas that still need more attention. In this program, the community is greatly helped because the recipients of assistance are Low-Income Communities (MBR)

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The coming years are an important opportunity to ensure the sustainability of this program, so that more houses are built and renovated, so that the vision of eradicating uninhabitable houses throughout Majalengka Regency can be achieved optimally

1. Targets of the RUTILAHU program

So far, the Uninhabitable House Program (RUTILAHU) in Majalengka Regency aims to improve the quality of life of low-income people by providing assistance for home renovation or construction. However, there are various factors that influence whether this program is on target or not.

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