

**PENGELOLAAN RUMAH SUSUN SEDERHANA SEWA
DI CENGKARENG JAKARTA BARAT**

TESIS

Disusun dalam Rangka Memenuhi Persyaratan
Program Studi Magister Teknik Pembangunan Wilayah dan Kota
Konsentrasi Magister Manajemen Prasarana Perkotaan

Oleh :

MOKH SUBKHAN
L4D 005 087



**PROGRAM PASCASARJANA
MAGISTER TEKNIK PEMBANGUNAN WILAYAH DAN KOTA
UNIVERSITAS DIPONEGORO
SEMARANG
2008**

ABSTRACT

Cities population growth caused higher demand for housing. As party that has responsibility of development tried to solve the problems, such of effort is supporting the mansions. However, in the beginning, mansions are meant to solve slum horizontally, it's unrealized that transforms the area to be vertical slum area. Cengkareng is a rent conventional mansions area which managed by government agencies, they are Perumnas and Private (Yayasan Budha Tzu Chi). Based on the observation, the private mansions residents said well. The succession of physical and non-physical environment management related with management party roles and the resident participation. Learned from Budha Tzu Chi and Cengkareng region as the only location which managed by organizers, then the writer felt that Cengkareng region and its management method becomes interesting to be studied.

The aim of this research is to identify many factors, which caused not optimal of rent conventional mansions management in Cengkareng. Moreove, it formulated a concept of optimal rent conventional mansions management. The method is using triangulation with the frequency distribution analysis for questionnaire results, which has distributed for many respondent. The descriptive qualitative method used to identify social characteristic, economic characteristic, spatial characteristic, the management of infrastructure technically, rent management, marketing and resident counselling, administration and financial management. Those variables analyzed by qualitative descriptive method then formulated an optimal management concept.

The results shows that the causes of un-optimal rusunawa management are resident social aspect which shows resident solidarity also communities social relationship, however grouping are naturally occurs in this area among block and routine social activities such as mutual assistance are not running. The Economical aspect which emerges are their ability and high motivation to improve family's economy however the economy activities merely daily activities, because they do not have "futures plan". The spatial aspect shows that rusunawa location is strategic even though located in second layer from highway but it has high economical value when viewed from the accessibility. It requires public transportation in order to access through the location. Management aspect of Cengkareng rusunawa shows lack organization roles due to community sanction. The infrastructure aspect whis are sharing facility which used individually and meeting office does not accommodate people needs, operational designing are merely arranged for short term, limited coordination with others department, rent management, marketing and resident counselling are not performed by survey for market analysis, arranging market strategy and the counselling caused by dwelling unit already filled by old resident, administration and financial management in sanction implementation did not performed because of many problems which still in law status.

To achieve optimal Cengkareng rusunawa management, the researcher suggests if rusunawa funding as housing is socially then, rent cost should allotment for daily operational, environment maintenance, then it requires government subsidy, performing cooperation with resident for environment management, private sector provide employment inside rusunawa area, management to reinforce management organization in Cengkareng requires resident participation. It performed in order to reduce any conflicts. Issues manual of occupy procedure and living manner inside rusunawa, provide chance for MBR that becomes lodger beneath head, activate member meeting and animates openness character. The infrastructure physic requires concerning accessibility to depress transportation cost facilities limitation to avoid owning effort, performing tight order due to building alteration physically to prevent building disorder and slum visualization, counselling and community empowerment, especially on economic effort improvement and management.

Key Words : Management, Rusunawa, Optimal.