

The Proposal for Uninhabitable Housing As an Alternative for The Quality of Life of The Ngepanrejo Village Community

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ABSTRACT

Housing embodies many concepts such as comfort, security, identity and most importantly, housing is of central importance to the quality of life and health of everyone, with considerable economic, social, cultural and personal significance. However, housing in Ngepanrejo Village is different, where the main housing problem at the moment is the lack of affordable accommodation for the majority of the village community, who have low incomes. Therefore, most of the housing conditions fall into the criteria for uninhabitable houses. The community in Ngepanrejo Village is struggling to uphold good quality housing in various ways, one of which is by submitting a proposal for Uninhabitable Housing. qualitative research using data collection methods in the form of secondary data. The results of this study indicate that the proposal for uninhabitable houses do make a great impact to the standard of living of the Ngepanrejo community. Through each proposals submitted every year, there are about 10 houses renovated. If this trend continues, the objective proposed by the provincial government will be achieved at a fast rate. However, most proposals are found to be mismatch to the SIMPERUM and SIKDES which is caused by human errors. This have led the village government to create a lot letter of statements just to validate that the information is correct.

Keywords: Housing; Livable Village; Ngepanrejo Village

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INTRODUCTION

Global rural growth is a fact. Villages have expanded beyond their own administrative borders, giving rise to rural territories with a large physical dimension. The world's rurals are engines of growth, since they are the nodes of the main flows of people, goods, wealth, knowledge, creativity and innovation and have a significant impact on the world economy. In the Magelang Regency, they represent between 20% and 50% of the GDP and population of their respective country. On the other hand, being

diverse and complex, the rurals themselves tend to be fragmented, and generate deep inequalities in their own territories. This context poses political challenges in all spheres of government that operate in a rural space, and encourages the jurisdictions of cities, districts and regions to take the initiative in decision-making, that is, on a new scale. We refer to the coordinated efforts of the different authorities to plan and manage the opportunities and inequalities of a certain rural space as the construction of a solid rural governance.

A public housing system that aims to house the majority of the Ngepanrejo Village's population must also offer residents a secure livelihood, self-sufficient housing estates that meet their daily needs (clinics, schools, food stores, supermarkets and recreational facilities), access to different means of transportation, as well as an enriching neighborhood life based on greater social integration, thanks to the co-habitation of different socioeconomic and ethnocultural groups. At the same time, having a competitive economy and stable economic growth is also essential to help public housing residents afford their homes, either by providing better educational and employment opportunities or by allowing governments and cities have enough funds to offer subsidized housing and invest in research and development to keep construction costs low.

Another interrelated goal, environmental sustainability, involves ensuring that a village has sufficient resources, in terms of land, water or energy, to meet its long-term needs, has a clean environment, and is resilient to environmental risks such as climate change and natural catastrophes.

Although the attributes of the livable village are widely present in the social housing programs of most rural areas, the underlying procedures and systems necessary to achieve these objectives tend to be overlooked. This is the case, in particular, for the adoption of an integrated approach to comprehensive planning. This implies thinking in the long term about the current and future demand for social housing in the village and about the changing needs of its residents, such as care for the aging population. At the same time, it has to ensure that the public housing system becomes more flexible by identifying new growth areas in overall urban planning, relocating or consolidating existing land-intensive facilities to free up new areas for public housing, especially in cases of limited availability of land within the rural area. The ability to implement plans effectively – which brings relevant public agencies and stakeholders together on all aspects of housing and adopts an action-oriented approach from the outset, while taking advantage of innovation both in terms of technology as well as processes – can allow significant advances towards the success of a public housing program.

These opportunities and inequalities arise in almost every aspect of life for rural dwellers, beginning with one of the most fundamental universal human rights: the right to adequate housing and a home. However, as a result of global dynamics, housing, instead of being a right, has contradictorily become a commodity whose value fluctuates according to the demands of the buyers' and sellers' markets. Rural areas, as centers of all types of markets, are therefore the setting in which the dynamics of real estate markets show their most terrible effects.

The 2020-2024 National Medium Term Development Plan targeted to have 70% access to decent housing in 2024 when compared to 54,1% access have been achieved in 2018. In accordance to the Plan, the Centra Java Provincial Government has targeted the Central Java regions to have 82,3% decent housing. However, all these measures

have a clear objective: to provide citizens with access to inclusive and affordable public social housing, which is in itself a laudable and necessary effort.

In order to accomplish the objective, the entire village government, one of them is the Ngepanrejo Village, in the Province of Central Java is obliged to make the proposal for uninhabitable housing. The proposal is one of the government's programs to tackle poverty in the Ngepanrejo Village, Bandongan District, Magelang Regency, Central Java Province. The condition of the houses in Ngepanrejo Village, some of them have not met the standards of healthy and clean houses, so with this it is really necessary to rehabilitate these uninhabitable houses, so that people can feel and improve a decent standard of living, can also improve the economy and it is necessary to know that the ability of the community to self-help is still lacking. sufficient for the purposes referred to above.

METHODS

In this research approach is qualitative research using data collection methods in the form of secondary data which includes data from the Ngepanrejo Village Government, the SIMPERUM application, and journal articles related to research (Anggito & Setiawan, 2018, pp. 7-9, 145-162). In addition, this type of research is descriptive research aimed at describing existing phenomena, both man-made phenomena.

RESULTS AND DISCUSSION

Principle of Livable Village

Noer et al., (2019) defines a livable village as a village that can accommodate all village community activities and is safe for the entire community. According to (Brooks, 2022, pp. 511-546), livable village is a village that respects the historical traces of the past and manages the environment for the future. The definition of a livable village according to (Doloi & Donovan, 2020, pp. 48-67) is a village that is able to provide jobs and preserve the quality of the environment.

Livable Villages is a picture of a comfortable village environment and atmosphere as a place to live and as a place for activities as seen from various variables, both physical and non-physical. The concept of a livable village can be understood that this concept describes the process of life towards the welfare and comfort of villagers for the ongoing development of the village. The process that occurs is connected between village life activities and community power in accessing village service facilities.

In realizing a livable village, it must have basic principles. This basic principle must be owned by cities that want to make their village livable and comfortable for the community. Menurut (Green, 2019, pp. 7-23), there are 6 basic principles of livable village, namely:

- a) Availability of various basic needs of urban communities (decent housing, clean water, electricity);
- b) Availability of various public facilities and social facilities (public transportation, village parks, religious/health facilities);

- c) Availability of public spaces and places to socialize and interact;
- d) Security, freedom from fear;
- e) Support economic, social and cultural functions; and
- f) Environmental sanitation and beauty of the physical environment.

Livable villages can be said to be based on 4 (four) pillars, namely: Improving the life opportunity system for community welfare, providing employment opportunities, safe and clean environment for health, welfare and to maintain economic growth, as well as good governance. (Alavizadeh et al., 2019, pp. 97-114) itself released 7 criteria for habitable deaa which are guided by the main rural variables, namely in the form of village physics, environmental quality, transportation-accessibility, facilities, utilities, economy, and social. The twenty-five criteria include:

- a) Quality of village arrangement;
- b) Protection of historic buildings;
- c) Quality of road conditions;
- d) Availability of facilities and infrastructure;
- e) Build quality; and
- f) Public service information.

Definition of Ngepanrejo Village

Ngepanrejo Village is a Colonization Village that came from several areas in Central Java and East Java, and consists of hamlets. Ngepanrejo Village is located in Bandongan District, Magelang Regency. Ngepanrejo village originally came from a state forest area, in 1937 the colonization population came with a total of 45 families and as many as 135 people, then in 1939 another 100 families came with 325 people, between two consecutive years the total population was 145 families. equal to 460 people, clearing and cultivating 322 hectares of land provided by the government (Rencana Pembangunan Jangka Menengah Desa Ngepanrejo Kecamatan Bandongan Kabupaten Magelang Tahun 2020-2026, 2020).

In social and economic aspects, the people of Ngepanrejo Village are dominant in the informal sector. The main livelihood in this village is farming with uncertain income. To help the family economy, many family members work as construction workers.

Based on SIMPERUM data in 2022, Ngepanrejo Village has 1362 houses with a population of 4318 people. Furthermore, the number of houses unfit for habitation in the village reached 275 housing units and the number of houses unfit for habitation by SIMPERUM reached 542 housing units. From these data it shows that Ngepanrejo Village is not yet free of PBDT (Disperakim Jawa Tengah, 2022). Updating the Unified Database (PBDT) is a database system that can be used for social protection program planning that provides names and addresses of prospective recipients of social assistance, both households, families and individuals based on socio-economic criteria set by program implementers and aims to improve the quality of targeting of social protection programs. This shows that Ngepanrejo Village is included in the criteria for a village that has a slum area in the heavy category.

The proposal for uninhabitable housing as an alternative for the quality of life of the ngepanrejo village community

Housing is a basic need in the order of priority for human/community needs. Each part of the house plays a role and is interrelated to jointly fulfill its actual function according to the needs of its inhabitants. In accordance with Law Number 1 of 2011 concerning Housing and Settlements that in the administration of housing and residential areas, everyone has the right to occupy, enjoy and/or own/obtain proper housing in a healthy, safe, harmonious and orderly environment. The government considers that the housing problem is a shared responsibility, but the obligation to meet housing needs is essentially an individual responsibility in this case carried out independently by each household. Therefore, various efforts need to be made to increase the initiative and self-help of the community in realizing livable houses.

One of the housing problems is that there are still uninhabitable housing conditions in urban and rural areas as a result of which the house does not function optimally because it is damaged which results in various negative impacts on the residents. And it should also be noted that the occupants of uninhabitable houses are members of the community who have low incomes, even in the criteria of the Central Bureau of Statistics they are often said to be part of the community with the Poor Household category. On the other hand, the role of the community, especially self-sufficiency and mutual cooperation in creating livable housing, needs to be encouraged so that it is more optimal because basically it is the responsibility of the community itself, although the government remains responsible for community groups that need assistance.

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Efforts to increase initiatives and community self-help in realizing livable houses, need to involve the community from the process of proposal, planning and implementation. In the context of efforts to accelerate the realization of livable houses, the Provincial Government of Central Java is trying to help Ngepanrejo Village, the implementation of which is carried out by the Ngepanrejo Village Government, through Social Assistance funds for uninhabitable houses. The social assistance fund is a stimulant that requires community participation for self-help and mutual cooperation.

Stages of making the proposal for uninhabitable housing in Ngepanrejo Village

The policy of providing assistance for uninhabitable houses in Ngepanrejo Village is given to the community/community groups with targets at locations that are close to each other to optimize the process of mutual cooperation and self-help directed at priority locations. The priority locations are villages with high poverty rates (red zones) located in districts with high poverty rates (red zones) and districts with high poverty rates (red zones), and Ngepanrejo Village is included in the red zone.

Recipients of uninhabitable housing assistance in Ngepanrejo Village must meet three criteria, including:

1. Condition of the house
 - a) Roofing materials in the form of weathered leaves/thatch and/or roof tiles/roof frame (must be dismantled);

- b) Floor materials in the form of soil or plaster/tiles that have been damaged; and
 - c) Wall materials in the form of bamboo/wood of poor quality/rattan or brick walls that are brittle/cracked (must be dismantled), and/or brick walls with an area not exceeding 25% of the area of the outer wall;
2. The owner of the house
- a) Permanently domiciled (resident) whose activities and house are occupied at the domicile;
 - b) Have a KTP and Family Card or domicile certificate
 - c) Have SPPT information which will be inputted into the Certificate form showing that the home owner owns a plot of land and is not yet certified;
 - d) Have never received house renovation assistance;
 - e) Willing to be self-help and cooperative;
 - f) An exception for Old Widows/Old Widowers/Living Alone who cannot afford to be self-supporting, they are allowed to take the value of assistance for construction costs up to a maximum of 15%
3. Status and location of the house
- a) Have proof of land ownership in the form of SPPT/Village letter C book/Certificate of Land Rights or Village Head's Certificate;
 - b) The house is owned by itself, is not rented out, is not in dispute (for example, land/building of an inherited house that has not been divided), and does not stand on the property of another person, such as land with a legal entity and non-legal entity;
 - c) The house of the prospective beneficiary is not in a dormitory owned by an agency;
 - d) The house of the prospective beneficiary does not include a house that is still in the banking credit period; and
 - e) The house does not stand in an area where the government has prohibited it, for example the Perhutani area, banks/embankments, reservoirs, village treasury land, cemeteries, sidewalks, road space
4. Fulfillment of criteria
- In fulfilling the criteria for prospective recipients of uninhabitable housing assistance are:
- a) The condition of the house meets at least two criteria;
 - b) Homeowners must meet all criteria; and
 - c) The status and location of the house must meet all the criteria.

Information on prospective beneficiaries is then inputted into SIMPERUM. SIMPERUM, which stands for Housing Management Information System, is an application for managing the Uninhabitable Houses (RTLH) database. The application, which was launched in 2018, is an innovation by the Provincial Government of Central Java with the objective of tackling housing problems for disadvantaged groups of

people. With the integration of SIMPERUM with SIKDES or the Village Information System, it will accelerate cross-sectoral coordination of RTLH. As well as the information is included in the draft proposal for uninhabitable housing.

Furthermore, a survey and identification of uninhabitable houses were carried out for the houses of prospective beneficiaries. Survey and identification of uninhabitable houses for prospective beneficiary houses is the process of making a database of uninhabitable house buildings in accordance with applicable guidelines and technical standards.

The scope of survey activities for uninhabitable houses includes:

1. Conduct a review of information on prospective beneficiaries in excel form as initial data and comparison of the implementation of these activities;
2. Study the criteria that must be met in order for a house to be said to be healthy and livable from government and technical regulations issued by the relevant government agencies;
3. Take photos of the houses of prospective beneficiaries, namely photos of the front house and photos of the side houses. Of the various proposals approved, it is highly recommended to take photos with a more detailed perspective, such as photos of the middle house, photos of the foundation structure, and photos of the kitchen space. This is to strengthen evidence that the house of the prospective beneficiary falls into the criteria for uninhabitable housing conditions; and
4. The photos are then included in the draft proposal for uninhabitable houses.

Next, the formation of Pokmas was carried out. Pokmas for uninhabitable houses were formed with a letter from the Village Head regarding the Formation of a Team for Implementing Activities in the Village with the following provisions:

1. Consists of five to twenty prospective recipients;
2. Pokmas management comes from members of the village community or from community leaders;
3. The management structure of the Pokmas for uninhabitable houses consists of at least a chairman, secretary, treasurer and members;
4. Formation of management based on deliberations through village community consultation activities equipped with:
 - a) Minutes of deliberations
 - b) List of attendees for deliberations
5. If there is more than one Pokmas in the village, a name will be given with the numbering according to the number of Pokmas, for example, 1 house Pokmas are not suitable for habitation, and 2 house Pokmas are not suitable for habitation; and
6. The village head's letter, minutes of deliberations, and the list of attendees are then included in the draft proposal.

Next, the formation of a Plan for the Use of Funds or RPD is carried out. A simple house RPD calculation is needed so that homeowners know the amount of expenses that need to be prepared. Several advantages are obtained if the home owner calculates the rab of his house himself, namely: 1) Knowing the details of the cost of building a house;

2) Understand job posts that require high costs so that they can make savings; 3) Knowing the amount of material requirements of each job; 4) Understand the stages in building a house; 5) Can directly supervise the construction of his house so that it can be optimal; And 6) You can avoid buying unnecessary building materials. In simple terms, the RPD, namely the budget plan needed for the cost of renovating a house, can be divided into: 1) The cost of preparing for a house renovation; 2) The cost of the structure of the house renovation; 3) House renovation architectural costs; 4) Mechanical – electrical costs.

Furthermore, the village background is attached to the draft proposal which includes a general description of the village and its current conditions, aims and objectives, activity plans, outputs, benefits and closings signed by the Village Head, Village Consultative Body and chief executive. Furthermore, the village government prepares the administrative requirements for unfit for habitation assistance to be attached to the draft, in the form of an application letter, a photocopy of the village account book, a photocopy of the village head and treasurer, and a letter of acknowledgment of the ability of the head of village government or chief of staff.

Furthermore, socialization was carried out regarding the importance of livable housing to prospective beneficiaries and village communities. Socialization is important so that people, especially the poor who have uninhabitable houses, know and can participate in the program. The socialization was carried out by Ngepanrejo village officials together with the Village Consultative Body.

If all the requirements have been inputted and attached to the proposal, the proposal can be inputted to SIMPERUM in pdf format and submitted directly to the Public Housing and Settlement Area Office of Central Java Province or the Central Java Province Disperakim. Disperakim will verify the entire proposal by comparing its contents with SIMPERUM and SIKDES. Then the Disperakim will conduct an audit and field verification to ensure the correctness of the information in the proposal.

Furthermore, the Central Java Province Regional Financial and Asset Management Agency distributed assistance to village government accounts through Bank Jateng after receiving audit reports and field verification. The Regional Government thinks of it as important to give energizer Monetary Help to the Town Government through the Territorial Spending plan, thus that execution in the town can be done by great standards and administration, the arrangement of help to the town government should be managed in specialized rules.

Problem arises through the process of the proposal

There are several problems found in the process of the proposal, which are:

1. Socialization regarding livable housing to the community has not run optimally. This is because socialization is very rarely done. Even though socialization should have been carried out in tandem with making proposals for uninhabitable houses. In addition, some village people do not fully understand the technical implementation of uninhabitable housing assistance and the procedures for disbursing funds at Bank Jateng. This becomes a serious problem because the principle of transparency is not upheld;
2. Data on the identity of poor people whose houses are included in the criteria for unfit for habitation at SIMPERUM are often found to be incomplete. The Village

Government considers that the data has been inputted by the Disperakim such as residents' names and ID card numbers. The obligation of the village government to complete it is only in the conditions of houses and people who are really poor people. This shows that the entire government application is not synchronous and harmonious so it needs to be updated continuously. This problem was also found in the SIKDES application, in that it was very prone to not finding identity data for prospective beneficiaries in SIKDES when they wanted to complete the data in SIMPERUM. In addition, this will waste village government's time so that the results are not effective and efficient;

3. Most of the prospective beneficiaries in Ngepanrejo Village who have proof of SPPT or village letter C books are mostly not listed with their real names. SPPT is a document that contains the amount of land and building tax debt that must be paid by the taxpayer at a predetermined time. The SPPT only stipulates that the tax object is charged with debt that must be paid by the subject. The problem that can arise is that potential beneficiaries of assistance have the potential to commit acts of bad faith, namely not paying taxes and imposing it on the name, namely the old owner. In addition, if the prospective beneficiary wants to transfer a property right to land due to buying and selling, custom grants, inheritance and waqf, it will be difficult because the land occupied by the prospective beneficiary has not been certified, so they have to check the status of the land at the office. Village head. This is reinforced by the statement in Article 37 Paragraph 1 of Government Regulation Number 24 of 1997 concerning Land Registration that transfers of land rights through buying and selling, bartering and grants can be registered if proven by a deed drawn up by the PPAT. Of course, making a land deed cannot be done because the prospective beneficiary has economic limitations (Akbar & Lambok, 2019, pp. 45-54).
4. The amount of assistance from the APBD that passed was below 16 million Rupiah, but this amount was not in accordance with the expectations of the prospective beneficiaries. This is due to expensive materials and unexpected costs that must be borne by the prospective recipient. As a result, the house is not completely renovated and will still be included in the criteria for an unhealthy house. If you want the house to be completely renovated, then the prospective beneficiary will have to sell the SPPT as proof of ownership to support the additional costs. Therefore, the amount of assistance determined needs to be increased because a livable house will change people's lives for the better.
5. There are still many areas in Ngepanrejo Village that are not included in the DTKS. DTKS is household data for all people who are eligible for social protection programs from the central government such as RTLH, PKH, KIS, KIP, KKS, Rastra and other social protection assistance. Communities living in the DTKS area will receive housing construction assistance from the government, namely by submitting uninhabitable housing proposals. Conversely, for people who are not included in this area, they must submit an application to the village government with assistance funds originating from the village budget. The amount of the budget budgeted for the village is still small when compared to the very large number of villages needs so that the allocation will be very difficult to do. This creates social inequality and jealousy between communities.

6. There are several types of aid funds distributed to prospective beneficiaries, including Self-Help Housing Stimulant Assistance (BSPS), Financial Assistance to Village Government (Bankeupemdes) RTLH, RTLH Social Assistance, and CSR Assistance. Of all these types of assistance, CSR assistance is very rarely given to Ngepanrejo Village. This is because the CSR assistance requested by companies must be based on the DTKS area. So that companies do not have the freedom to choose potential beneficiaries of assistance which results in a loss of interest in providing assistance.

CONCLUSION

The implementation of making proposals for uninhabitable houses in Ngepanrejo Village, Bandongan District, Magelang Regency can be said to be not running smoothly and there are still many shortcomings. Here the government's interests cannot be properly implemented because there are still principles of transparency and accountability that have not been upheld. The government provides more input and suggestions without any real action. Even though the future of the lives of the poor in Ngepanrejo Village, who want their homes to be healthy homes, depends on proposals for uninhabitable houses. Therefore, it is very necessary to harmonize between stakeholders and applications in order to create healthy homes for the people of Ngepanrejo Village.

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