

**IMPLEMENTATION OF STRATEGIC PLAN
FOR HEALTHY HOUSING ENVIRONMENT
PROGRAM IN THE PUBLIC HEALTH
PERSPECTIVE**

(Study at Dinas Pekerjaan Umum of Tangerang City)

UNDERGRADUATE THESIS

**An Undergraduate Thesis Submitted for Bachelor Degree of
Public Administration
Faculty of Administrative Science University of Brawijaya**

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MOTTO

إِنَّ مَعَ الْعُسْرِ يُسْرًا

“So verily, with every difficulty, there’s always relief.”

(Q.S. Al-Insyirah: 6)

“No matter how your heart is grieving, if you keep on believing,
the dreams that you wish will come true” —*Cinderella*

“Even if a storm definitely will be ended, and bring you a rainbow in
the bright of blue sky, keep on fight and faith then God will show you
the truly happiness.” —*Yolandari Gustira*

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I declare with truth that all of my knowledge, in this undergraduate thesis there is no scientific papers that have been asked by others to get the work or opinion which ever written or published by others, except for the written quotes in this script, it referred and mentioned in the source of references.

If evidently in this undergraduate thesis, may be proven there are elements of plagiarism, i am willing for this thesis being disqualified and academic degree i have gained for Bachelor Degree (S-1) is canceled, then will be processed in accordance with the Law in force (UU) No. 20 of 2003, Article 25 of paragraph 2 or in the article 70.

Malang,



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DEDICATION SHEET

I dedicate this work for my wonderful people i have:

Mr. Irlansyah:

“Papa, terimakasih atas semua perjuangan papa untuk Nanda selama ini, keringat dan air mata papa takkan pernah tergantikan oleh apapun. Terima kasih telah menjadikan Nanda seorang yang kuat berdiri diatas segala kesulitan kita hingga saat ini”

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“Adek, terimakasih atas semua pengorbanannya. Terima kasih untuk selalu menjadi orang yang mengalah dan bertahan dibalik kesulitan kita demi kakak. Dek, you are always be my strongest little hero ever”

And, this is for you...

SUMMARY

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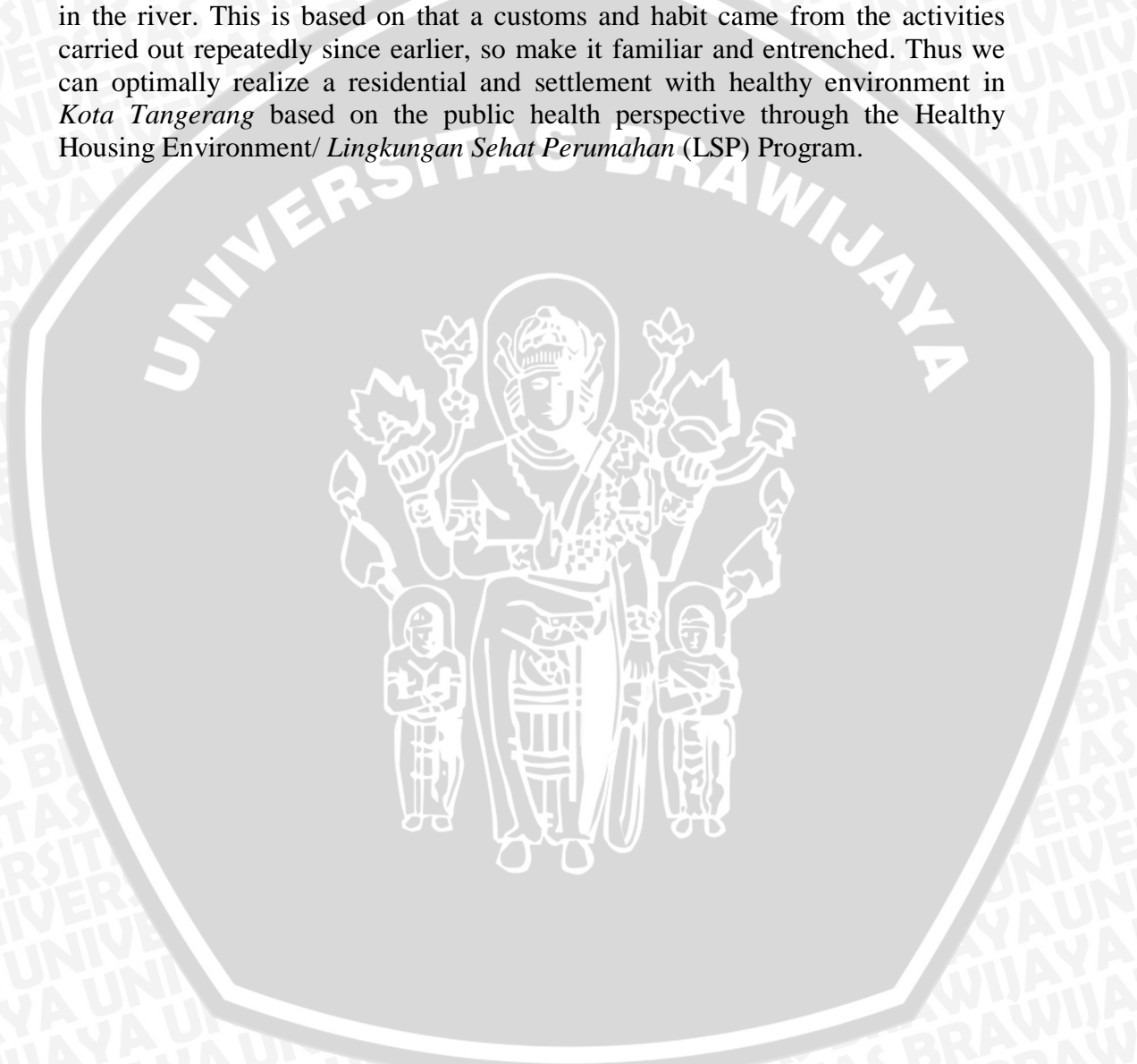
The existences of decent and liveable housing need that have to meet a healthy standard and requirements are needed. But in the fact, there are still many *Masyarakat Berpenghasilan Rendah* (MBR) build an illegal building around the Cisadane River in Tangerang City, where they didn't have sanitation facilities and do washing, bathing, and defecating in the river. More, it make housing and settlement environment in the Tangerang City looks like slums and unhealthy. Derive on it, the government through the *Dinas Pekerjaan Umum* issued a Head Decree of *Dinas Pekerjaan Umum* of Tangerang City Number 055.1/Kep.11.a-Sekre/2009 about Strategic Plan of *Dinas Pekerjaan Umum* of Tangerang City for period 2009-2013. In this Strategic Planning, there is a certain program, Healthy Housing Environment/ *Lingkungan Sehat Perumahan* (LSP) Program was implemented by *Dinas Pekerjaan Umum* of Tangerang City to overcome the problem about environment of housing and settlement in *Kota Tangerang*. Then, it make the researcher interest to take research about the implementation of Healthy Housing Environment Program.

Furthermpre this research uses descriptive research with a qualitative approach, to look and understand the LSP Program that conducted by *Dinas Pekerjaan Umum* of Tangerang City as the implementer of program. The data source used are primary data and secondary data, with data collection through interviews, observation, and documentation activities. The data analysis method used is the analysis of data from Creswell (2012) with linear approach through six stages.

Based on the result of Strategic Plan of *Dinas Pekerjaan Umum* of Tangerang City period 2009-2013 implementation, the Healthy Housing Environment (LSP) Program was implemented through four of six activities with two events were added following the needs of community. Then the activities that was implemented such as; coordination of the supervising and controlling the policy implementation of housing building, provision of clean water and basic sanitation especially for the poor, counseling and supervision for the quality of healthy housing environment, and also monitoring, evaluation, and reporting. Those are very useful for poor people to fulfill their housing and settlement sanitation needs. More, those help them to create a healthy housing and settlement environment with do not washing, bathing, and defecating in the river anymore based on the Public Health Perspective. Then moved them to the MCK that was built by *Dinas Pekerjaan Umum* of Tangerang City.

Healthy Housing Environment (LSP) Program implementation is influenced by several supporting and inhibitting factors that come from internal and external. So that's why, it needs for doing some improvements made by

Dinas Pekerjaan Umum of Tangerang City to maximize the implementation of program or continue the strategic plan in the next period. It is run with the conducting of monitoring and evaluation as the sustainability of activity that has been implemented, and the making of Standard Operating Procedures (SOPs) as a guideline for the implementation of program activities. Then the most important thing is to provide early education and socialization for children to being usual with healthy life habit and leave the customs of bathing, washing, and defecating in the river. This is based on that a customs and habit came from the activities carried out repeatedly since earlier, so make it familiar and entrenched. Thus we can optimally realize a residential and settlement with healthy environment in *Kota Tangerang* based on the public health perspective through the Healthy Housing Environment/ *Lingkungan Sehat Perumahan* (LSP) Program.



PREFACE

Praise of author toward Allah SWT, who has given grace and mercy, therefore author could finish undergraduate thesis entitled “Implementation of Strategic Plan for Healthy Housing Environment Program in The Public Health Perspective (Study at Dinas Pekerjaan Umumof Tangerang City)”. This undergraduate thesis as the final exam proposed to fulfill the requirement for obtaining the undergraduate degree of Public Administration in Faculty of Administrative Science in University of Brawijaya Malang.

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Malang,

Author,

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CHAPTER I

INTRODUCTION

A. Background

As the human, they need to survive in this world. They require some basic needs that have to fulfill throughout their life. There are three main element of the basic needs, such as the food, clothing, and housing that should have existed since they was born (Kasjono, 2012:1). The housing needs is as the one of the primary need that has been become a rare necessity in nowadays. It is caused by the increasing of land need followed by the high of that price. (*Strategic Plan Document of Dinas Pekerjaan Umum Kota Tangernag 2009-2013*). The housing needs is also a complex issue which relates some aspects such as social, economic, and cultural. As was said by Blaang (1986: 5):

“Housing is seen as a social, economic, and political. Thus housing is a basic need that is structurally as part of the life qualities and welfare of society. The improvement of people's welfare and quality of society embodied with national development in all areas equally. ”(Blaang, 1986:5 in *Housing and Settlements As Necessity*)

Based on these statements, it can not be denied that the house is very significant role in human life. Furthermore Blaang (1986: 5) also explains that the house as a basic human needs is as a shelter that should meet the standards of safety and comfort. It can concluded that in meeting the housing needs, so people need decent and feasible shelter that appropriate with certain standard of living toward the infrastucture, facilities, and housing environments.

In the fact nowadays, the feasible residential is rare and not easy to find. The housing affair is not only related the people who need it, but also about the government affair as the public need providing. As mentioned on the Law Number 1 of 2011 on The Housing and Settlement, explain that the state is responsible for the housing and settlement environment implementation that conducted by government. Furthermore, it clarified in the Article 12 which said that the government has a duty in the guiding of housing and settlement implementation. In order to conducted the guiding of housing and settlement implementation for fulfillment the public need, in the article 13 also explain that government tasked to facilitate the housing and residential provision for society specially for Low-Income Community, *Masyarakat Berpenghasilan Rendah* (MBR).

The activity of public need fulfillment especially for housing need by government, it lined with the principle of National Development that attempt to improve the life and social welfare for all of society. The one of national development aspect is to keep all of Indonesian people with a decent and feasible house with healthy environment that can be said livable. As in Blaang (1986: 3) which says that the housing problems faced by Indonesia today is the condition of residence as well as the environment in generally is far from a decent family life term. In the other hand, the good settlement area is equipped with infrastructure, facilitation and utilities, so it would be a functional settlement environment for life. This lined with the statements expressed by Blaang (1986:7) about the purposes of housing and settlement;

“Housing and settlement development goals is to ensure that everyone can occupy a healthy housing, to support the survival and improvement of social welfare. Because of the construction of housing and settlements are organized and and availability (organize, build, restore, repair, occupied) housing and settlement equally for the whole of society, especially for low-income segments of society”

That statement was faced the on social inequality of Indonesian people today, where the availability of existing housing generally devoted to the middle and upper class society. This is proved by the number of real estate development, apartments, and pavilion. Then for the low-income middle class faced with the difficulty of meeting the liveable housing needs. This is due to the rising price of land, especially in the downtown area. Blaang (1986: 10) adds that the provision of land for the simple residential construction is a complicated problem. Availability of large land are scarce, and lead the price competition to be high.

Besides the lack of land availability in major cities of Indonesia, the high number of population density in an area also supports the emergence of problem about the livable housing. Based on the results of population census every five years by the *Badan Pusat Statistika* (BPS) Banten Province, for 2010 Banten province has a population of 10,632,166 inhabitants (*Badan Pusat Statistika of Banten Province, 2014*). Banten province itself is divided in several areas of the city and districts. One of the city center in Banten province is Kota Tangerang. Recorded in the distribution percentage of the population by the *Badan Pusat Statistika* (BPS) Banten Province, can be seen as follows:

Table 1. Number Percentage of population in Banten Province

City/Regency	Population Percentage			Sex Ratio			Density Population per km ²		
	2011	2012	2013	2011	2012	2013	2011	2012	2013
Pandeglang	10.65	10.50	10.33	104.7	104.6	104.53	427	430	431
Lebak	11.17	11.02	10.90	105.4	105.3	105.28	359	362	364
Tangerang	28.9	27.12	27.57	105.1	105.0	104.96	2 926	3 015	3 121
Serang	13.03	12.88	12.67	103.2	103.1	103.04	827	835	836
Kota Tangerang	16.99	17.06	17.05	104.6	104.5	104.44	12 147	12 464	12 684
Kota Cilegon	3.5	3.49	3.48	104.6	104.6	104.47	2 198	2 236	2 270
Kota Serang	5.44	5.44	5.40	105.5	105.4	105.38	2 244	2 294	2 320
Kota Tangerang Selatan	12.32	12.49	12.60	101.8	101.8	101.71	9 212	9 547	9 806
Provinsi Banten	100	100	100	104.3	104.3	104.21	1 139	1 164	1 185

Sumber : BPS Provinsi Banten

(Source: Badan Pusat Statistika (BPS) Provinsi Banten, 2014)

According to the population density per km² in the table above, Tangerang City is the most populous city in Banten province with the number 12, 147 per km² for 2011, then 12, 464 per km² for 2012, and 12, 684 for 2012 (*Central Bureau of Statistics Banten, 2014*). There is a high gap when compared with the population density of Tangerang City with other districts. This shows that as a big city, the one of real problems that faced is the high number and density of population.

More, it is supported by the data explained in the Local Environment Status Report, *Laporan Status Lingkungan Hidup Daerah (SLHD)* of 2013, there is a population increasing in Kota Tangerang, as well as drawn below:

Table 2. Number of Population of Tangerang City 2007-2013

Year	Total Population (person)
2007	1.508.414
2008	1.531.666
2009	1.525.543
2010	1.797.715
2011	1.796.601
2012	1.847.341
2013	1.918.556

(Sourcer: the Report of Status Lingkungan Hidup Daerah Tangerang City 2013)

Based on the high of total population in Tangerang City until 2013, positively and significantly it influenced toward the number of poor people that exist in every district/*Kecamatan*. As well explain in the graphic below:

Table 3. Number of Poor Familuy in Tangerang City 2012-2013

District/ <i>Kecamatan</i>	2012	2013
Ciledug	2.729	2.958
Larangan	1.723	2.251
Karang Tengah	3.430	2.429
Cipondoh	4.960	3.202
Pinang	5.476	4.409
Tangerang	2.767	3.685
Karawaci	9.348	4.993
Jatiuwung	5.771	2.872
Cibodas	8.189	3.004
Periuk	8.503	3.836
Batuceper	5.191	2.641
Neglasari	5.788	7.230
Benda	7.006	3.884

(Source: The Report of Status Lingkungan Hidup Daerah of Tangerang City 2012- 2013)

Based on the table above, then supported by the data account result of *Badan Pusat Statistika (BPS) Tangerang City*, the poor people percentage of every district/ *Kecamatan* has changed. This change show that the poor population percentage is fluctuative, because some factor influenced. The one of factor that quite influenced is economic and bussiness factor. As the developed and busy city, Tangerang have a complex atmosphere of economy bussiness activities. So, it is easily to influenced the people income. For like example when the bussiness activity arise up, it would help to decrease the poor people number, then in the vise versa if the bussiness fell down, it would be impact to increase the number of poor people (SLHD of Tangerang City 2013). It reflect on the table 3, the number of poor people in Kota Tangerang for 2010 is about 6,8%, and 6,14% for 2011, then the last is 5,55% for 2012. Then the detail for total of poor people is about 68,296 in the 2012, and 47,394 in the 2013 with followed 194,24 km² for the total area of Kota Tangerang. All of that make many poor people is still difficult to fulfill their need in the housing sector what if look from the price and the availabilty of land. (Badan Pusat Statistika Kota Tangerang, 2014).

These issues become the one of the roots to bring up other issues when the number of population increase followed the population density in a city, so the ratio of population with the number of means for fulfilling the housing need there will be a significant imbalance gap. This make every people will compete to have their own land and impacted on the Low Income Community that still difficult for fulfilling their housing need (Kasjono, 2011:9). Furthermore, it will answer that the High Income Community being able to fulfill the feasible house easily.

However, the Low Income Community tend to rent a house and build the illegal building.

Those are related the poverty problems in advance that still faced by Tangerang City. As the definition, Suryono (2010:9) said that the poverty is as the condition where person is not able to keep themselves based on their group's life standard. It also they are not able to utilize the mental and physical power in their group. Furthermore, Suryono classified two types of poverty, such as:

1. Poverty Natural,
Poverty natural or which is also known as a naturally occurring poverty caused by a condition that limited by the amount of resources or means of fulfilling the needs inadequate. Usually this poverty due to the impact of globalization and high levels of technological development, that can not meet the needs of the technology curve.
2. Structural Poverty
Structural poverty caused by the existence of a social structure that differentiates. Where to make the poor are not able to master the economic means and facilities-fasiltias equally. This structural poverty also tend to be difficult to change or escape from poverty because of the difficulty of moving towards more social mobility is high or vertically. (Suryono, 2010: 9)

Based on that explanation, the poverty problem that faced by Tangerang City is prefer to the structural poverty, where a part of poor people groups tend to be difficult for holding the economy and other facilities. Although the poor people percentage in Tangerang City have a decreasing like on the data, but it doesn't line with the increasing of public ability in fulfilling their feasible and liveable housing need. That's looked from the people that include in the high income community who only can fulfill their housing need easily. In the vice versa for the low income community, it make them build the slums housing and settlement which have the bad quality and unfeasible or doesn't decent for living because of

there isn't the sanitation facilities available well. It also completed with the unhealthy environment around the edge or city border. It happened in the some district/*Kecamatan* who have the most poor people specially in the Cisadane riverside.

Those slums settlement and residential are as the ilegal building which utilitize the water of Cisadane River as the water source for the sanitation daily activities, such as bathing, washing, or *Mandi, Cuci, Kakus* (MCK). This happened because the community still didn't have the healthy and feasible sanitation facilities like WC or bathroom. It also strenght by the statement from Public Realtion Head Section of PDAM Tirta Benteng Tangerang City in the article of *Kelompok Kerja Air Minum dan Penyehatan Lingkungan* (POKJA AMPL, 2005)

“Toxic and hazardous materials (B3) which pollute the river water Cisadane increasingly growing a lot. Based on the results of laboratory tests conducted by the institute Sucofindo on water uptake channels (intake) of the Regional Water Company (the PDAM) Tirta Benteng at the end of March and concluded that there are now 10 of pollutants that have been on the verge of reasonable limits. One of them is E-coli bacteria. According to the Head of Public Relations PDAM Tirta Benteng, Indra Setiawan SH met in his office, Friday (6/5) afternoon, the research conducted on the intake Sucofindo PDAM Tirta Benteng end of March 2005 and it shows that there has been no improvement to water quality Cisadane as raw material taps”.

Furthermore, the Ministry of Environment through *Pusat Sarana Pengendalian Dampak Lingkungan* (Pusperdal) reported the monitoring and review result toward the Cisadane River in 2007-2012, providing general information that Cisadane river water quality is no longer suitable as a raw material drinking water, water quality criteria for class I in PP 82 year 2001 based

on the parameters COD, BOD, Cl₂, Phenol, E coli, dan T Coliform. Then, in the determination of water quality status in the Cisadane River of Tangerang, it is as the utilization water source of domestic activity, industry, and the PDAM based on the station research in two downtown of Tangerang, such as *Robinson*, and *Bendung Pasar Baru* has been entered in the status of 'Contaminated' and 'Heavy Contaminated'). As this phenomenon occurs as a result of the housing and settlement conditions undecent and unliveable with inadequate sanitation facilities. (*Pusperdal Official Portal Ministry of Environment in Monitoring and Assessment of Water Quality Cisadane, 2001*).

The total revenue which is owned by Tangerang City based on *APBD* in the 2013 about 2,282,982,847,019, it later became the government's efforts in carrying out the development in accordance with the vision of Tangerang City that would be achieved, "Realization of Tangerang City which is Forward, Independent, Dynamic, Prosperous, With *Akhlakul Karimah* Society" (*Terwujudnya Kota Tangerang Yang Maju, Mandiri, Dinamis, Sejahtera, Dengan Masyarakat yang Berakhlakul Karimah*). it is based also on *RPJMD* of Tangerang City which focuses on six priority development and in the second priority is increasing the service provision of infrastructure to improve the quality of housing and settlements. It also lined with the *SKPD*'s Vision of *Dinas Pekerjaan Umum* of Tangerang City, "Building a New Civilization in the Field of Public Works and Housing with *Akhlakul Karimah* Services", the first mission is to improve the quality and quantity of infrastructure services for housing and settlements. As the condition of existing housing and settlements with an unhealthy environment and

unliveable still there amount to 2,047 units (*Strategic Plan Document of Dinas Pekerjaan Umum Kota Tangerang in 2009-2013*) and is expected to require approximately 5,605 units of appropriate housing with a healthy housing environment to meet the housing needs for the people of Kota Tangerang, especially the poor (*Document SLHD of Tangerang City in 2013*).

Those are supported with the existence of housing and settlement condition with unhealthy and unfeasible environment, that still about 2,047 units. Furthermore from 70 of slums residential that has already handled since 2001 until 2008, there is still about 35 of slums residential that require to get the infrastructure, facilities, and utilities improving like the residential street, drainage, sanitation and clean water special for low income community (*Document of Strategic Plan of Tangerang City 2009-2013*). Based on that explanation, so it is estimated still need about 5,605 units of health and feasible houses with the residential environment that meet the housing and settlement needs for community in Tangerang City, specially for poor people. (*SLHD Document of Tangerang City 2013*).

Followed this housing condition review, which a lot of them still doesn't have a good sanitation facilities supported by the polluted condition of housing environment, make the housing need fulfillment for the healthy and feasible standard has not yet accomplish. It is also still become the problem for government of Tangerang City. As the public services provider in the housing and residential, like mentioned in Law Number 1 of 2011 about the Housing and Settlement Environment, and follow the goals in the national development, the

government of Tangerang City have a task to attempt the public need fulfillment in the housing and residential sector with the feasible infrastructure, facilities, and utilities (PSU). Then that law is made more clear with the existence of Government Regulation Number 88 of 2014 about the Guidance of Housing and Settlement Implementating.

Moreover, it lined with the Law Number 32 of 2004 about the local goverment in the Article 1 paragraph 7 explain that the decentralization is as a delegation of government authority by the central government to the autonomous regions or local government to regulate and manage the government affairs in the Republic of Indonesia system. Thus, the government of Tangerang City has the authority to manage their region by themselves that also set in the Local Government Regulation, *Peraturan Daerah* (Perda) Number 1 of 2009 about the Middle Term Development Plan (RPJM) of Kota Tangerang for 2009-2013, then it followed by the Head Decree of *Dinas Pekerjaan Umum Kota Tangerang* Number 055.1/Kep.11.a-Sekre/2009 about the Strategic Plan of *Dinas Pekerjaan Umum* of Tangerang City for period 2009-2013.

In that document of Head Decree explained that Strategic Plan of *Dinas Pekerjaan Umum* is as the plan document which consist of the vision, mission, goals, targets, strategies, policies, program until the activities of *Dinas Pekerjaan Umum* for five period since 2009 until 2013. Further, that strategic plan was arranged based on the RPJM of Tangerang City for 2009-2013. Related with that efforts of Tangerang City government in solving the housing problem also to increase the provision of healthy and feasible residential and settlement, there is a

program inside. That is to direct the strategic for increasing the quality of housing and settlement's infrastructure.

That program means in order to press and minimalize the slums residential and settlement existences which didn't meet the feasible and healthy standard as well as the concept of housing and settlement with the healthy environemnt. Related the means of program, Mansyur (2010:4) told that the program must be implemented to achieve its target and golas. As the task of administrator is to conduct and implement the program that have been determined by policy maker. Furthermore, Shafritz and Russel (2005:55) in the Santosa (2008:42) said that the implementation of program is as the process of putting a government program into effect, it is the total process of translating a legal mandate or policy into the appropriate program *directives and structures* that provide the services or creative goods.

It is become the reason of Dinas Pekerjaan Umum to implement the program for achieving the goals desired based on the stratgeic plan for 2009-2013. Then, the Strategic Plan of *Dinas Pekerjaan Umum* direct it on the strategy for increasing the infrastructure and facilities quality of housing and settlement environment that accomplished through a program, "Healthy Housing Environment/ *Lingkungan Sehat Perumahan*" (LSP) Program. This program followed the city development concept. It caused the government also considered about the spatial condition and planning, or *Rencana Tata Ruang Wilayah Kota Tangerang* in the concept of urban development policy in the implementing of

LSP program that conducted through several activities about healthy housing building.

Supriyono (2011:4) itself explain that the urban development in the certain policy that implemented direct to the three important things, such as the liveable city, the sustainable city and the city which have an added value for community. Through the three achievement, specially for the liveable city, urban development have to consider the public health aspect. It lined with the LSP Program that implemented by *Dinas Pekerjaan Umum* of Tangerang City to create the health and liveable condition of housing and settlement. Furthermore, it can means that the urban development that was done through many activities which direct on the public health achievement. Winslow in the Notoatmodjo (2011:15) conclude that the public health is as the science and art of preventing disease, prolonging life and improving the quality of public health. As the scope of the main pillars in the health sciences, one of which is the health of the environment, some of which are associated with sanitation and healthy housing and settlement environment. Therefore, this discussion refers to the health environmental for society that serve as a reference or indicator to achieve the health and liveable environment of housing and settlements based on the Public Health perspective.

Accordingly, the Strategic Plan in the Head Decree of *Dinas Pekerjaan Umum* of Tangerang City being the researcher's concern in an effort to meet the needs of housing and settlement with a healthy and liveable environment for society of Tangerang City. which should lead to a Public Health perspective. Based on the consideration of problems and issues related with some theoretical

concepts are described, the researcher conducted a study entitled **"Implementation of the Strategic Plan for a Healthy Housing Environment Program In Public Health Perspective (Studi at *Dinas Pekerjaan Umum of Tangerang City*)"**.

B. Problem Formulation

Based on the background described above, then as for the problem formulation in this study are as follows:

1. How does the implementation of Strategic Plan for Healthy Housing Environment Program conducted by the *Dinas Pekerjaan Umum of Tangerang City* in Public Health perspective?
2. What are the inhibiting and supporting factors both internal and external in the implementation of Strategic Plan for Healthy Housing Environment Program conducted by the *Dinas Pekerjaan Umum of Tangerang City* in Public Health perspective?

C. Research Objectives

Based on the problem formulation described above, as for the objectives of this study are as follows:

1. To describe and analyze the implementation of the Strategic Plan for Healthy Housing Environment Program conducted by the *Dinas Pekerjaan Umum of Tangerang City* in the public health perspective

2. To describe and analyze the inhibiting and supporting factors both internal and external in the implementation of the Strategic Plan for Healthy Housing Environment Program conducted by *Dinas Pekerjaan Umum* of Tangerang City in perspective Public Health perspective.

D. Research Contribution

Based on the objectives of the study described above, the results of this study is expected to provide the following benefits:

1. Academic Benefits

- a) For the researchers were able to add new knowledge to think, analyze and compare the practical implementation and the real situation on the ground with the theories that have been studied in the lecture.
- b) For the college is to develop science, especially the science of public administration to contribute ideas to the next applicant.
- c) As one of the studies in Science and Public Administration as well as the relevant benchmark reference in future studies.

2. Practical Benefits

- a) For the people, this research is expected to help people to aggregate their needs in creating a healthy and liveable housing environment appropriate strategic plan of *Dinas Pekerjaan Umum* of Tangerang City.

- b) This research can provide a positive stimulus for the community to take an active role in managing housing environment to be healthy and livable as the sustainability of Healthy Housing Environment Program that has been implemented.
- c) For the government is to be input or contribute ideas in the preparation and implementation of the Strategic Plan Healthy Housing Environment Program hereinafter by *Dinas Pekerjaan Umum* of Tangerang City.



CHAPTER II

LITERATURE REVIEW

A. Development Planning

1. Definition Of Development Planning

Development planning consists of two words that have meaning and definitions each other. Pontoh & Kustiawan (2009: 159) defines both individually where planning is based on Law Number. 25 of 2004 on National Development Planning System, in general is a process to determine the appropriate future action, by order of preference, taking into account available resources. Bratakusuma (2003) in Pontoh & Kustiawan (2009) mentions that in planning generally contained some basic things and elements of the plan include:

- a) The assumptions are based on facts.
- b) The existence of alternatives or options as the basis for determining the activities to be carried out.
- c) The objectives to be achieved, in this case the planning is a tool / means to achieve goals through the implementation of activities.
- d) Predictable, as a step to anticipate the possibilities that may affect the planning implementation.
- e) The existence of the wisdom as a result of decisions that must be implemented.

Further, development is the process to make changes or changing process are intended to achieve the improvement of life and sustainable livelihoods. Deliberate process of change is in line with what was said Hadi (2012: 21) which the changes focus on the qualitative and distribution of changes in the structure of society is measured by the reduction of discrimination and exploitation and

increasing equal opportunities and equal distribution of the development benefits to the entire community. Briefly, it means that a development is done equally and thoroughly without any restriction of social inequalities in society.

Then on the other hand, Siagian (1994) in Pontoh & Kustiawan (2009: 161) defines development based on the perspective of the state. That is as an effort or a set of growth effort and changes which deliberately planned, and done consciously by a nation, state, and government towards modernity in order to develop the nation. In relation to the development of a nation, then Todaro in Pontoh & Kustiawan (2009: 162) also describes the development is as a multidimensional process that involves fundamental changes in the social structure, social behavior, and national institutions, in addition to the acceleration of economic growth, the reduction of inequality, and poverty eradication.

Based on these two concepts, the development planning according Pontoh & Kustiawan (2009: 159) *is a process to determine the appropriate future action, by order of preference, taking into account available resources, which leads to a change to a better condition.* Based on these explanations, it can be concluded simply that planning can be defined as the process of formulating a variety of alternative or decisions that intentionally made based on evidence, facts and data that will be used as material to carry out a series of activities/community development activities, both physical (material) and nonphysical (mental and spiritual), in order to achieve the objectives and better circumstances. Thus it is in line with what was mentioned by Kartasmita (1997) in Pontoh & Kustiawan

(2009: 169-167), in the development planning, the general must have, know, and take into account several key elements, that is:

- 1) The purpose of the desired end.
- 2) The targets and priorities to make it happen (which is reflected in the choice of alternatives)
- 3) The period of achieving these goals.
- 4) The problems faced
- 5) Capital or resources to be used, as well as the allocation
- 6) The policies to implement
- 7) The person, organization, or entity executing.
- 8) The mechanism of monitoring, evaluation, and monitoring its implementation.

Those essential elements that must be taken into consideration should be contained in development planning both macro and micro. In this case the macro development planning is referred to as the National Development Planning set out in the Law No. 25 of 2004 about the National Development Planning System which explains that the National Development Planning System is an integral part of development planning procedures to generate long-term development planning, medium, and annual implemented by a component of the government at the center and the area with community involvement. Thus the national development planning was implemented not only by the central government but by local governments also based on the conditions, the interests and needs of development in each region.

2. Local Development Planning

Local development planning cannot be separated from the National Development Planning System, as local development is essentially an integral part of national development. Local development itself is defined as an approach that is used to implement a planning, execution, control and surveillance in an area (Soekartawi, 1990: 75). The local development then carried through the planning stages. Furthermore Pontoh & Kustiwan (2009: 187) also describes Local Development Planning (PPD), that is:

“Local Development Planning (PPD) is a process for drafting stage of activities involving various elements in it, to the use and allocation of existing resources in order to improve social welfare in an environment of region/area within a specified period.”

The process of drafting stage of these activities are also intended to make changes towards a better development direction that oriented for society as a whole, complete, and adhering to the principle of priority (Bratakusuma, 2003 in Pontoh & Kustiawan, 2009: 187). In connection with efforts to achieve the improvement of life and social welfare, then in the National Development Planning System, local development planning specifically geared to also produce development plans in the long term and medium-term formulas derived in decisions that are conceptual and technical. As refers to the Law. No. 25 of 2004, while some of the things involved in the planning of regional development, namely:

- a. Long Term Development Plan, hereinafter referred to RPJP, is a planning document for a period of 20 years.

- b. Medium Term Development Plan, hereinafter referred to as the RPJM, is a planning document for a period of 5 years.
- c. Vision is a general formulation of the desired state at the end of the planning period.
- d. The mission is a general formulation of the measures that will be implemented to realize the vision.
- e. Strategies are the steps contained indicative programs to realize the vision and mission.
- f. Policy is the direction / actions taken by the central government / Regions to achieve goals.
- g. The program is a policy instrument that contains one or more credible form implemented by government agencies / institutions to achieve the goals and objectives and to obtain budget allocations, or community activities are coordinated by government agencies.

Furthermore in the legislation, development planning process that desired combines the technocratic approach, democratic, participatory, political, bottom-up, top-down process. This arrangement means that the local planning is expected to meet the rule in addition to systematic planning, integrated, transparent, and accountable; consistent with other plans or in accordance with the derivative of other relevant plans. The stakeholder and legislative involvement in the decision-making process of planning becomes very important to make sure the plans drawn optimal support for its implementation. By doing so to implement, while the flow local development planning according to Law No. 25, 2004:

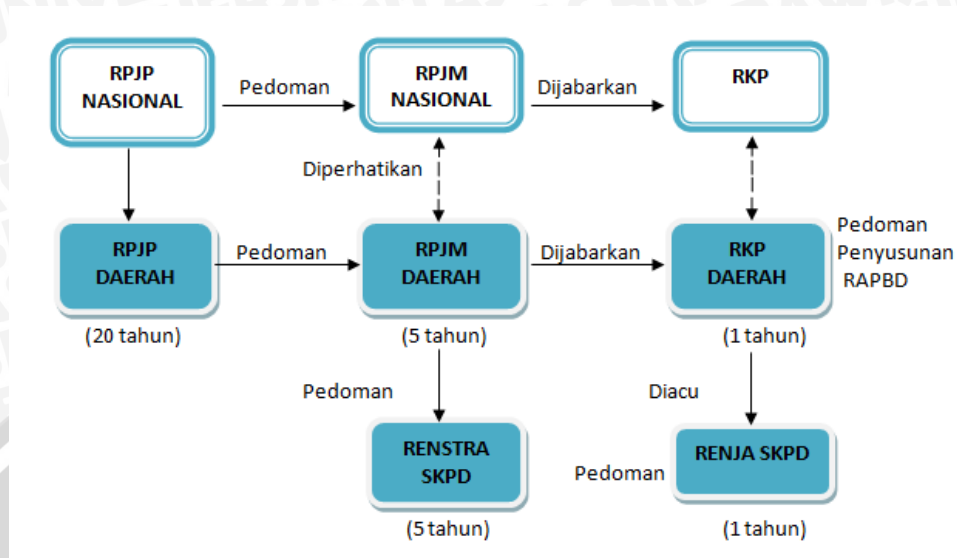


Figure 1. Flow of Regional Planning According to Law No. 25/2004 about National Development Planning System

Source: Nugroho & Wrihatmolo (2011: 82)

Based on the flow of the local development planning, so each area either in the regency or city can determine the direction of local development clearly with the guidelines follow the existing flow. Regional Development Planning, *Perencanaan pembangunan Daerah* (PPD) itself is an activity that is not easy because dealing with the various issues that are very complex and comprehensive (covering various aspects of civil society) from a related area (Pontoh & Kustiawan, 2009: 195). Bratakusuma (2005) in Pontoh & Kustiawan adding that the printer PPD features that include:

- 1) Produce programs that are common.
- 2) Analysis of the planning is macro/wide.
- 3) More effective and efficient use of the medium and long term planning.
- 4) Require interdisciplinary, general, universal, but still have the specifications of each are clear.
- 5) Flexible and easy to be used as a reference for planning short-term (1 year)

With some of these characteristics, PPD also have to pay attention to various aspects such as; environmental aspects, potential and problems, institutional planning, aspects of space and time, and aspects of the legalization policy.

3. Urban Spatial Planning

Urban spatial planning is part of the planning and development product. As the flow of development planning, departing from the National RPJM, the local government will determine Local RPJM which then specifically contained development planning in the aspect of space. Aspects of the space will be reflected in the arrangement of space, which was essentially a physical environment that have organizational/functional between various kinds of objects and humans that are separated in the space. In this case the spatial according Wenzting (1978, in Kartasasmita, 1997, in Pontoh & Kustiawan, 2009: 203) is a derived from a product of physical planning. Then on the other hand, Adisasmita (2012: 3) says that the spatial is defined as a location where infrastructure and facilities of development activities laid out and placed. While the spatial arrangement of space defined generally by Pontoh & Kustiawan (2009: 205), namely:

"Spatial planning in general have a sense of a process that includes the planning, implementation or use of space, and control the utilization of space associated with each other. based on this concept of spatial planning is an attempt to realize the planned layout, taking into account the state of the natural environment, built environment, social environment, the interaction between environment, stages of development management, as well as institutional capacity building and human resources are there and

available, that always basing on unity of the national territory and is intended for the greatest prosperity. "

Based on the understanding of the spatial planning, thus the meaning of spatial planning according to Law No. 26 of 2007 on Spatial Planning *is a process for determining the structure of space and spatial patterns which include the preparation and adoption of spatial planning*. Spatial planning for the area itself is good for the city and regency in particular urban area is the result of spatial planning. Spatial planning which produces a spatial plan, specially in urban areas will be according on the pattern of land use such as industrial estates, housing, and transportation. It will then be adjusted to the size of the city, but the urban area often become the central of office activities, and trade (Pontoh & Kustiawan, 2009: 217). By doing so, it tend to ignore the construction of settlements and housing needs, especially for the middle and lower class, because housing development is usually oriented to the middle and upper class. It resulting in the number of settlements or slums (slums area) appears.

So then, in urban spatial planning Pontoh & Kustiawan said there needs to be considered the most important element of the regional spatial plan of the structure and spatial use patterns are drawn on a map plan space of patterns utilization. This will help determine the city function on the spatial structure of the surrounding area. That's why urban spatial planning will be referring to the physical circumstances of city. But on the other hand as the developed, spatial planning area of the city is no longer only promote physical management of the city, which as stated by Franklin (1979) in rakodi (1993) in Pontoh & Kustiawan (2009: 282) explain in a definition which indicates the expansion of the scope of

the planning the city; *physical planning is concerned with the design, growth and management of the physical environment, in accordance with predetermined and agreed policies, whereby a balanced social and economic objectives may be Achieved.*

4. Strategic Plan

Eventually, a spatial planning will produce a urban spatial plan, so the local government will conduct that urban spatial plan through the various strategic planning that will translate into strategic plan to be more specific and technical. That is why strategic plan derived on the strategic planning itself. Pontoh & Kustiawan (2009:288) describe the strategic planning as:

“Strategic planning is a process as systematically sustainable from the risk decision making, with the utilize as much as possible the anticipative, then organize the many efforts to implement that decision and measure the result through the organized and systemactic feedback .

Based on that definition above, then the strategic planning is line with what affirmed by Bryson in Pontoh & Kustiawan (2009:289) about th strategic planning:

- 1) Strategic planning focus on the indetification and solving of the issues
- 2) Strategic planning is more emphasize on the adjustment toward the external and internal organization environment, guess the new attendance, and kind of surprises thing

- 3) Strategic planning is more possible to collect the vision deal in the organization. It often the strategic planning reflect the qualitative changing
- 4) Strategic planning is more oriented to the action

Besides that four the general view of strategic planning, further Pontoh & Kustiawan (2009:290) also explained the principles of stratgeic planning:

- 1) Strategic planning have to being anticipative toward the various problems that will exist on the future to overcome it
- 2) Strategic planning have to be oriented on the result achieving with the vision, mission, goals, target, and strategy as the guideline that have to be conducted consistantly.
- 3) Strategic planning must describe the things that want to achieve and more towards increased productivity and performance.
- 4) Strategic planning must take into account the ability of internal and external conditions.
- 5) There must be a commitment to implement them consistently as a result of collective decision-making process
- 6) It must reflect the priorities for action in the effort to achieve optimal results.
- 7) In the process should take into account inputs from stakeholder or client groups.
- 8) It must take into account the financial aspect to implement them.
- 9) Must be able to measure the results (measurable)

Based on the explanation above about the principles of strategic planning, it can be concluded that the strategic planning have to be more detail to make the realization easily, then it will produce a strategic plan, that more technical and applicable. So, the strategic plan can concluded as the product of planning process systematically that sustaining from the risk decision maker, with utilize as much as possible the anticipative knowledge, then organize many efforts to implement that decision systematically, and measure the result through the systematic and organized feedback. That's why, it must be there the consideration in the *Renstra* fomulating stages. In the formulating process of strategic plan itself, there are several model that can be applied for it. The one of them is Harvard Model. Danar (2012:10) explain about the Harvard Model can be applied in the *Renstra* formulating. Harvard Model is also known with the abbreviation "SWOT", it stand for Strenght, Weakness, Oppurtunity, and Threats. It become a basic in the strategic formulation and arrangement to achieve the goals and target in the certain issues. This model is often used as the apporach that emphasize on the compliance development of organization with their environment. Then, there is a graphic of strategic plan formulation stages below:

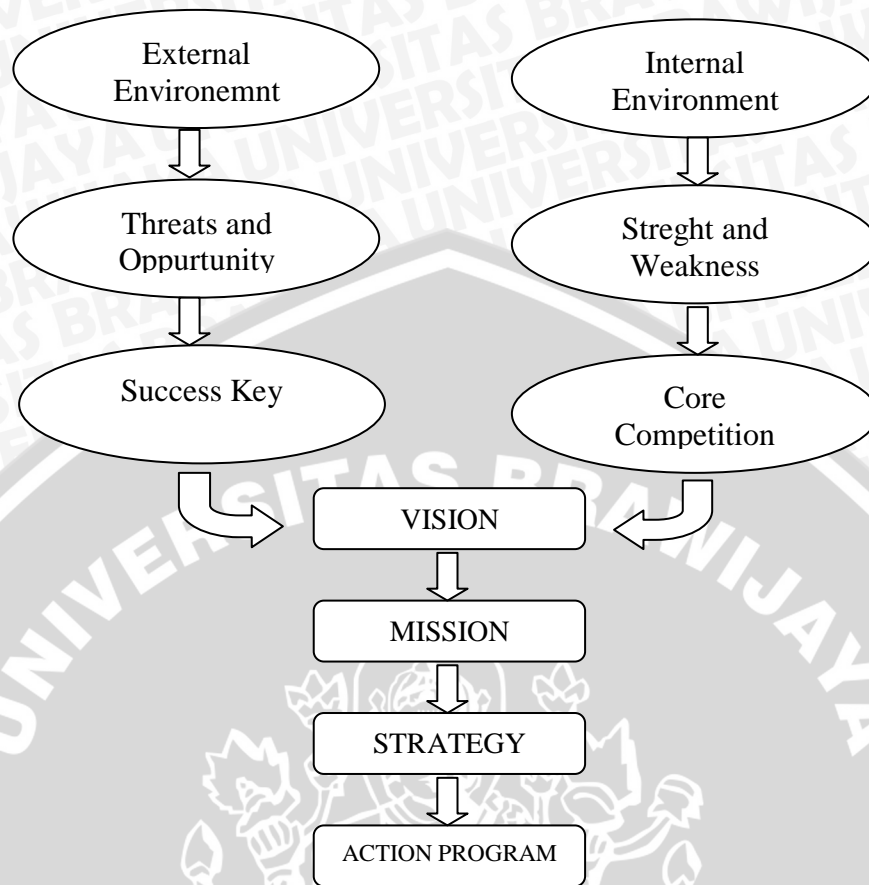


Figure 2. The Stages of Strategic Plan Formulation by Harvard Model
 Source: Danar (2012:10) In The Strategic Planning

Based on the figure above, it can be explain that this model direct the organization to develop the strategy in strenght building, ovecome the weakness, anticipate the threats, and utilitize the oppurtunity. Derived on this strategic plan formulation, next in the application that can be done by the *Satuan Kerja Perangkat Daerah* (SKPD) based on their own function. Further, it is called as the Strategic Plan of SKPD that as the deritative of Middle Term of Local Development Plan (RPJMD). Based on the Law Number 25 of 2004 about the National Development Planning System (SPPN) explain that the middle term of SKPD development planning, then called as the Strategic Plan of SKPD is a planning document of SKPD for five period. according Nugroho & Wrihatnolo

(2012:100) *Renstra SKPD* is a legal document of local government that direct to the services of SKPD specially for local development ingenerally for middle term next fiver year in the mayor leadership choosen period. *Renstra of SKPD* include the vision, mission, goals, strategy, policy, program, and activities of development that arranged based on the task and function of *SKPD* which guided by local *RPJM* and indicatively.

The Strategic Plan/ *Renstra* itself then determined by SKPD leaders regulation after adjusting for Local RPJM. Strategic Plan enactment with regulatory of SKPD leaders, then there is drafting the Strategic Plan of SKPD format which can answer the three basic questions; (1) where will services of SKPD directed the development and construction and what is to be achieved within the next 5 years; (2) how to achieve it and; (3) what strategic steps. Related to that, the regulations SKPD leaders or called as decision of the head office. Then under the Head of the *Dinas Pekerjaan Umum* Number: 055.1 / Kep.11.a - Sekre / 2009 release of Strategic Plan Of *SKPD Dinas Pekerjaan Umum* of Tangerang City in period 2009-2013. Based on the head of department decision for the Strategic Plan of *Dinas Pekerjaan Umum* of Tangerang City therein explained that this document is a planning document that contains the vision, mission, goals, objectives, strategies, policies, programs, and activities in 2009-2013. In general it can be concluded that the strategic plan is a guide to implement these policies will be done by the government, especially the *Dinas Pekerjaan Umum*.

B. Public Policy

1. Definition of Public Policy

Thomas R. Dye in Santosa (2009: 27), mentions public policy is the choices for government to do or not to do. Where in this context that the government considered as executor decide and execute public policies that have been issued. In another sense, W.I Jenkins (1978: 15) in Wahab (2008: 4) explains that public policy is as:

“a set of interrelated decisions taken by a political actor or group of actors concerning the selection of goals and the means of achieving them within a specified situation where these decisions should be, in principle, be within the power of these actors to achieve”.

From the understanding above about the different definitions, in Nugroho (2011: 93) Harold Lasswell and Abraham Kaplan (1970: 71) defines public policy as a program that is projected by certain purposes, certain values, and certain practices. Based on the notion that some have described, it is known that public policy aimed to solve the problems existing public. As for public policy itself consists of several stages and process activities. As described by Stella Theodoulou in *Public Policy: The Essential Reading* (2005), quoted by Nugroho (2011: 95), the public policy process is then divided into six stages:

1. Problem Recognition— Problems that potentially make their way onto the public policy agenda are recognized
2. Agenda Setting—Problem that are deemed worthy of attention are placed on the agenda
3. Policy Formulation—Various policies are crafted to deal with problem that has been set on the agenda
4. Policy Adoption—An official policy is agreed upon
5. Policy Implementation—The public policy that has been officially agreed upon is put into action

6. Policy Analysis and Evaluation—The implemented policy is evaluated for its effectiveness

Aside from the six stages of the public policy process by Stella Theodoulou, from a different standpoint Santosa (2009: 36-45) describes the process and stages of public policy more simple;

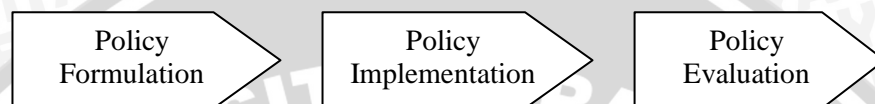


Figure 3. Public Policy Process

Source: Santosa (2009: 34-45) in *Administrasi Publik: Teori dan aplikasi Good Governance*

Based on some type of public policy process that has been described, in general, a public policy will contain aspects of planning, implementation, and assessment. Own public policy is made and implemented to address various issues and demands of the public. That is why in the making of public policy, there are several models that can be a reference to adjust the problems, issues, public demands, and both government and social environmental conditions that will be made that policy. This is because, different problems, issues, needs, and conditions, it will be different public policy models used.

2. Model Of Public Policy

As for making good public policy, it has to accordance with the needs, circumstances, and conditions of the environment (internal and external being consideration to formulate the policy. In line with these Nugroho (2011: 511-538) classifies some models of public policy, especially in formulating policies that are commonly used, as follows:

1) Institutional Model

The model considers public policy is the government's duty in the making can monopolize function (forced) without interacting with the environment. This model emphasizes the structure rather than processes and political behavior. This model has the disadvantage that the neglect of the problems in the environment in which the policy is applied. Instead these models tend to be brief and straightforward in making and decision-making, so it does not takes a long time.

2) Process model

This model assumes that public policy is a political process in a series of activities; identification problem lies, setting the agenda of policy formulation, formulation of policy proposals, the legitimacy of the policy, policy implementation, policy evaluation. The advantages is to inform policymakers on how policy is made and it shall be made. In contrast, however less pressure on the substance of what should be there.

3) Grouping Model

These models rely on the policy as a point of balance. The point is the interaction in the group will produce a balance and are considered good. Individuals with interest groups or vice versa will interact and both formal and informal influence the government to issue public policy. The advantages is, can accommodate a wide range of existing groups aspirations. However, the weakness is that there interests groups that seek to influence the content and form of interactive policy.

4) Elite Model

This model assumes that there are two types of mass that power holders (elite) and who do not have power (mass). Public policy is made and is considered to be born political preferences of the elite, not more. This model tends to make the elite as the authority will hold power according their interest and desires without considering the mass, and tend to think of that mass is the group who can be manipulated.

5) Rational Komprehensive Model

This model considers the public policy formulation process should pass a calculated decision based on rationality by taking the ratio of the sacrifice and the results achieved. It put more emphasis on efficiency or economic aspects. This model is ideal if to achieve the level of efficiency and effectiveness of the policy. However, the concept of social gain its maximum will differ among groups of interest, and tend to be difficult to catch the specific problems that do exist.

6) Incremental Model

This model sees public policy is a variation or further in the past, and can be regarded as a model of pragmatic / practical. This model is more to continue the previous policy with some modifications as necessary and relying on excellence-forte in the past. These models tend to not do a lot of changes and do not follow the development and rapid changes in the environment, making it easy expired. Advantages is, any examples of previous policies that have been implemented so as not to bother doing a variety of research and assessment. But in contrast, the

weakness is this model tend to do not consider the recent circumstances and the social changes because of they hold to the previous policy.

7) Public Choice Model

This model sees the policy formulation process as a collective decision of the individuals who have an interest in that purpose. The point is made by the government public policy is a public option. The Advantages is giving the ample room or space for the public to contribute their choices in government decision making. The disadvantage, there is a tendency for the government to satisfy their constituents rather than the public at large.

8) System model

These models recognize three approaches to public policy; inputs, processes, and outputs, as well as a political system. The weakness of this model is focused attention on the actions taken by the government and ultimately losing attention to what the government never did. Then just look at the system from the positive and negative do not enter the system, which is a weakness of this model.

9) Mix-Scanning Model

This model combines a comprehensive rational and incremental models, which use two visions that overall vision (rational) and specific vision and detail to a problem (incremental). The disadvantage tends to be ineffective, although it can compromise the good side of both models are combined (mixed).

10) Democratic Model

In essence, this model assumes that the decision-making as much as possible to consider the sound of stakeholders collaborate. The Advantages is, the

model is effective in its implementation because each party has an obligation to participate and are responsible for what has been formulated. However, making too much input and consideration so as not effective in decision-making.

11) Strategic Model

This approach uses the formulation of strategy formulation demands as a basis for policy. Strategic plan conducted focusing on identifying and solving issues, and environmental assessment of the outside and inside organizations exist, as well as orientated to the action. The Advantages of this model is more focused on the details of the measures to be taken and also more strategically.

12) Deliberative Model

In the deliberative model (deliberation) is different with other model, where the government tend to being as facilitator. Then, in this chance the government will act as legislator than public. While the role of policy analysis is as processors public dialogue process in order to produce a decision as the public public.

Based on some models in public policy above, as for one of the models considered appropriate and reflect the policies set forth in the Healthy Housing Environment Program by the *Dinas Pekerjaan Umum* Tangerang. The model is a strategic model, as explained that the strategic model focuses on identifying and solving existing issues, as well as in making an assessment conducted through a SWOT analysis as that of the *Dinas Pekerjaan Umum* in the strategic plan document. Then also reflect on the Process and Public Choice Model. Furthermore, this model agreed strategic plan policy as outlined in the program and activities.

3. Implementation Of Public Policy

As the Strategic Model, said that the policy as strategic plan will be elaborated further in the form of programs and activities that focus on the details of the steps. Furthermore, public policy is made and planned to be implemented in order to answer a variety of problems, issues and tuntutan existing public needs. while to answer this, the public policy needs to be implemented. The process of pouring public policy become more specific details in the implementation of programs and activities to get in on the public policy process is referred to as the implementation of the policy. Policy Implementation is important, because it becomes a process which will determine a successful government.

Policy implementation see the the process of goal achievement, ask about whether a program execution appropriate or not with the design determined based on the action program that conducted (Grindle, 1980 in Agustino, 2012:139). Briefly by Parson (2011: 464) says that the implementation of public policy is the implementation of the policy-making in other ways, in which the government intended to use certain ways to achieve public policy through various forms of more technical. On the other side of the notion of public policy implementation are also presented by Shafritz and Russell (2005: 55), quoted by Santosa (2008: 42) states that:

“implementation is the process of putting a government program into effect; it is the total process of translating a legal mandate, whether an executive order or an enacted statue into appropriate program directives and structures that provide service or creative goods”.

Thus, the implementation is considered as process where the government has a dominant role and contribution in carrying out public policies through

programs in accordance with the directives in order to answer the problems of the existing public. In this case the government is as the actor of public policy implementing. As executive actors (implementator) public policy, the government will translate into a sequence or detailed steps to be easily implemented. Later, Smith (1977: 261) in Tachjan (2006: 26), quoted by Irawanti in a paper (2011: 22) explains that in the process of policy implementation, there are elements of implementing policies that absolutely must exist, those are:

- 1) Elements of implementing
- 2) The existence of programs that should be implemented, as well as
- 3) Target group

In the second element, as also illustrated in the sequence of policy implementation, a public policy should be realized through a variety of programs that further realized in the form of activities. That's why implementing policies as well as is implement by the program because the program is derived from the policy itself.

4. Implementation Program

Nugroho (2011: 618) says that in implementing public policy then there are two options that steps can be taken, that is; directly implemented in the form of programs or through policy formulation or derivatives of such public policy. In general sequence and policy implementation can be described as follows:

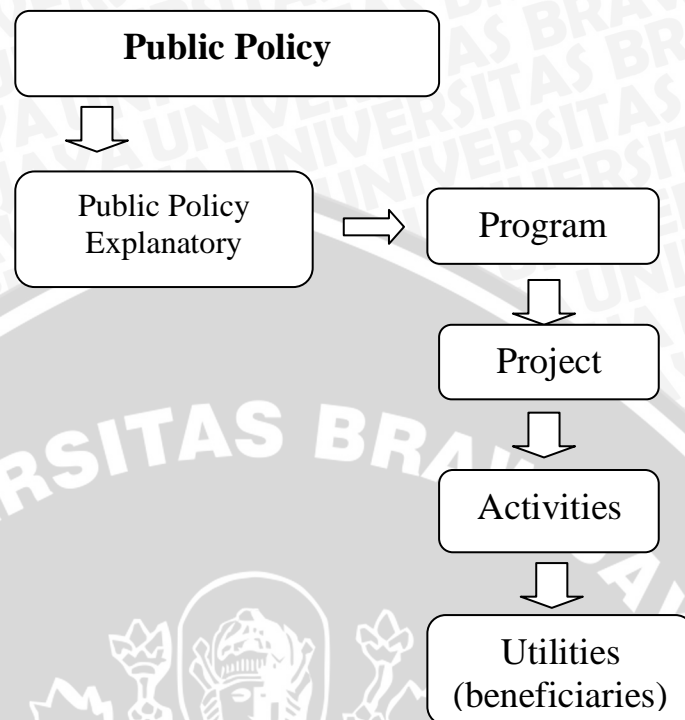


Figure 4. The Sequence of Public Policy Implementation

Source: In the Public Policy by Nugroho (2011: 619)

Based on the above sequence, it is known that public policy is implemented through programs, projects and activities. Thus, in essence, public policy implementation are concrete actions carried out through the process of program implementation. So it can be said that implementing the policy is to implement the program. This is similar to what is meant by the *Dinas Pekerjaan Umum* of Tangerang City which departs from a Local RPJM through Strategic Plan of SKPD which lowered a policy strategy aimed at improving the environmental quality of housing and settlement infrastructure. By doing so, it is embodied in one program called Healthy Housing Environment (LSP) Program as that became the researcher. Then, the implementation of the program itself in the implementation, involves collaboration with many agencies or organizations or other government agencies or the various levels of government organization that

actually can be viewed from three perspectives, namely; 1). Policy Proponent / decision makers (the center); 2) Officials of government officers (the periphery); and 3) individual actors outside government agencies to whom the program was intended, namely the target group (target group). By doing so, the implementation of the program will be more obvious to be implemented.

5. Model of Public Policy Implementation

In a study of the implementation, it will be found various forms of models that lead on the ways to implement a policy or program. The implementation process was realized in some form of a model that has been developed by experts and had an impact on a variety of policy implementation is done by the implementer. Nugroho (2011: 643) concludes that there are two types of options or different patterns in policy implementation:

- **Top-Down Pattern**
Top-down pattern contrary to the bottom-up pattern. Top-down pattern is a pattern that is done by the government to the people, and community participation is emphasized in the form of mobilization.
- **Bottom-Up Pattern**
While the bottom-up pattern means that although the policy was made by the government, but its implementation by the people. Both the to-down and bottom-up implementation contains interaction between government and society.

Based on these two types of patterns, then the implementation of the Healthy Housing Environment Program implemented by the Government of Tangerang City in particular through the *Dinas Pekerjaan Umum* entered in this type of top-down pattern. The understanding of top-down pattern which is the appropriate program from the government and carried out by the government to

the public with the participation of more emphasis on forms of mobilization. Implementation of the program is implemented by the *Dinas Pekerjaan Umum* of Tangerang City to meet the needs the healthy and fit of housing and settlement for society. In connection with the implementation of policies or programs, Nugroho (2011: 629-641), there are several alternative models to describe the implementation of top-down pattern of some experts:

1. Brian W. Hogwood and Lewis A. Gunn Model

Model implementation Hogwood and Gunn is one implementation model patterned top-down or lie in quadrant peak down and stay in a market mechanism that utilizes a system of incentives in its implementation. In his view, Hogwood and Gunn in the Wahab (2008: 71-78) considers that to be able to implement policies in a perfect state then the need for certain conditions. Ten of these conditions are:

- 1) External conditions faced by the agency/implementing agency will not cause interference/serious constraints
- 2) For the implementation of the programs, there is a available time and resources that adequate enough.
- 3) The combination of necessary resources are actually available.
- 4) The policy will be implemented based on a reliable causal relationship.
- 5) The causal relationship is directly and just a little chain connecting.
- 6) The relationship of interdependence should be small
- 7) Deep understanding and agreement on goals.
- 8) The duties specified and placed in the proper order.
- 9) Coordination and perfect communication, and
- 10) The parties have the power authority can demand and get a perfect adherence.

With the ten conditions set by Hogwood and Gunn, this implementation model based on the concept of strategic management that leads to systematic management practices and do not leave the basic rules. But then Nugroho said that

the weakness in this concept is not clearly indicate where a more political, strategic, and technical or operational.

2. Van Meter and Vans Horn Model

The next top-down model is a model implementation brought by Van Meter and Van Horn. Wahab (2008: 78) says that the model is moved from an argument that the differences in the implementation process will be influenced by the nature of the policies to be implemented. Then Meter and Horn offers an approach that tries to link with the implementation of the policy issues and a conceptual model linking policy with the implementator and work performance or achievement. In this model it is believed that the implementation will be successful if the desired changes occur relatively a little, contrary to the objectives of the agreement, especially of those who operate the program in the field is relatively high.

In other words, this model considers the achievement of the program implemented as an indicator of the implementation success measurement. Departing from feasibility correlation policies and the resulting performance, then according Meter and Horn there is a road that connects both. Policies and job performance are separated by a number of independent variables are interrelated.

As in Wahab (2008: 79) mentions the independent variables are:

- 1) Size and policy objectives
- 2) The sources of policy
- 3) The characteristics or nature of the agency / implementing agency
- 4) Communication between relevant organizations and activities implementation
- 5) The attitude of the executive, and
- 6) The economic environment, social, and political.

The independent variables of the policies to be implemented must be relevant to the objectives to be achieved. Their relationship then backed up by the adjustment of the resources available to support feasibility or policy implementation.

3. Grindle Model

In the implementation model that is brought by Merilee S. Grondle (1980) or often referred to as Model Grindle is also an implementation model patterned top-down policies are determined by the content and context of the policy implementation, as argued by Wibawa (1994: 22) that quoted by Nugroho (2011: 634). The success of an execution or implementation of policies that is originated from a transformation policies before implementation, which further success will be determined by the degree of implementability of the policy. Then, as for some the contents that must be contained in a policy like that Grindle mean in the Nugroho (2011:634) are:

- 1) The interests are affected by the policy.
- 2) The type of benefits that will be produced.
- 3) The degree of change desired.
- 4) Position policymakers.
- 5) Who is implementing the program, and
- 6) The resources are mobilized.

As explained earlier that the Grindle implementation model is determined by policy content and the context of its implementation, and as for the implementation context intended by Grindle is:

- 1) Power, interests, and strategies of actors involved
- 2) Characteristics of institutions and authorities
- 3) Compliance and responsiveness

Grindle model can thus be understood as a comprehensive implementation model for considering the various aspects that influence in it, particularly with regard to the policy content, the context of the implementation, implementer, and the recipient or object of implementation along with various potentials of the resources used.

Based on some alternative models of existing implementations, it is known that the implementation of the policies implemented as a duty and obligation of the government to address public issues as well as an attempt to meet the public needs as collectively and comprehensively. Appropriate with what is described in the Grindle Model, the implementation of the Healthy Housing Environment Program considered in accordance with the implementation model. This is because, in a comprehensive Grindle model considers various aspects that influence in it, particularly with regard to the policy content, the context of the implementation, implementer, and the recipient or object of implementation along with various potentials of the resources used.

Then *Dinas Pekerjaan Umum* consider the environmental, social, and spatial planning aspect for the construction of housing and settlements. This is consistent with the implementation of Healthy Housing Environment/ *Lingkungan Sehat Perumahan* (LSP) Program that further follow and consider the development of which is done by Tangerang City. It is because of housing and settlement development cannot be separated from the existing urban development policy.

C. Urban Development Policy

1. Definition Of Urban Development Policy

Local development planning, especially the urban area is the responsibility of the local government to build and develop in accordance with the conditions/circumstances, potential and needs of the city. Urban needs as described previously one of them tends to refer to the use of space to meet the needs of housing and settlements. This is further supported by circumstances / complex urban conditions with one of the aspects of urbanization or migration from rural to urban and population growth. As mentioned by Supriyono (2012: 8) with these conditions, it needs for urban development efforts that ensure the development of the city in present and the future in order to remain the livableness and also able to accommodate the growing community activities. Good urban development will resulting a livable city which can meet the various public needs, that must consider the physical conditions associated with spatial and social development, culture, and economy. Hence it needs urban development policy in accordance with the development city demands as proper and comprehensive. By doing so, Supriyono asserts that urban development policy leads to three things, that is a livable city (livable), sustainable cities (sustainable), and the city which has the added value (valuable) for the community.

Thus, to implement the construction of the city, the local government will make it happen through the creation of policies that are directed to the local development which is called as urban development policy. Robert J. Waste (1989) in Pontoh Kustiawan (2009: 359) reveals that urban policy itself is a combination

of basic commitment decisions and actions made by those who hold or have an influence on the position of authority in the government to include resource allocation substantive which exists. Thus Sutarjo (2007) in Pohan and Kustiawan (2009: 360) explains, there are seven pillars of urban development based on "The New Internationalist Urban Policy Approach" by the United Nations and other international organizations that is:

- a) The power of decision-making, and the development of local revenue as a source of strength finansial.
- b) Development of the city based on the spatial planning and urban development control mechanism.
- c) Development of the city on certain limits such as provision of infrastructure and municipal services are operated privately.
- d) Urban planning and management authority should include a wider area in coordination with other local governments.
- e) Development and improvement of the town, which is based on the community.
- f) Strengthening the development of the city by the public and private sectors with the city government as a facilitator of development.
- g) Development of the city which is based on the principle of sustainability and that a balance, harmony, and environmental compatibility.

These seven pillars in urban development should be carried out thoroughly, and balanced. It is intended that the implementation does not bring up the gap or an imbalance between the physical development of the city with regard to the social development from various aspects as previously described, like are the social, cultural and economic. That is because the social, cultural and economic greatly influence local governments to determine the pattern or structure of spatial planning.

2. Theory Of Urban Structure

Structuring the space itself is generally interpreted as a manifestation of the structure and pattern of spaces which are arranged nationally, regionally, and locally (Supriyono, 2012:50). So it's same with Tangerang City which reflect on Local Regulation No. 1 of 2008 concerning about government affairs of Tangerang City, also authorized to organize that space appropriate sectoral functions respectively and embody an ideal city, which is able to accommodate and harmonize the activities of the community to shape the use of other. In relation to spatial planning the ideal city, while Supriyono (2012: 51) describes some of the concepts and theories of urban structure that divides the spaces of city by function sectoral:

1. The Concentric Zone Theory

This concentric model is based on the theory of human ecology brought by Ernest Burgess in 1924. Burgess model is one of the main theories that explain the social structure in urban areas. This model is a depiction of urban land use in concentric circles in which the Central Business District (CBD) as the center of the model with the expansion of the city ring-shaped (circular) following the diverse land use. In this model Burgess split the six zones based on their respective functions;

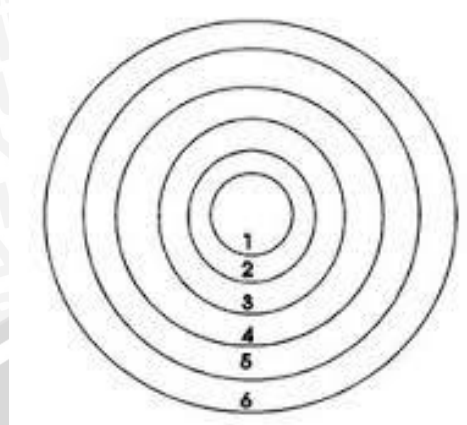


Figure 5. Concentric Zone Model Burgess

Source: Supriyono (2012: 52) in Module Subjects: Urban Development Policy

- 1) Zone Regional Center activities (Central Business District) which is the major urban centers, high rise office buildings, banks, museums, hotels, restaurants and others.
- 2) the transition zone or transition zone, an area of activity. This area is often encountered slum area called slum areas inhabited by poor people. However, in fact this zone is the zone of industrial development as well a link between the city center with the area outside it.
- 3) Settlement zone of the proletariat, the existing housing occupied by low income workers or workers and employees of the lower classes. It is characterized by the presence of small houses and simple flats inhabited by a large family. This area is called as Workingmen's homes.

- 4) Middle-class residential zone (residential zone), a residential complex middle-class employees who have particular expertise. Housing in this area better than the proletarian class housing.
- 5) The area which houses the high income. Characterized by the elite area, housing and a large courtyard where inhabited by the executive, large employers, and high officials.
- 6) Zone commuters (commuters), the back area (hinterland) which is the rural-urban boundaries. Inhabited by the people who work in the city but live in the suburbs.

2. The Sector Theory

The theory of this sector is a model that was taken by an economist Hoyt in 1939, known as the Model Hoyt which is a modification of the Model Burgess. These models seek real conditions in the form of land use, where the use of land is not always form a circular pattern. Hoyt assume that the structure of urban space tends to evolve based parts or certain sectors rather than concentric circles. The division of these sectors according to Hoyt as follows:

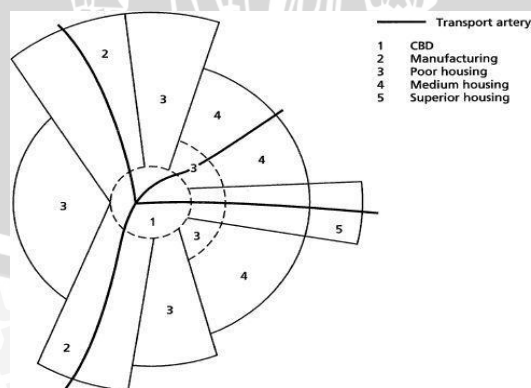


Figure 6. Sector Hoyt Model Theory

Source: Supriyono (2012: 52) in Module Subjects: Urban Development Policy

- 1) Sector center of business activity consists of office buildings, hotels, banks, theaters, markets, and shopping centers.
- 2) Sector of light industry and trade area.
- 3) Sector of the workers or the proletariat, that is workers' residential areas.
- 4) Housing sector middle class or middle sector homestead.
- 5) Homestead residential sector, that is the upper class residential area consisting of executives and officials.
(Supriyono, 2012: 52)

3. The Multiple Nuclei Theory

Next is the third model called the Multiple Nuclei Theory. This model is a model of the city form development which is common in developing countries. The emergence of the theory initiated by Chauncy Harris and Edward Ullman in 1945, where as a result of criticism of the sector theory which states that the city is not only the shape of a concentric pattern or where the CBD is located in the city center. However, this theory assumes that CBD may be present on other sides of the city due to the geographical conditions of the city. As where Harris and Ullman described the multiple nuclei model in the distribution sector, as shown below:

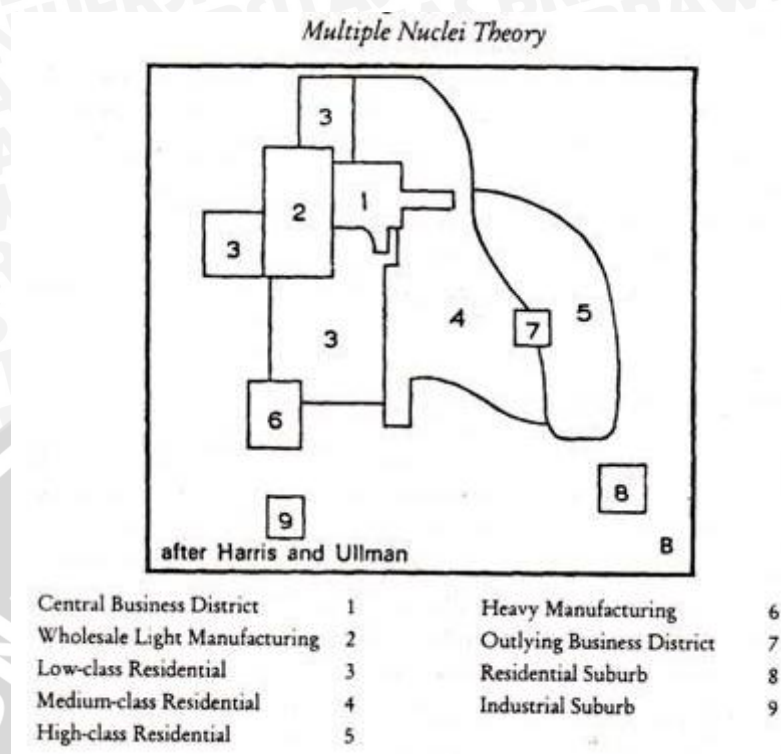


Figure 7. Multiple Nuclei Model Theory Harris & Hilman

Source: Supriyono (2012: 52) in Module Subjects: Urban Development Policy

- 1) City center or Central Business District (CBD).
- 2) The commercial and light industrial Areas.
- 3) Settlement areas of the workers (Murbawisma).
- 4) Settlement areas of the middle workers (Madyawisma).
- 5) Settlement areas of the rich (Adiwisma).
- 6) Center of heavy industry.
- 7) Commercial centers / other shopping in the suburbs.
- 8) Madyawisma and adiwisma region.
- 9) (sub-urban) industrial area.

Reflecting on some of models, we know that it divide the region based on the functions and characteristics of a particular sector, shows that the development of the city view from a spatial perspective. As mentioned Supriyono (2012: 54)

that until now known that there are two kinds of city development paradigm. The paradigm of urban development are Urban Oriented Development (UOP) and Rural Oriented Development (ROP). Supriyono explain both;

- a) Urban Oriented Development is a development paradigm with its development philosophy with the city is just for the urban residents or the city is just for the city itself. Frame is based on the number of vacant land where both inside the city and even more outside the city that perfectly utilized to accommodate the new physical structure.
- b) Rural Oriented Development is a development paradigm based on the philosophy that the city of the development of a city is not just for the city itself but also for the rural areas. This is based on due to the fact that the city in question is surrounded by productive agricultural land and agricultural sector still plays an important role in the national economy. In determining the spatial policy of the government should be based on the concept of sustainable development. ROP applications is the right choice for its immediate suburbs area is agricultural land fertile, productive and technical irrigated. (Source: Supriyono (2012: 55) in Subject Modules: Urban Development Policy)

Referring to the both paradigm, Supriyono (2012) added that in Indonesia, still many the paradigm Urban Oriented Development (UOP) prevailed, which is visible from the physical development of a well-planned city developed into unplanned. This is evidenced in many mismatches Spatial Plan (Spatial) with urban development carried out. Thus one of which led to the emergence of many villages and slums (Slums Area) which is the case in particular for the city of Tangerang. Therefore, through the Healthy Housing Environment (LSP) Program which is derived from the Strategic Plan of *Dinas Pekerjaan Umum* of Tangerang City, it aimed to overcome the problems of villages and slums in the suburbs of the Tangerang City area. This relates to the policy of the city government in managing and building a residential area with a healthy environment.

D. Healthy Housing Environment/ Lingkungan Sehat Perumahan (LSP) Program

1. Definition Of Healthy Housing Environment (LSP) Program

In the three basic needs of public, that is the need for the board or housing. It is not just a house but a home that meets health standards and eligibility to live in. Liveable housing is a healthy home with sufficient sunlighting, good air circulation, water-resistant flooring, there is a division of the room and is equipped with Bath, Wash, Latrine (MCK), if using well water, the distance is sufficient. The principle is equipped with basic infrastructure such as water and wastewater. (*Strategic Plan Document of Dinas Pekerjaan Umum of Tangerang City in 2009-2013*). Based on the explanation and the state of housing and settlements that exist in the city of Tangerang, the city government realized the need for efforts to improve the quality of housing and public settlements residents for Tangerang City society in accordance with the definitions and concepts of housing and settlements with healthy and livable environment. Efforts are then contained in the strategic plan document SKPDs particularly *Dinas Pekerjaan Umum* for a period of 5 years through a program called Healthy Housing Environment (LSP) Program.

As based on the Decree of the Head Office of *Dinas Pekerjaan Umum* of Tangerang City Number: 055.1 / Kep.11.a - Sekre / 2009 in the Strategic Plan Document of *Dinas Pekerjaan Umum* of Tangerang City 2009 to 2013 (2013: 40), Healthy Housing Environment (LSP) Program is defined as activities for improve the quality and quantity of housing and settlements services, that is by managing

and improving road infrastructure environment, environmental drainage, sanitation and water supply in the area of slums or low-income communities (MBR). Then, as an explanation regarding the theory of program implementation, the program made implemented by having clear goals to be achieved. This also applies to a Healthy Housing Environment (LSP) Program which is a derivative of the strategy and policy of the *Dinas Pekerjaan Umum* of Tangerang City to have a clear direction and goals to be achieved.

2. The Objectives Of Healthy Housing Environemnt (LSP) Program

In ontology, the objectives or the goal according to Johnson and Johnson (2002) in Sukardi (2008: 70) is expressed as "A goal is a desired future state of affairs". The purpose is defined as the desired statement of affairs or activities to be achieved in the future. Moreover, the goal itself is also an indication in the act. It is as in a public institutions or organizations exist that work following the predetermined goals each to realize the public welfare.

A regional work units or which is abbreviated with SKPDs are government officials or administrators who implement the policies of city and county governments. Likewise with the one of SKPD which is owned by the Tangerang City, namely *Dinas Pekerjaan Umum* of Tangerang City Based on the basic tasks and functions carried along by the condition of the existing reality by taking into account regional development, so as for vision of SKPDs Tangerang City for *Dinas Pekerjaan Umum* of Tangerang City 2009-2013 are; "Building a New Civilization in the Field of Public Works and Housing with Services that being

Akhlakul Karimah". The word "Building a New Civilization" in writing is obtained for the next 5 years is expected to almost every house in the city of Tangerang livable and environmentally friendly. This is consistent with the vision of SKPDs *Dinas Pekerjaan Umum* of Tangerang City is accompanied with some missions that will be done to achieve the desired future conditions in accordance with the vision:

- 1) Improve the quality and quantity of services infrastructure and housing and settlements.
- 2) Improve the quality and quantity of infrastructure and facilities services *kebinamargaan*.
- 3) Improve the quality and quantity of infrastructure and drainage, drinking water, and wastewater.
- 4) Improving the management of water resources in accordance with the carrying capacity and control for sustainable development.

Departing from the statement of missions to be accomplished within a period of 1-5 years in the future, it is then set forth into the strategic objectives SKPDs *Dinas Pekerjaan Umum* of Tangerang City:

- 1) Increase the provision of infrastructure services and facilities for settlements and housing
- 2) Increase the supply and infrastructure *kebinamargaan*.
- 3) Increase the supply and drainage services, drinking water, and wastewater.

- 4) Improving the utilization of water resources in accordance with the carrying capacity by controlling and preventing the damage.

The objectives of *Dinas Pekerjaan Umum* of Tangerang City as the one of SKPD in Tangerang City, is further clarified by determining the goals to be addressed. That objectives or goals should be itself is required to provide a focus on the determination of the program further. These goals are the basics of controlling and monitoring the performance of SKPDs *Dinas Pekerjaan Umum* of Tangerang City as well as to ensure the medium-term program for successful implementation of a comprehensive nature. The target SKPDs *Dinas Pekerjaan Umum* of Tangerang City:

- 1) Increase the supply of decent and affordable homes from all walks of life.
- 2) Improve the quality of housing and settlements infrastructure.
- 3) Improve the quality of infrastructure funeral.
- 4) Improve the infrastructure inventory *kebinamargaan*.
- 5) Increase the supply and quality of facilities *kebinamargaan*.
- 6) Improve the quality of the supply and drainage services.
- 7) Improving the supply and quality of drinking water and wastewater.
- 8) Increase the raw water services.
- 9) Decline in the incidence of droughts and minimize the impact of floods.

Based on the vision, mission, objectives and targets exist, then later in this study Healthy Housing Environmental (LSP) Program is the embodiment from a

Vision of SKPD *Dinas Pekerjaan Umum* of Tangerang City for the "*Building a New Civilization in the Field of Public Works and Housing with Services that Akhlakul Karimah*". It is then translated into a first mission is Improving the quality and quantity of services infrastructure and housing and settlements. The both mission in the field of housing and settlements is intended as an effort that aims to improve the quality and quantity of services infrastructure and housing and settlements. The objective of this program was specifically focused on one target item on the second point, is improving the quality of housing and settlements infrastructure.

E. Housing and Settlement Concept

1. Definition Of Housing and Settlement

As explained earlier that the government seeks to meet the collective needs and a comprehensive public, it was realized that in essence the basic human needs related to three things: food, clothing, and boards. As one of the basic human needs, is the need of the board is also known by the need for housing. As described in Blaang (1986: 5) when viewed from the living process, Blaang defines house is as:

"The house is the center of activity of human culture both as consumers and as producers to achieve the goals and perfection of life. To that end, the house function in human life is as a place to stay that is required by humans in socializing themselves. Thus the house should be able to pave the way and provide a channel for the trends, needs, aspirations and desires of man in full towards improving the standard of living and welfare of human beings. "

From these definitions, then look also in Law No. 1 of 2011 on housing and settlements in paragraph 2 which indicates that *housing is housing a collection of homes as part of the settlement, both urban and rural, are equipped with infrastructure, facilities and public utilities as a result of efforts to comply with decent housing*. Then Kasjono (2011: 12) describes an approach to realize a house or housing habitable with a healthy environment through an approach called the "Sustainable House Approach". Sustainable meaning itself is defined as 'the preservation of continuity' or sustainability. Furthermore Kasjono (2011: 12) explain Sustainable House as:

"Sustainable House, thus the it has a meaning is as house that functioned with all the conceptions of values and norms related to therein must be maintained. This is important in order to keep the quality of human life in it. To realize the concept of sustainable the house it must be done in a holistic (overall)."

The concept of sustainable the house that should be done holistically also supported the statement of the beholder Frick inhabit quality. Frick (2007: 122) says that inhabit quality holistically is to give new energy to the mind and soul the human by the change continuously. Where the new power is for the human mind and soul in achieving the satisfaction derived from the quality of lighting, lighting and exposure, or sights that can provide comfort for the occupants of the house. This is what makes the human factor as the user satisfaction which leads to satisfaction in inhabiting. So it can be understood that inhabit satisfaction derived not only from the quality of their physical and mental satisfaction but in inhabiting.

While in Law No. 1 of 2011 on housing and settlements, settlements is defined as *part of a residential neighborhood consisting of a housing unit that has the infrastructure, facilities, and public utilities, as well as having other functions to support activities in urban and rural areas*. Blaang (1986: 28) explains that:

"Settlement is a residential area complete with environmental infrastructure, public infrastructure and social facilities that support the integration and alignment of interests as the utilization of the environment of life."

So that the both definition of settlements can be concluded that the settlements has a more complex understanding which is not only about the house or rather inhabit activities related to the fulfillment of physical structures such as facilities and infrastructure support in the housing environment. Judging from its environment and reflect on the conditions that exist in Tangerang, Tangerang City dealing with problems where housing and slums that do not meet the reflection within the meaning of settlements related to the fulfillment of the physical structure of the facilities and infrastructure support. Kasjono (2011: 72) explains that:

"Slums arise because of urbanization or migration from rural to urban. Limited capacity and expertise to make the communities tend to have a job as a laborer or unemployed and homeless. As a result they are difficult to find somewhere to stay and with incomes that do not make them affordable to build illegal huts into a slum areas who have unhealthy housing and settlements".

Thus the existence of slums with the unlivable and unhealthy circumstances and environment is the duty of Tangerang City Government to realize housing and livable settlements with a healthy environment.

2. Liveable Housing and Settlement with Healthy Environment Concept

The importance of the housing environment and health settlements realized because the quality of environment will determine the quality of human life. So that a good environment is a healthy environment which consider the principles of harmony, balance and sustainability will contribute to human life. As well as said by Muttaqin (2013: 1) that the awareness of the importance of a healthy and sustainable environment needs to be given to every human being, for the sake of survival along which the collective welfare one of which is influenced by environmental feasibility. In this case intended is a housing and settlements environment. Furthermore, in an effort to achieve a healthy settlements from the aspects of settlement environment, Kasjono explain the health requirements of housing and settlements according to the Decree of the Minister of Health No. 829/Menkes/SK/VII/1999 which mentions several parameters, is: Location, Air Quality, Noise and vibration, soil quality in residential areas and settlements, infrastructure and environmental facilities, disease vectors, Greening.

Based on the seven parameters, as for one of the parameters that are the focus in this discussion. Infrastructure and facilities in the housing and settlements became the main parameters to be achieved in realizing the healthy and livable housing and settlements. In Restructuring Settlement (2011: 80) Kasjono mentioned several requirements that must be met within the parameters of environmental infrastructure and facilities to support the housing and settlement environments. As for some of the requirements that must be met related infrastructure and housing and residential environments are as follows:

- a) Have a means of drainage into the breeding of disease vectors.
- b) Have a means of road construction road environment with provisions that do not interfere with the health, such as having adequate lighting lamp.
- c) There are enough clean water at all times with the quality of water that meets the requirements of health.
- d) Management of disposal of feces and household waste must meet health requirements.
- e) The management of household waste disposal must meet health requirements.
- f) Has their access to health care facilities workplace communication, entertainment venues, where education, arts, and more.

The requirement within the parameters of environmental infrastructure and facilities in a housing and settlement became a benchmark for successful implementation of the Healthy Housing Environment (LSP) Program conducted by the *Dinas Pekerjaan Umum* of Tangerang City. In addition, in realizing the house or housing livable with a healthy environment, then there are some other conditions that also be a reference to achieve. Furthermore Kasjono (2011: 23) explain the terms of a healthy home livable must meet the requirements, among others:

- 1) Meet the needs of physiological
- 2) Meet the needs of psychological
- 3) Preventing the spread of disease
- 4) Preventing accidents

The achievement of these conditions can then support efforts to alleviate the housing and slums are still there in some districts the city of Tangerang which do not meet healthy standards exist. Efforts are being made by the *Dinas Pekerjaan Umum* through the Healthy Housing Environment Program, is an activity to create housing and settlements with a healthy environment and livable in order to realize Public Health as the achievement of Social Welfare.

F. Public Health Perspective

1. Definition Of Public Health

Under Law No. 36 of 2009, said Health is a healthy condition, both physically, mentally, spiritually and socially to enable more people to live socially and economically productive. This understanding is then developed for each person, hereinafter referred to as a society. As more specific Notoatmodjo (2011: 14) states that, public health are efforts to address sanitation issues which affect health. And improved its efforts to improve environmental sanitation is a public health activities. In a further development, public health is defined as the application and integrated activities between sanitation and treatment in preventing diseases that hit the population or community. Winslow (1920) in Notoatmodjo (2011: 15) concludes that Public Health is the science and art of preventing disease, prolonging life and improving health, through the "Community Organizing Efforts" to:

- a) Improvement of environmental sanitation.
- b) Eradication of infectious diseases.

- c) Education for personal hygiene.
- d) Organization of medical services and treatment for early diagnosis and treatment.
- e) Development of social engineering to ensure every person a decent living needs are met in maintaining good health.

From such boundaries, then the public health can be concluded is a combination of theory (science) and practice (art) which aims to prevent disease, prolong life and improve the health of the population (community). In its scope, public health is a multidisciplinary science. As in Notoatmodjo (2011: 17) disciplines that underpin public health sciences or often referred to as the main pillars of health sciences that one of them is the environmental health. In this regard, the implementation of the Public Health itself is one of the government's obligations as set forth in Law No. 36 in 2009 who said that the government was responsible for the availability environment, order, health facilities both physically and socially for people to achieve health status as high as possible. In addition, the government is also responsible empower and encourage the active participation of society in all forms of health measures. Accordingly, thus broadly attempts that can be categorized as an art or application of public health sciences, some of which is the improvement of sanitation environmental and health improvement settlements. Then based on described in Government Regulation No. 66 of 2014 on Environmental Health that defines *environmental health is as prevention of disease and/ health problems of environmental risk factors to create a healthy environment good quality of the physical, chemical, biological, and*

social. Therefore, the perspective of Public Health in this discussion refers to the environmental health of housing and settlements for the community.

2. Public Health In Housing and Settlement Environment Aspect

Notoatmodjo (2011: 169) states, Environmental Health is essentially a condition or state of optimum environment so that the positive effect on the realization of optimal health status as well. Further more, There is a scope of environment health, among others include:

- a. Housing
- b. Disposal of human waste (feces)
- c. Provision of clean water
- d. Trash disposal
- e. Sewage (wastewater)

In this regard, the achievement of health environmental is as one of the main pillars in the disciplines and perspectives of public health, then the health of environment aimed at establishing a healthy environment, either, from the physical, chemical, biological, and social which allows each person to reach highest degree of health. This is done through the achievement and fulfillment of Quality Standards of Environmental Health Requirements. As for as stipulated in Government Regulation No. 66 of 2014 concerning Environmental Health says there are media which must be achieved include: water, air, soil, food, facilities and buildings and vectors and disease-carrying of animals. This is enacted through

Environmental Health Quality Standards and health conditions in these media, aimed at the media environment which is a housing and settlements environment.

Before reaching the healthy housing environment and settlements, then in Notoatmodjo (2011: 171) described the first to achieve a healthy home with some indicators of achievement assessment is an advanced requirements. The terms of the healthy the house in perspective Public Health:

a. Building material

- 1) Flooring tile or cement solidified. The most important requirements; not dusty in the dry and wet during the rainy season.
- 2) Walled wall or board for the tropics.
- 3) Roof tile.
- 4) And using the rafters, wood or bamboo for pole

b. Ventilation

- 1) Have sufficient natural ventilation such as windows, doors, vents in the walls, and so on.
- 2) Having an extra artificial ventilation fan, and air suction machine.

c. Lighting

- 1) Have access to natural light is the sun through the windows of at least 15% or 20% of the floor area contained in the room of the house.
- 2) Having artificial light as enlightenment by light.

d. Building area

Healthy housing is a the house that has a building area that is sufficient for the occupants therein. Residents who are too dense can lead to a lack of O₂ consumption, and accelerate the transmission of disease between occupants

e. Facilities in healthy house

Healthy housing in the perspective of Public Health is must have the following facilities:

- 1) Provision of sufficient clean water
- 2) Disposal of feces
- 3) Discharge of wastewater
- 4) Landfills
- 5) kitchen facilities
- 6) Family gathering space

In a Public Health Perspective these requirements is a condition that must be met before finally able to realize and create healthy and livable of housing and settlements. Furthermore, as for healthy housing environment can achieve a healthy housing and settlement if it can meet some of the indicators of a healthy environment of housing and settlement of on the following aspects:

a. Water supply

There are several rewuirement of helathy water supply:

- 1) Physical condition, clear colorless, tasteless, and the temperature is below the air temperature outside it.

- 2) The terms of bacteriological, free of various pathogenic bacteria in particular. This Requirement is achieved by checking the water sample to avoid E.Coli
- 3) Chemical terms, the water comes from springs and wells in water which can be accepted as healthy, as long as it is not contaminated with the feces of humans and animals (laying septic tanks within the source water).

b. Disposal of human waste (feces)

In order to reduce environmental contamination with the disposal of human waste should be managed well through the availability of latrines or toilets and meet the following requirements:

- 1) Do not contaminate the soil surface around the latrine
- 2) Do not contaminate the surrounding surface water
- 3) Do not contaminate the surrounding ground water
- 4) Do not covered by insects
- 5) Do not cause odor
- 6) Easy to use and maintain

c. Waste management

In achieving a healthy environment housing and settlement in the perspective of Public Health, it must meet the requirements of waste management is good and right, as follows:

- 1) Garbage collection, the availability of temporary disposal sites (TPS) which is then taken to landfills good (TPA).

- 2) Destruction and waste management, done in a way to be planted in the soil (landfills), burned in furnaces (incineration), or and used as fertilizer (composting).

d. Waste water management

Wastewater treatment is intended to protect the environment around housing and settlements to the waste water pollution. As for some simple ways that can be done in the management of waste water:

- 1) Dilution of wastewater
- 2) Provides an oxidation to do wastewater oxidation

In realizing housing and livable settlements with a healthy environment based on indicators of achievement and serve targeted explanation above are not easy and quite complex. Based on the state housing and slum contained and scattered in several districts in the Tangerang City, make the city government through the related local government offices, the Public Works Department has a duty to implement the strategic plan through a Healthy Housing Environment Program to solve the problems of slums with an unhealthy environment and to create the healthy and livable housing and settlement environment for the society of the Tangerang City in the framework of urban development as comprehensively (holistic).

CHAPTER III

RESEARCH METHOD

A. Type of Research

God created human beings with something special form of intellect and mind. Intellect and mind are also equipped with a sense of curiosity and growing with the ability to solve problems. The human curiosity essentially begins with a questions or problems that want to be solved, and this is what underlies their research (Widi, 2010: 40). Widi adding that research was conducted in the search for an answer of a question, then the process is based on the philosophy and specific frameworks, procedures, methods, techniques tested its validity, and designed to be objective and unbiased. According to Burn (1994) in Widi (2010: 41) briefly describes the research is the investigation or inquiry systematically to find the answer toward a problem. It is further described by Kumar (1996: 2), that the study is not just searching for an answer to a problem, but rather a way of thinking.

“Research is a way of thinking; examining critically the various aspects of your profession; understanding and formulating guiding the principles that govern a particular procedure; and developing and testing new theories for the enhancement of your profession.”

Based on the understanding that the research is as a system of thought in finding answers to the problems and critically examine the theory that applies to the facts that occur in the field. The study was conducted in several strategies as Creswell (2012: 17) says that in the doing a research, there are three method

approaches such as, qualitative approach, quantitative approach, and mix approach. In this research, the researcher choose to use the descriptive study research with the qualitative approach.

Study with a qualitative approach is able for attracting the researcher to interact directly with the participants so that it can help to describe, explain and analyze the process of the implementation of the Healthy Housing Environment, *Lingkungan Sehat Perumahan (LSP)* Program from Strategic Plan of *Dinas Pekerjaan Umum* of Tangerang City in 2009-2013. The use of a qualitative approach was also used to be able to understand and reveal something behind the phenomenon is not at all known, and thus can provide details about the complex phenomenon that is difficult to disclose through the quantitative approach (Strauss & Corbin, 2013: 4). This is in line with what is said by Kumar (1996: 10) that *the study is classified as qualitative if the purpose of the study is primarily to describe a situation, programs / events, problems, and phenomenon*. Then as described by Widi (2010: 84) on qualitative research methods or types of descriptive research, that descriptive research is a study of research that describes all of the data or the state of the subject/object of research (society, institution, person, etc.) and then analyzed and compared based on the fact that ongoing at this time and then try to give a solution of the problem.

Through this descriptive type of research, it will produce descriptive data in the form of words written or spoken by the actors involved and the behaviors observed in the implementation of the LSP program. Then, that can help in finding the gap between theory or concept that is supposed to program

implementation in the field, because the type of descriptive studied about the norms and standards that apply. Common characteristic of this type of descriptive is to describe the facts as they investigated with a rational interpretation. Through this kind, with so researcher can find the phenomenon by comparing programs planned and implemented by the *Dinas Pekerjaan Umum* in order to help meet the needs of the Tangerang City on the settlements and housing aspects with a healthy and also livable environment.

B. Focus of Research

Problems are found in the field within a phenomenon often become the focus of research. Kumar (1996: 15) says; *Formulating a research problem is the first and most important step in the research process. A research problem identifies your destination; it should tell you, your research supervisor and your readers what you intend to research.* In this case, as indicated by Kumar that define the research problem becomes the focus of research is a very important first step, because it will direct the aims and objectives to be achieved in the study. The research focus will clarify the case that will be studied, and analyzed. As stated by Moleong (2012: 62) that the focus of the study is a limitation of the issues that will be discussed in research methods that serve to meet the inclusion and exclusion criteria (input and output) of information obtained in the field and limit the study. As the focus of the research will make it easier to collect the appropriate data field, the researcher raised the research focus is based on Head Decree Document of *Dinas Pekerjaan Umum* of Tangerang City Number: 55.1 /

Kep.11.a-Sekre / 2009 on the Strategic Plan of *Dinas Pekerjaan Umum* of Tangerang City for period 2009-2013, are:

1. Implementation of the Strategic Plan for a Healthy Housing Environment Program conducted by the *Dinas Pekerjaan Umum* of Tangerang City in The Public Health Perspective;
 - a. Coordination of monitoring and controlling the policy implementation of of housing building.
 - b. Provision of Clean Water and basic sanitation especially for poor people.
 - c. Counseling and supervising the quality of healthy housing environment.
 - d. Control the pollution risk of environmental quality
 - e. Determination of policies and strategy for implementation of harmony and balanced residential.
 - f. Monitoring, evaluation, and reporting.
2. Inhibiting and supporting factors of the Strategic Plan for Healthy Housing Environment Program implementation conducted by the *Dinas Pekerjaan Umum* of Tangerang City in the Public Health perspective:
 - a. Internal supporting factors
 - b. Internal inhibiting factors
 - c. External supporting factors
 - d. External inhibiting internal factors.

C. Location and Site of Research

Location of the research is the place chosen as the object of research, where researcher can capture an interesting phenomenon to be studied both substantive and theoretical. The location is also become a research study to obtain and collect data or information related the research focus. While, the site is the object of the research studies to be conducted. In this study, the researcher choose the Tangerang City as a research location. Tangerang City itself is composed of 13 districts, namely, Ciledug, Larangan, Karang Tengah, Jakarta Timur, Pinang, Tangerang, Karawaci, Jatiuwung, Cibodas, Periuk, Batuceper, Neglasari, and Benda with a total includes 104 villages with 981 neighborhoods (RW) and 4,900 neighborhood unit (RT). (*Official Portal of Tangerang City*)

Selection of study or research location based on reason as LSP Program is one of the programs implemented in Tangerang City in 13 districts and in need of treatment within housing and residential areas. Researcher chose Tangerang City as the study or research location because it is the one of developed city in Banten Province and one of the satellite city of Jakarta buffer (Jabodetabek). As a satellite city, Tangerang City is the center of industry and business district in Banten Province. Based on that potential, with urban development undertaken, so Tangerang being interest for researcher, especially in the field of development and improvement of housing areas and slums are still widely exist in Tangerang.

The sites in this study is at the *Dinas Pekerjaan Umum* as implementer of Healthy Housing Environment (LSP) Program which conduct the improvement and development of housing and slums into livable with a healthy environment.

As the fourth and fifth mission to be accomplished by Tangerang City, improve infrastructure and public services and promote the establishment of sustainable development considered on the public health, *Dinas Pekerjaan Umum* is related local government officers that have a duty as one of the implementer. It is as stated within Strategic Plan of *Dinas Pekerjaan Umum* of Tangerang City in period 2009-2013.

D. Type and Data Source

In order to prove and strengthen the findings of the research, then it need the data. According to Mukhtar (2013: 107), quoted within previous studies (Irawanti: 93), data sources are sources that allow a researcher to get a number of information or data that is needed within a study, both primary data and secondary data. In this way the required data source is the entire focus of research related to information obtained in the form of archival documents, photographs, interviews and observations. Furthermore Kumar (1996: 104) explains that in general based approach in collecting information, data is categorized into two types:

1. Primary Data

Primary data is the data obtained from the first hand or the intended from the interviews, and direct observation. In this case, the researchers obtain primary data observations in some districts that implemented a Healthy Housing Environment (LSP) Program and from interviews with:

- a) Head of *Dinas Pekerjaan Umum* of Tangerang City.
- b) Head of Housing and Settlement Division.

- c) Development Section of Housing and Settlement.
- d) Management Section of Housing Setting.
- e) Healthy Recovery Section of *Dinas Kesehatan*.
- f) Sub-Division of Public Partisipation of *Badan Lingkungan Hidup* of Tangerang City.
- g) Society within some districts where the implementation of Healthy Housing Environment (LSP) Program in Tangerang City.

2. Secondary Data

Secondary data is the data that collected from a second source or a second hand that is meant the data are not obtained directly from the results of observation and so on. Secondary data is the data obtained from the complement and support the primary data, which are:

- a) Strategic Plan Document of *Dinas Pekerjaan Umum* of Tangerang City in the Head Decree of *Dinas Pekerjaan Umum* of Tangerang City Number: 55.1/Kep.11.a-Sekre2009
- b) Document or archives, like Operational Standard Procedure (*SOP*) activities in Healthy Housing Environment (LSP) Program.
- c) Document of Local Environment Status (SLHD) of Tangerang City.
- d) Document of Government Accountability Performance Report (LAKIP) of *Dinas Pekerjaan Umum* of Tangerang City
- e) Documentation of Healthy Housing Environment implementation.

- f) Literatures related such as, book, journal, official website of Tangerang City, and other secondary data.
- g) Other Literatures related, like are; journal, Government Website of Tangerang City, books, newspaper, and other secondaries data.

E. Technique of Data Collection

Technique data collecting can be referred to as the steps and procedures performed in collecting data and information needed. The steps of data collection is a strategic activity for because consist of effort to limit research in gathering the information through observation and interviews, either structured or not (formal and informal conversations), documentation, visual materials, as well as the effort to design a protocol for recording or record information (Creswell, 2012: 266). Based on that, then there are some techniques or methods of data collection used in accordance with the researcher as described by Widi (2010: 236) are:

1. Participant and non participant observation

There are two types of technical observation by Widi are participant observation and non-participant observation. Participant observation is when a researcher to participate and be actively involved in all activities or activities undertaken by members of the group being observed. While the non-participant observation is the observation when the researcher is not actively involved in group activities or activities in collecting and getting the data, which is only a passive observer, seeing, observing, listening to

all the activities and draw conclusions from the results of these observations.

2. Interview

Interview or also can be called as the depth interview, is the technique and method of data collection by a question and answer, dialogue, and a conversation directly with 10 (ten) related people as informan sources, such as those involved in the implementation of the program. This interview technique can be done by means of structured and unstructured interviews.

3. Documentation

Documentation techniques is the indirect techniques of data collection conducted by documenting, recording, recording relevant data obtained as archives, journals, scientific papers, articles

F. Instrument of Research

The research instrument is a device used to collect the data (Basrowi and Kelvin, 2008: 173). With the research instrument, the researchers will be easier to collect the desired data. In its own qualitative research, the researcher's role is very important, as it is said to Creswell (2012: 294) "*the researcher is considered as primary instrument in qualitative research*". By doing so, the researcher is the research instrument. So researchers are required to apply carefully, and objective in collecting data for good research results. As in this study the research instrument used is included:

1. Researchers themselves

People who do research as said by Creswell, that is one of the instrument research to obtain the data.

2. Guidelines for the interview (interview guide)

Interview guide is a tool list of questions that will be used at the time of the interview.

3. Field notes

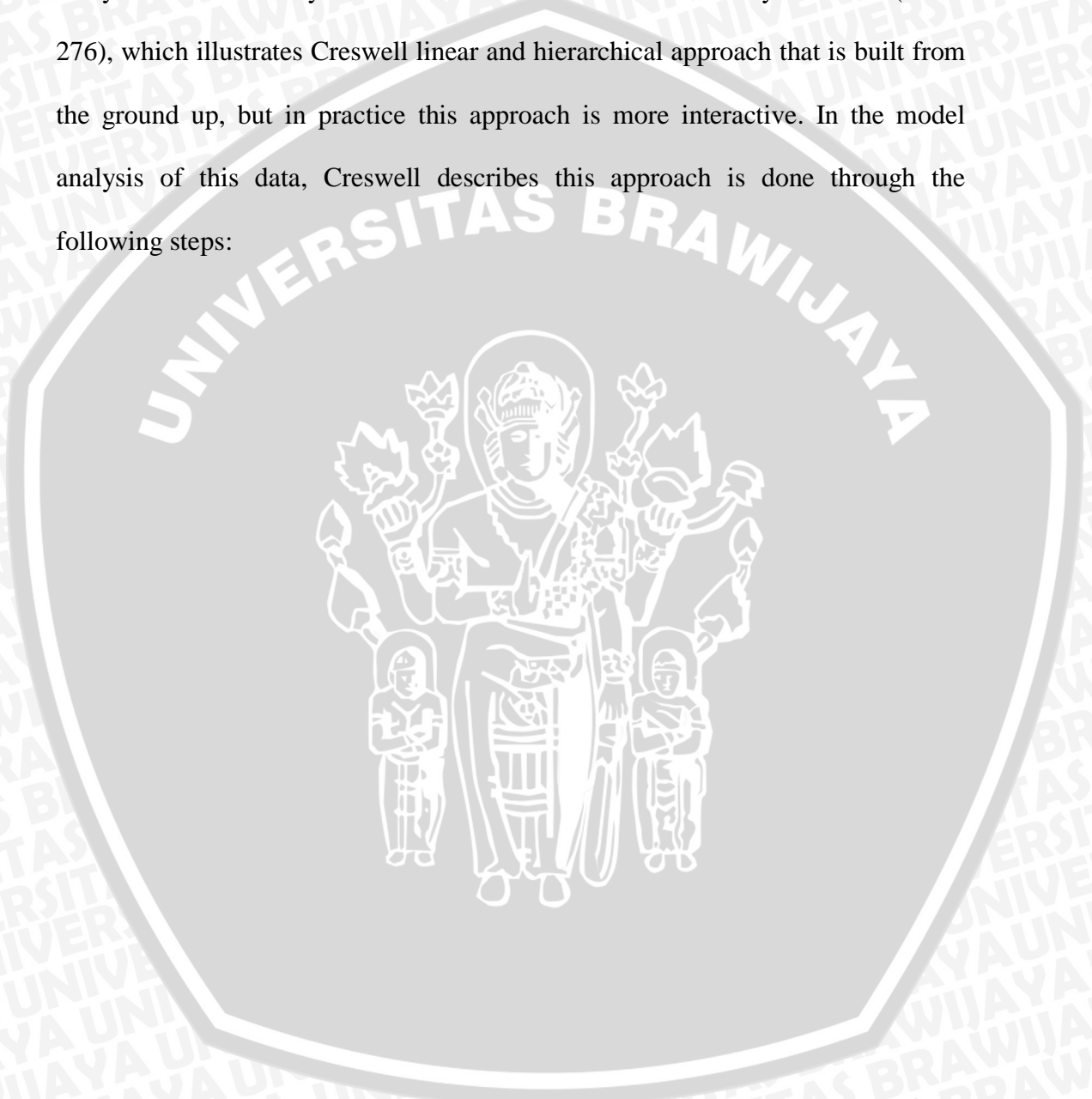
Notes are made by researchers at the time of observation in the field and at the time of the interview.

G. Analysis of Data

After the researcher obtained and collected the desired data, then the data must be analyzed in order to obtain a useful overview of all the data. It explains the data analysis is an important stage in qualitative research. Data analysis itself is a process of accumulation or collection, modeling and transformation of data with the aim of highlighting and obtain useful information, give advice, conclusions, and supporting decision-making (Widi, 2010: 253). Then further analysis of the data described by Creswell (2012: 274), namely; *Data analysis is an ongoing process that requires a continuous reflection on the data, analytical asking questions, and then can write brief notes during the study.*

Then within the data analysis, the researcher sustainably going through the process of data collection in advance. As for within qualitative research, the empirical data obtained is in the form of words that will be compiled into an

expanded text, where cannot be arranged within classification structure or certain categories and not using systematic or statistical calculations. Thus, the data analysis model used by researcher is a model which carried by Creswell (2012: 276), which illustrates Creswell linear and hierarchical approach that is built from the ground up, but in practice this approach is more interactive. In the model analysis of this data, Creswell describes this approach is done through the following steps:



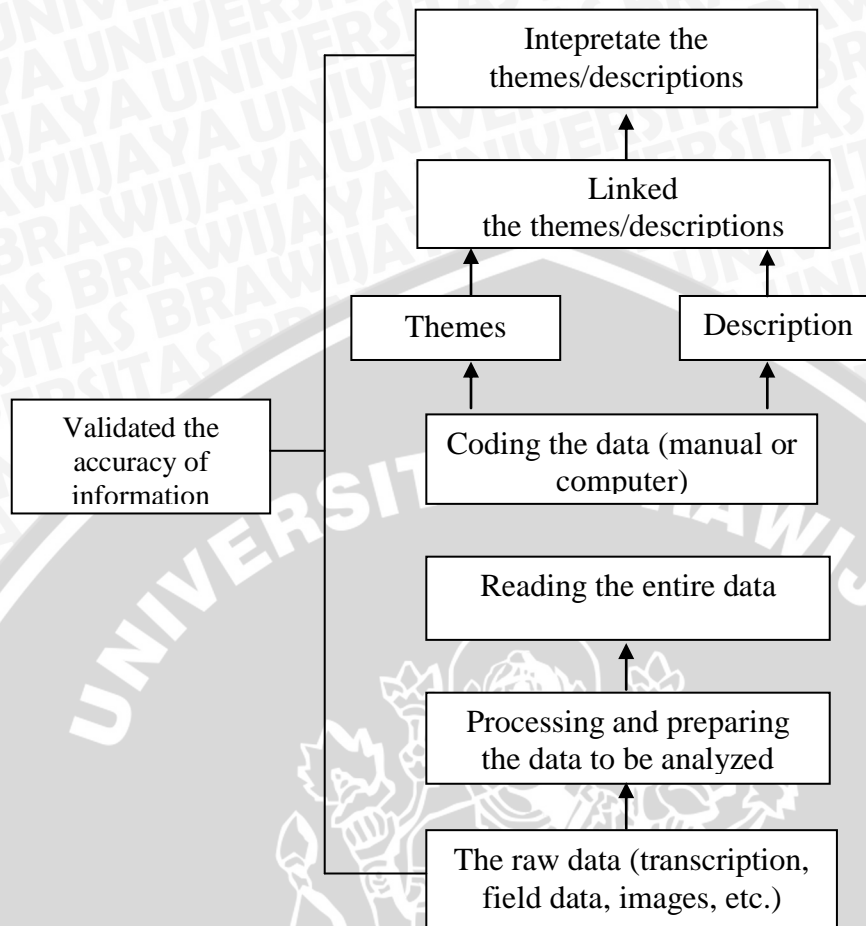


Figure 8. Analysis within Qualitative Research By Creswell

Source: Creswell (2012: 277)

1. Process and prepare the data for analysis.

This step involves the transcription of the interview, download material scanning, typing the data field, or choose to sort and arrange the data into certain types.

2. Read the entire data

Reading through all the information that is obtained and build general sense of the information that reflects the overall meaning.

3. Analyzing more details by coding on a data coding

Coding is the process of taking the material/information into segments writing before interpret (Rossman & Rallis, 1998: 171) in the Creswell (2012: 276). Coding is done by selecting the data / information obtained interesting or important and summarize these topics into codes or categories.

4. Apply the coding process to describe the setting, people, categories, and themes that will be analyzed.

This phase is done with the description of the data or information, which involves the delivery efforts-related information in detail people, locations, events or specific -setting settings during the data collection process.

5. Connect the themes / descriptions

Connecting the theme / descriptions with the present narrative. This activity is shown by such a discussion about the chronology of events, certain themes (complete with perspectives and quotations), or about the linkages and relationships between themes. Then can also be done by providing descriptive information about the theme or data obtained.

6. Interpret themes/descriptions or interpret the data.

Interpret and make sense of the data by inferring information obtained based on the interpretation of research that is grounded in reality, experience and also can be the meaning derived from the comparison between the results with information from the literature or theory.

H. Validity of Data

In the research, all of data was obtained need to be tested the validity. Suman (2012:73) explained that the validity is a determination degree between the data happened or found in the research object with the data that will be reported by researcher. This because the valid data is when the data does not differ between the data reported by researcher with data that actually occurred on the object of research. According to Creswell in Emzir (2012: 81) through the process of data collecting and analyzing, researcher need guaranteed that the findings and interpretations are accurate. Based on this, the researchers checked the data validity follows the strategy that described by Emzir (2012: 82) in two ways:

1. Triangulation

Triangulation is the process of strengthening the evidence from different individuals, and the type of data (such as field notes on observations and interviews) in the description as well as the themes in the research. Then, the researcher will test each source of information and evidence to support the findings of a theme. This encourages an accurate and credible report.

2. Member checking

Member checking is a process where the researcher asked at one or more participants in the study to check the accuracy of such information. This check involves taking the findings back to the participants and asked them about the accuracy of the report.

Both are the strategies that carried out by researcher in checking the legality and validity of the data obtained. This is done to produce a research report with accurate and credible data.



CHAPTER IV

RESULT AND DISCUSSION

A. General Description of Research Location

1. General Description of Tangerang City

Tangerang City is the capital city of Banten Province. The city was formed on February 28, 1993 by Law No. 2 in 1993. Early discovery, Tangerang City was named Tangerang. The title comes from the Sundanese language, namely Tengger or war. The word "Tengger" in Sundanese itself has a meaning of "mark" in the form of a monument that was set as the boundary of Banten and VOC territory, around the mid 17th century. The monument was built by Prince Soegiri, one of the sons of Sultan Agung Tirtayasa. While the term in the sense that the war showed the area in the course of history into a battlefield between the Kasultanan Banten with VOC soldiers. This is evidenced by the the existence of Kasultanan Banten stronghold in the west Cisadane and stronghold VOC in the East Cisadane. the existence of castle is also the basis for designation as a regional castle surrounding area (Tangerang). Until the Dutch colonial period, Tangerang more commonly referred to as "Beteng".

Tangeran designation changes into Tangerang occur during start-controlled Tangerang area by VOC ie since the agreement was signed between Sultan Haji and VOC on April 17, 1684. Tangerang area was entirely incoming Dutch rule. At that time the Dutch soldiers did not only consist of the original peoples

Netherlands but also recruit among indigenous people of Madura and Makassar were placed around Beteng. Army of the Company are derived from Makassar not recognize letters well, and used to call "Tangeran" with "Tangerang". Dialect spelling mistakes and this is passed down to the present. In the end the term "Tangerang" itself became official during the Japanese occupation in 1942-1945.

As the time goes by, Tangerang continues to grow. Urban Development of Tangerang Administrative as macro rest on the development policy based a priority basis of Repelita stages starting from Pelita Pelita I through V. In addition to the starting point of these priorities, there are several factors driving and pull factors which are based on Law No. 14 of 1950 Tangerang City was set as the Capital District. In addition, because of the rapid economic growth that allows to improve the quality of life, with the availability of natural resources so as to attract investors and develop Tangerang region. While the scope of Jabodetabek according to Presidential Decree No. 13 of 1976, Tangerang was include in the development of Jabodetabek, prepared to reduce the population explosion of Jakarta, encourage industry and trade, and to develop centers of settlement. (Official Portal of Tangerang City Government)

a. Geography Condition and Administrative Region of Tangerang City

Tangerang City is located in the east of Banten Province, as the largest city in the Banten Province and third largest in the Jabodetabek area. Based on data from the central Board of Statistics (BPS) of Tangerang City in 2011, Area of Tangerang City is 184.24 km² (including the International Airport Soekarno-

Hatta, covering an area of 19.69 km²). Tangerang City is 27 km from the capital of the Republic of Indonesia, namely Jakarta (Document ILPPD Tangerang City in 2013). The layout of Tangerang City itself graphically located at position 106 36-106 42 east longitude (BT) and 6 6-6 South latitude (LS). As for the geographical area of Tangerang City is bordered by several districts and cities as follows:

- 1) North: Subdistrict Teluknaga and Sepatan (Tangerang Regency)
- 2) South: bordering districts Curug, Serong and Pondok Aren (Tangerang Regency)
- 3) The east: bordered by West Jakarta and South Jakarta (DKI Jakarta)
- 4) The west: bordering districts and Cikupa Kemis Market (Tangerang Regency)

The geographical position of the strategic city of Tangerang has encouraged the growth of industrial activity, trade and services, which is the economic base of the city of Tangerang today. By then this condition must be managed properly (ILPPD Tangerang City in 2013). In this regard, within the framework of the effectiveness of the implementation of the tasks of governance and service to the community, in the administration of Tangerang City is divided into 13 districts and 104 villages. The total number of Rukun Warga (RW) is about 965 and Rukun Tetangga (RT) as much as 4,768. While each district has an area such as Ciledug (8.769 km²), Prohibition (9.611 km²), Middle Reef (10,474Km²), Cipondoh ((17.91 km²), Pinang (21.59 km²), Tangerang (15.785 km²), Karawaci

(13.475 km²), Jatiuwung (14.406 km²), Cibodas (9.611 km²), pots (9.543 km²), Batauceper (11,583 km²), Neglasari (16.077 km²), and Benda (5.919 km²).

b. Demography Condition of Tangerang City

In the beginning, residents of Tangerang is arguably only Sundanese culture and ethnic. They consist of indigenous peoples, as well as migrants from Banten, Bogor, and Priangan. Then, since 1526, new population was coming from the coastal areas of the Kesultanan Demak and Cirebon Javanese ethnicity, along with the process of Islamization and the expansion of both the empire's territory. This made them occupies an area of West Tangerang. As for the next population that settled in the city of Tangerang is Betawi ethnic who now dominant live on the boundary of Tangerang and Jakarta. They are the people who lived in the days of colonial Batavia (Jakarta), but moved because of floods that have always plagued Batavia (Jakarta). Entering the independence era of the New Order, a resident of Tangerang has a more ethnically diverse. Based on ethnic mapping in Tangerang, can be classified that:

- 1) Region North Tangerang: Betawi and Chinese ethnic population of Malay culture Betawi
- 2) Region East Tangerang: inhabited and cultured by Betawines
- 3) Region South Tangerang: inhabited and cultured Sundanese
- 4) Region North Tangerang: inhabited and cultured Javanese

(source: Official Portal of Tangerang City Government)

The rapid demographic development of Tangerang City caused the increasing numbers of people in each year. It is because one of them is the status of Tangerang City as an advocate and the support activities of residents of Jakarta. Based on the results of the Regional Environmental Status report (SLHD) Tangerang City in 2013, the population of the city of Tangerang amounted to 1,918,556 inhabitants. The tendency of population from different regions for doing migration to Tangerang City is quite large. This is because the location of the city of Tangerang which directly borders with Jakarta, where the workers in Jakarta mostly reside in the city of Tangerang. Here is the population of the city of Tangerang from the calculation of 2007 to 2013 in SLHD Tangerang City in 2013.

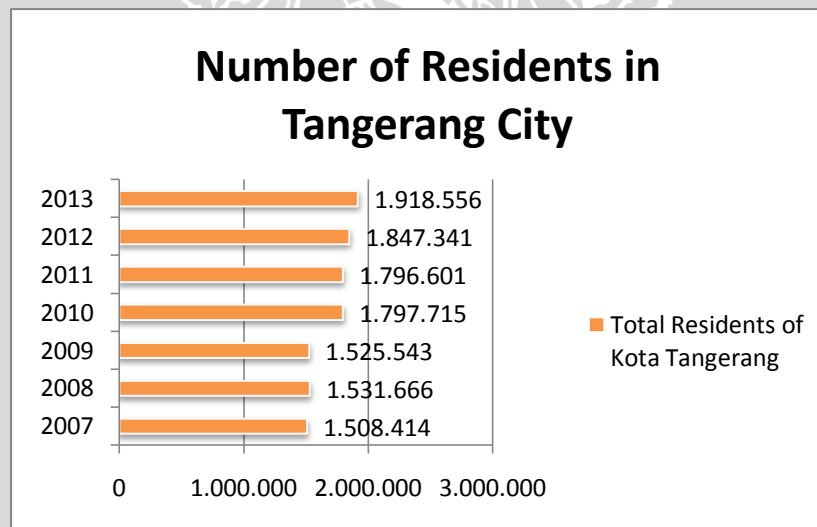


Figure 9. Number of Resident in Tangerang City 2007-2013

Source: Status Lingkungan Hidup Daerah (SLHD) Kota Tangerang Tahun 2013

Then the population of the city of Tangerang, divided by each district that are presented as follows:

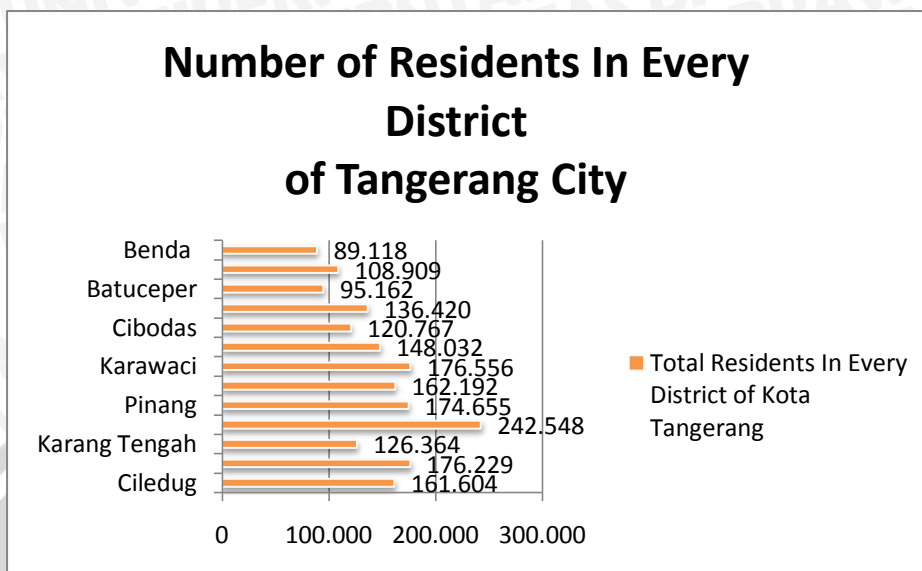


Figure 10. Number of Residents In Every District of Tangerang City In 2013
Source: Status Lingkungan Hidup Daerah (SLHD) Kota Tangerang Tahun 2013

Based on the picture presented, in 2013 the most population of the Tangerang City most are is Kecamatan Cipondoh with the number of 242.548 inhabitants and the least residents in the Kecamatan Benda with a number of 89.118 inhabitants. Furthermore, according to the calculation of the largest population growth rate calculated from 2011 are in Kecamatan Cipondoh of 5.88%. Cipondoh resident growth rate is above the rate of population growth Kota Tanengrang, amounting to 2.71%. Then the smallest growth rate occurred in the Kecamatan Cibodas at 0.23%. next to the average population density of Tangerang City amounted to 11,659 inhabitants/km², where population density is greatest on the Prohibition of the District 18,748 inhabitants/km². While the smallest population density found on the Kecamatan Batuceper about 5918 inhabitants/km².

Further is the data regarding the comparison of the number of men and women in the city of Tangerang. The average ratio of men and women in Tangerang for 2013 was 1.05, which means for every 100 female residents there are 105 male in the population. The comparative figures for 2013 is still same as in 2012. (ILPPD Tangerang City in 2013).

c. Economy Condition of Tangerang City

Regional economic development is a process that impact on local economic conditions and the level of people's lives in areas that can actually be seen by the increase in per capita income and increased purchasing power. The regional economy can also be a reflector and benchmark of regional economy performances as part of the process of economic development (ILPPD of Tangerang City in 2013), as well as the region economy in Tangerang City itself. Regional Revenue of Tangerang City in 2012 amounted to 2,188,913 (million dollars), with the translation revenue amounted to 631.519, and amounting to 1,069,716 for PAD (Pendapatan Asli Daerah), also from legal other local revenue (Lain-lain Pendapatan Daerah Yang Sah) amounted to 487.678. While the following year that in 2013. Total Regional Revenue Tangerang experienced quite an increase in the amount of 2,554,197 (million dollars), with details of revenue of 815.733, Dana Perimbangan of 1,171,494, and other legal local revenue (Lain-lain Pendapatan Daerah Yang Sah) amounted to 566 969 (Tangerang Dalam Angka 2014).

Economic development in the Tangerang City along with growth and development based on economic indicators in the region (Economic Growth Rate,

Growth Rate of Sectoral GDP, Inflation Rate, etc.) for the year 2013 can be seen as follows:

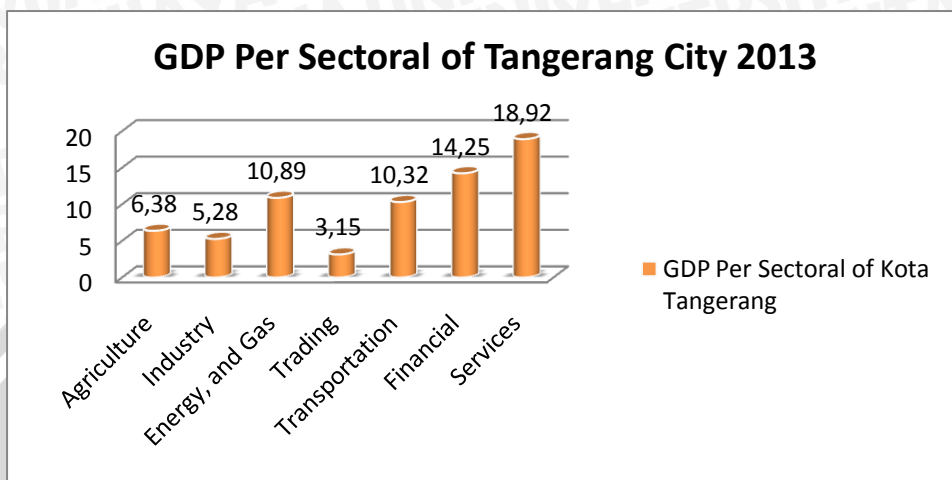


Figure 11. GDP Per Sectoral of Tangerang City In 2013
 Source: ILPPD of Tangerang City In 2013

The picture related to GDP per Sector in Tangerang City in 2013 showed that the city of Tangerang has income (GDP), the highest coming from the service sector. Furthermore, the condition of GDP is supported by the conditions of the economic growth shown as follows:

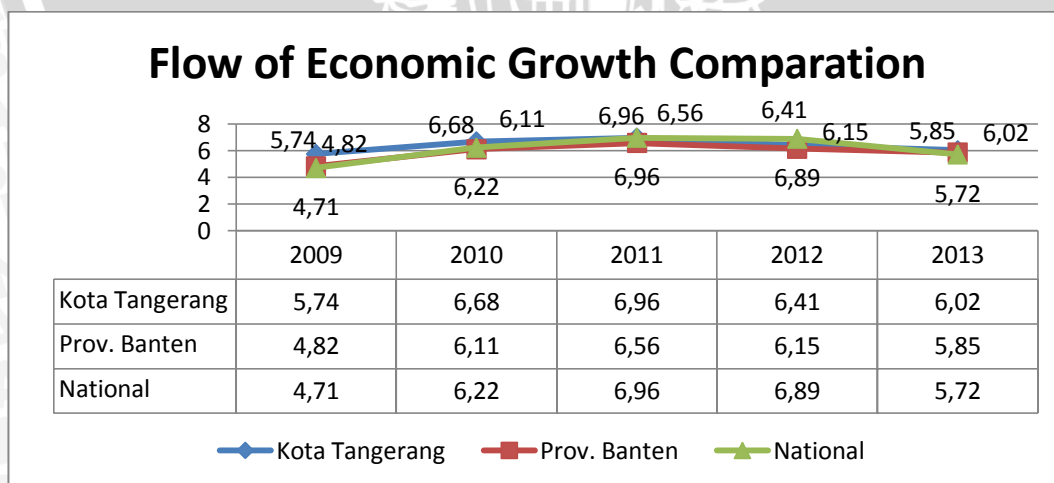


Figure 12. Flow of Economic Growth Comparison in 2013
 Source: ILPPD of Tangerang City Tahun 2013



Based on the picture above, it appears that the rate of economic growth (LPE) Tangerang City in 2013 amounted to 6.02% higher than LPE Banten (5.86%) and National LPE (5.72%). If seen from the tendency, LPE of Tangerang City relatively stable from year 2009-2013 which along with LPE of Banten Province and National. As for the largest and smallest sector growth also in the services sector (18.92%) and construction sector (-5.85%), while the largest and smallest contribution is trade, services, restaurants, and agriculture on (0.15%). Thus inflation Tangerang City in 2013 amounted to 10:02%, which is the highest inflation in the next 5 years. However, this situation is still below the estimated RPJMD (10,21%). (Document ILPPD Tangerang City in 2013).

d. Housing and Settlement Condition of Tangerang City

Consistent with the policy set out programs planned in the Strategic Planning of Dinas Pekerjaan Umum Tangerang City is implementing Healthy Housing Environment (LSP) Program, it is necessary for an understanding related to housing and settlement conditions of Tangerang City. This is needed as a reference in structuring, management, and development of housing and existing settlements. Housing conditions and the expected settlement is a healthy home with the facilities and infrastructure of roads, environmental of drainage and sanitation also the clean water that meets minimum standards. This is in accordance with the criteria contained in the policy and the National Housing and Settlement Strategy issued by the Director General of Housing and Settlements Department, namely:

1. The floor area of at least 7-9 m² per capita.

2. The existence of the guarantee rights to land for settlement (Land Tenure Security).
3. The fulfillment of basic infrastructure services environment
4. The quality of building construction structure that meets the technical requirements

(Document of Rencana Kerja Dinas Pekerjaan Umum, 2012:8)

As for the housing that built by developers who generally have to meet these standards, although some locations have not received water service from PDAM, but can be overcome with the use of ground water (Work Plan Document Department of Public Works in 2012). However, to access the procurement of ground water itself, as a whole has not been reached by Tangerang City community, especially for houses and settlements that fall into the category of low-income slum community property (MBR). Associated with these conditions, the government should conduct a survey and data collection in advance to be used as a reference in the implementation of the program as an effort to understand the housing and settlement conditions in the city of Tangerang.

Under the Development Plan and the Housing and Settlement Development in the Region (RP4D) of Tangerang City in 2010, the availability of housing in Tangerang City reached 493.958 units. Assumed at 99% is appropriate housing, so that the necessary additional homes (the housing backlog) of 5605 housing units for now. However, housing needs for residents in proportion to the total population or number of households is increasing from year to year. Based on data from the Regional Environmental Status document (SLHD) Tangerang

City in 2012, in the number of households reached 485 776 households. Then, districts with the highest household needs is the Kecamatan Cipondoh because there are 55 661. Through the projection method using baseline data in 2010, then until 2016 at least in need of 528 694 homes (increase in the number of housing needs by 34.25% over a period of 10 years).

Furthermore housing and settlement conditions in Tangerang also illustrated through the categorization of the type of housing. The number of households located in the luxury real estate amounted to 13,336 households. The middle to lower housing to be located in the housing complex amounted to 101,392 households. In the other side, for the simple categorized settlement amounted to 364,441 households living in residential areas / villages. While the number of slum households itself amounted to 6,607 households. The number of slum households is counted from the number of households that do not have latrines (Profil Kesehatan Kota Tangerang, 2012). This conditi dominantly happen on the part of people in Tangerang City who usually belong to the Low-Income Communities (MBR), which subsequently resulted the appearing of poor sanitary environment or not feasible, then become the focus of Healthy Housing Environment (LSP) Program that implemented by Dinas Pekerjaan Umum Tangerang City in particular for the period 2009 -2013.

2. General Description of Dinas Pekerjaan Umum of Tangerang City

a. Profile, Main Tasks, and Functions

Dinas Pekerjaan Umum of Tangerang City was formed along with the formation of Tangerang City Government which officially began on February 28, 1993 with the issuance of Law No. 2 in 1993. As the organizationn structural, since Dinas Pekerjaan Umum Tangerang City established until now it has been amended several times. The most recently by the issuance of Government Regulation (PP) No. 41 of 2007 on the regional organization, then the organization of *Dinas Pekerjaan Umum* of Tangerang City is also changing. But then, *Dinas Pekerjaan Umum* of Tangerang City is permanently based on Tangerang City Regional Regulation No. 5 of 2008 about the Establishment and Composition of the Regional Office Organization. Dinas Pekerjaan Umum of Tangerang City is an element of Tangerang City Government led by a Head of Department (Kepala Dinas). The Head Department position is under and responsible to the Mayor. Dinas is the local authorities, duties, and responsibilities for implementing regional autonomy, decentralization and deconcentration.

Regional Regulation of Tangerang City No. 5 of 2008 about the Establishment and Organization Structure Regional Office, Dinas Pekerjaan Umum Tangerang City has a fundamental duty "Implementing the local government's affairs in the field of *kebinamargaan*, water resources, drainage, waste water, shelter and housing to autonomy and duty of assistance ". Thus d is said that Dinas Pekerjaan Umum has the authority in charge of implementing

regional autonomy for the obligatory functions of Public Works and Housing obligatory, where the vision of "Building a New Civilization affairs on public work and Housing with akhlakul karimah services". Vision is then poured in four missions that reflect the respective fields of activity are the responsibility of the Dinas Pekerjaan Umum:

- 1) Improve the quality and quantity of infrastructure, housing and settlements services
- 2) Improving the quality and quantity of infrastructure services and facilities *kebinamargaan*.
- 3) Improve the quality and quantity of infrastructure and facilities drainage, drinking water and wastewater.
- 4) Improving the management of water resources in accordance with the supporting capacity and control for sustainable development.

Based on the main tasks, vision, and mission of Dinas Pekerjaan Umum Tangerang City, to execute the main tasks, as contained in the Decision Document of Dinas Pekerjaan Umum of Tangerang City No. 055.1 / Kep.11.a - Sekre / 2009 on the Strategic Plan of the Dinas Pekerjaan Umum of Tangerang City for 2009-2013 which are functions of them are:

- 1) Formulation of *kebinamargaan* technical policy affairs, water resources, drainage, waste water, housing and settlements.
- 2) Implementation and operational control of *kebinamargaan*, water resources, drainage, waste water, housing and settlements.

- 3) Implementation of the technical task of development, maintenance of roads and bridges.
- 4) Implementation of the technical task of development, maintenance, and utilization of irrigation.
- 5) The technical task controlling the utilization of ground water.
- 6) Implementation of the technical tasks for network development and increased availability of clean water.
- 7) The implementation of the technical task about drainage building and maintaining drainage.
- 8) The technical task development and maintenance of waste water.
- 9) The implementation of the technical task about building, development and increased availability of housing and settlements.
- 10) Technical Implementation of administration includes general administrative, personnel, finance, facilities, equipment and administration.
- 11) The implementation of the evaluation, and reporting
- 12) Coordinating across sectors

Reviewed from the basic tasks and functions of the Department of Public Works shows that the core scope of Dinas Pekerjaan Umum is doing leadership, planning, construction, development, regulation and coordination and control of the official duties include the development, management, technical planning, strategic planning and administrative about housing services and public facilities.

In accordance with one of the main tasks that the Strategic Planning Development Public Works and Housing, it takes a blend of the Annual Development Planning.

2) Organization Structure

Regional Regulation of Tangerang City No. 5 of 2008 on the Establishment and Organization Structure of Regional Office and Tangerang City Mayor Regulation No. 31 of 2008 on the organization and procedures of the Department of Public Works Employment, mandated organizational structure, duties and functions of *Dinas Pekerjaan Umum* consists of:

a. The Head Office (*Kepala Dinas*)

It has the main task to lead, regulate, coordinate and control all activities of implementation of tasks and functions in the office (*Dinas*) for all of division such as *bina marga*, water resources, drainage, sewage, housing and settlements in accordance with the vision, mission and programs of the mayor.

b. Secretariat

It is led by the Secretary which has the main duty to assist the Head Office (*Kepala Dinas*) In the coordinating of policies implementation for undertaking the tasks and functions of the Office (*Dinas*) and for activities in the field of public administration, personnel, finance, and planning.

Secretariat itself supervises:

1) Personnel and general affair section

It has a fundamental duty to implement some tasks and functions of the Secretariat in the field of public administration and administrative personnel.

2) Financial section

It has a fundamental duty to carry out some tasks and functions of the Secretariat in the field of financial administration

3) Planning section

It has a fundamental duty to implement some tasks and functions of the Secretariat in the field of planning.

c. Bina Marga Division

Led by a Head of Division who has the main task to lead, plan, organize, and control the activities of the organization of some tasks within the scope of *kebinamargaan*. It supervise several section, consist of:

1) Roads and bridges building section

It has the main task to lead and manage the implementation of some tasks related *Kebinaamargaan* regarding the development and improvement of the city roads also the construction and replacement of the bridge.

2) Roads and bridges maintenance section

It has the main task to lead and manage the implementation of some tasks related *Kebinaamargaan* regarding the maintenance and repair city roads and bridges.

3) Environment street building and maintenance

It has the main task to lead and manage the implementation of some tasks related *Kebinamargaan* regarding the development, improvement, maintenance, and repair of the environment road or street.

d. Water Resources Division

Led by a Head of Division who has the main task to lead, plan, implement, monitor, evaluate, organize, and control the most credible form of implementation office (*Dinas*) tasks within the scope of water resources such as management, control, and utilization of water resources. Water Resources division supervised several sections consist of:

1) Development and rehablity section

It has the main task to lead and manage the implementation of some of the tasks of Water Resources with regard to the construction and rehabilitation of irrigation facilities rivers, swamps and flood control of construction.

2) Irrigation Operation and maintenance section

It has the main task to lead and regulate the conduct of some tasks related Water Resources pertaining to the operation and maintenance of irrigation facilities and building, flood controlling, management and utilization of rivers and swamps in the city.

3) Clean and underground water controlling section

It has the main task to lead and manage the implementation of some tasks in the division of Water Resources regard to the

management and utilization of underground water and the construction and development of infrastructure and facilities for non commercial clean water.

e. Drainage and Waste Water Division

Led by a Chief who has the main task to lead, plan, organize, and control organization activities of some tasks in the Office related to the management, control and maintenance of drainage and waste water.

Drainage and Waste water division supervised several section consist of:

1) Drainage development section

It has the main task to lead and manage the implementation of some tasks in the field of Drainage and Wastewater with regard to the construction, development, and improvement of the drainage capacity system in city

2) Drainage maintenance section

It has the main task to lead and manage the implementation of some tasks in the field of Drainage and Wastewater with regard to the maintenance and improvement of drainage.

3) Waste water controlling section

It has the main task to lead and manage the implementation of some tasks in the field of Drainage and Wastewater with regard to development and guidance of infrastructure and waste water facilities.

f. Housing and Settlement Division

Led by a Head of Division who has the main task to lead, plan, organize, and control the most credible form of implementation of tasks within the scope of the housing and settlements affairs. Housing and Settlements division consist of several sections:

1) Housing and settlement development

It has the main task to lead and manage the implementation a part of Housing and Settlements activities relating to the development, construction, renovation, and repair housing and settlements also their infrastructure, facilities, and environmental facilities.

2) Housing management and arrangement section

It has the main task to lead and manage the implementation a part of Housing and Settlements activities relating to the management and regulation of housing.

3) Funeral area management section

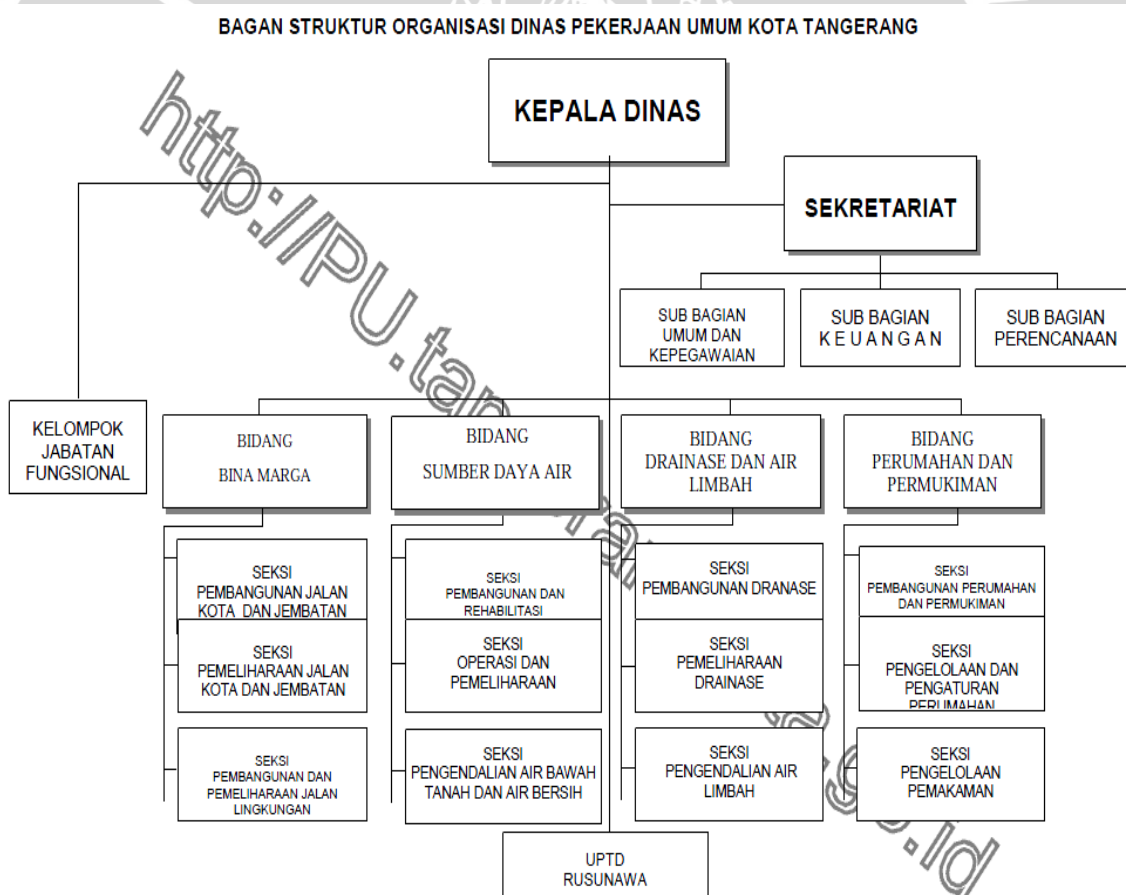
It has the main task to lead and manage the implementation a part of Housing and Settlements activities relating to development and maintenance of infrastructure and facilities cemetery.

g. Technical Unit Executor of *Rusunawa* (UPTD)

UPTD led by a Head who has the main task to lead and manage the implementation of some tasks relating to the management of public housing (Low-rental) built by the Local Government.

Based on the explanation about the main tasks and functions of organizational structure of Dinas Pekerjaan Umum of Tangerang City, which is

contained in the Decision Document of *Kepala Dinas Pekerjaan Umum Kota Tangerang* No. 055.1 / Kep.11.a - Sekre / 2009 on the Strategic Plan for Dinas Pekerjaan Umum of Tangerang City in period 2009-2013, the researchers focused on one housing and settlement scope that responsible for the implementation of the program raised in this study. The focus of research is raised by investigators regarding the implementation of the Healthy Housing Environment (LSP) Program which is the main tasks of Housing and Settlement Division pecial in the Housing Management and Maintenance Section.



Picture 13. Organization Structure of Dinas Pekerjaan Umum Kota Tangerang
 Source: Document of Strategic Planning of Dinas Pekerjaan Umum Kota Tangerang period 2009-2013

B. Presentation of Research Data

1. Implementation of Strategic Plan For Healthy Housing Environment (LSP) Program In The Public Health Perspective

Healthy Housing Environment/*Lingkungan Sehat Perumahan* (LSP) Program is a program implemented by Dinas Pekerjaan Umum of Tangerang City with the aim to improve the environmental quality of housing. This is achieved by implementing activities that have been written in the Regulation of *Kementerian Dalam Negeri* No. 13 of 2006 on Regional Financial Management Guidelines on attachment programs. It is in accordance with what was presented in Wahab (2011: 59), the execution of policies is an important if not more important than policy making. Policies will remain dreams jacket or blue prints files unless they are is implemented. Thus *Dinas Pekerjaan Umum* of Tangerang City to run some activities as follows:

a. Coordination of Supervising and Controlling The Policy Implementation of Housing Building (KP3KPR)

1) The Conducting of Coordination of Supervising and Controlling The Policy Implementation of Housing Building (KP3KPR) Activity

Healthy Housing Environment (LSP) Program m is a program that has been set in the Regulation of the Minister of Internal Affairs (*Kemendagri*) No. 13 of 2006 for the classification of areas of Housing. By definition, this program is not explained through understanding and directly translated into activities. The program is detailed into six main activities that has to be implemented by the relevant agencies. Then for Healthy Housing Environment (LSP) itself would be

implemented by the Unit or *Satuan Kerja Perangkat Daerah* (SKPD) of *Dinas Pekerjaan Umum* of Tangerang City which stated in the Decree of *Kepala Dinas Pekerjaan Umum Kota Tangerang* Number: 055.1 / Kep.a11.a- Sekre / 2009 on the Agency's Strategic Plan of *Dinas Pekerjaan Umum* of Tangerang City. As described by the Section Head of Housing and Settlements for *Dinas Pekerjaan Umum* of Tangerang City, FT (W, 30th):

“Kegiatan yang kita lakukan memang sudah berpedoman dari Permendagri nomor 13 tahun 2006. Didalamnya juga sudah disebutkan kegiatannya apa-apa saja. Jadi kalo ditanya definisinya kaya apa, yaa sebenarnya gak ada sih mbak. Karena di dalam permendagri 13 itu ya langsung nama program dan kegiatannya”. (wawancara pada tanggal 17 Februari ruang Seksi Pembangunan Perumahan dan Permukiman pukul. 13.30)

“activities we did actually it has already based on the Regulation of Internal Affair Ministry (Permendagri) Number 13 of 2006. It has mentioned inside what were the activities. So, what if there is question how about the definition, there is nothing. It because in that Permendagri is directly mention the program of activities.” (Febryary, 17th 2015 at Housing and Settlement Section's room, 01.30 p.m)

Based on the decree of head office for the Strategic Plan of *Dinas Pekerjaan Umum* in chapter 6 in the programs and activities indication part that mentioned Healthy Housing Environment (LSP) Program has the goal of Healthy Housing; realizing a healthy housing environment, safe, and comfortable. The goal is then achieved through six basic activities, one of which is listed as the first point, namely, the coordination of supervising and controlling of the policy implementation of housing development. It thus expressed by the Head of Housing and Settlement *Dinas Pekerjaan Umum* of Tangerang City, WH (W, 35th):

“Diliat secara tujuannya yaa jelas memang tujuan dari program ini mengikuti tupoksi dari Bidang Perumahan dan Permukiman itu sendiri.

program ini memang ditujukan untuk pengelolaan perumahan dan permukiman dalam sarana dan prasarannya pendukung seperti sanitasinya mereka, drainase, jalan dsb. Tapi disini yang kita maksud jalan perumahan yaa, bukan untuk jalan besar. Karena kalo itu sudah urusan bidang binamarga”. (wawancara pada tanggal 18 Februari pukul. 14.00 dalam ruangan Kepala Bidang Perumahan dan Permukiman).

“if we look at the goals, it is clear that the goals followed the main task, and functions of Housing and Settlement Division itself. This program is aimed for management of housing and settlement in the supporting infrastructure and facilities such as their sanitation, drainage, street, etc. But, in this context the street means that for housing and settlement street, it is not for road. It is because what if we talking about the road for city, it would be Binamarga division affairs.” (february, 18th 2015, at Head of Housing and Settlement Division room, 02.00 pm).

Six activities contained in the Healthy Housing Environment (LSP) Program is not done sequentially or according to stages, but carried out with the appropriate requirements and deadlines that have been determined. This is due to follow the activities of the public filing and survey (verification) were first performed before implementation. The first activity in the (LSP) Program namely, coordination of supervising and controlling the policy implementation of housing building (KP3KPR). It is an activity undertaken to supervise the implementation of housing building and development, such as conducting surveillance on the housing developers in doing housing construction adapted to the Site Plan submitted by housing developers. In this activity, supervise the policies implementation of housing building and development undertaken aimed at the development of facilities, infrastructure and utilities that supporting housing environment. This is because the Housing Development Division has focused on housing environment consisting of the complementary and supporting facilities,

infrastructure and utilities housing environment. Head of Housing and Settlement

WH (F, 30th) said:

“kegiatan koordinasi pengawasan dan pengendalian pelaksanaan kebijakan tentang pembangunan perumahan ini ya kita lakukan dengan cara mengawasi, dalam artian kita melihat apakah para pengembang perumahan telah melakukan perencanaan pembangunan sarana, prasarana dan utilitas lingkungan perumahan dengan baik atau tidak. Sudah sesuai belum dengan site plannya mereka. Kan kalo pembangunan perumahannya sendiri ditangani langsung oleh Bidang pengelola dan Pengaturan Perumahan, tapi kalo dari segi lingkungannya, kita yang mengawasi. Sudah dibangun belum misalnya kewajiban pengadaan green garden, jalan perumahan, saluran airnya dan sebagainya. Itu yang jadi concernnya kegiatan ini” (wawancara pada tanggal 18 Februari pukul. 14.10 dalam ruangan Kepala Bidang Perumahan dan Permukiman).

“We did the coordination of supervising and controlling the policy implementation of housing building (KP3KPR) activities through the controlling. It means that we look at implementation of the resident developers that build the infrastucture, facilities, and utilities whether they did well or not. It has appropriate and match with their site plan or not. While for the housing building itself is managed by the Housing Management and Arrangement Section, but our section did the controlling more for the environment aspect. For example the green garden provision, environment street, the drains also others, has it built appropriately or not. All of them becaome our concern in this activities.” (February, 18th 2015 at Head of Housing and Settlement Division room. 02.10 pm)

2) The Budgeting of Coordination of Supervising and Controlling the Policy Implementation of Housing Building (KP3KPR) Activities

The coordination of supervising and controlling the policies implementation of housing development has its own budget in each year are included in APBD. In 2010, these activities are budgeted at Rp.177.277.600 with the level of achievement of 91.67% (Government Performance Accountability Report of *Dinas Pekerjaan Umum, Lakip* in 2010). Based on the document of Measurement of Activity performance (PKK) for Housing and Settlements

Division in 2010, the output is the implementation of the coordination delivery of infrastructure, facilities and utilities activities for residents in Tangerang City, and it taking advantage of the coordination meeting. Furthermore, in 2011, these activities were budgeted at Rp.193.904.950 with the achievement of 100% (Government Performance Report of *Dinas Pekerjaan Umum, LAKIP* in 2011). This activities produced 1 (one) report for delivery of Infrastructure, Facilities and Utilities (PSU) to absorb the funds Rp193.904.950.

In the next year that is for execution in 2012, these activities resulted in a coordination meeting with 10 developers along with 10 reports of developers to surrender Facility and Utility (PSU) which absorbs funds amounting Rp104.194.950 (Government Performance Accountability Report of *Dinas Pekerjaan Umum, LAKIP* in 2012). However, this activity was realized only 93% because it remain the fund about Rp13.060.000 of the budget at the initial rate plan (target) of Rp207.254.950 (Performance Measurement Activity in 2012). Then for 2013, this activity is done with a lot of spending budget. This is because *Dinas Pekerjaan Umum* did a lot of updating the data Infrastructure, Facilities and Utilities (PSU) which was built by the developer in several districts, as well as the data recapitalize for the end of the strategic plan period. Coordination of supervising and controlling activities of housing construction policy in 2013 was initially proposed by Rp.450.000.000 and amended by Rp750.000.000. The results of these activities in detail reported by *Dinas Pekerjaan Umum* in the particular performance accountability report for the month of December as the end recapitulation in 2013, as follows:

Table 4. List of Data Updating for Infrastructure, Facilities, and Utilities (PSU) of Residents that Built by Developers in 2013

No.	Data Updating for PSU of Residents that built by Developers (kecamatan)	Budget	Developer
1.	Kecamatan Larangan, Pinang	Rp49.587.000	PT. Bahana Nusantara
2.	Kecamatan Karang Tengah	Rp49.401.990	PT. Bahana Nusantara
3.	Kecamatan Ciledug	Rp49.473.000	PT. Delima Laksana Tata
4.	Kecamatan Cipondoh dan Tangerang	Rp49.450.000	PT. Delima Laksana Tata
5.	Kecamatan Karawaci dan Cibodas	Rp49.354.000	PT. Bumi Madani
6.	Kecamatan Periuk dan Jatiuwung	Rp49.392.000	PT. Bumi Madani
7.	Kecamatan Benda dan Batu Ceper	Rp49.425.000	PT. Cinipta Triutama Jaya
8.	Perum Wisma Tajur Kec. Ciledug	Rp49.257.000	PT. Delima Laksana Tata
9.	Perum Villa Japos Kec. Ciledug	Rp49.201.000	PT. Delima Laksana Tata
10.	Perum Cimone Mas Permai Kec. Karawaci	Rp49.312.000	PT. Bahana Nusantara
11.	Perum Griya Sangiang Mas Kec. Periuk	Rp48.707.000	PT. Bahana Nusantara
12.	Perum Keroncong	Rp49.290.000	PT. Bahana Nusantara

Source: Laporan Akuntabilitas Kinerja Pemerintah (LAKIP) Dinas PU Akhir Tahun (Desember) 2013

Thereby, the coordination of supervisory and control activities for implementation of the housing policy is carried out for the purposes of supervision, and control on the site plan of the developers in the construction of PSU as a support and complement the needs of residential environment.

3) The Systematic of Coordination of Supervising and Controlling the Policy Implementation of Housing Building (KP3KPR) Activities

The coordination of supervision and control activities for housing policy implementation is done by stages or procedures that have been determined, it is usually followed by housing developers who have received building permits based on the site plan submitted. Based on the stage, activity monitoring and controlling the implementation of the housing policy was initiated by the developer who submitted a housing development project with the Site Plan and its licensing agency. In this case, *Dinas Pekerjaan Umum* has no relation to licensing issues. When the developer has received permission to build housing, then the licensing institution will provide the housing site plan which will be built by the developer to *Dinas Pekerjaan Umum*, especially at the Housing and Settlements Division for consulting the relevant rules and regulations for housing development that will be carried out. At this point, the site plan which will be considered in support of the sustainability of Healthy Housing Environment (LSP) Program is the provision of infrastructure, facilities and utilities to be built by the developer, such as the construction of drainage, sanitation, housing street, green open land (green garden), health care center (*puskesmas*), education (schools) and PSU supporting other residential environment.

At this stage, Housing and Settlement Development Section and Housing Management & Arrangement Section doing the coordination meeting with the developer to further discuss about the site plan proposed. Furthermore, the site plan to be considered and approved, the developer will carry out the construction

of housing and PSU that has been agreed by the licensing and the *Dinas Pekerjaan Umum*. The coordination of supervision and control activities is then performed on two types of categories, consist of housing construction that has been completed and has been occupied by residents, and the ongoing housing construction process. As said by YS (W, 30th):

“Jadi kita itu melakukan pengawasan pada saat pengembang telah melakukan proses pembangunan secara 50% dan melakukan penyerahan PSU, disitu nanti kita pantau dan survey mbak. Sesuai dengan site plan nya atau tidak? Nanti kita lihat misalnya pada lingkungan perumahannya sesuai site plannya kan dibangun green garden, ya disitu kita cek benar dibangun atau tidak, sesuai gak dengan aturan ruang terbuka hijau yang harus tersedia 40%. Terus pembangunan sanitasi, sumur dalam, dan sebagainya lah kita survey secara langsung juga, saluran pembuangannya, jalan setapaknya, yaa yang terlait sarana prasarana penunjang lingkungan perumahan yang baik lah gitu”. (wawancara pada tanggal 21 Februari pukul. 12.10 dalam ruangan Kepala Seksi Pengelolaan dan Pengaturan Perumahan dan Permukiman).

“So, we did the supervising when the developer has done the process of building as 50% and doing the PSU delivery. Then, we will review and survey it based on the site plan. Next, we will see for example like the housing environment which would be built the green garden, is it match or not with the plan. Is it appropriate or not with the regulation of green spaces. that regulate about 40% for the green space provision. Furthermore, it is also about the santation, water wells, drains, street, and all about supporting PSU for the good housing environment.” (February, 21st 2015, at Head of Management and Arrangement Section’s room, 12.10 pm).

Supervision and control of housing policy is also carried out directly and indirectly, this will be done directly by means of field surveys, to monitor the development of the PSU. it is in accordance with the site plan or not, as has been described in the interview above. This is due to the developer shall submit the infrastructure, facilities and utilities (PSU) housing and settlement to local government, as stated in Article 7 of Regulation No. 47 of 2011 Mayor of PSU

Housing Delivery and Settlement in Tangerang. Supervision is done by surveys and direct verification carried out at a housing construction by the developer, in article 12 of Regulation No. 47 of 2011 Mayor mentioned verification team will conduct an assessment of:

- a) The truth and validity of license documents owned by the developer
- b) Infrastructure, facilities, and utilities that have been set in the site plan and compare with the realization
- c) Suitability infrastructures, facilities and utilities that will be submitted with the criteria, standards and technical requirements set by local governments.

Furthermore, the verification team also has the task to:

- a) Conduct an inventory of infrastructure, facilities, and utilities were built by developers
- b) Following the work schedule
- c) To verify the request delivery infrastructure, facilities, and utilities by developers
- d) Prepare official report field observation, investigation report, and the news of the handover ceremony
- e) Formulate material for utilization management policy infrastructure, facilities and utilities
- f) Prepare and submit a full report the results of the inventory and assessment of infrastructure, facilities, and utilities periodically to the mayor

In the next chapter then explains that in carrying out their duties assisted by a Secretariat team which are as Dinas Pekerjaan Umum especially Housing and Settlement Division. Furthermore, supervision and control is also performed by collecting data or update the data on housing that has been completed but is still active in the construction of PSU by developers, who continue the process of development, and which has been completed and is no longer active. This data collection is done aims to sustain existing PSU. In fact, there is often a dispute over PSU that have been submitted by the developer to *Dinas Pekerjaan Umum*.

“Iya jadi ada kadang itu PSU yang ada di perumahan yang emang sudah lama tidak aktif lagi, nah suka diperjualbelikan sama oknum-oknum tertentu karena PSU nya yang sudah tidak terurus dengan baik. Semisal yang seharusnya kan itu milik pemda tapi diperjualbelikan tanpa sepengetahuan kita, makanya kita adakan pengawasan dan pengendalian dengan cara pemutakhiran data dan menginventarisasi data-data PSU yang milik pemda .” (wawancara pada tanggal 21 Februari pukul. 14.10 dalam ruangan Kepala Seksi Pengaturan dan Pengelolaan Perumahan dan Permukiman).

“Ya, so PSU in the certain resident that has not active anymore sometimes happen a dispute, where there is a merchantability activities for the PSU itself who carried out by people around the resident, because PSU didn't manage well. PSU itself should be had by local government, but in the reality certain ocnum sold the PSU without our permission. So, thats why we undertook the supervising and controlling through the PSU data updating and inventory as well as local government belonging.” (February, 21th 2015 at Management and Arrangement of Housing Section's room, 02.10 pm)

Based on the interview results obtained related to the coordination of supervision and control activities on policies housing, this activity is done other than directly i.e a field survey but also produced documents and reports of PSU delivery from the developer. Furthermore, these data were inventoried in the data updating. That's why the available budget is allocated for the creation of an inventory reporting document and field survey (verification).

b. Provision of Clean Water and Basic Sanitation for Poor people

1) Sanitation Infrastructure or *Mandi Cuci Kakus* (MCK) and Water Wells Building Activities

Based on the explanation of program in the Regulation of Internal Affairs Minister (Permendagri) No. 13 of 2006 states that the Healthy Housing Environment (LSP) Program, there are activities to achieve a healthy housing

environment through one of which is the provision of clean water and basic sanitation, especially for the poor. This activity is realized through the creation and establishment of some kind of means to access clean water for the poor to fulfill their basic sanitation, such as the manufacture of household toilets or bathing, washing and toilet (MCK), and water wells in some areas of Tangerang City. As said by the FT (F, 30th) as the Head of Housing and Settlement Development Section:

“Jadi untuk kegiatan penyediaan sarana air bersih ini ya kita memang membangun mereka sebuah sarana dan fasilitas untuk dapat mengakses air bersih, karena melihat kondisi dimana warga masih banyak ke kali untuk nyuci, mandi dan sebagainya. Nah mereka kaya gitu juga kan karena biasanya gak punya kamar mandi, gak punya sumur di rumah gitu mbak, makanya sampe ke kali untuk pake air. Sedangkan mbak bisa liat kan, ya air kali cisadane itu udah kaya apa warnanya yaa udah gak sehat lah menurut kami dan gak layak untuk jadi sarana sanitasi”. (wawancara pada tanggal 20 Februari pukul 15.10 dalam ruangan Bidang Perumahan dan Permukiman).

“S, for the provision of clean water and basic sanitation special for the poor people, we did this activities with establish and build them facilities to access clean water easily. We considered the poor people condition where there are still many some people go to the river for bathing, washing, etc. This condition happened because some of them still didn't have a bathroom and water wells in their house, so that's why they access river water to fulfill their sanitation activities. But the fact told that the water in Cisadane River has already poluted. Not only that, but also that water has not healthy again and not feasible to use for sanitation activities.” (February, 20th 2015, at Housing and Sttlement Division room, 03.10 pm)

MCK building is based on the data from *Dinas Pekerjaan Umum* and the submission or proposal of a village which requires that noticed by sanitary conditions of its citizens. MCK building itself is divided into a public toilet and MCK Plus ++, for MCK itself in the form bathroom that contained a cistern and a lavatory, whereas MCK MCK plus ++ be equipped with water wells at the same

time can also be streamed into homes. For some MCK development that has been accomplished, made of 2-3 MCK door or units in every village that has survey and approved in advance. The toilets are built is like a public bathroom or toilet contained tubs, showers and lavatory (WC) as general. In addition, the provision of clean water and basic sanitation activities for residents is also done by the construction of deep water wells. This wells is different in the construction of latrines (MCK), since the construction of deep wells is to supply a source of water that can be directly streamed into homes. These wells have such a model in the terminal with some tap water or pipe which is connected to the home of each resident. This was stated by Head of Housing and Settlement Division:

“Sepanjang periode 2009-2013 ini yaa berarti selama lima tahun itu, kita terus melakukan pembangunan dan pengelolaan terhadap sarana yang telah kita bangun, diawal-awal tahun kita banyak membangun MCK, namun tiga tahun terakhir ini lebih ke pembangunan sumur dalam sih. Soalnya kan warga udah banyak yang punya kamar mandi, cuman akses air bersihnya ini yang mereka susah dapat. Itu kenapa akhirnya kita lebih banyak membangun sumur dalam. Nah untuk sumur dalam sendiri biasanya kita gali sampe 140 meter, dan satu terminal air itu diperuntukkan bagi 50 Kepala Keluarga (KK).” (wawancara pada tanggal 20 Februari pukul. 15.20 dalam ruangan Kepala Bidang Perumahan dan Permukiman).

“During the period of 2009-2013 about five years, we still continue to do the sanitation infrastructure development and management for the facilities that has built by us. In the early period, we prefer to build MCK, but for the last three year it tend to build wter wells. It because many people that have already had bathroom, but the access for clean water itself are still difficult to achieve.so, that’s why we tent to build water wells. The water well itsef usually is dug along 140meters, and one stop of water terminal is reserved for 50 family or Kepala Keluarga (KK).” (February, 20th 2015 at Head of Housing and Settlement Section’s room, 03.20 pm)

Tabel 5. List of Clean Water and Basic Sanitation Building and Provision for Poor People in 2010

Kecamatan/Kelurahan	Type of Construction	Unit
Kelurahan Kunciran Indah	MCK	2 pintu
Kelurahan Poris Gaga Baru	MCK	3 pintu
Kelurahan Koang Jaya	MCK	3 pintu
Kelurahan Sumur Pacing	MCK	3 pintu
Kelurahan Selapajang Jaya	Jamban Keluarga	42
Kelurahan Kedaung Baru	Jamban Keluarga	42
Kelurahan Kedaung Wetan	Jamban Keluarga	41
Kelurahan Karang Anyar	Jamban Keluarga	42
Kelurahan Mekarsari	Jamban Keluarga	42
Kelurahan Neglasari	Jamban Keluarga	42
Kelurahan Karang Sari	Jamban Keluarga	42
Kelurahan Jurumudi	Jamban Keluarga	42
Kelurahan Benda	Jamban Keluarga	42
Kelurahan Jurumudi Baru	Jamban Keluarga	42
Kelurahan Belendung	Jamban Keluarga	42
Kelurahan Pajang	Jamban Keluarga	42

Tabel 6. List of Clean Water and Basic Sanitation Building and Provision for Poor People in 2011

Kecamatan/Kelurahan	Type	Unit
Kec. Karawaci Kel. Sumur Pacing	MCK Plus ++	3
Kec. Karawaci Kel. Bojong Jaya	MCK Plus ++	1
Kec. Tangerang Kel. Tanah Tinggi	MCK Plus ++	1
Kec. Karang Tengah Kel. Parung Jaya	MCK Plus ++	2
Kec. Karang Tenagh Kel. Pondok Bahar	MCK Plus ++	1
Kec. Batu Ceper	MCK Plus ++	1
Kec. Batu Ceper Kel. Poris Gaga	MCK Komunal	1 unit/ 2 pintu
Kec. Neglasari Kel. Selapajang Jaya	MCK Komunal	1 unit/ 2 pintu
Kec. Pinang Kel. Kunciran Jaya	MCK Komunal	1 unit/ 3 pintu

Tabel 7. List of Clean Water and Basic Sanitation Building and Provision for Poor People in 2012

Kecamatan/ Kelurahan	Type	Unit
Kec. Jatiuwung Kel. Alam Jaya RW. 04	Sumur Dalam	1
Kec. Jatiuwung Kel. Jatake RW. 05	Sumur Dalam	1
Kec. Jatiuwung Kel. Jatake RW. 04	Sumur Dalam	1
Kec. Cipondoh Kel. Petir RW. 03	Sumur Dalam	1

kec. Larangan Kel. Larangan Indah RW. 10	Sumur Dalam	1
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Tabel 8. List of Clean Water and Basic Sanitation Building and Provision for Poor People in 2013

Kecamatan/ kelurahan	Type	Unit
Kelurahan Gebeng Raya RW. 08	Sumur Dalam	1
Kelurahan gebang Raya RW. 02	Sumur Dalam	1
Kelurahan Jatake RW. 04	Sumur Dalam	1
Kelurahan Jatake RW. 04	Sumur Dalam	1
Kelurahan Larangan Selatan RW. 07	Sumur Dalam	1
Kelurahan Gembor RW. 01	Sumur Dalam	1
Kelurahan Gembor RW. 02	Sumur Dalam	1
Kelurahan Sangiang Jaya RW. 01	Sumur Dalam	1
Kelurahan Sangiang Jaya RW. 02	Sumur Dalam	1
Kelurahan Poris Plawad Utara RW. 07	Sumur Dalam	1
Kelurahan Gebang Raya RW. 12	Sumur Dalam	1
kelurahan Gebang Raya RW. 16	Sumur Dalam	1
Kelurahan Manis Jaya RW. 03	Sumur Dalam	1
Kelurahan Kedaung Baru	Sumur Dalam	1

(Source: processed by researcher from Laporan Akuntabilitas Kinerja Pemerintah (LAKIP) Dinas PU of Tangerang City period 2010-2013)

Each activity in the provision of clean water and basic sanitation such as construction of latrines and wells is done in accordance with the request and submission of citizens through *Musrembang* of the village or district. Further surveys will be done prior to the implementation of the clean water facilities. As for some form of toilets and deep wells built by *Dinas Pekerjaan Umum*, especially the Housing and Settlements Division in some districts:



Figure 14. Water wells Construction in the Kelurahan Jatiuwung
 (Source: Documentation of Dinas PU Bidang Perumahan dan Permukiman Activities, 2012)



Figure 15. Provision of MCK Plus ++ In The Kelurahan Neglasari
 (Source: Observation Result by Researcher, 2015)

2) Budgeting of Sanitation Infrastructure or *Mandi, Cuci, Kakus* (MCK) and Water Wells Building Activities

Implementation of Healthy Housing Environment (LSP) Program is also realized with the provision activities of clean water and basic sanitation for low-income people. This activity is budgeted separately from other activities, and it has different budgeting for each year depending on the implementation. The budgeting term of the clean water and basic sanitation provision each year are:

Table 9. Budgeting Data of Clean Water and Basic Sanitation Provision for Poor People

Periof	Target Planning (Rp)	Realization (Rp)	Percentage of Target Achieving(%)
2010	4.243.906.000	1.368.303.000	32,24
2011	3.783.989.930	3.170.795.230	83,80
2012	971.809.000	971.809.000	100,00
2013	2.047.335.000	2.363.799.000	100,00

(Source: Laporan Akuntabilitas Kinerja Pemerintah Dinas PU Kota Tanegrang Tahun 2010-2013)

Based on the table above is explained that every year there are different budgets for the provision activities of clean water and basic sanitation for the poor, as a real form in helping to realize a healthy housing environment in sanitation term. In 2010, the *Dinas Pekerjaan Umum* can produce clean water and basic sanitation as much as 4 units of MCK and 503 family latrines unit which absorb funds amounting Rp1.308.303.000. The next year is 2011, *Dinas Pekerjaan Umum* to produce as much as 520 latrines, 3 and 7 units MCK plus ++ with fund absorb of Rp3.170.795.230. This was followed the next year is the year 2012, which focuses on the construction of deep water wells in four districts to absorb as much funding Rp917.684.000. Then, for 2013 with a fund of Rp2.0363.799.000 *Dinas Pekerjaan Umum* produces 14 deep water wells in the 14 different places (Governemnt Performance Accountability Report of *Dinas Pekerjaan Umum* of Tangerang City in 2010, 2011, 2012, 2013).

3) Systematic of Sanitation infrastructure or *Mandi, Cuci, Kakus* (MCK) and water wells Building Activities

In the provision activities of clean water and basic sanitation, especially for low income people or also called the poor is done by steps or procedures that

have been determined by *Dinas Pekerjaan Umum*. Procurement of clean water and basic sanitation is carried out based on the submission of citizens through *Musrenbang* of villages and districts. Each village will submit a proposal through the districts with construction details such as how big the need for clean water is in place, as well as land or location available on the area submitted. As stated by the Head of Housing and Settlement of *Dinas Pekerjaan Umum* of Tangerang City, WH (F, 35th):

“jadi memang untuk prosedur dalam menyediakan sarana sanitasi kaya membangun MCK dan sumur dalam itu yaa harus ada pengajuan terlebih dahulu. Karena ya, memang data-data yang kita punya kan terbatas jadi harus didukung juga dengan pengajuan proposal dari kelurahan melalui kecamatan. Pengajuan-pengajuan yang masuk yaa kita survey lagi nanti dan tetep prioritasnya ke MBR yaa”. (wawancara pada tanggal 20 Februari pukul 15.10 dalam ruangan Kepala Bidang Perumahan dan Permukiman).

“So, this activities is implemented in the clean water and basic sanitation provision, which followed by the procedures through the proposal submission in advance. It is because, we have a limit data about that so it must be supported by the submission proposal from the citizens through their district. Those submission proposal which entry to us, then we doing the observation to define the priority for MBR.” (February, 20th 2015 at Head of Housing and Settlement Section’s room, 03.10 pm).

After each village which is need to submit their proposal to the district, the districts will submit it to *Dinas Pekerjaan Umum*. Then it will processed by *Dinas Pekerjaan Umum*, especially in the Housing and Settlements Division to do field surveys and observation, by looking at the details of the construction site. This is because the village who want to made water supply and basic sanitation must legally own the land that would be donated as the construction of latrines or wells in that area. This was done in order to avoid disputes in the future related to the ownership of toilets or deep wells land built. Besides that, *Dinas Pekerjaan*

Umum also doing a survey the environment on every head of the family at that location. Once the survey is done it will proceed with the verification and approval of water supply and basic sanitation construction, which would subsequently be measured spot for development needs. When all the preparatory stages have been passed, then the latter is the stage of implementation or building. These are some of wells building activities documentation on the observation by researcher.



Figure 16. Process of Water Wells Construction and Building In The Kelurahan Jatiuwung Kecamatan Jatake by Dinas Pekerjaan Umum Tangerang City (Source: Documentation of Dinas PU Tangerang City Activities, 2013)

4) Management of Sanitation Infrastructure or *Mandi Cuci Kakus* (MCK) and Water Wells Building Activities

MCK and deep wells that have been completed, it's not just tolerated, but will be handled over by *Dinas Pekerjaan Umum* to local residents to be maintained and managed properly. That's why there is the establishment of board latrines and wells in which empowers local residents. MCK Board is responsible for managing all the needs and requirements related to toilets and deep water wells. MCK is managed by donation contributions for payment of electricity and other necessities. The use of water in toilets charged as for bathing, washing, and other sanitation needs. Every citizen freed to use toilets as well as taking water from terminal water (deep wells) is awakened. Board responsible for any damage caused to MCK or deep wells. As stated in an interview with one of the toilets in the village board Mekarsari Mr. SR (M, 55th):

"Iya neng, ini saya yang ngurusin kaya bayar listrik sama ngebenerin kalo rusak saya yang bertanggungjawab. Udah sekitar 4-5 tahunan ini lah saya ngelola MCK ini sukarela neng gak dibayar. Yaa, daripada saya gak ngapa-ngapain namanya juga udah tua. Nih ya neng, kalo sekali nyuci tuh pake air sebasnya itu bayarnya tigaribu. Ntar misalnya mandi atau buang air itu seribu, duaribu. Mendingan sih udah pada gak ada yang ke kali, soalnya air di MCK sini bagus neng, jadi pada suka pake air sini." (wawancara pada tanggal 27 Februari pukul 14.40 di lingkungan MCK Kelurahan Mekarsari)

"Ya, i manage this latrine (MCK) for all the necesseries, like example for the electricity and also for all of the thing broken, it would be my responsible. I have already responsible for this MCK about 4-5 years as voluntary without paid anything. It is better rather than i didn't have any job in my old ages. For once washing and the water using, it charged about three thousand. Then, for bathing and defecation activities is charged about one thousand or two thousand. In the other side, there has no people who take a bath in the Cisadane river, because this MCK here has a good quality enough. So that's why Mekarsari people like to use this MCK." (February, 27th 2015 at MCK of Kelurahan Mekarsari Environment, 02.40)



Figure 17. Board or Caretaker of MCK Plus ++ In The Kelurahan Mekarsari Mr. Surono

(Source: Field Observation Result by Researcher, 2015)

It is expressed by Mr. Surono is not much different from what was presented by Mrs. MN (F, 60th) as a caretaker or person in charge of public toilets and deep wells in the village Selapajang. Cash contributions received are used for cleaning fee MCK, damage, and electric cash becomes the responsibility. The board does not get a salary or wages of its responsibilities. Mrs. MN (F, 60th) itself serve as a caretaker because the owner of the land who were awakened MCK, thus Mrs. MN (F, 60th) voluntarily take charge of that MCK. It is also used by Mrs. MN and families who are low-income communities or poor. Furthermore, Mrs. MN said that since the last two years, the users of public toilets began to decrease because many people who have been able to build a personal source of basic sanitation in their homes. But, the MCK is widely used at the time of local people have drought. As stated by Mrs. MN (F, 30th) as a board toilets and deep wells in the Village this Selapajang:

“Dari dulu ini saya udah yang ngurusin MCK nya. Tiap bulan ntar nyetorin uang listriknya, terus ntar saya juga yang bersihin ini nyikatin wc. Kadang-kadang suka ada kerusakan gitu udah abis dua ratus ribu sendiri, nah itu uangnya pake uang iuran yang pada pake air disini. Tapi sekarang

mah udah sepi. Paling sehari kadang Cuma dapet berapa gak ada sampe tiga puluh ribu. Soalnya mah udah pada punya air sendiri kan. Ya, yang penting bisa bayar listriknya aja udah, ya makanya gak ada sisaan uangnya buat upah saya gitu. Ya gapapa dah gak dapet upah, karena saya juga kan sekalian numpang disini neng. Jadi yaudah gapapa begitu saya urusin.” (wawancara pada tanggal 27 Februari pukul 15.42 di lingkungan MCK Kelurahan Selapajang)

“Since for along time, i has already managed this MCK. Every month i paid for the electricity bill, also i took the responsible for cleaning this MCK routinely. Sometimes, there was a damage and it spent till two hundred thousand, then i would paid it with the money from people who use this MCK. Nowadays, the user of this MCK tend to be less. In a day, it just get about thirty thousand rupiah. It is because many people has already had their own bathroom with the wells. It doesn't matter for me to be a volunteer, but i just hope the money is enough to pay the electricity bill in every month. It is also become my benefits because i got free for this water using, so i don't mind for taking care of this responsibility.” (February, 27th 2015 at MCK of Kelurahan Selapajang Environment, 03.42 pm).



Figure 18. The Board or Caretaker of MCK Plus ++ Kelurahan Selapajang Jaya, Mrs. Menak
(Source: Field Observation Result by Researcher, 2015)

Dinas Pekerjaan Umum is not only build the toilets (MCK) in the village, but also follow the submission and consideration of the needs of the citizens and look at the economic and environmental conditions of the housing or settlement. As stated by Mr. PR (M, 50th) as the Head of the Economic Section of the Village

Development of Kepala Seksi Ekonomi dan Pengembangan Kelurahan Selapajang

Jaya:

“Ya tidak hanya satu MCK atau sumur dalam saja yang dibangun. Ya sesuai kebutuhan masyarakat berpenghasilan rendah seperti apa. Contohnya pada kelurahan kami ini, kelurahan Selapajang Jaya ada tiga MCK yang dibangun dulu. Ada di RW 02 itu ada dua buah, dan di RW 07 juga ada MCK dan sumur dalam. Tapi yaa tidak semuanya sampai saat ini masih aktif penggunaan dan pengelolaannya. Ada yang masih dipake dan ada juga yang sudah tidak aktif.” (Wawancara pada 25 Februari 2015 pukul 15.03 di Kantor Kelurahan Selapajang Jaya).

“ya, it is not only one MCK or water well that build, but they build based on the people needs specially Masyarakat Berpenghasilan Rendah (MBR) in the certain area. For the example in this district or Kelurahan, there are three MCK that built in the Kelurahan Selapajang. They are in the RW 02 (2 units), and RW 07 (MCK and water wells). But, not all of them still being active or work.” (February, 25th 2015 at Kelurahan Selapajang Jaya Office, 03.30)

As stated above that not all toilets and wells built still being active until now. It is found in some villages based on the observation of researchers. MCK Rawabali located in the Village Neglasari, becomes one of the toilet (MCK) that had long been inactive and not maintained. Based on the description of one of the residents, Mrs. SM (F, 45th) said that the MCK Rawabali been about three years is not used anymore. MCK is beginning to be abandoned citizens as providers of clean water and basic sanitation. it is because the water well produced the dirty water and tends to rust, so that the citizens feel less interested to use the toilet. It is also made clear by the testimony of residents who live around the MCK:

“Airnya kuning, kurang bersih dan juga berbau jadi kita gak mau pake MCKnya. Kemudian sejak orang yang jaga MCKnya meninggal, yaudah semakin dibiarkan dan ditinggalkan MCK itu karena sudah tidak ada lagi yang merawat, apalagi dengan kondisi airnya yang seperti itu. Jadi, ya sebagian warga pada balik lagi nyuci ke kali, khususnya warga yang kurang mampu dan belum memiliki sumber air bersih sendiri.”

(wawancara pada 25 Februari 2015 pukul 12.30 di Lingkungan Permukiman warga sekitar MCK Rawabali Kelurahan Mekarsari).

“The water is dirty, yellowish and also bad smells, so that we don't wanna use that toilet/ MCK. Then also, since the caretaker of that MCK was died, we just let the MCK inactive and not maintained. it is because there is no people anymore who want to be a caretaker of that. So, it make some people going back to washing in the river, specially for people who who still didnt' have a bathroom and clean water access.” (February, 25th 2015, at Resident Enviroment Surrounding of MCK Area Rawabali Kelurahan Mekarsari, 12.30 pm)

The following figures are successfully took by researcher from direct observation in the village Rawabali MCK Mekarsari:



Figure 19. MCK Rawabali Which has Inactive And Not Maintained Anymore In The Kelurahan Mekarsari

(Source: Fiel Observation Result by Researcher, 2015)

In the other hand there are people who had never felt brought in by the government to be given counseling and provided basic sanitation facilities and clean water sources. Sumirah is as one part of the village residents Neglasari say that there hasn't ever latrines and wells in place that built by government. This causes Sumirah who are low-income residents still use river water for sanitary needs every day. Sumirah still do bathing and washing activities at Cisadane River as it appears in the figures:



Figure 20. Activities of Kelurahan Neglasari who still bathing and washing in the Flow of Cisadane River

(Source: Field Observation Result by Researcher, 2015)

In the picture above shows the activity Mrs. Sumirah and several other residents who are citizens cannot afford and do not have a private bathroom or toilet (source of basic sanitation). Sumirah said hopes that *Dinas Pekerjaan Umum* to reach its territory and build decent sanitation facilities for families. This situation is caused by the limited cost-owned Sumirah and limitations of *Dinas Pekerjaan Umum* who has not reached the sanitation needs of low-income people up to the edges and the border of Tangerang City.

c. Conseling and Supervising The Quality of Healthy Housing Environment

1) Conseling Implementation

Other activities that support the implementation of *Lingkungan Sehat Perumahan* (LSP) Program is conseling and supervising the quality of healthy housing environment, as stated in the Ministry of Internal Affairs Regulation (Permendagri) No. 13 of 2006. This activity itself is defined as education and socialization activities related to how to achieve a healthy housing environment. In the education and socialization activities, *Dinas Pekerjaan Umum* work with

several parties or related agencies. The relevant agencies are the Department of Health/ *Dinas Kesehatan* and the Environment Agency/ *Badan Lingkungan Hidup* (BLH) of Tangerang City. As explained by the Head of Housing and Settlement Development Section FT (F, 30th):

“Jadi kalo untuk kegiatan penyuluhan dan pengawasan kualitas lingkungan sehat perumahan ini, kita kerjasama dan koordinasi dengan Dinas Kesehatan dan BLH Kota Tangerang, soalnya kan mereka yang paham bagaimana indikator lingkungan perumahan yang sehat seperti apa, kemudian bagaimana cara mewujudkan lingkungan rumah yang sehat, perawatannya, dan lain-lainnya itu kita minta bantuan mereka. Dari segi materi pun sudah ditentukan dan berdasarkan arahan dari Dinas PU meskipun banyak disampaikan oleh Dinkes dan BLH ya, yang jelas sudah pasti terkait kesehatan, dan kebersihan sanitasi. Tidak hanya itu, mereka juga disosialisasikan gimana caranya menciptakan lingkungan yang asri, nah kalo yang itu lebih ke peran BLH nya sih.” (wawancara pada tanggal 16 Februari pukul 13.30 di ruangan Kepala Seksi Pembangunan Perumahan dan Permukiman)

“so, for this conseling and supervising the quality of healthy housing environment itself, we coordinated with Dinas Kesehatan and Badan Lingkungan Hidup Kota Tangerang. It is because both of them understand more how the health housing environment standard and indicators are. Not only that, but also how the way to create health, comfort, liveable, for hosing environment through the good maintenance. From the materials itself has already we defined and based on the direction of Dinas Pekerjaan Umum although the socialization tend to be deliverd by Dinas Kesehatan and BLH as their roles. Of course it talking more about the hygiene sanitation and its maintenance. Not only that, but also they was socialized how the way to establish the green environment, then it woul be more BLH role. (February, 16th 2015 at Development of Housing and Settlement Section’s room, 01.30 pm).

Based on the results of the interview, Mrs. FT further explained that the education and socialization is also the activities related to the implementation of the program simple and healthy house that are the responsibility of Housing Management and Arrangement Section. So, usually the conseling and socialization about how to realize healthy housing and settlement environment is

done before the realization of simple housing building (*Bedah Rumah*) by *Dinas Pekerjaan Umum*. Especially for a Healthy Housing Environment (LSP) Program, education and socialization is done before built the latrines and wells in the community. It is intended to provide an understanding beforehand to the citizens how to perform maintenance of sanitation, the healthy environment and the using of toilets well.

“Kegiatan ini sih memang lebih kepada penyuluhan dan sosialisasinya sih yaa. Jadi, masyarakat yang akan diberikan penyuluhan adalah masyarakat yang akan menerima bantuan kalau dari Program Lingkungan Sehat Perumahan ya berarti masyarakat yang akan dibangun MCK dan sumur dalam itu, supaya mereka biasa nanti mengelolanya dengan baik dan benar. Yaa tetap prioritas berarti kan untuk MBR ya, masyarakat berpenghasilan rendah. MBR itu juga sebelumnya kita survey dulu mbak, tempatnya dimana kelurahan dan keluarga mana aja yang mau kita sosialisasikan.” (wawancara pada tanggal 16 Februari pukul 15.42 di ruang Kepala Seksi Pembangunan Perumahan dan Permukiman)

“this activities is more directed to the conseling and the socialization. So, the citizens who would be given the conseling and socialization are the people that received the assistances from Healthy Housing Environment (LSP) Program. Of course they are the MCK/ latrines and water wells building, so they can maintain those well. Then, still the priority is poor people, Masyarakat Berpenghasilan Rendah (MBR). The MBR itself has already done survey and observation in advance, like where the certain place, or Kelurahan that we will be given the socialization and conseling.” (February, 16th 2015 at Head of Housing and Settlement Development Section’s room, 03.42 pm)

The counseling activities is done only once for each conseling, in terms of a single location for one-time conseling. Counseling is done will also involve the village officials, Department of Health, BLH, and local residents. This conseling activity has different budgeted annually. Conseling activities and supervision of healty housing environmental quality starts since 2011, as stated in the Government Performance Accountability Report (LAKIP) of Tangerang City

which belonging to the *Dinas Pekerjaan Umum*. In 2011, counseling activities carried out in 12 villages in Tangerang City which absorb budget for Rp49.014.500. In the next year in 2012, this event was held on 9 villages (Alam Jaya, Jatake, Poris New Gaga, Koang Jaya, well Pacing, Bojong Jaya, Highlands, Parung Jaya and Pondok Bahar) absorb the funds of Rp40.414.500 from Rp49.014.500 budgeted, so the implementation is only reached 82.45%. While in 2013, education and socialization was conducted at 12 Village/*Kelurahan* at a cost of Rp79.014.500 and can be absorbed 100%. (LAKIP Dinas Pekerjaan Umum in the 2011, 2012, 2013). Here is a form of counseling activities and supervision of healthy housing environmental quality;



Figure 21. Conseling and Socialization Activities of Healthy Housing Environmental Quality by Dinas Pekerjaan Umum colaborated with Dinas Kesehatan and Badan Lingkungan Hidup of Tangerang City.

(Source: Documentation of Healthy Housing Environment (LSP) Program, 2012)

Based on the documentation above, looked that counseling activities carried out in some areas or villages. At the other data obtained from interviews with some residents one of them is Mrs. JR (F, 40th) citizen of Neglasari say that there is counseling, but not all villages get that activities. If even there, sometimes only limited to the treatment in the event of disasters such as flood and so on. As stated:

“Ada sih penyuluhan pernah waktu itu sekali doang. Terkadang ada juga dilaksanakan penyuluhan tapi pas saat ada musibah banjir baru dikasih penyuluhan dan biasanya datang dari kader-kader kelurahan. Udah sih sebatas itu saja, untuk yang lebih ke keberlanjutan dari pembangunan MCK atau sumur dalam sih belum ada.” (wawancara pada 25 Februari 2015 pukul 13.30 di salah satu warung milik warga di Pinggir kali Cisadane Kelurahan Neglasari).

“there are some counseling and socialization even it is only once actually. Sometimes, thereis also the counseling and socialization that undertook when the flood happened. It is usually they invited the cadres from Kelurahan. It is only that, then there is nothing for the sustainable one from the MCK building until the management.” (February, 25th 2015, at the shop owned by one of citizen who lived surrounding Cisadane River, 01.30 pm).

This counseling carried out following the procurement activities of basic sanitation and clean water source for residents. *Dinas Pekerjaan Umum* states that counseling and socialization are usually carried out before latrines and wells building in the area approved for submission to the provision of basic sanitation. While some areas that do not get socialization or counseling, it is because there is no the latrines and wells building in that area.

2) Counseling Materials

As previously mentioned, in the counseling and supervision activities of healthy housing environment has a certain materials. The materials itself has been

determined and directed from *Dinas Pekerjaan Umum* in particular by the Housing and Settlement Division. The counseling coordinated with *Dinas Kesehatan and Badan Lingkungan Hidup* of Tangerang City in the provision of material. This activity is intended for the public in order to create and maintain healthy of residential environments such as hygiene sanitation, roads, yards, and so on. Through this education from *Dinas Pekerjaan Umum* with *Dinas Kesehatan and Badan Lingkungan Hidup* of Tangerang City said they wanted to minimize the villages or settlements with a polluted and unhealthy environment. As stated by Mrs. MK (W, 40th) as the Head of Environmental Health Section of *Dinas Kesehatan* of Tangerang City said:

“Endingnya Program LSP (Lingkungan Sehat Perumahan) dari perspektif kami ya kan untuk meningkatkan derajat kesehatan. Dimana derajat kesehatan itu dipengaruhi oleh beberapa faktor, seperti 40% dipengaruhi oleh lingkungan fisiknya, 30% oleh perilakunya, 20% dari pelayanan kesehatannya dan 5% dari keturunannya. Nah concern kita yaa membantu bagaimana 40% dari lingkungan fisik ini dapat meningkatkan derajat kesehatan masyarakat khususnya masyarakat miskin ya.” (Wawancara pada tanggal 27 Februari 2015 pukul 11.05 di Ruang Seksi Penyehatan Lingkungan Dinas Kesehatan Koa Tangerang).

“The ending of this LSP Program wahat if we look based on pur perspective, of course it for increasing the healthy level of society. The healthy level itself is influenced by some factors, like 40% influenced by physical environment, 30% of behavior, 20% of health services, and 5% of genetic. Then, our concern is for helping how to get the 40% from physical environment to increase the healthy level of society specially for the poor.” (February, 27th 2015, at Environment Recovery Section’s room of Dinas Kesehatan of Tangerang City, 11.05 am)

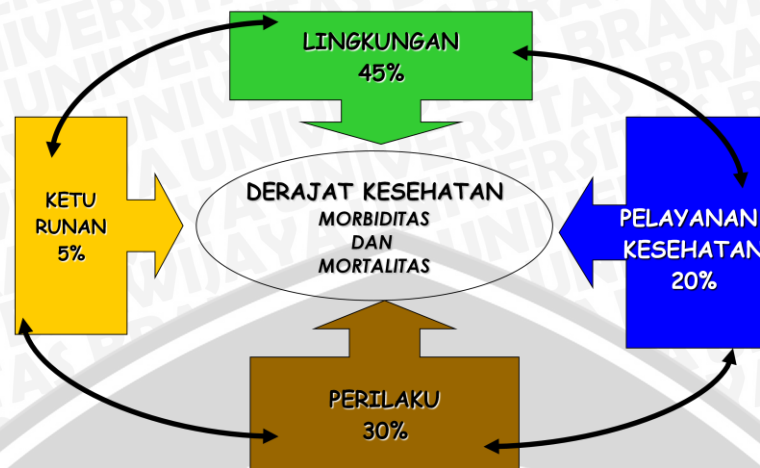


Figure 22. Analysis of Healthy Level Based On the Henrik. L. Blum Concept

(Source: Power Point of Materials for Counseling and Socialization Dinas Kesehatan of Tangerang City, 2013)

Material that provided by *Dinas Kesehatan* is directed to the physical environment, namely how to modify the healthy physical environment at home. According to the data received there, Mrs. MK said that in settlements or slums will be easily found based on the environment diseases such as if for humid temperatures can bring Isfa, tuberculosis, lung etc. As for home flooring that is not paired by ceramic, it would be easy and susceptible to the worm diseases. Furthermore, Mrs. MK (W, 40th) explained;

“Nah, materi yang kita sampaikan adalah memberi tahu rumah sehat itu yang seperti apa, kemudian bagaimana menjaganya. Karena kan nanti percuma kalo sudah dibangun sanitasi yang baik atau sudah dibedah rumahnya jadi lebih layak tapi gak bisa dan gak tau cara merawatnya. Ya, bakal tetep balik lagi jadi perumahan dan perkampungan kumuh yang tidak sehat.” (Wawancara pada tanggal 27 Februari 2015 pukul 11.05 di Ruang Seksi Penyehatan Lingkungan Dinas Kesehatan Koa Tangerang).

“so, the material taht would be given by us, it tell how the healthy housing is exactly, then how to maintain it. Because, it would be useless what if we provided the good sanitation access but they even still can not to maintain that. It would be back become the slums also unhealthy housing and settlement again.” (February, 27th 2015 at Environment Recovery Section’s room of Dinas Kesehatan, 11.05 am)

As for the matter of how healthy houses and settlements can be seen from some of the indicator of determinants by the Department of Health and BLH like how lighting and greening should be, as described by Ms. NR (F, 35th) as the Head of Participation Society Division of BLH Tangerang City:

“Ya untuk mencapai rumah yang sehat paling tidak yang perlu diperhatikan adalah mereka punya jamban atau MCK gitu yaa sebagai sumber sanitasi dasar mereka, kemudia jarak septi tank harus berjarak 5-10 meter dari sumber air bersih, kemudian ventilasi udara yang harus cukup dan satu yang perlu ditekankan kalo dari kita ya setiap rumah paling enggak punya penghijauan. Itu sih yang menjadi salah satu terpenting.” (wawancara pada 26 Februari 2015 pukul 11.36 di Ruang Bidang Peningkatan Kapasitas dan Peran Masyarakat).

“for achieving the health home at least we need to take care and concern about the sanitation access like MCK and clean water as the basic sanitation needs. Then, there are some certain provision like the space for septi tank or latrine placement that have to be 5-10 meters from the clean water source, also the air ventilation has to be more than one and also need to emphasize on houses gardening. That’s become the one of important pint in the healthy housing environment.” (Febryary, 26th 2015 at Capacity and Society Role Improvement Section’s room of BLH Kota Tangerang, 11.3 am)

Indicators or standards of cleanliness and hygiene that they convey in the counseling and socialization, those materials mentioned as Environmental Health Housing Requirements, are as follows:

- 1) Location
 - Not located in disaster prone areas and riverbanks prone to such accidents, landslides, earthquakes, and other areas.
 - Do not lie in the area of the former landfill (landfill) of waste or former quarry.
- 2) The quality of ground water
 - The quality must meet the requirements for drinking water in accordance with Permenkes No. 492 in 2010.
- 3) Ventilation
 - It has extensive natural ventilation holes are permanently at least 10% of floor space.
- 4) Lighting

- There is adequate lighting both natural and artificial to illuminate the entire room with light intensity of 60 lux and does not dazzle
- 5) Infrastructure and facilities of Housing Environmental
- It has a means of drainage that not become the breeding places of disease vectors.
 - Has the road construction with good construction which does not harm the health, construction of sidewalks do not endanger pedestrians and the disabled, the bridge must have a security fence and lighting that does not dazzle.
 - There is enough clean water at all times with the quality of water that meets health.
 - Management of household waste disposal must meet health requirements
 - Management of disposal of feces and household waste must meet health requirements
 - Have access to health services such as health centers, clinics and so on.
- 6) Gardening
- The availability of trees for reforestation neighborhoods, a protector and also serves to coolness, beauty and preservation of nature.
- 7) Diseases Vector
- There are no a lot of flies, mosquitoes, rats or lodged in the house.
- (Source: Power Point of Matertials from Dinas Kesehatan of Tangerang City)*

Then, there is an example of a House with a healthy environment that is referred to in the material submitted by Environmental Health Section of Dinas Kesehatan of Tangerang City:

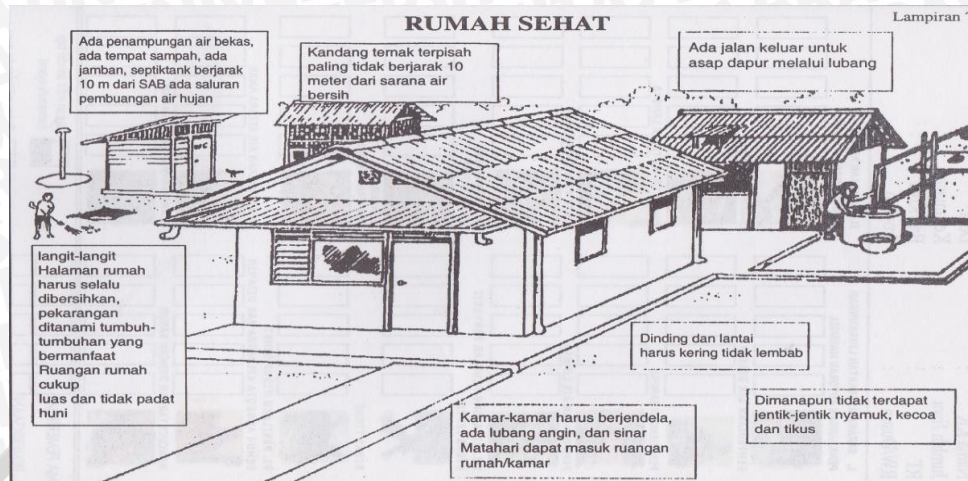


Figure 23. Health House Based On Dinas Kesehatan of Tangerang City
 (Source: Power Point of Materials about Lingkungan Sehat Perumahan by Dinas Kesehatan of Tangerang City, 2014)

This counseling is also directly practiced by the Dinas Kesehatan and Badan Lingkungan Hidup to the citizens. In the sense, it is not passively deliver the materials in the room. Rather go directly with the people, especially to material submitted by the Environment Agency. In giving the materials, BLH more emphasis to the cleanliness of the environment as a good settlement, as in the following documentation:



Figure 24. the Counseling about Environment Street of Housing and Settlement By Badan Lingkungan Hidup of Tangerang City
 (Source: Documentation of Healthy Housing Environment (LSP) Program Dinas Pekerjaan Umum of Tangerang City, 2012)

In addition on a residential street and settlement BLH also emphasize on reforestation to achieve environmentally healthy housing and settlement. It is as presented by Mrs. NR (W, 30th) as the Head of Public Participation Division of BLH of Tangerang City;

“Kalo dari kita yaa namanya mencapai lingkungan perumahan dan permukiman yang sehat supaya tidak kumuh salah satunya ya pada penghijauannya sih. Jadi paling tidak setiap rumah harus punya penghijauannya sendiri. itu mengapa sosialisasi dan penyuluhan program ini juga dalam rangka untuk menciptakan kampung hijau. Nah, kalo pihak Dinas PU lebih kepada memfasilitasi dengan pembangunan sanitasi dan sumber air bersih bagi MBR, kalo kita dari BLH menekannya pada untuk meningkatkan peran masyarakatnya dalam menjaga lingkungan perumahan dan permukiman mereka. Jadi gak pasif setelah di bangun dan disediakan sanitasi dasarnya, mereka juga harus mandiri dalam menjaga kesehatan lingkungan perumahan dan permukiman tersebut.”
(Wawancara pada 27 Februari 2015 pukul. 11.46 di Ruangan Bidang Peningkatan Kapasitas dan Peran Serta Masyarakat)

“Based on our perspective, what if want to achieve the health housing and settlement and to make it clean, the one of the way is from reforestation. So, at least every house have to had their own mini garden in the house. That’s why the socialization and counseling of the program is intended also for the realization of ‘Green Villages’. While, Dinas Pekerjaan Umum facilitate more about the sanitation building and development, like MCK, and water wells as the clean water sources for MBR. Then, we are from BLH tend to emphasize on the effort for increasing the public partisipants in order to maintain their housing environment. So, they wouldn’t being passive especially after the MCK building and sanitation provision.”
(February, 27th 2015 at Capacity and Public Partisipant Improving Division’s room, 11.46 pm)



Figure 25. Counseling and Socialization about Reforestation (House Gardening) By Badan Lingkungan Hidup of Tangerang City
(Source: *Documentation of Healthy Housing Environment (LSP) Program Activities, Dinas Pekerjaan Umum of Tangerang City, 2012*)

Besides greening the housing and settlement, next is waste management of housing and settlement. In realizing the healthy housing residential and environment, BLH also socialize on how waste management or proper waste disposal. As it became one of the indicators in terms of health environmental at the housing counseling materials. Therefore, the management of waste properly be one of the topics in the socialization and counseling on LSP Program.



Figure 26. Counseling and Socialization About Housing and Settlement Waste Management By Badan Lingkungan Hidup of Tangerang City

(Source: Documentation of Lingkungan Sehat Perumahan Dinas Program Activities, Dinas Pekerjaan Umum of Tangerang City, 2013)

d. Control The Pollution Risk of Environmental Quality

Other activities in the LSP Program accordance with the Strategic Planning of *Dinas Pekerjaan Umum* of Tangerang City is, control for pollution risk of environmental quality. This is one of the activities that support for achievement of LSP Program in order to create health residencials and settlement. It also want to minimalize the existences of slum housing and settlements with seedy neighborhood. Based on the results of data collection that is seen from the Government Performance Accountability Report (LAKIP) *Dinas Pekerjaan Umum* of Tangerang City, there are no details on the implementation of these

activities. This is confirmed by the results of interviewed by the Head of Housing and Settlement Division. Mrs. WH (F, 45th) said that, controlling for pollution risk of quality environmental activities was not carried out. It is as she has said;

“Untuk kegiatan pengendalian dampak resiko pencemaran lingkungan memang tidak kami lakukan. Semua kegiatan dalam mendukung Program Lingkungan Sehat Perumahan dilakukan berdasarkan kebutuhan daerah di Kota Tangerang itu sendiri. Kita merasa kegiatan pengendalian dampak resiko pencemaran lingkungan tidak begitu diperlukan untuk kami lakukan karena akan kurang tepat jika kami yang melakukan, itu lebih kepada peran BLH sih. Jadi kita tidak merealisasikan kegiatan tersebut. Hal ini karena dari survey kami, dan kebutuhan masyarakat khususnya MBR, mereka lebih banyak membutuhkan kegiatan yang lebih nyata seperti memberikan bantuan pada penyediaan sanitasi dasar dan sumebr air bersih, atau penyuluhan terkait merawat dan menjaga lingkungan perumahan yang sehat agar tidak menjadi kumuh. Itu mengapa kami merasa ada kegiatan lain yang lebih prioritas, sehingga untuk kegiatan ini tidak kami realisasikan. Lagian juga yang namanya kegiatan dalam suatu program belum tentu harus terlaksana semuanya, kan lihat situasi, kondisi dan juga kebutuhannya seperti apa.” (wawancara pada 18 Februari 2015 pukul 14.00 di Ruang Kepala Bidang perumahan dan Permukiman Dinas Pekerjaan Umum Kota Tangerang)

“For this controlling for pollution risk of quality environmental activities didn’t undertook by us. All of the activities in the LSP program was implemented based on the needs of society in the Kota Tangerang. We considered that this activities is not really need to apply. It would be not proper enough while Dinas Pekerjaan Umum that realize this activities. So, that’s why we didn’t implement this activities. It is also because based on the survey and observation, we consider that people in Kota Tangerang especially MBR need more other like the assistances for their sanitation (MCK and clean water), or the socialization and counseling about the environment to avoid the slums settlement etc. We think those are more important and urgent rather than this activities. Besides that, not all of the activities in the planning can be realize as whole, it depends the public needs, situation, and also the condition.” (February, 18th 2015 at Head of Housing and Settlement Division’s room of Dinas Pekerjaan Umum Kota Tangerang, 02.00 pm)

Besides the explanation above, there is other reasons why the controlling for pollution risk of quality environment didn’t undertook. Head of Housing and Settlement Division of Tangerang City said that activities based on their main task

and function is more tend to BLH scope. That's why these activities are not carried out because of perceived BLH more competent in dealing with these issues. The statement was made clearly by Mrs. WH (F, 45th) as follows:

“Jadi memang kami tidak melaksanakan kegiatan ini dengan alasan kan untuk mengendalikan dampak resiko pencemaran lingkungan, lebih tepatnya dilaksanakan oleh BLH yaa. Kami rasa mereka yang lebih kompeten secara keseluruhan untuk melakukan pengendalian terhadap dampak dan resiko baik pencemaran maupun kerusakan lingkungan. Dan memang sudah ranahnya mereka untuk melakukan kegiatan tersebut, mungkin di BLH pun ada kegiatan semacam ini. Sekalipun kami melakukannya, ya kami melakukan sudah lewat penyuluhan tadi, dengan mensosialisasikan pada warga bagaimana menciptakan lingkungan yang sehat.” (wawancara pada 18 Februari 2015 pukul 14.00 di Ruang Kepala Bidang perumahan dan Permukiman Dinas Pekerjaan Umum Kota Tangerang)

“so, indeed we didn't do this activities because when we want to control the pollution risk toward quality environment, it is more proper done by Badan Lingkungan Hidup (BLH). We considered they are more competent in this case as a whole to do that. Maybe, BLH itself has their own activities like this one. Although we did the controlling activities for pollution risk toward the environment quality, we has already done by the socialization and counseling, like the previous activities, we socialize to people how to create and amintain the health environment for housing and settlement.” (February, 18th 2015 at Head of Housing anf Settlement Division's room, 02.00 pm)

So, that reasons were explained by the Head of Housing and Settlement Division why didn't implemented the controlling activities for the pollution risk of environmental quality as one of the activities within the *Lingkungan Sehat Perumahan* (LSP) Program.

e. Determination of Policy and Strategy for Implementation of Harmony Environment and Balanced Residentials

Other activities included in the Healthy Housing Environment (LSP) Program is, determination of policies and strategies for the implementation of regional harmony and balanced residential environment. This one activity is as same as the controlling for the pollution risk of quality environmental, which are not realized or implemented also by *Dinas Pekerjaan Umum of Tangerang City*.

Based on the definition, Mrs. WH (F, 40th) explains that:

“Yang namanya menetapkan kebijakan dan strategi berarti kan kita membuat, artinya kalo secara definisi kegiatan ini dilaksanakan dengan cara menentukan atau membuat suatu kebijakan dan aturan dalam penyelenggaraan keserasian kawasan dan lingkungan hunian berimbang. Tapi, kami memang tidak melaksanakannya, karena kan kebijakan dan aturannya sudah ada dan sudah ditentukan dari Kemenpera (Kementerian Perumahan Rakyat). Jadi, kita ya gak perlu lagi menentukan atau menetapkan kebijakan baru, kan sudah ada jadi kami tinggal menjalankannya saja.” (wawancara pada 18 Februari 2015 pukul 14.00 di Ruang Kepala Bidang Perumahan dan Permukiman).

“When we determine the policy and strategy, it means this activities is done by making and formulating a policy or regulation in order to implement the harmony residentials and balanced environment. But, we indeed didn't undertake this activities because we has already had the regulation from central government such as Ministry of Public Residentials, Kementerian Perumahan Rakyat (Kemenpera). So, we think it don't need for us to determine other policy or strategy, we just need to run the policy and strategic that already does exist.” (February, 18th 2015 at Head of Housing and Settlement Division's room, 02.00 pm)

Balanced residential itself is set in the Ministry of Public Housing Regulation (Permenpera) No. 10 of 2012 on the Implementation of the Housing and Settlement Zone With Balanced Residential explained that is balanced residential and housing that constructed by the particular composition in the form of a single house or a row house between simple houses, medium, and the luxury

or in the form of public housing flats and commercial flats. The requirements in the composition of impartial implementation of residential development is to build a luxury home, then it must build two houses medium and three modest or simple houses. The composition rules intended to create place for living harmony in the socio-economic, efficiency of lutilization, realize cross-subsidies, embodying the harmony between groups (professional, economic, and social status) and ensure the availability of luxury homes, medium, and simple equally for the whole of community. This rule became a reference *Dinas Pekerjaan Umum of Tangerang City* to no longer define policies and strategies for the balanced residential neighborhood, but do surveillance on the part of developers who build housing and neighborhoods. *Dinas Pekerjaan Umum* supervise through licensing adjustment approved. As is also explained by Mrs. FT (F, 30th):

“Jadi untuk kegiatan penetapan kebijakan dan strategi penyelenggaraan keserasian kawasan dan lingkungan hunian berimbang ini, kami dari Dinas PU memang tidak melakukannya dengan cara menetapkan sebuah kebijakan atau strategi, melainkan kami melaksanakannya dengan cara mengawasi pelaksanaan pembangunan perumahan oleh pengembang yang harus mengikuti aturan komposisi dalam Permenpera No. 10 tahun 2012 tersebut.” (Wawancara pada 18 Februari 2015 pukul 15.05 di Ruang Kepala Seksi Pembangunan Perumahan dan Permukiman).

“So, for this determination activities of policy and strategy for implementation of harmony residential and balanced environment, we are from Dinas Pekerjaan Umum Kota Tangerang didn't run and undertake this activities through the determination of new policy and strategy, however we run this activities through doing the controlling for residential building implementation that done by developer which has to follow the composition rules in Permenpera Number 10 of 2012.” (February, 18th 2015 at Head of Housing and Settlement development Section's room, 03.05 pm)

Furthermore, Head of Housing and Settlement Division WH (F, 40th) reaffirms that besides the supervision and control of policies and strategies for the

implementation of harmony environment and balanced residential, *Dinas Pekerjaan Umum* also doing the monitors and controls the regulations of Public Works Ministry, *Kementerian Pekerjaan Umum*. The supervision and control activities is done regarding the public infrastructure and facilities which should be owned in residential neighborhoods and settlements, such as parks, educational facilities, medical facilities and etc. So that it could explain why *Dinas Pekerjaan Umum* of Tangerang City does not conduct at the stage of determining policies and strategies.

f. Monitoring, Evaluating, and Reporting

Based on the Document written in the Strategic Plan of *Dinas Pekerjaan of Tangerang City*, there is the last activity include in. it is monitoring, evaluation, and reporting activities. All of three are different activities each other. For the reporting activities WH (F, 40th) said that every activity has its reporting respectively. All reports of each activity on Healthy Housing Environment (LSP) Program summarized in Government Accountability Performance Report (LAKIP) which recapitulated every month, and every year. *Dinas Pekerjaan Umum* do the reporting activities by recording all of implementation data in a LAKIP document.

On the other hand based on the results of interviewed, that monitoring activities have not been implemented optimally. It is meant, there isn't certain budget for monitoring activities. So that, *Dinas Pekerjaan Umum* itself does not conduct monitoring on the activities that have been carried out in a LSP Program,

like as monitoring the activities of provision of clean water and basic sanitation for the MBR and also for the counseling activities and supervision of a healthy environment quality of housing. Furthermore, this is confirmed by Widi WH (F, 40th) as the Head of Housing and Settlement Division of Tangerang City as follows:

“Kami memang tidak melaksanakan kegiatan monitoring dan evaluasi secara khusus dan tersendiri dari keberlanjutan kegiatan-kegiatan yang telah dilakukan. Yaa, karena ada beberapa alasan yang memang menjadikan kami tidak melaksanakan monev tersendiri. Pertama, karena kan sudah ada lembaga/ instansi khusus yang memang bertugas untuk melakukan monev untuk kegiatan-kegiatan atau program yang telah dilakukan. Sekertariat Daerah kan punya BPSPKP (Bagian Perencanaan Setda dan Pembinaan Kegiatan Pembangunan), nah mereka itu punya fungsi monitoring dan evaluasi (monev) tersendiri untuk program yang telah dilakukan. Selain itu, alasan lainnya adalah karena memang tidak anggaran tersendiri untuk kami melakukan monev karena dianggap sudah ada bagian yang memiliki tupoksi yang untuk monev tersebut.” (Wawancara pada 18 Februari 2015 pukul 14.00 di Ruang Kepala Bidang Perumahan dan Permukiman Dinas Pekerjaan Umum Kota Tangerang).

“Indeed we didn’t conduct the monitoring and evaluation activities specifically as the continuity of several activities that has already done in advance. Those are because of some reasons we considered. First of all, because there has already a certain institution/agency who be in charge in the monitoring and evaluation for every activities that done by local governement unit. Local secretariat have a division named as Planning of Local Secretary and Guidance for development Activities Section, Bagian Perencanaan Setda dan Pembinaan Kegiatan Pembangunan (BPSPKP). They have the main task and function to do the monitoring and evaluation for every program done. Besides that, other reason is because there isn’t certain budget for us to do the monitoring and evaluation. It is considered that the agency or section for doing the monitoring and evaluation section does exist.” (February, 18th 2015 at Housing and Settlement Division’s room Dinas Pekerjaan Umum of Tangerang City, 02.00pm)

The same thing also delivered by the Head of Housing and Settlement Development Section FT (F, 30th) that monitoring and evaluation is not done well, because they assume that as long as the period, there aren’t any complaints from

the public related activities within the LSP Profram as the construction of latrines and wells in. All monitoring they do is limited to when there are problems that can not be resolved by the citizens, villages and districts. As far as this time, there is no an urgent complaint, means that the they assume there is no problem that must be monitored and re-evaluated. As described FT (F, 30th):

“Kami melihatnya selama dari proses pengajuan, atau usulan, yang kemudian dibangun sarana sanitasi atau diberikan penyuluhan sampai kegiatan berakhir tidak terdapat komplain atau pengaduan, berarti ya permasalahan yang terjadi sudah dapat terselesaikan oleh mereka sendiri. Kalau suatu hari ada komplain, pengaduan atau masalah tertentu, ya baru kami tangani. Sejauh ini sih ya bentuk evaluasi dari kami hanya sebatas hal tersebut karena memang juga tidak ada anggaran tersendiri ya untuk melakukan kegiatan monev ini.” (wawancara pada 18 Februari 2015 pukul 15.12 di Ruang Kepala Seksi Pembangunan Perumahan dan Permukiman Dinas Pekerjaan Umum Kota Tangerang).

“we looked that during the process of proposal submission, the sanitation access building and counseling we did, there was no complaint or urgent problem happen. It means that what if there was a problem, it has overcome by themselves and it is not complicated enough for them. if someday the complicated problem and complaint happen, we would directly solve and overcome it. As long as our program conducting, we just do the monitoring and evaluation based on the complain and problem. It also because we don't have certain allocation budget for this activities.” (February, 18th 2015, Head of Hpusing and Settlement Development Section's room of Dinas Pekerjaan Umum Kota Tangerang)

The same thing also delivered by some residents that have encountered at the time of observation. It is true that *Dinas Pekerjaan Umum* didn't conduct the monitoring and evaluation as the continuity toward the activities they have done. There are no activities that directly supervise and evaluate the community. All activities are limited to the implementation is done once and finished. This is also evidenced in the documents of government performance accountability reports

(LAKIP) of *Dinas Pekerjaan Umum* of Tangerang City , where there are no data regarding the conducted of monitoring and evaluation except to reporting.

g. Additional Activities

Based on the data obtained in the documents of government performance accountability report (LAKIP) of *Dinas Pekerjaan Umum* of Tangerang City, researcher found some of the activities reported and acted as supporting the Healthy Housing Environment (LSP) Program. There are some activities that are not listed in the Strategic Plan of *Dinas Pekerjaan Umum* of Tangerang City 2009-2013 as details of LSP Program activities. It is Drafting activity of Major Regulation, *Rancangan Peraturan Walikota* (Raperwal) about the technical instructions delivery of infrastructure, facilities and utilities (PSU) for housing and settlement, as well as other additional activities, namely housing and settlement data inventory. Then researcher did confirm to the Head of Housing and Settlement Division WH (F, 40th) as follows:

“Yang namanya suatu program dalam Renstra itu kan gak harus selalu pasti dilakukan, itu dikembalikan lagi pada kebutuhannya. Kalau memang dirasa tidak terlalu diperlukan atau ada prioritas lain yang lebih dulu harus dilakukan, yaa tidak akan dilakukan. Sebenarnya fleksibel sih, soalnya kaya semisal mau nambah kegiatan yang ternyata setelah kita survey lapangan memang dibutuhkan, nah itu kita kan bisa menambahkan kegiatan tersebut dengan memasukan kode rekening anggaran baru. Kebetulan, dalam Program Lingkungan Sehat Perumahan ini ada dua tambahan kegiatan yang kami rasa perlu untuk dilakukan, sehingga kami lakukan.” (Wawancara pada 23 Februari 2015 pada pukul 10.25 di Ruang Bidang Perumahan dan Permukiman Dinas Pekerjaan Umum Kota Tangerang).

“A program with a set of activities in the strategic planning is not always conducted as a whole. It depends on the needs. If there is the consideration about the urgency of certain activity and it looks like need to do, we will

do. In the vise versa what if it doesn't need we won't do that. Actually, it will be flexible, because if we want to add some activities but based on the survey it is need indeed, we will entry it as the new code for the budgeting. Fortunately, in the LSP Program we have two additional activities that support. We think those are need to do. So, we did.” (February, 23th 2015 at Head of Housing and Settlement Division's room, 10.25 am)

The statement above asserts that there are two additional activities are carried out in support the successful of Lingkungan Sehat Perumahan (LSP) Program implementation, as follows:

1) Formulating of Mayor Regulation Draft (Raperwal) about The Technical Guidelines Delivery of Infrastructure, Facilities, and Utilities (PSU) for Housing and Settlement.

Rancangan Peraturan Walikota (Raperwal) or Mayor Regulation Draft is derivative of the Internal Affairs Ministry Regulation or Menteri Dalam Negeri Decree (Permendagri) No. 9 of 2009 on guidelines for delivery of infrastructure, facilities and utilities housing and settlements in the area. The ministerial regulation which will serve as a guide in regulating the various stages or processes in the delivery infrastructure, facilities and utilities (PSU) activities for housing and settlements, particularly that govern how the role of the Dinas Pekerjaan Umum, developers, and the public as an object of this activity. As well as said by the Head of Housing and Settlement Division WH (F, 40th):

“Kami ini kan berangkat dari peraturan pusat, yaitu berdasarkan Permendagri nomor 9 tahun 2009 itu kan. Nah peraturan itu kan masih sangat general ya, jadi tiap-tiap dari pasti akan mengembangkan aturan tersebut yang dimaksudkan agar menjadi lebih teknis dan detail terkait pelaksanaannya dilapangan dalam Rancangan Peraturan Walikota (Raperwal) itu. Kebetulan, dalam program lingkungan sehat perumahan kan disini ditekankan bahwa dalam lingkungan perumahan yang sehat juga harus memiliki kelengkapan dari prasarana, sarana dan utilitas yang memadai. Itu mengapa hal ini diatur dan disusun lebih rinci dalam

raperwal ini, yang mana penyusunan raperwal ini untuk membantu kesuksesan implementasi dari Program LSP.” (Wawancara pada 23 Februari 2015 pukul 10.25 di Ruang Bidang Perumahan dan Permukiman Dinas Pekerjaan Umum Kota Tangerang).

“we derive on the central regulation, which is based on the Permendagri No. 9 of 2009. That regulation is still general, so every local government will translate it to be more detail and technically for the implementation in that Raperwal. Fortunately, in this LSP Program also emphasize that the health housing environment has to had the complete and feasible infrastructure, facilities, and utilities (PSU). So, that’s why it regulate and formulate in the detail and technical term in the Raperwal for helping the successful of LSP Program Implementation.” (February, 23th 2015 at Housing and Settlement Division’s room of Dinas Pekerjaan Umum Kota Tangerang)

It is also delivered by the Head of Management Settings of Housing and Settlement Section, YS (F, 30th) related to these additional activities, namely the formulation of Raperwal:

“Kegiatan penyusunan raperwal tentang petunjuk teknis penyerahan prasarana, sarana, dan utilitas perumahan dan permukiman ini gak selalu tiap tahun pasti dilakukan ya. Kegiatan ini berbeda dengan kegiatan penyediaan sarana air bersih dan sanitasi dasar bagi warga atau kegiatan penyuluhan yang memang tiap tahunnya akan dilakukan. Melainkan kegiatan ini dilakukan mengikuti adanya perubahan peraturan menteri dalam negeri tadi seperti mengikuti perubahannya Permendagri nomor 9 tahun 2009 itu. Semisal permendagri itu diperbaharui dan ada perbaikan, kan kami butuh juga untuk melakukan penyusunan raperwal tentang petunjuk teknis baru karena harus menyesuaikan aturan yang di atasnya.” (wawancara pada 23 Februari 2015 pukul 13.12 di Ruang Bidang Perumahan dan Permukiman Dinas Pekerjaan Umum Kota Tangerang).

Formulating of Raperwal about technical guidelines delivery of infrastructure, facilities, and utilities (PSU for housing and settlement doesn’t always conduct in every year. this activity is different with clean water and basic sanitation provision for people or counseling and socialization activities that would be conducted in every year. This formulating of Raperwal si conducted follow if any ministry regulation changing. For example like the changing of Permendagri No. 9 of 2009 about Delivery Guideline for Insfrastructure, facilities, and Utilities of Housing and Settlements. What if Raperwal is changed and improved, we need also to do adjusting that Raperwal of technical delivery guideline of PSU toward the new regulation.” (February, 23th 2015 at Housing and

Settlement Division's room of Dinas Pekerjaan Umum Kota Tangerang, 01.12 pm)

Based on both statements, explained further that the formulating of raperwal does not just happen. This is because the Internal Affairs Ministry Decree (Permendagri) No. 9 of 2009 is revealed to be Tangerang Regional Regulation No. 4 of 2009 on the Delivery of infrastructure, facilities, and utilities for Housing and Settlements in Tangerang. Departing from these local regulations are still in general, then it revealed to be mayor regulations draft concern on the technical guideline delivery of PSU for housing and settlements. *Raperwal* drafting was done in 2010 with a budget of Rp138.816.900. The output of this activity is a *Raperwal* Material as a reference for the formulating the Mayor Regulation about technical guidelines delivery of infrastructure, facilities and utilities for housing and settlements in Tangerang. Material or *Raperwal* draft is further issued and published as Mayor Regulation No. 47 of 2011 on Technical Guidelines for the Implementation of Regulations No. 4 of 2009 about delivery of infrastructure, facilities and utilities for housing and settlements in Tangerang. As written in the Mayor Regulation No. 47 of 2009 in Chapter II, Article 2 explains that the implementation of the technical guidelines of Regional Regulation No. 4 of 2009 are as operational guidance in the implementation of Regional Regulation No. 4 of 2009 on the delivery of infrastructure, facilities, and utilities for housing settlements in Tangerang.

Furthermore, the Mayor Regulation No. 47 of 2011 sets out what the scope of infrastructure, facilities and utilities housing and settlement, as it is written therein:

- i. Infrastructure of Housing and Settlement, consist of:
 - a) Network of road/street
 - b) Network of sewerage
 - c) Network of rainwater drains (drainage) including a water reservoir for the required site plan
 - d) Landfills
- ii. Facilities of Housing and Settlement, consist of:
 - a) Commerce or shopping facilities
 - b) public services and administration facilities
 - c) Education facilities
 - d) The health facilities
 - e) Worship facilities
 - f) Recreation and sport facilities
 - g) Funeral facilities
 - h) Landscaping and open space green facilities
 - i) Parking facilities
- iii. Utilities of Housing and Settlement, consist of:
 - a) Clean water utility
 - b) Electricity utility
 - c) Energy/ gas utility
 - d) Transportation utility
 - e) Fire network access
 - f) Public lighting access

(source: *Peraturan Walikota Tangerang Nomor 47 tahun 2011*)

Based on the translation of the above, the three factors in the physical environment can determine the level of health, tidiness and slums for housing and settlements. In the Mayor Regulation also explained that the housing developer is obliged to provide the infrastructure, facilities and utilities with a proportion of 40% of the total land area were built housing. Based on the classification of infrastructure, facilities and utilities, Housing and Settlement Division of *Dinas Pekerjaan Umum* in particular a lot of emphasis on the essential elements of the completeness of housing and residential environments such as some that are considered vital, like; wastewater disposal networks, network or landfills, health care, parks and green open spaces, and the water supply network. That's why the *Lingkungan Sehat Perumahan (LSP)* Program concentrates on improving the

provision of basic sanitation and clean water source for residents, and counseling the village green to achieve healthy housing and settlements environment, then make it not seedy.

2) Housing and Settlement Data Inventory

The last additional activities for successful implementation of the *Lingkungan Sehat Perumahan* (LSP) Program is housing and settlement data inventory activities. Head of Housing and Settlement Division WH (F, 40th) explains:

“Kegiatan tambahan lainnya adalah inventarisasi data perumahan dan permukiman. Kalau secara definisi ya, kegiatan ini diartikan sebagai kegiatan untuk penyusunan database dari kami pemda, terkait data perumahan dan permukiman dengan kondisi lingkungannya. Kami merasa butuh untuk mendukung pelaksanaan program lingkungan sehat perumahan ini, karena memang penyusunan database sebelumnya kurang baik terkait data perumahan dan permukiman yang ada.” (Wawancara pada 23 Februari 2015 pukul 10.12 di Ruang Bidang Perumahan dan Permukiman Dinas Pekerjaan Umum Kota Tangerang)

“Other additional activities is housing and settlement data inventory. As the definition, this activity is a arranging database activity from local governement specially for us, Housing and Settlement Division to arrange the data based on the field observation ad survey about slums housing and settlement with the environement. We need it to support the LSP program implementation. It because the previous arrangement and inventory is not neat and good enough about the housing and settlement data.” (February, 23th 2015 at Housing and Settlement Division’s room of Dinas Pekerjaan Umum Kota Tanegrang, 10.12 am)

Activities and settlements housing data inventory is considered very important by YS (F, 30th) as the Head of Management Section and the housing and settlement arrangements because look the section which are associated with the developer is obliged to hand over the infrastructure, facilities, and utilities to the government. This is to support the data collecting of housing and settlements,

where the developers are still continuing the construction process and also that has been inactive. Furthermore, the data inventory is needed as a reference and guide in conducting various activities in a healthy environment housing (LSP) programs, such as data related to slums housing and settlements which still do not have access to sanitation and clean water sources, as well as housing and settlements environment that already meets health standards.

The data inventory of housing and settlements activity is done once in a period of strategic planning of Dinas Pekerjaan Umum Tangerang City in 2012. This activity is carried out with a budget of Rp. 50,000,000 and realized Rp. 48,670,000 with a target attainment percentage of 97.34% (Performance Measurement of Settlement and Housing Activity in 2012). Based on the implementation, this activity generates an output of 20 book reports (inventory) data collection infrastructure, facilities and utilities (PSU) on housing and settlements in Tangerang. As examples of the form of reports or data inventory of housing and settlements along PSU environment as follows:

DATA UMUM KOTA TANGERANG									
Jenis Data	Satuan	2007		2008		2009		2010	
		Target	Realisasi	Target	Realisasi	Target	Realisasi	Target	Realisasi
Nilai Subsidi Air Bersih	-	-	-	-	-	-	-	-	-
Nilai Anggaran untuk perbaikan drainase	Rupiah	-	-	-	-	12581967392	12263102230	7392423550	6736016150
Nilai Anggaran untuk Pembangunan jalan	Rupiah	6621208420	5924092275	-	-	45243820397	43836158461	50772854000	40786147928
Nilai Anggaran untuk pemeliharaan jalan	Rupiah	66039421154	6394446213	-	-	46896066700	41553631030	5540999000	5118349700
Nilai Anggaran untuk perbaikan sarana pasar	-	-	-	-	-	-	-	-	-
Nilai Anggaran untuk perbaikan sarana ekonomi lainnya	-	-	-	-	-	-	-	-	-
Jumlah rumah tangga pengguna air bersih	RT	301945,89	301945,89	305192,62	305192,62	308439,35	308439,35	314932,81	314932,81
Jumlah Rumah Tinggal berakses sanitasi	RT	259713	259713	259728	259728	259738	259738	260250	260762
Jumlah Rumah Tinggal	Rumah	304673	304673	314673	314673	324673	324673	324673	334673
Jumlah rumah tinggal layak huni	Rumah	322620	322620	322631	322631	322641	322641	322656	322656
Luas pemukiman layak huni	Ha	14249,136	14249,136	14249,136	14249,136	14249,136	14249,136	14249,136	14249,136
Total luas wilayah permukiman	Ha	14393,2	14393,2	14323,2	14323,2	14253,2	14253,2	14183,2	14183,2
Jumlah Rumah Tangga Berakses Air Bersih	RT	276290,0935	276290,0935	283829,065	283829,065	308439,35	308439,35	340906,65	340906,65
Cakupan pengguna air bersih	%	93	93	94	94	95	95	96	96
Cakupan kualitas air minum memenuhi syarat kesehatan	-	-	-	-	-	-	-	-	-
Rumah sehat yang memenuhi syarat	Rumah	322.620	322.620	322.631	322.631	322.641	322.641	322.656	322.656
Pemukiman di sekitar kawasan industri	-	-	-	-	-	-	-	-	-
Jumlah rumah susun yang terbangun	Blok	11	11	11	11	11	11	13	13
Jumlah penurunan kawasan kumuh	Kawasan	2	2	2	2	2	2	2	2
Jumlah Rumah Sewa	-	-	-	-	-	-	-	-	-
Cakupan penggunaan sarana air limbah dan jamban yang memenuhi syarat	%	60	60	70	70	80	80	85	85
Tingkat pelayanan sarana air bersih dan sanitasi dasar bagi MBR	%	70	70	75	75	80	80	85	85
Tangerang	-	-	-	-	-	-	-	-	-
Jumlah Tempat Pemukiman Umum	Bidang	242	242	242	242	242	242	242	242
Jumlah daya tampung TPU (per 1000)	orang	47/1000	47/1000	45/1000	45/1000	43/1000	43/1000	41/1000	41/1000
Tingkat ketercukupan sarana pemukiman	-	100	100	100	100	100	100	100	100

Figure 27. the Example of Housing and Settlement Data Inventory of Tangerang City

(Source: Laporan Akuntabilitas Kinerja Pemerintah (LAKIP) Dinas Pekerjaan Umum Kota Tangerang, 2012)

Based on the above image, while the yellow column indicates the data related to housing and settlements along the completeness of infrastructure, facilities, and utilities available to the public in Tangerang. These data will become a reference in order to facilitate the implementation of activities in the housing and settlement field for the next period.

2. Inhibiting and Supporting Factor of Strategic Plan for Healthy Housing Environment (LSP) Program Implementation Conducted by Dinas Pekerjaan Umum of Tangerang City in the Public Health Perspective

Generally in running or implementing a program through variety of activities are not always going to go as planned. Similarly, the implementation of

the Healthy Housing Environment (LSP) Program is aimed to improve the environmental quality of housing and settlement, especially low-income communities in the Tangerang City. There will be many factors that can influence the success and implementation. In this regard, the researchers tried to describe and explain the various factors that inhibit and support the feasibility of this LSP Program. Both of these factors are described internally, as seen from the side of the implementer *Dinas Pekerjaan Umum* of Tangerang City, and externally as seen from the outside of the *Dinas Pekerjaan Umum* of Tangerang City such as the public and other parties.

a. Internal Supporting Factors

Internal support is one factor that is very important and crucial in an implementation of the program, in particular the Environment Healthy Housing program. The internal factors have meant that comes from the institution's internal as the implementer. Furthermore, the internal factor itself is divided into a number of points that affect the success of the Healthy Housing Environment (LSP) Program, as follows:

1) Mayor Support

As a satellite city that support various activities of Jakarta, Tangerang mayor strongly supports the implementation of the *Lingkungan Sehat Perumahan* (LSP) Program which is as a program that written in the document of Head Decision of *Dinas Pekerjaan Umum* Number. 055.1/Kep.11.a - Sekre/2009 on the Strategic Plan of *Dinas Pekerjaan Umum* of Tangerang City 2009-2013. Tangerang City itself is based on the vision and mission of this period wanted to

realize the Tangerang City as the development city through the best provision in meeting the basic needs of society, specially for needs of housing and settlements.

It makes Tangerang Mayor oriented to make the Tangerang environmental is comparable with other metropolitan cities. That is why the problem of housing and residential environment has focus about that and become the concern of its for Tangerang Mayor. This effort aimed to improve the quality of housing and settlements in order to minimize the existence of slums. As presented by the Head of Housing and Settlement Development Section of *Dinas Pekerjaan Umum* of Tangerang City (F, 30th):

“Kebetulan isu perumahan dan permukiman untuk periode ini sangat diangkat oleh pak walikota, jadi beliau sangat support sekali sepenuhnya untuk mengatasi masalah kebutuhan perumahan dan permukiman bagi masyarakat berpenghasilan rendah di Kota Tangerang. Ini dikarenakan Kota Tangerang merupakan kota metropolitan juga kan ya, tapi masa masih banyak permukiman kumuhnya. Lagian juga kan, ini tujuannya baik sekali untuk kesejahteraan masyarakat Kota Tangerang secara menyeluruh. Jadi ya program ini memang dapat tanggapan yang sangat baik sekali dari Pak Walikota, makanya setiap kegiatan didalamnya gak pernah tersendat permasalahan yang terlalu sulit.” (wawancara pada 18 Februari 2015 pukul 11.25 di Ruang Kepala Seksi Pembangunan Perumahan dan Permukiman Dinas Pekerjaan Umum Kota Tangerang)

“fortunately, the issue about housing and settlement for this period is raised a lot by the mayor. So, he very support this program as a whole to overcome the housing and settlement problem for low-income communities in Tangerang City. It because Tangerang City is the metropolitan city, but there is still the slums settlements. Then also, this goal is very well for public welfare in Tangerang City as a whole. So, this program got the good respond from our mayor, and it never been meet a serious problem.” (February, 18th 2015 at Head of Housing and Settlement Development Section’s room of Dinas Pekerjaan Umum of Tangerang City, 11.25 am)

Full support is given by the Mayor of Tangerang make one of the factors can really support the success of this LSP Program, because it can facilitate various forms of submission proposal for the activities.

2) The Facilitated Budget

Other supporting factor is facilitated budget by the local government for Dinas *Pekerjaan Umum* in implementing this program. Budget is an important element in implementing a program. Healthy Housing Environment (LSP) Program itself, the budget is no longer an issue or problem. This is due to the impact of the Mayor's focus and concern to housing and settlement which have previously been described above. So, it make the funding for this program smoothly and does not become a problem. It is as data that read by researcher, particularly in government performance accountability report (LAKIP) Dinas Pekerjaan Umum of Tangerang City. On one activity gets budget change which is greater than the target achievement of plan beginning. The local government does not restrict the budget spent to finance activities, in particular for the provision of basic sanitation and clean water for the poor.

It was felt by the housing and settlement division that represented by the Head of that division WH (F, 30th) she said;

“Alhamdulillah untuk masalah anggaran selalu dipermudah ya, karena memang tujuannya yang jelas untuk menyejahterahkan warga miskin khususnya agar mereka memiliki perumahan dan permukiman yang sehat dan layak. Jadi, pengajuan anggaran atau dana sih sejauh ini lancar. Selain itu, kami justru dapat menambah kegiatan yang jika berdasarkan survey memang diperlukan bagi warga lalu kami langsung dapat mengajukan nomor rekening kegiatan agar mendapatkan pos anggaran tersendiri.” (wawancara pada 23 Februari 2015 pukul 13.00 di Ruang Kepala Bidang Perumahan dan Permukiman Dinas Pekerjaan Umum Kota Tangerang).

“Alhamdulillah, for the budgeting it was always easy for us. It because this program goal is for welfaring the poor society specially for them who still didn't have a health and feasible housng and settlement. So far for the budgeting proposal is always easy. Besides that, we even can add other activities if the survey result showed the needs of public, then we will directly propose for new code account for the budgeting itself.” (February, 23th 2015 at Head of Housing and Settlement Division's room of Dinas Pekerjaan Umum of Tangerang City, 01.00 pm)

Based on the statement above thus facilitated budget is the impact of the full support given by the Mayor of Tangerang on the implementation of activities within the Healthy Housing Environment (LSP) Program.

3) Good Coordination with Related Parties

Last supporting factors were deemed by researcher as factors that can help the success of the Healthy Housing Environment (LSP) program is coordination. Implementation of this program by the *Dinas Pekerjaan Umum of Tangerang City* done through some of the many activities coordinated with relevant parties such as the Department of Health, *Dinas Kesehatan* and Environment Agency, Badan Lingkungan Hidup (BLH) of Tangerang on the implementation of counseling and supervision about a healthy housing environment quality. In addition, *Dinas Pekerjaan Umum of Tangerang City* coordinated with the many developers who build housing and infrastructure, facilities and utilities completeness residential neighborhoods and settlements. Not only that, *Dinas Pekerjaan Umum of Tangerang City* also did a lot of coordination with the district, village and even with the public directly.

Based on the interviewed result that conducted by researcher with the Head of Environmental Health Section MK (F, 40th) from *Dinas Kesehatan* of Tangerang City said:

“Pada posisi ini kan, Dinas Pekerjaan Umum meminta bantuan dan koordinasi dalam menyukseskan program mereka khususnya di penyuluhan kesehatan ya yang menajdi ranah kami. Sejauh ini kami sangat mengapresiasi karena selain koordinasi dan hubungan kami berjalan cukup baik, dan juga karena memang program dengan kegiatan-kegiatan seperti ini yang dibutuhkan oleh warga berpenghasilan rendah. Kami juga senang menjalin koordinasi untuk membantu memfasilitasi bahkan mengadvokasi para MBR ini agar memiliki kualitas lingkungan perumahan yang lebih sehat dan tidak kumuh lagi.” (wawancara pada 25 Februari 2015 pukul 08.30 di Ruang Seksi Penyehatan Lingkungan Dians Kesehatan Kota Tangerang).

“for this position, Dinas Pekerjaan Umum asked for the help and coordination in order to succeed the program specially in the counseling and socialization activities which is become our role. So far, we very appreciate it because besides the coordination and our good relationship , also this program is very needed by low-income communities. We are happy for raising the relationship and coordination to help facilitate and advocate all of MBR, then make them having a healthier quality of housing and settlement environment.” (February, 25th 2015 at Environment Recovery Section of Dinas Kesehatan Tangerang City 08.30 am)

Besides the good coordination among the related institutions, *Dinas Pekerjaan Umum* of Tangerang City also did a lot of coordination with the developers of housing in the coordination of supervising and controlling the implementation of policies on housing development. This is because the developer is legally obliged to coordinate the infrastructure, facilities and utilities housing and settlement submission until the process of construction is completed.

b. Internal Inhibiting Factors

internal inhibiting factor is a factor that can affect the successful implementation of the program, which comes from internal agencies that implement (implementer). In this case mean is *Dinas Pekerjaan Umum* Tangerang City. Furthermore, researcher found several factors that influence the success of LSP Program as internally, such as:

1) The Lack of Human Resources In The Implementation

In the implementation phase requires not only plans, budgets, and targets. One element in implementing program of many activities is an actor, which is also known as HR (human resources). In the Healthy Housing Environment, *Lingkungan Sehat Perumahan (LSP)* program execution, there is one of the obstacles and problems which slightly hamper the smooth implementation of the LSP Program, which is related to human resources issues. Head of Housing and Settlements Division, WH (F, 40th) said they are still constrained in HR for workmanship technical matters in the field. This was conveyed by her as follows:

“Kami terkadang masih terkendala dengan sumber daya manusia ya, karena disini kan memang pengerjaannya banyak berkaitan dengan jurusan teknik sipil. Namun, disini yang ajdi kendala, baik dari segi kuantitas dan kualitas kami kekurangan SDM untuk mengimplementasikan atau mengerjakan hal-hal yangterkait di lapangan. Dikantor aja, masih sedikit yang punya backgroud teknik sipil, karena ini terkait perencanaan perumahan dan permukiman. Tidak hanya itu kami juga kan banyak membahas mengenai siteplan yang diajukan pengembang dan lainnya. dari segi kuantitas, jumlah kami masih sangat terbatas. Jadinya satu orang mengerjakan banyak hal. Nah, sekalinya nanti ada orangnya, namun sulit yang benar-benar paham karena sedikit yang dari banckground teknik sipil. Jadi ya memang sedikit masih terkendala dengan SDM.” (wawancara pada 23 Februari pukul 14.00 di Ruang Kepala Bidang Perumahan dan Permukiman Dinas Pekerjaan Umum Kota Tangerang).

“we are sometime still constrained with the human resource problem, because there are many activities that related about civil engineering. However, it becomes our problem and issue, both of them we are still lack of quality and also the quantity of human resource related it to implement technical matters in the field. in our office even we are lack of human resource with civil engineering background, because it related about housing and settlement planning. Not only that, but also we talking more about the site plan of residential developer, it make we need them a lot. Based on the quantity we are still limited. So, it is like one person for doing many thing. Then, even when the human resource does exist, but it is difficult to find people who understand deeply about civil engineering. So, that’s about our problem of human resource.” (February, 23th 2015 at Head of Housing and Settlement Division’s room of Dinas Pekerjaan Umum of Tangerang City, 02.00 pm)

Other than that, the limited of human resource problem have led to other problem. It make Dinas Pekerjaan Umum is difficult to reach out areas or district that little away from the city or who are in the border cities and counties. As to overcome these problems, further WH (F, 40th) often use third parties to resolve things beyond the ability of *Dinas Pekerjaan Umum* particularly in the field, such as consultants or planning services to work on technical activities in the field.

2) Time Management in the Realization of Activities

Each planning of a program certainly has an arrangement dateline or predetermined timeline for implementation. Implementer should be able to draw up its timeline properly and systematically, because time management determines the success of a program or activity. For the Housing and Settlements Division, they have a flexible time arrangement. They have their own timeline for activities such as coordination, supervision, control of execution, or raperwal preparation of the technical guidelines. The activities they do based on a predetermined time and implemented according to their timeline.

However, in other examples, the composition of their timeline to perform a variety of program activities such as the provision of clean water and extension activities, to be followed by the submission, the results of the survey, verification, and several other stages were deemed sufficiently flexible. For example evidenced in the submission of latrines and wells in by residents, when there were asking the submission to the *Dinas Pekerjaan Umum*, then they will move and do the next stages which is the implementation of activities. FT (F, 30th) said:

“Dengan kondisi kami yang memang diawal dijelaskan bahwa sedikit kekurangan SDM, jadi kan kami banyak menggunakan jasa dari pihak ketiga. Namun, disini permasalahannya. Seringkali management waktu mereka kurang baik. Dalam artian sering beberaa kali mengalami keterlambatan pekerjaan, contohnya, seperti membangun MCK dan sumur dalam kan kita pakai pihak ketiga, nah terkadang disitu management waktu kami jadi sedikit berantakan karena pengerjaan pembangunannya jadi lama dan sebagainya. Ketika seharusnya selesai pada bulan kedua namun ternyata jadi selesai sampai bulan ketiga. Hal-hal semacam itu sih yang masih menjadi kendala bagi management waktu kami.” (wawancara pada 18 Februari 2015 pukul 13.16 di Ruang Kepala Seksi Pembangunan Perumahan dan Permukiman Dinas Pekerjaan Umum Kota Tangerang).

“based on our condition that has already explain in the beginning, we are lack of human resources. So, in this case we use services from the third parties (Vendor). However, it appear other problem. Their time of managemen if often bad. It means that for the several time we having late dateline from our timeline, for example like the MCK/latrines and wells building that conducted by the thir parties. Sometime their time management that late impacted to our timeline. It make our timeline a little bit mess because their performance was late. It should be finished on the third mont, but the fact they finished on the fourth mont, something like that. These thing are become our obstacles that inhibit us for implemen this LSP program acitivities.” (February, 18th 2015 at Head of Housing and Settlement Development Section’s room of Dinas Pekerjaan Umum)

Based on the results of these interviewed, it can be concluded by the researcher that issues related to time management is concerned with the problem of human resources in the field of technical activity. It is also caused of third-

party management time is not good enough, so that impact on the performance of *Dinas Pekerjaan Umum* Tangerang City in particular for Housing and Settlement Division.

3) Operational Procedure Standard of Program Activities

Generally in every program has a Operational Standard Procedure of the activities implementation that called *Standar Operational Prosedur* (SOP). SOP is a planning document for the program implementation through a variety of activities. There are budget, procedures of executor or workmanship, targets, technical standards conducting and performance achievements. SOP is intended to provide guidance in the implementation of each activity in a program that focused and systematic. It is being presented by WH (F, 40th) as the Head of Housing and Settlement Division of *Dinas Pekerjaan Umum* who told that is still constrained by the SOP. They still do not have a written SOP as a guideline in the implementation of activities. As expressed by WH (F, 40th) as the Head of Housing and Settlement Division:

“Kami sayangnya belum punya SOP untuk setiap program di Bidang Perumahan dan Permukiman ini, yaa jadi satu kekurangan sih ya bagi kami. SOP nya memang belum terlembagakan, jadi kami hanya berpedoman pada renja saja yang didalamnya juga sudah ada anggaran dan sebagainya juga. Namun, ya memang nampaknya sih harus dibuat. Kemudian untuk sistematika pelaksanaan dan sebagainya ya kami biasanya mengikuti kebiasaan dan menyesuaikan dengan siklus pembangunan. Yang mana tahapannya mulai dari pengusulan, selanjutnya ke survey, dan verifikasi, lalu direncanakan realisasinya seperti apa. Setelah dari tahapan tadi, selanjutnya ke penganggaran sampai ke pelaksanaan dan pengadaan secara langsung. Ya, intinya kita secara tertulis belum memiliki SOP untuk tiap-tiap program di Bidang Perumahan dan Permukiman ini khususnya Program Lingkungan Sehat Perumahan.” (Wawancara pada 23 Februari pukul 14.05 di Ruang Kepala Seksi Perumahan dan Permukiman).

“Unfortunately, we still don’t have SOP for every program activity in this Housing and Settlement Division. Ya, that is become our shortage. The SOP hasn’t institutionalized well, so we just refer to Rencana Kerja (Renja) that consist of the budget, and other included. However, we still need to institutionalized it. Then, the systematical of implementation usually just follow the routines and development cycle, which are form the submission, survey, verification, and the realization planning of that submission. After the all of stages done, continue to the budgeting process until the directly conducted. That point is we still don’t have the SOP as institutionalized for each program activity in the Housing and Settlement Division.” (February, 23th 2015 at the Housing and Settlement Development Section’s room of Dinas Pekerjaan Umum)

Housing and Settlement of Division of *Dinas Pekerjaan Umum* realize the importance of an SOP as a guide in implementing the program. It becomes an obstacle that constrained them because they feel difficult if there is the possibility of mutation employee in charge in every activity in LSP Program. The person who responsible for every the activities are different people, so that is the problem because the SOP has not been institutionalized.

c. External Supporting Factors

1) Public Respon and Partisipation

Different from other programs that are given and carried out in one direction, *Lingkungan Sehat Perumahan* (LSP) Program is a program of activities that are closely related to the community. Not only giving and complete, but needs a good response or a partisipation from the citizens as objects and targets of the program's success. In the implementation of this program, the *Dinas Pekerjaan Umum* is need of positive response from the citizens to be able to cooperate well.

Along the implementation of the Healthy Housing Environment (LSP) Program through several activities, that involved the participation of citizens. Then the program is getting good response. It is shown from citizen participation in counseling activities and supervision of a healthy environment quality of housing. At some counseling activities seemed enthusiastic citizens that measured by the attendance at the time of counseling. It also strengthened as told by one of the residents of Kampung Sewan, JR (F, 50th) said that the residents are very enthusiastic whenever there socialization and counseling. "We definitely come if there any events, because we are taught many things" (interview on February 25, 2015 at 16:00 in the village of Sewan Village Mekarsari). The good response shown in several outreach activities and dissemination of documentation:



Figure 28. Public Respond dan Partisipation In The Counseling and Socialization Activity of Healthy Housing Environemnt
(Source: Documentation of Dinas Pekerjaan Umum Kota Tangerang, 2012)

Good response is also supported by the activeness of citizens as in the management of latrines and wells in independently like Mr. SR (M, 55th) and Mrs. MK (F, 60th) are still being the caretaker of latrines and wells in the last five years. The cadres formed by the Environment Agency and the Department of Health on the village green counseling and socialization also participated actively

in the all activities and help the success of the Healthy Housing Environment (LSP) Program, in order to improve the quality of housing and residential environment. It is added by the FT (F, 30th):

“Kami juga sangat appreciate dengan respon mereka yang baik. Mereka sangat berterimakasih karena kami telah membantu mereka dalam menyediakan sanitasi dasar dan sumber air bersih dengan membangun MCK dan sebagainya. Yang sebelumnya mereka nyuci ke kali, numpang kamar mandi orang, dan sekarang sudah bisa pakai kamar mandi sama-sama. Kemudian mereka juga bisa kan pasang pipa sendiri untuk mengalirkan air dari terminal air yang kami bangun. Yaa intinya mereka sangat berterimakasih lah, dan mau ikut terjun langsung bantu merawat dan menjaga fasilitas yang telah kami sediakan.” (Wawancara pada 18 Februari 2015 pukul 11.45 di Ruang Bidang Perumahan dan Pemukiman Dinas Pekerjaan Umum Kota Tangerang).

“we are very appreciate to their good respond. They are be thankful to us because has already help them in the provision of basic sanitation and clean water through the MCK and well water building. In the previous, they washed in the river, use other people latrine or bathroom. But, then they could use the MCK together. Furthermore, they also can install the pipe from the water well that we built to their house. The point is they are being thankful so much toward us, and pleased for partisipate directly to maintain and keep their healthy environemnt and the facilities we provided.” (February, 18th 2015 at Housing and Settelement Division;s room of Dinas Pekerjaan Umum of Tangerang City)

That's why this program can run well and smoothly because of the support, and a good response from the community involved in the implementation program. Active participation and direct involvement is very helpful, and facilitate the success of the Healthy Housing Environment (LSP) Program.

2) The Availability of Land

In the some activities within *Lingkungan Sehat Perumahan* (LSP) program, there are activities that do not only need the support of the citizens as objects and targets of the program, but the need for adequate land for development. It because one of the activities that realized by the *Dinas Pekerjaan Umum* is the

construction of latrines and wells in. As these activities require the support of outside parties that people who want to donate the land to be built the MCK or wells for common interest. As stated by the FT (F, 30th):

“Kami merealisasikan usulan warga karena melihat terlebih dahulu lokasi yang akan dibangun MCK dan sumur dalamnya. Seringkali pada beberapa pembangunan MCK dan sumur dalam didirikan diatas lahan warga yang secara sukarela menghibahkan tanahnya untuk dibangun MCK untuk kepentingan bersama. Jika tidak, ya kami yang membeli tanah tersebut. Paling tidak sejauh ini kami merasa sangat terbantu dengan kesediaan masyarakat yang mengajukan pembangunan sanitasi dasar dan sumur dalam dengan adanya mereka yang mau menyediakan lahan.” (wawancara 18 Februari 2015 pukul 11.30 di Ruang Bidang Perumahan dan Permukiman)

“we did the realization of citizens submission because considered first about the location that would be built the MCK and water wells. It is often some MCK and wter well build on the people land as voluntarily they give the land for sanitation providing for common interest. What if they don't willing to do that, usually we will buy their land. At least, as long as the program run, we are very helped with their willingness to provide the land, because they has proposed the submission for MCK and water wells provision.” (February, 18th 2015 at Housing and Settlement Division's room of Dinas Pekerjaan Umum)

For Housing and Settlements Division of *Dinas Pekerjaan Umum* of Tangerang City which many have dealing with various kinds of development, the availability of adequate land is one of the factors that support the activities implementation. Furthermore, YS (F, 30th) as the Head of Housing Management and Arrangement Section justify what the FT (F, 30th) said. This is because it is not much different from Simple Healthy House Program is also determined by adequate land. She said "yes if there is no land, or it's not clear who's the land belong we can not build the housing or the facilities that proposed by the citizens, because it can lead to disputes on the other day". (Interviewed result on February 21th, 2015 at 12:15 pm at Housing and Settlement Division of Dinas Pekerjaan

Umum of Tangerang City). Thus, the adequate land along the LSP program execution t has become one of the factors that strongly supports.

d. External Inhibiting Factors

1) Community Mindset of Healthy Life

Most residents of Tangerang City is the local indigenous people who usually have for decades lived in that area since before Tangerang having the regional expansion and even before Tangerang having a rapid progress. As the topographically, Tangerang City passed by stream of Cisadane River that empties and flows into the small river around the Tangerang City. Since the first, local residents take advantage of the Cisadane river flow as their source of sanitation and clean water for their daily needs. However, the level of water pollution continues to increase making Cisadane river water into the category of heavily polluted.

This has become one of the inhibiting factors externally to the success of the Healthy Environment Housing, Lingkungan Sehat Perumahan (LSP) program. Original mindset of residents living around Cisadane River assumed that they still can use the water. They less not to think too much about how the impact of Cisadane River water that has polluted for their daily using. Based on observations of researcher in the field, researcher interviewed several residents were found doing activities bathing, and washing in the Cisadane riverside. One resident said:

“Dari dulu kita udah mandi dan nyuci disini. Lebih enak ke kali neng, airnya banyak. Gak perlu bayar air kan kalo mandi dan nyucinya disini.

Lagian airnya kan masih bisa dipake, daripada bayar listrik atau bayar air kan mahal jadi mending pake air yang ada aja disini.” (wawancara pada 27 Februari 2015 pukul 15.45 di Lingkungan sekitar pinggir kali Cisadane Kelurahan Mekarsari)

“since for along time ago we have taking a bath and washing here. It is more comfort for going to riverside, the water is so much. Then, we didn't need to pay the water charge and electricity payment. The water still can use for our sanitation, it is better rather than we paid the expensive water charges.” (February, 27th 2015 at Kelurahan Mekarsari aroun the riverside of Cisadane, 03.45 pm)

Most of them already know that the government in this case is the *Dinas Pekerjaan Umum* has put through several activities such as sanitation, toilets and deep wells building as their basic sanitation facilities. Understanding of healthy life become less important than the need to pay the electric bill that is considered costly for them. As for when the researcher asked related the health effects or diseases that might attack them, JR (F, 50th), one of resident said:

“Kita selalu mandi disini kok neng dan gak pernah kita gatel-gatel atau sakit gitu. Ya, paling gatel biasa aja buan sampe sakit gitu neng. Ini anak saya bersih-bersih tuh kulitnya mandi disini kita dari kecil. Seringnya kalo nyuci kan sore hari tuh, jadi biasanya kalo abis nyuci terus lanjut mandi sore sekalian disini. Dari kecil anak saya udah suka mandi dan berenang disini, sampe dia besar gak pernah ada apa-apa terjadi. Jadinya ya daripada mandi di MCK atau dirumah bayar listrik nanti mahal, jadi mending manfaating aja air yang ada ini.” (wawancara pada 27 Februari 2015 pukul 15.45 di Lingkungan sekitar pinggir kali Cisadane Kelurahan Mekarsari)

“we usually take a bath here, and never having a skin irritation. It just a usual hives. This is my daughter has take a bath since she was child, but never having the skin irritation. We alwaysdo washing and taking a bath together every evening. Since she was child, she like to take a bath and swim here. It happened nothing. We prefer do that rather than have to pay the expensive charges of water and electricity, so, we just utilitize the riverside water here.” (February, 27th 2015 at surrounding of Cisadane riverside in Kelurahan Mekarsari, 03.45 pm)

These are some of the documentation that successfully taken by the researcher at the time. They're washing and bathing at riverside of Cisadane:



Figure 29. Community Activities of Kelurahan Mekarsari when Washing and Bathing in The Cisadane Riverside
(Source: Observation Result by Reasearcher, 2015)

The principle of simple life and money saving has become the mindset for most of residents who live in the Tangerang City, especially in suburban areas and border cities. Not only that the efforts to improve the environmental quality of community is also hampered by mindset on migrants in the city of Tangerang. It is presented by WH (F, 40th) as the Head of Housing and Settlement:

“Banyak dari mereka yang warga pendatang kadang berpikirnya, untuk apa mereka menjaga lingkungan yang sebenarnya bukan lingkungan

mereka sendiri. mereka banyak yang berpikir bahwa mereka hanya tinggal sementara, jadi kurang mempedulikan kualitas lingkungan perumahan dan permukiman yang mereka tempati. Sense of belongin mereka terhadap tempat yang mereka tinggali itu yang kurang. Jadi yaa susah, karena sudah menajdi mindset tersendiri bagi mereka.” (Wawancara pada 25 Februari 2015 pukul 14.35 di Ruang Kepala Bidang Perumahan dan Permukiman).

“Most of them as the migrant people think that what for have to maintain the environment which is not their own originally. They think, that is not their original environment. They just live for a while and temporary. So that’s why they don’t have any sense of belonging to their environemnt lived toward the housing and settlement quality. Their sense of belongin is very low. So, it would be difficult because it has being their mindset.” (February, 25th 2015 at Housing and Settlement Division’s room)

That is related to people's mindsets that hinder and inhibit the success of this program based on the interviewed result by reasearcher.

2) The Habit and Custom for Living In The Riverside

Besides the mindset that the limiting factor externally in the implementation of the program Healthy Environment Housing, other inhibiting factors are the habits and custom of the people who live on the river banks. Customs and habit for living in the river became one more obstacle for the government to improve the health of residents in Tangerang City. This is because people who have made latrines and wells in, still prefer to take a bath and wash at riverside. They do this because has become their culture, habit and cutom since childhood. As stated by the Village residents Neglasari:

“Kamar mandi mah punya neng, paling buat buang air aja, selebihnya mah kalo mandi dan nyuci mah lebih enak dikali, rame-rame sama warga lainnya. jadi sambil nyuci kan bisa ngobrol-ngobrol abis itu mandi bareng. Dari dulu kita mah udah kaya begitu neng. Lagian kan kalo nyuci kan dikamar mandi mah sempit, terus ntar gak bisa pake air banyak, itu gak enak. Kalo nyuci dikali kan enak airnya banyak dan udah biasa juga kita disini”. (wawancara pada 26 Februari 2015 pukul 15.00 di lingkungan sekitar pinggir kali Cisadane Kelurahan Neglasari).

“We have bathroom actually, it usually just for the defecation. Then for other activities we did in the riverside like washing and bathing together. We like it to it because when we wahsing and bathing we can chat with people each other. We have done it since a long time ago. It because the bathroom for washed is too small and make us not comfort enough. Then what if we washed in the riverbank, we can use the water as much as we want.” (February, 26th 2015 at surrounding of Cisadane Riverside in The Kelurahan Neglasari, 03.00 pm)

That behavior means that some people who live in the area around the riverside of Cisadane tend to have a culture accustomed to living close to the water. Not only that, further FT explained that there is still a small part of citizens that are difficult to defecate if her ass is not touched by water. Habits and behaviors that entrenched have become obstacles for the government to direct them to prefer using the toilet or shower and taking water from deep wells that have been built. Here are some of the documentation activity Tangerang City residents who live along the stream Cisadane when washing and bathing at Cisadane riverside:



Figure 30. People Habit And Custom To Lived Near The Water In The Daily Activity In The Washing And Bathing (Kelurahan Neglasari)

(Source: Observation Result by Researcher, 2015)

Through the habits and custom of living near Cisadane Riverside makes the government (*Dinas Pekerjaan Umum*) is difficult to deal with people who

already have their own customs and culture. Thus making the Tangerang City still overshadowed by the image of unhealthy neighborhoods and looks shabby.

3) Social Jealousy In The Realization of Sanitation Building

Lingkungan Sehat Perumahan (LSP) program is implemented through several activities realized by the public the submission of some activities are like the provision of clean water and basic sanitation for low income people, as well as counseling and supervision of a healthy environment quality. Behind the realization of activities through the submission, it raises its own problems. This problem comes from external or outside of the implementer agencies (*Dinas Pekerjaan Umum*), but of society itself. The construction of latrines and wells in some villages for that need it and the submission was approved, raises other impacts. The emergence of social jealousy among people who want the region were also built the latrines and wells in become the obstacles, which come from outside or externally.

The existence of social jealousy is usually due to limitations in the provision of latrines and wells were approved by the *Dinas Pekerjaan Umum* of Tangerang City. Although the budget and financing for this program is quite smooth and not being as an issue, in that implementation it still considered the needs and conditions of people whose proposed their area for the construction of sanitary facilities. There are several things that cause social jealousy. First, residents in the area A disappointed when the submission of the sanitation construction in the region B was approved and realized. Secondly, some people who is not included in the group of people who will be built the latrines and wells in, worried if the

source of water in their house will be dry and can not get the water. As described by the FT (F, 30th) as the Head of Housing and Settlement Development Section:

“Pernah beberapa kali terjadi konflik, Cuma memang bukan konflik yang berat sih. Seringnya sebatas konflik kecil yang terjadi karena kurangnya pengertian dan pemahaman terkait alasan mengapa pengajuannya belum kami setujui. Karena prinsipnya adalah, wilayah yang kami setujui dan realisasikan pembangunan sanitasinya adalah wilayah yang benar-benar memenuhi ketentuan dalam pembangunan MCK atau sumur dalam disana, jadi kan tidak main asal disetujui saja dan direalisasikan. Kami juga mempertimbangkan bagaimana kondisi dan keadaan MBR yang jadi targetnya. Kemudian untuk beberapa warga yang khawatir dan takut tidak kebagian air, itu juga masih sering terjadi. Namun, sejauh ini sih semuanya teratasi dengan baik-baik sih, hanya membutuhkan sosialisasi dan penjelasan saja ke warganya.” (wawancara pada 18 Februari 2015 pukul 13.00 di Ruang Kepala Seksi Pembangunan Perumahan dan Permukiman).

“it has been happened the conflict, but it is not the serious. It often limited on the little conflict that happened because the people tend to being lack of understanding about the reasons why their submission haven't yet approved. The principle is, the district that their submission we approved is the area which really need and can meet the all of requirement of the MCK and wells. So, we didn't approve every submission that coming to us. We considered how is about their real condition, and economic income like MBR. Then, some people still worried they will not get the water anymore after the MCK building realization, it often happened. However, as far as we did, all of them can overcome well, and just need some socialization more and gave the understanding about the reason why theiru area haven't yet approved.” (February, 18th 2015 at Head of Housing and Settlement Development Section's room, 01.00 pm)

Social jealousy that resulted in quite a bit of conflict is an obstacle toward the implementation of *Lingkungan Sehat Perumahan* (LSP) Program. However, based on the explanation above, it can be seen that the external obstacles that come from this community are managed and controlled, so it is not interfere the implementation of activities. It because these obstacles can be overcome by a meeting with the residents of the village through give an explanation. If still there

is a conflict or greater, it is immediately taken over by the *Dinas Pekerjaan Umum* for its completion.

C. Analysis and Interpretation of Data

1. Implementation of Strategic Plan for Healthy Housing Environment (LSP) Program in The Public Health Perspective

Each country will certainly do the national development to improve the welfare of nation. This lined with what is written in the Law No. 25 of 2004 on the Development Planning System which says that the National Development is an effort undertaken by all components of the nation in order to achieve the purpose of state. The National Development which then instituted through what is called the National Development Planning System. In Article 3 in Act No. 25 of 2009 also explain that in the entire of National Development Planning System is a single unit to produce development plans in the long term, medium term, and the annual conducted by an element of the state and society at national and local level. As the one of construction form that is planned for the medium term for five years which is called as the Medium Term Development Plann. Medium Term Development Plan (RPJMD) is also implemented in each region, including Tangerang City.

This lined with what is called in earlier in the Law number 25 of 2009 that the development plans are implemented by state officials which in this context is the Government of Tangerang City for local level. RPJMD is further translated being a more specific planning to be implemented by the *Satuan Kerja Perangkat*

Daerah (SKPD). In this context, Government of Tangerang City through the one of SKPD namely the *Dinas Pekerjaan Umum* has a development planning that is passed down in a Strategic Plan of *Dinas Pekerjaan Umum* of Tangerang City. The strategic plan is then created and customized by looking at strategic issues that occur in the Tangerang City. Tangerang itself is as satellite and metropolitan cities still have problems in housing and residential areas. This is because there are still many discovery villages and slum area of the Tangerang City. Based on the problems owned by Tangerang City and specially for *Dinas Pekerjaan Umum* then there are some priority issues become a concern of housing and residential sector;

- a) Low ability of some communities to build appropriate and feasible housing or to access the structured housing.
- b) Determining of slums residentials for their infrastructure and facilities.
- c) Accessability of water and sanitation services
- d) Empowerment of clean water and sanitation

Departing from some of the strategic issues, the *Dinas Pekerjaan Umum* of Tangerang City in its development plan has issued a Head of *Dinas Pekerjaan Umum* of Tangerang City Decree Number: 055.1/Kep.11.a-Sekre/2009 on the Strategic Plan for the *Dinas Pekerjaan Umum* of Tangerang City in 2009-2013. Based on the document, then the strategic plan guide the *Dinas Pekerjaan Umum* to carry out the development certainly for the four priority and strategic issues. The strategic plan is based on a variety of considerations, analysis and stages as

described in Danar (2012: 10) on the steps and stages in the preparation of the strategic plan are:

1) Doing the analysis toward the external environment

In the Harvard Model theory in Danar (2012: 10) that in the formulating of strategic plans, each organization must determine how the external environment are. Similarly, the *Dinas Pekerjaan Umum* who conducted an analysis of the external environment that explained in the Strategic Plan Document of *Dinas Pekerjaan Umum of Tangerang City* in 2009-2013, resulting in:

a) Opportunity

1. The existence of the government political opportunities
2. There is support from the legislation in the field of housing and settlements
3. There is support from the private sector in meeting or providing infrastructure and facilities for the community
4. Housing and settlements constitute the basic needs of society.

b) Threats

1. Urbanization is quite high and resulted in increasing the housing needs.
2. There was competition between the public residential ownership and new comers, and also between the rich-income s and low-income communities.

3. Poor people can not access structured residentials and housing so occupied the slums.
4. Limited government for funding the development and improvement of infrastructure services and facilities, so that the construction should be carried out in stages and based on the priority scale.

2) Doing the analysis toward the internal environment

Furthermore Dinas Pekerjaan Umum of Tangerang City also conducted an analysis of the internal environment, especially on the strengths and weaknesses stage as contained in Harvard or SWOT Model:

a) Strength

1. The staff consists of expert planning, architects, civil, environmental health, natural resources, management, public administration that professional enough to handle the public works and housing affairs.
2. Infrastructure and supporting the adequate facilities of work well, such as office supplies, means of communication, and operational.
3. Commitment to the duties and functions of housing affairs and settlement.

b) Weakness

1. Communication between staffs in the field of services is still lacking, so that coordination in the planning, implementation and control have not yet still connect enough.
2. Placement of personnel positions planner, executing, controlling, and supporting the administration is still not fit and evenly so frequent overlapping of work.
3. Human resources for the implementation of surveys and measurements in accordance with the level of education and class are smaller number than analysis and planning human resources.
4. Understanding of public works and housing affairs which must be served is still not equitable for staff and not being an agreement

3) Determine the succes key and the core of competition

At Harvard Model, the next step is to determine the key of success and core competencies in strategic planning. However, based on the strategic plan document made by the *Dinas Pekerjaan Umum* of Tangerang City, they do not include and provide analysis explicit related the key success and core competency which is one of the stages in the formulation of strategic plan according to the Harvard Model.

4) Determine the goals and vision

Under the next step is to determine the objectives to be achieved through a vision. In this context, *Dinas Pekerjaan Umum* of Tangerang City itself, as described in the general view has a vision of "Building a New Civilization in the Field of Public Works and Housing with *akhlakul karimah* services". This vision had been the goal of *Dinas Pekerjaan Umum* of Tangerang City for the period 2009-2013 in a variety of development activities through a set of activities that further discussed at the stage of strategies, policies and programs formulation.

5) Determine the mission

The vision that has been determined further would be realized in the next few missions that can represent their achievement. Based on this vision, the *Dinas Pekerjaan Umum* made a few missions each of which represents the achievement of any existing field. It is the Housing and Settlements Division which is written in the strategic plan document; Improve the quality and quantity of housing and settlements infrastructure and services. This mission is intended to improve the provision of services for housing facilities and settlement infrastructure with multiple targets. For some targets that may represent four strategic issues that have been mentioned above, is increasing the supply of feasible and affordable houses for the whole society, and improve the quality of infrastructure and facilities for housing and settlement.

6) Determine the priority in the strategy

Based on the mission and objectives are specifically mentioned in the previous stages and consider the four priority issues, then it becomes the

responsibility of Housing and Settlements Division. This is translated into strategies which then passed on the policy level. As at this stage, the *Dinas Pekerjaan Umum* has developed several strategies to address four strategic issues related to housing and residential areas were focused on a strategy that is considered to researchers in accordance with the topic of discussion. The strategy is "Improving the quality of housing and settlement infrastructures environment". Departing from the strategy, *Dinas Pekerjaan Umum* down translated the policy that should be done in the strategic planning formulation. Facilitating the repair and improvement of the infrastructure quality (drainage, roads, and sanitation) for residential and settlement, as well as to organize and improve the quality of infrastructure (drainage, roads, and sanitation) in the slums.

7) Determine the action program

Departing from the existing policy, then the next will be deployed and translated at more specific levels. This lined with the understanding of the strategic planning which is an plan that oriented to the action (Pontoh & Kustiawan, 2009: 289). These policies that are the responsibility of the Department of Housing and Settlement Division which is in a Healthy Housing Environment, *Lingkungan Sehat Perumahan* (LSP) Program.

Based on the stage in the formulation of strategic planning that has been done by the *Dinas Pekerjaan Umum*, further it would be realized and implemented this program through six activities to address four problem and strategic issues. As is known, the program itself is the product of a policy, as illustrated in Figure 6 of the consequences of public policy (Nugroho, 2011: 619)

is lowered and translated into the program. Departing from this understanding, implementation of program means implement a policy. Based on some policy models does exist, public policy in improving the quality of infrastructure and facilities housing and settlement is embodied in the Healthy Housing Environment, *Lingkungan Sehat Perumahan* (LSP) Program reflected on some models.

In the model process considered that public policy is a political process in a series of activities such as identifying problems, setting the agenda of policy formulation, formulation, legitimacy, implementation and evaluation (Nugroho, 2011: 511). This is similar to the steps being taken by *Dinas Pekerjaan Umum* of Tangerang City. Healthy Hoiusing Environment (LSP) Program is a result of the identification of the problem, where the problems that arise are related to the environmental problems of housing and settlement of Tangerang City about the slums and unliveable residents. This model is one of public policy with a top-down pattern, where a *Lingkungan Sehat Perumahan* (LSP) Program legitimacy is already listed in the Internal Affairs Ministry Regulation No. 13 of 2006. This lined with what was presented by the Head of Housing and Settlement Division WH (F , 30th) at the presentation of the data.

Besides it reflected in the Process Model, in implementation of *Lingkungan Sehat Perumahan* (LSP) Program is also reflected in the Public Choice Model. In the sense explained that the Model Public Choice is the collective decision model formulation. It meant that there are decisions to be taken based on the interests of individuals or called as public (Nugroho, 2011: 532). This model provides space for citizens to contribute their choices to the

government in decision making. This is reflected in the implementation of the *Lingkungan Sehat Perumahan* (LSP) Program, which is one of the activities carried out by submission needs and preferences of residents in Kota Tangerang itself. The submission requirement is also justified by the FT (F, 30th) as Head Section of Housing and Settlement Development, in an interview said that the implementation of the program comes from the filing and submission, so based on the needs of society.

Furthermore, there is one more model which considered by researcher that are reflected in the LSP Program in the process of its formulation, namely the Strategic Model. Based on this theory, Nugroho (2011: 528) says that in this Strategic Model emphasizes the demands or strategic issues as policy formulation. This model says that strategic planning is done focuses on identifying and solving issues, and assessment of the environment outside and inside the organization, as well as the orientation of the action. This is reflected in the Healthy Housing Environment (LSP) Program which is as the result of strategic plan. Strategic plan carried out by the Dinas Pekerjaan Umum of Tangerang City is also passed through the stages of the environment analysis both outside and inside, then focus on measures to solve the problems and strategic issues inside. Thus, a policy created to be implemented is an effort to resolve the existing problems. Similarly, the LSP Program is made through a formulating process of a strategic planning, implemented in six activities and actions. These activities also become the focus of this research. The six activities in Healthy Housing Environment, *Lingkungan*

Sehat Perumahan (LSP) Program conducted by the *Dinas Pekerjaan Umum* of Tangerang City, such as:

a. Coordination of Supervising and Controlling the Policy Implementation of Housing Building (KP3KPR)

1) The Conducting of Coordination of Supervising and Controlling the Policy Implementation of Housing Building (KP3KPR)

Healthy Housing Environment Program (LSP) Program, the first activity recorded in the Internal Affairs Ministry Regulation No. 13 Year 2006 on Regional Financial Management Guidelines in the Activity Program appendix is coordination the supervising and controlling the policy implementation of housing building. Furthermore based on its implementation, the implementation of this program is reflected in one of the implementation models, namely the Grindle Model (Nugroho, 2009: 634). This model in its implementation many consider various aspects that influence in it, such as content policy, implementer and the recipient or object of implementing these activities. Accordingly, in the implementing these activities, there are some elements which are also an absolute must have, as was said by Tachjan in Irawanti (2014: 22) namely; executive element, the program should be implemented and have target groups. This is consistent with what is contained in these activities. The executor or implemmentator element in these activities is the Housing and Settlements Division of *Dinas Pekerjaan Umum* Tangerang City, which subsequently there are activities that should be implemented, namely the coordination of supervising and controlling the policy implementation of housing building. The target group

in this activity is the housing developer. The housing developer is a private actor in collaboration with the *Dinas Pekerjaan Umum* in order to provide for the housing needs of residents of Tangerang. This activity was held considered the need for coordination between the government which is the *Dinas Pekerjaan Umum* with the developer. In this context, monitoring and control policies on housing construction carried over to the building of infrastructure, facilities, and utilities. This lined with what the support in realizing a residential environment and a good settlement such as existence of infrastructure, facilities and utilities are good also.

Coordinating activities with developers, especially in the supervision and control of the housing construction policy implementation is important, because the developer has the obligation to submit the infrastructure, facilities, and utilities (PSU) to the government. It is set in, article 7 Mayor Regulation No. 47 of 2011 on the Delivery of PSU for Housing and Settlement in Tangerang. Infrastructure, facilities, and the utility (PSU) itself is an indicator of the Settlement Restructuring concepts to achieve decent housing and good residential environment. As in the perspective of Public Health described by Kasjono (2011: 8) in the Settlement Restructuring concept, there are several requirements that must be met as a means of drainage, road environment with adequate lighting, clean water, defecation site, waste household and open land green. It is included in the category of infrastructure, facilities and utilities which are required to be provided by the developer in carrying out the construction of housing and settlement pursuant to the Mayor Regulation Number 47 of Year 2011. As such,

these activities carried out to monitor the developer who do the residential construction activity and ensure the completeness of infrastructure, facilities, and utilities are provided to support the housing and settlement environment.

2) The Budgeting of Coordination of Supervising and Controlling the Policy Implementation of Housing Building (KP3KPR)

KP3KPR activity is one of the activities carried out in each year during the period of the Strategic Plan of the *Dinas Pekerjaan Umum*. At a strategic planning, Pontoh & Kustiawan (2009: 290) described some of the principles that should exist in the strategic planning, which is the financial aspect that become the consideration. An activity or action programs will not run without funding. The statement was in line with what the exposure on Policy Implementation Model belongs Grindle considering various potential into resources used, in this case the material resources or budget (Nugroho, 2011: 532) Similarly, these activities annually KP3KPR have different budgeting depending on the necessary required. More exactly, KP3KPR is an activity that always having increasing the amount of financing in each year. As described in the data presentation, starting from the implementation of activities in 2010 with funding of Rp.177.277.600, followed by activities in the next year is 2011 with funding of Rp.193.904.950, then implementation in 2012 with funding amount to Rp104 .194.950, and ended up on the implementation of activities in the year 2013 with a very large funding that Rp.750.000.000. Budgets are used to coordinate the supervision and control of the PSU delivery by developers who are made directly and indirectly. Direct

supervision and control done by surveying the field and vice versa is done by making documents or doing data collection on any PSU built by developers.

Based on the realization of budget is used, all of the funds for the financing of these activities comes from *APBD of* Tangerang City which tends to increase every year. However, these activities are not directly felt by people in Tangerang as the target in this event, but it is a residential developer. This activity will reach its goal correctly, if doing the monitor of developers behaviour and development outcomes of PSU well. It is also as well as aimed for the housing environment through doing the precise coordination, and sustained by the developer.

3) The Systematic of Coordination of Supervising and Controlling the Policy Implementation of Housing Building (KP3KPR)

Complex urban conditions with urbanization aspect and migration from rural to urban areas, it caused the need for physical urban development efforts in order to remain the habitable environments (Supriyono, 2012: 8). In this context specifically focused on housing needs which can accommodate the population urbanization in Tangerang. It makes *Dinas Pekerjaan Umum* doing many cooperation with the developers of housing in order to meet housing for residents of Tangerang. That's why, coordination activity of monitoring and controlling the policy implementation of the housing building has become one of government activities to ensure the decent housing development with environmental completeness of such infrastructure, facilities, and utilities. So, there are systematics and procedures to be followed particularly by developers in making

housing and settlement development. The Implementation of these activities are done with the existing procedures and Tangerang Mayor Regulation No.47 of 2011 on PSU Delivery of Housing and Settlement.

Based on the interview with WH (F, 40th), she said procedurally developer must apply for a permit construction of houses to the Tangerang City government licensing. Not only that, the Delivery of construction of houses by developers will also be considered by the *Dinas Tata Kota* . they will adjust the Spatial Planning of Tangerang City on the location of the housing development. This is important because, WH (F, 40th) said that Tangerang City want to improve the development, so there will be a certain activity centers are developed according to the potential of region. As example is Jatiuwung area as an industrial zone. The consideration in accordance with the Urban Structure Theory devided the territory based on certain zones and spaces of the city based on the sectoral function (Supriyono, 2012: 51). However, further WH does not explain how the zone division in Tangerang City because it is the scope of *Dinas Tata Kota*.

Based on the license has been obtained, the next stage of the consideration will be processed at the proposed site plan developer. In this case *Dinas Pekerjaan Umum* do the checking against the site plan proposed to consider the suitability provision of PSU that will be built, as well as the availability of green open land as much as 40% from the land that will be built. However, implementation of the coordination of supervising and controlling the policy implementation of housing building still have not yet a Operational Standard Procedures (SOP) of activities that are usually summarized in an SOP program, so

that the procedures and systematics is still limited to the regulation of the mayor. Departing from these constraints, it caused this activity never an escape from the problems. The problem that often appears is from the collection PSU that have been submitted and owned by the government. WH (F, 40th) presented related issues ever arise, the existence of elements that irresponsible trade the inactive PSU. PSU belonging issues in the construction of houses and settlements that have not actively occur due to the negligence and lack of clarity about the procedure continuity as well as the agreement between the two sides of the developer and the *Dinas Pekerjaan Umum*. It is recognized by the WH (W, 40th) because then the lack of activity data updates and the written SOP to support this activity.

b. Provision of Clean Water and Basic Sanitation for Poor People

1) Sanitation Infrastructure or *Mandi, Cuci, Kakus* (MCK) and Water Wells Building Activities

Provision of clean water and basic sanitation activities, especially for the poor is one of the most important activities and the key to success goals to be achieved. These activities are implemented through the creation of some kind of means to access clean water for poor people to the fulfillment of basic sanitation, such as the constructing of household toilets, bath wash latrine (MCK) and wells in the several districts in Tangerang. This activity is based on the reality of people in Tangerang on low incomes who are still conducting a shower, wash and defecate in the river or use Cisadane river water for daily needs. As explained by

the Head of Housing and Settlement Development Section FT (F, 30th) that some of the residents in Tangerang City with the low incomes or called as Low-Income Communities, *Masyarakat Berpenghasilan Rendah* (MBR) still do not have access to clean water, especially residents living around the river Cisadane and suburban or city boundaries.

Provision of clean water and basic sanitation activities is the activity through the construction of latrines and wells in an attempt to fulfill the needs or completeness of infrastructure, facilities and utilities on housing and settlements. Normatively, it lined with the concept of settlement outlined in Act No. 1 of 2011 on Housing and settlements. In a sense the housing is defined as a set of house completed with the infrastructure, facilities, and utilities as a result effort of the fulfillment habitable house. Further settlements are also defined as part of the environment of a unitary housing that have infrastructure, facilities, and utilities as well as supporting other activities. This was followed by a public health perspective that has the scope to housing, human waste (defecation), water supply, waste disposal, and drainage. Public Health itself is be interpreted as an attempt to overcome the problems of sanitation that disturb the health and improving environmental sanitation and the quality of housing (Notoatmojo, 2011: 14). That is why in order to achieve a healthy housing environment, Tangerang City Government should try to meet the PSU is one of them, provide clean water and basic sanitation (latrines and wells in) good, healthy and feasible.

The construction of latrines and wells has began in 2010 until 2013 in several villages and districts are scattered in Tangerang City, as shown in Table 5-

8. The construction of latrines and wells, this is an activity undertaken by the public submission and proposal in certain areas that need it. Based on the data obtained, usually MCK was built as much as 2-5 doors in one region, while deep wells created as water terminal earmarked for 50 heads of family as well. These efforts are very useful in improving the quality of housing and residential environment through the provision of latrines and wells. It also can help people with middle and low income that are found by researcher around the edges and border town. However, this activity is also still not in spite of the problems that arised through the latrines or deep wells building activities. There is a jealousy on the part of citizens whose district has not received the construction approval in latrines and wells. This is because in the procedure, particularly the Housing and Settlements Division of *Dinas Pekerjaan Umum* will conduct a survey prior to the submitted area or village. It can still be resolved by the explanation given to residents related to development priorities of latrines and wells. However, the overall procurement of basic sanitation and clean water supply is appropriate accordance with the Public Health perspective contained in the concept of Housing Restructuring (Kasjono, 2011: 8).

2) Budgeting of Sanitation Infrastructure or *Mandi, Cuci, Kakus* (MCK) and Water Wells Building Activities

On a development planning that will be implemented on an action, there are basic elements that need to be considered. As it became one of the principal elements in the development plan that is, capital or resources to be used to realize activities (Pontoh & Kustiawan, 2009: 169). This is consistent with the

implementation of these activities in which the budget is needed for the building of latrines and wells for the MBR need. In the supply of clean water and sanitation equal basis for MBR of Tangerang City, *Dinas Pekerjaan Umum* allocates different in every year, because it follows the submission and community needs. As presented in table 9 on budgetary data provision of clean water and basic sanitation for the MBR that budgets are used tend to fluctuated. This is due to the adjustments toward the conditions of Tangerang City community itself. The budget for this activity is same with other activities which can be obtained from APBD of Tangerang City that allocated separately. On budgeting activities, there is not a significant problem because this activity is supported by the Mayor of Tangerang as submitted by the Head of Housing and Settlement Division WH (W, 40th).

3) Systematic of Sanitation Infrastructure or *Mandi, Cuci, Kakus* (MCK) and Water Wells Building Activities

Constructing of toilets and deep wells also has its own procedures and systematics. MCK-making procedures and wells in this process begin with the submission by the citizens. Furthermore, the Housing and Settlement Division of *Dinas Pekerjaan Umum* of Tangerang City will conduct a field survey on the details of the construction site. This is related to the availability of land to built the toilets (MCK) or water deep wells. The following activities are done through the field survey by the *Dinas Pekerjaan Umum*, and the submission will be considered to be approved or not. If approved, it will be resumed at the stage of verification and measurement of the construction site. The activity continued until

the stage of the building and constructing process as can be seen in Figure 16. Furthermore, systematic and implementation procedures of this activity is same with other activities in the Healthy Housing Environment (LSP) Program which is not institutionalized well in an SOP. WH (F, 40th) admitted that they were as implementer just followed the existing work plan and existing development cycle stages as described previously. This is due to the lack of standard operating procedures that became an obstacle for them. However, WH make this constraint into a correction for the next implementation.

Based on the results of the Government Performance Accountability Report (LAKIP) of Dinas *Pekerjaan Umum*, the submission and realization of latrines and wells began to decrease. This is followed by increasing the ability of citizens in Tangerang to meet their needs of basic sanitation and clean water by themselves. Nevertheless, the government continues to carry out development activities based on the existing submission or following the slum survey conducted by the *Dinas Pekerjaan Umum* itself. However, based on data obtained in reality there are still people living in some areas around the edges and borders of city are still not reached by the government. It is presented by one of the village residents Neglasari researcher found when washing in the river. So, it conclude, this activities have not yet conducted thoroughly by government.

4) Management of Sanitation Infrastructure or *Mandi Cuci Kakus* (MCK) and Water Wells Building Activities

Providing a source of clean water and basic sanitation for MBR with the construction of latrines or wells are not just stop at that stage. But the

sustainability of what has been built by the *Dinas Pekerjaan Umum*. This is the management of latrines and wells that given as the responsibility of local residents in that area itself. In this context, *Dinas Pekerjaan Umum* of Tangerang City not only made its citizens as an object but as a party to actively participate in managing their sanitation source. It is also intended as a form of independence realizing of Tangerang City Tangerang residents to protect the environment and maintain the facilities that have been granted. As the supply of safe water sources and basic sanitation is a reflection on the Public Choice Model. In the Public Choice Model (Nugroho, 2011: 532) says that the public policy that made by governemnt is a as public choice, which gives space and chance for public to contribute their choices or needs. This lined with the implementation of this activity which originated from the choices or the proposed community needs. Furthermore after was realized, the community must contribute actively in managing public toilets (MCK) and water deep wells were constructed. In that sense, people are not only accept passively what is facilitated but to actively participate in managing public toilets (MCK) and wells. Latrines and wells management is done by the people because of the need for taking care as well as to manage its use. WH (F, 40th) as the Head of Housing and Settlements Division said that MCK caretaker/*penjaga/pengurus* tasked for managing all purposes and related needs such as latrines and wells electricity payments, or any form of damage. This is evidenced by some of the residents who has become since toilets and deep wells have built. SR Pak (M, 55th) and Mrs. MN (F, 60th) claimed that responsibility was trusted to them as caretaker as voluntarily. There aren't

separate salaries or wages allocated for them. WH (F, 40th) assumed that what *Dinas Pekerjaan Umum* have done, subsequently will handed over to the residents and it is no longer a matter for the government, particularly the *Dinas Pekerjaan Umum*.

However, the lack of sustainability by government became the causes of some toilets are no longer in operation and abandoned by residents, one of them in *Kelurahan Mekarsari* (MCK Rajabali). The inactive of several toilets that have been developed further causing some residents returned to activity in the riverside of Cisadane, the documentation as described in the data presentation by researcher. This looks useless if the MCK which has built but there is no for monitoring the sustainability by government. In addition, the lack of coordination is done by citizens and government can be one factor that inhibits the activity, because in theory of the strategic plan ning implemented, there should be a supervising or monitoring activity as the sustainability of the program undertaken. Thus it can be maintained the success. However, behind the some of shortages that occur in the supply of basic sanitation and clean water sources for the MBR, these efforts was the appropriate in the public health viewpoint. As described by Notoatmodjo (2011: 15) that public health is the science and art of preventing disease, prolonging life and improving health through "community organizing efforts", one of which is to improve environmental sanitation in housing and settlement. This was attempted by the *Dinas Pekerjaan Umum* of Tangerang City in efforts to improve the health and environmental quality through implementing this activity.

c. Counseling and Supervising the Quality of Healthy Housing Environment

1) Counseling Implementation

Healthy Housing, Lingkungan Sehat Perumahan (LSP) Program also implemented through the counseling activities or socialization. The activity named as counseling and supervising the quality of healthy housing environment. The Activity in this program is the good one and very useful for the citizens of Tangerang City who still live in the slums settlements. As intended with the slum by Kasjono (2011: 72) it is defined that as slum settlements arising from the combined housing that has an unhealthy environment. This is what meant by *Dinas Pejerjaan Umum* in providing information to the citizens in order to preserve the environment and are able to create a healthy settlements and make the slums doesn't longer exist anymore. This counseling is usually given priority to the neighborhoods that will be built the sanitation and clean water source for residents in the certain region. Then it make them understand how to maintain a healthy housing environment through the management of latrines and wells in that it has facilitated.

Counseling and supervising the quality of a healthy housing environment is done through the coordination with Department of Health and Environment Agency of Tangerang (*Dinas Kesehatan and Badan Lingkungan Hidup* of Tangerang City). This cooperation is carried out looking at the capacity or necessary in the counseling field. Throughout its implementation in 2009-2013 during the period, this activity is still limited in the form of counseling once and

completed. It makes a healthy form of monitoring environmental quality of housing that included in the section tends to the counseling activities itself. As one of the residents statement in the *Kelurahan Neglasari* said that counseling is done at the time before the latrines and wells built, and not done as continue again after MCK or deep wells was completed. On the other hand, this activity is one tool used by the government, especially *Dinas Pekerjaan Umum* to assist the city development. Based on theory, as presented by the United Nations related seven of the city development pillar in "The New Urban Policy Approach" say that the one of city development is based on the principle of sustainability by considering the balance, alignment, and harmony (Pohan & Kustiawan, 2009: 360). Further in achieving a success, it needs consistency and continuity on what is being implemented. However, in reality the *Dinas Pekerjaan Umum* has not made the principle of sustainability. Moreover, not all citizens as a whole received counseling because look at the submission and needs in the area itself, as was done in the construction of latrines or wells.

2) Counseling Materials

The counseling materials supplied is actually obeying the concept of healthy environmental sanitation for housing and settlements in order to be habitable and meet the healthy standards. As outlined in the perspective of public health in environmental health scope consisting of; housing, disposal of human waste (faeces), water supply, waste disposal and waste water disposal (Notoatmodjo, 2011: 169). That's why on this counseling, the Department of Health has a role to drive and provide knowledge for community in order to create communities

health status through the maintenance of good sanitation and hygiene, while the Environment Agency on the greening of residential and settlements. This lined with what was delivered in 829/Menkes/SK/VII /1999 which mentions several parameters in achieving a healthy housing and settlements, consist of; location, air quality, noise and vibration, soil quality areas of housing, infrastructure and facilities, disease vectors, and reforestation. Furthermore, as submitted by Notoatmodjo (2011: 171) concerning of public health perspective assessment indicators or conditions in a healthy housing, before it reaches the healthy housing and settlement as well as those described in pages 68-73. So why the *Dinas Pekerjaan Umum* along with the *Dinas Kesehatan* and *Badan Lingkungan Hidup* of Tangerang City who then tried to steer the citizens in order to achieve these parameters, especially in the infrastructure and facilities also the greening or reforestation. It is caused by a condition where if infrastructure and facilities are not health, it will be easier to bring a wide range of disease vectors. Besides that, these conditions must be supported by the greening at every house. That's why the Environment Agency (BLH) in its counseling also promote the "green village" to create a beautiful living environment so that it does not look dirty anymore.

It lined with this, the Environment Agency (BLH) more often hold counseling in the form of practice or roving around the settlement to teach citizens how to create a good and beautiful settlements with plants in every home. Besides related to sanitation and greening of the surrounding settlements, the other aspect is the environmental cleanliness are realized with waste disposal management properly. This is done by facilitating citizen with three different types of trash.

However, this counseling is not supported with the checking activity for each home that see and measure the environmental parameters or indicators of achievement for healthy housing and settlement. Measurement and assessment activities is necessary because it looks at the objectives of the LSP Program which wants to improve the quality of housing and settlement, so it can be measured its conditions in the Tangerang City which can be said to qualify Restructuring Settlements (Kasjono, 2011: 8).

d. Control the Pollution Risk of Environmental Quality

Departing from the Ministry of Internal Affairs Regulation No. 13 of 2006, the Healthy Housing Environment/ *Lingkungan Sehat Perumahan* (LSP) Program is also followed by the control the pollution risk of environmental quality are included in it. However, based on Accountability Government Performance Report (LAKIP) of *Dinas Pekerjaan Umum* of Tangerang City from 2010 until 2013, there are no details on the implementation of these activities. This has been described by WH (W, 40th) as the Head of Housing and Settlement Division *Dinas Pekerjaan Umum* of Tangerang City on the data presentation that control the pollution risk of environmental quality is not carried out because its own rationale. Furthermore, Mrs. WH explained the rationals that this activity as the main duties, Functions, and scope referring to Environment Agency (BLH) role. That roles of Environment Agency (BLH) explained by Nurul Ramayanti, ST as the Division Head of Public Participation, it is a body tasked to control and manage the environment properly through the empowerment of community

participation in some activities. BLH is considered more competent and appropriate functions to do the control for pollution risk of environmental quality. The next rational WH (W, 40th) explained that in any program not all of the activities will be done, but will look at the needs, priorities, condition of community itself. They prioritize to do the activities such as the provision of facilities and counseling toward residential environment of infrastructure, facilities, and utilities, that one of them is sanitation.

Rational will be the more appropriate with BLH's role in conducting this activity, it was right, as Grindle (Nugroho, 2011: 634) explains that a policy or in this context is a program that have to contain some of content which is in the interests of policy, the type of benefits generated, who will do the program implementing, and the resources deployed. If look based on the importance, this activity is aimed for controlling the pollution impact and risk of environmental quality that occurred in the housing and settlement, with its benefits can improve the environmental quality. However, *Dinas Pekerjaan Umum* of Tangerang City through WH (F, 40th) describes the controlling pollution risks of environmental quality actually have been included in the counseling activities. What if it done once, these activities can be carried out directly in the program which is owned by BLH, so it would be more targeted and effective. Nonetheless, it would be better if the *Dinas Pekerjaan Umum* can still do this activity with more concern refers to the role and duties of Housing and Settlement Division itself. So, it is not to be a futile or useless thing and it can achieve the program goals maximally.

e. Determination of Policy and Strategy for Implementation of Harmony Environment and Balanced Residentials

The determination of policies and strategies for harmony environment and balanced residential is not much different from the risk of pollution control activities. This activity is not realized or implemented by the *Dinas Pekerjaan Umum* of Tangerang City along this Strategic Plan period 2009-2013. This is described by WH (F, 40th) that Housing and Settlements Division no longer do the determining of policy for the harmony environment and balanced residential. Furthermore said, the policies and strategies set out in the Housing Ministry Regulation No. 10 of 2012 on the Implementation of Balanced Housing and Residential Areas. Based on these rules, confirmed that *Dinas Pekerjaan Umum* of Tangerang City no longer set policy or strategy but rather a policy inherited and conducted from the center to the regions. On the other hand, they do not just run the policies and strategies that have been exist, but Housing and Settlement Division more oversight and control over the regulation of the Public Work Ministry, *Kementerian Pekerjaan Umum*. It related the supervision and control of infrastructure, facilities and utilities for housing and residential environments.

In this context, the determination of policies and strategies about harmony environment and balanced residential is an activity include in the formulation stage of the policy-making process. A policy implemented in the more specific or detailed stage as that illustrated in Figure 6 about the sequence of Public Policy Implementation (Nugroho, 2011: 629). Although the policy and the strategy has

been based on the regulations of the central government, but it is necessary to translate the central level into the regional regulation and rules to scale more specific and detailed, so it has clear guidelines for activities which are a reflection of the central regulation.

f. Monitoring, Evaluating, and Reporting

Based on the public policy process described by Stella Theodoulou in Nugroho (2011: 95) there are six stages where the last stage is the policy analysis and evaluation. So also are summarized in Santosa (2009: 36-45) in Figure 5 in Chapter II which describes the three stages of the process of public policy where the final stage is the evaluation of policies. This lined with the public policy process in accordance Healthy Housing Environment (LSP) Program on Permendagri No. 13 of 2006. In the attachment program activities, there are monitoring activities, evaluation, and reporting as the ending of LSP Program. WH (F, 40th) as the Head of Housing and Settlements Division recognizes that the activities of monitoring and evaluation have not been done optimally because there was no budget allocated to conduct them.

Further, monitoring and evaluation activities were not carried out with the maximum because WH (F, 40th) explained that the certain institution for doing the monitoring and evaluation does exist. They is tasked to conduct monitoring and evaluation activities, namely, the Regional Secretary of Planning and Development Building (BPSPKP). The section is owned by the Regional Secretariat functions to conduct the functions of monitoring and evaluation

programs that have been carried out. Additionally, described by the FT (F, 30th) as the Head of Housing and Settlement Development Section, they do not conduct monitoring and evaluation as well because they feel there is no specific complaints from the public throughout the execution or implementation of activities. Complaints or problems those occur in the society is as the effects of implementation that they can always overcome and do not cause the important problems.

However, behind the monitoring and evaluation activities that have not been done optimally, *Dinas Pekerjaan Umum* of Tangerang City have implemented the reporting activity. It is done in the form of Government Performance Accountability Report (LAKIP). This report was made on a monthly basis which is then incorporated into the annual LAKIP. However, reporting is not considered sufficient to be able to evaluate the quality of activities that have been carried out. It need to do the monitoring and evaluation specifically for each of the activities carried out, so there will sustainability and correction of what has been done in order to make improvements. Such as the construction of latrines or wells activity and health education in an environment as that need monitoring and evaluation activities.

g. Additional activities

1) Formulating of Mayor Regulation Draft (Raperwal) about The Technical Guideline Delivery of Infrastructure, Facilities, and Utilities (PSU) for Housing and Settlement.

Based on what was presented by WH (F, 40th) as Head of Housing and Settlement Division explained at the data presentation, every activity in the existing program implemented following the needs of the community. It is understood that the activities included in the program, there may not be implemented as a whole. On the other hand, if there is a possibility to add or replace activities that are carried out with other additional activities. In line with the statement, the Housing and Settlement Division of *Dinas Pekerjaan Umum* of Tangerang City add some activities to support the achievement of Healthy Housing Environment Program. One of the additional activities is the formulating of Mayor Regulation Draft (Raperwal) about the technical guideline delivery of infrastructure, facilities, and utilities for housing and settlements. This activity was held to translate the Decree of Internal Affairs Ministry No. 9 of 2009 about The Delivery Guideline of Infrastructure, Facilities, and utilities for Housing and Settlements in the Region to be more technical rules. This is to facilitate the delivery implementation of the infrastructure, facilities and utilities for housing from developers to the government (*Dinas Pekerjaan Umum*). Similarly, in line with what was concluded in the principles of a strategic planning (Pontoh & Kustiawan, 2009: 290), which should be more detail to be easy to be realized.

In this context departing from the Regulation of Internal Affair Ministry No. 9 of 2009 which translated into more detail toward the implementation for regional level in Regional Regulation of Tangerang City No. 4 of 2009 on the Transfer of Infrastructure, Facilities, and Utilities Housing and Settlement. Furthermore, the regulation become a more technical elaboration in a draft of *Raperwal* that arranged at additional activities of LSP program, and also published as Mayor Regulation No. 47 of 2011 on Technical Guidelines for the Implementation of Regional Regulation No. 4 of 2009 on the delivery of Infrastructure, Facilities, and utilities for housing and Settlement.

2) Housing and Settlement Data Inventory

Other additional activities is an data inventory of housing and settlements. It is as presented by the Head of Housing and Settlement Division on the data presented related to these activities. That data inventory of housing and settlements aimed for developing database of the *Dinas Pekerjaan Umum* about data related to environmental conditions. This activity is needed because it can support the implementation of the Healthy Housing Environment (LSP) Program. It looked at the previous database was not good preparation. Housing and settlement data inventory is embodied in a form of a book or a document reporting. *Dinas Pekerjaan Umum* deemed appropriate to do this because considered on the needs of housing and settlements data collection and existing, such as the data related to housing developers still have not handed or infrastructure, facilities, and utilities.

Further, inventory data is also needed as a reference and guide in conducting various activities in the program related data such as housing and settlements that do not have sanitation facilities and clean water, the data of slum settlements, and housing and settlements which do not meet health standards. So that, the implementation of activities within the Healthy Housing, *Lingkungan Sehat Perumahan* Program can be run based on the target. As described in the elements of that policy implementation should have the clearly and properly target groups.

2. Inhibiting and Supporting factor of Strategic Plan for Healthy Housing Environment (LSP) Program Implementation Conducted by Dinas Pekerjaan Umum Tangerang City in the Public Health Perspective

Departing from the analysis of theory presented by Danar (2012: 10) which talk about the process of formulating a strategic planning that follows one of the models that Harvard Model, better known by the acronym SWOT (Strength, Weakness, Opportunity, Threat). The strategic plan of Tangerang City is structured to follow the Harvard model by doing some analysis on the factors that influence the implementation of policy which contained in the strategic planning. This lined with what has been previously presented at the first study on the focus. *Dinas Pekerjaan Umum* did some analysis of related factors that exist in the environment around the subject and object of the activities that will inhibiting and support the success of the LSP Program. Further, there are several types of factors

recognized by the implementer which are classified by the researcher into four types of factors.

a. Internal Supporting Factor

1) Mayor Support

The first supporting factor based on observations and interviewed by researcher with some officials of Housing and Settlements Division, is the full supporting from Mayor of Tangerang City at that time. This is consistent with what the vision and mission which want to realize the Tangerang City advanced through the provision of the best services in fulfill the basic needs of society. In this context, the need for housing and settlement has to meet a clean environment, healthy, and feasible. Support from the mayor is a most important aspect of a strategic planning made. It because when a program in the strategic plan is not a priority program or not according to the actual conditions of people's needs, and lack the full support of the mayor, then the program will be difficult to run, especially related to licensing issues or budget submissions and so on.

This Support from mayor who became one of the supporting factors as internally for the implementation of this strategic plan of Tangerang City was seen based on Mayor's concern that prioritize on improving quality and equity of the physical construction in Tangerang City, one of which is done through the improvement of the quality of housing and residential environments. It also lined with what was presented by MK (F, 40th) as the Head of Sub Division of Environmental Health, Department of Health that if you want to achieve the welfare of the community, start first departed from the most basic thing is, the

degree of public health. That's why the full support of the mayor was very help the implementation of LSP Program, especially in the provision of clean water and basic sanitation for residents.

2) The Facilitated Budget

Implementation of an activity in the policy will not run without the funding or the budget allocated to that policy or program. As well as the principal elements that must be met and taken into account in a strategic planning at point 5 in Pontoh & Kustiawan (2009: 169-167), budget is the capital that will be used for implementation and allocation. In lined with this and the full support of the mayor to the success of the LSP program, Housing and Settlements Division did not feel there will be terms of budget difficulties. Budget which facilitated greatly assist in the implementation of activities in the field. Thus there is conformity to the concept presented by supporters of internal factors, like the budget is facilitated. This is due to the success of an activity also depends on budgeting or financing provided.

3) Good Coordination Among Related Parties

Not only in terms of budget facilitated, the implementation of various activities that carried out in the LSP Program is considered to have a fairly good coordination with the relevant parties. In this context some of the parties involved in the implementation of the program are the Department of Health, the Environment Agency, and the housing developers from the private sector. It is also delivered in a Head Decision Document of *Dinas Pekerjaan Umum* of Tangerang City No. 055.1/Kep.11.a-Sekre/2009 on the Strategic Plan of *Dinas*

Pekerjaan Umum of Tangerang City 2009-2013, in the third chapter analyzes and projections related to the condition of the area that says this program has the support of the private sector in the fulfillment of PSU housing and settlements.

Based on this, there is conformity with the essential element in development planning, in which one of the elements is a person, or organization. In this context means that the element will be successful if there is a good coordination among other parties concerned. Then the fact is, established a partnership with the other party like *Dinas Kesehatan and Badan Lingkungan Hidup* of Tangerang City in counseling activities and supervision for a healthy environment quality of housing. In addition, coordination is quite good with housing developers who submit the infrastructure, facilities, and utilities supporting a healthy environment for housing and settlement. Overall it reflected in the perspective of public health who considered the importance of a complete PSU to meets health standards in order to create social welfare.

b. Internal Inhibiting Factors

1) The Lack of Human Resources in the Activities Implementation

Not only supporting factors that can affect the success of the Healthy Housing Environment (LSP) Program in its implementation. As for the other factors that are likely to come from internal or referred from the *Dinas Pekerjaan Umum* of Tangerang City itself. One is related to human resource constraints. Lack of Human Resources (HR) is also a limiting factor based on the results of SWOT analysis performed *Dinas Pekerjaan Umum* of Tangerang City. It is also

added by WH (F, 40th), that it is not only about the quantity matter or amount of a lack of human resources but also from the aspect of quality. This is due to lack of planning people that comes from a background of civil engineering education. Moreover, operating personnel or technical personnel in the field is quite less. Human Resources (HR) itself is one key element in implementing a program, as submitted by Grindle (Nugroho, 2011: 634) in a model of policy implementation that the policy implementation, there is an element that must be contained therein, namely people who implementing a program or can be defined as human resources to implement programs in the field. Not only that, but also the availability of human resources is also described in the principal elements in development planning by Pontoh & Kustiawan (2009: 169-167) on the fifth point to mention capital and resources that will be used.

Thus HR is an important factor that must be met. That's why the lack of human resources in carrying out activities in this program greatly affected the success of this program. Especially in some of the activities in the field such as the provision of clean water and sanitation, counseling activities, even the activity did not do like monitoring and evaluation which need the adequate human resources in terms of both quantity and quality.

2) Time Management in the Activities Realization

Another inhibiting factor in the activities realization is a time management. It is also one of the elements contained to carry out strategic planning (Pontoh & Kustiawan, 2009: 167-169). Timeline for achieving these objectives is one of the elements in it, which in this context that the execution time must be manage as

well as possible in order to reach the targets that have been determined. However in the reality, time management is become an obstacle or a limiting factor for the smooth of LSP implementation. Government is from the Housing and Settlement Division of *Dinas Pekerjaan Umum Kota Tangearang*, several times complained the delays and discrepancy time agreed upon by the government and third parties who used their services to help the availability of human resources in the execution of activities within Healthy Housing Environment (LSP) Program. In this context several times there is a delay such as the construction of latrines, which come from third parties. This made the lated time shcedule and decreasing of target. Thus the bad time management of a third party (service providers) have an impact on the performance of the *Dinas Pekerjaan Umum* especially for the Housing and Settlement Divisio and impacted to the timely achievement of the target.

3) Operational Standard Procedures of Program Activities

At each policy realized in an activity, there are needs for Operational Standard Procedures (SOP) that support as guidance. WH (F, 40th) recognize that there are other obstacles that constrained the smooth implementation of the LSP Program activities. The absence of a written SOP that institutionalized becomes a difficulty for them as the policy implermenter in the activities realization based on that SOP. SOP itself contains the details of operational standards and procedures in conducting activities and in which there is the procedure of conducting, targets, and achievements of the work. SOP is intended to provide guidance in the implementation of each activity in a program for being focused, and systematic.

However, the absence of the SOP makes Housing and Settlement Division only rely on documents of Work Plan (Renja) as guidelines for their implementation activities, which is felt not detail enough, and specifically translate various procedures or other procedures in the activities. Besides relying Renja, so far *Dinas Pekerjaan Umum of Tangerang City* also followed the development cycle in general that begins from surveys, verification, implementation or procurement. Nonetheless, WH realized about the importances of SOP for the success conducting, to make it being more systematic.

c. External Supporting Factors

1) Public Respond and Partisipation

In the Healthy Housing Environment/ *Lingkungan Sehat Perumahan* (LSP) Program, some activities are implemented in two directions. It is meant is that the government can not implement its own activities in the absence of a response and participation from the public as the program object. Based on some activities such as the provision of clean water and basic sanitation for the MBR, it need for a response from the citizens and their participation to submitt their proposal and even to actively help in the management of public toilets or wells that have been built later. Other activities are conducted by the Department of Health and the Environment Agency in particular in creating a healthy and beautiful environment through green village, residents are involved in order to know how to create and maintain a residential environment and a good settlement well. Furthermore, invites to manage housing and settlement environment

independently. It starts from each citizen house with due regard to the maintenance of good sanitation, proper waste disposal management to the creation of small parks or reforestation in every home. That's why the response and participation of the community to be one of the factors that determine the success of this program. Then this factor is very help and support the success of LSP program implementation.

This lined with it, in accordance what is stated on the seven pillars of city development in "The New Internationalist Urban Policy Approach", which states that one of the pillars stated that city development and improvement is concentrated on community. As the implementation of this program is a form of city development and improvement effort, so the role of community or society is need and affected to the success of development. Furthermore, the fact that the *Dinas Pekerjaan Umum* was greatly helped by the high of responses from Tangerang City community and accepting of the various activities provided to participate actively involved in it.

2) The Availability of Land

Each of the activities contained in LSP Program, can not be done just with the budget, human resources, and the people as objects. In the event the provision of clean water sources and basic sanitation through construction of latrines or wells within, the *Housing and Settlement Division of Dinas Pekerjaan Umum* require other supporting factors, is sufficient land to be able to realize the construction of latrines or wells in. In lined with the model in the policy implementation described by Grindle (Nugroho, 2011: 634) that there was some

content that should be contained in a policy implementation, one of which is the existence of resources used or deployed in the implementation of activities. Moreover, the same thing is also taken into considered in principal elements in the strategic planning that should be exist, one of them is a resource that will be used as well as the for the allocation (Pontoh & Kustiawan, 2009: 169-167). This is one reason why land of buidling as a necessary resources supporting factors that can help the ssuccess of program implementation.

In fact, the availability of adequate land is considered quite easy and not too be a difficult problem, because the citizens whose territory is approved for the construction of latrines or wells in the often want to give the land to be used for a common interest in fulfilling their basic sanitary needs, either by voluntary as well as buying and selling transaction. However, governments often buy land from local residents for the construction of the latrines or wells. Thus, the availability of adequate land for the construction of latrines or wells in the implementation of LSP Program becomes a factor that strongly supports the success of the program.

d. External Inhibiting Factors

1) Community Mindset related the Health Life

In the other hand, there are factors that support the success of LSP Program, otherwise there are also factors that hamper the smooth and successful implementation of programs coming from the outside or called externally. In the SWOT analysis results are presented in the Strategic Planning of the Dinas Pekerjaan Umum of Tangerang City, there is one that becomes a threat and externally constrained the success of program. There is still low awareness of communities to manage the environment. It is intended is

some people still do not have the awareness to want to manage the housing and settlement environment for the creation of a healthy and feasible environment. As well as inhibiting factors externally that found by researcher is the low of people mindset to live healthy. Although the response of society to be one of the supporting factors externally, however some people who especially are still living in the suburbs or the border and live on the riverside still wash, bath and do other activities that rely on sanitation from dirty water of Cisadane Riverside. As already described related, objectives and role of the community has an important role in the process of policy implementation.

However, the problem is some people still have a low awareness of healthy live. This is evidenced by the results of the interview are presented in the data presenting, they prefer to use river water rather than having to pay for expensive electricity bill. They have little attention to the health effects arising from such behavior. They only think how to pay the electricity bill low, by redirecting the use of water in the river water that they think can still be used. The residents who have lived a long time in the Cisadane River Area considers the existing river water can still be used because it does not cause serious disease impacts on their bodies. They only think in order to live as simply as possible and do not spend huge costs because their income is mostly quite less. Then this mindset is still being an obstacle for the government to change and redirect people to want to choose and use the bathroom or toilet water that had built than river water to meet the daily needs. This is because it will not help reduce or overcome the slums image that exists in several district in the Tangerang City. Thus, the government still found it difficult to deal with these constraints, as they relate to the mindset that that has embedded since for long time ago.

2) Community Habit and Custom

Habit and Customs of living on the riverbank also become other as the external inhibiting factors that coming from the community itself. Mindset and habits are the two things that are in line and difficult to change when they are embedded for long time. The fact in the field is, some residents still wash and bath in the river rather than use the bathroom because it has already used to, and has been entrenched since childhood. This is because the original residents of Tangerang who live around the Cisadane riverside that have been practicing a variety of activities on the river, especially since there is not much room bathroom facilities. The residents were interviewed admitted that not accustomed to wash in the bathroom because it feels cramped and more fun to wash in the river with other residents, because they can mingle with each other. Usually after washing the residents and their children would once take a bath in the river. This phenomenon had been the obstacle where a customs and habit living in the river clinging so tightly to the communities themselves.

It becomes difficult for the success of LSP Program which aims to improve the environment quality of housing and settlements, so that it no longer looks like slums in terms of sanitation. This constraint complicates the goal achievement as reflect on the contents contained in the Model Implementation by Grindle (Nugroho, 2011: 634) of which one to implement a policy or program, should the existence of a degree of desired changes. In this context the degree of desired changes is to improve the quality of public health as seen from the infrastructure, facilities, and utilities that exist in residential environment and settlements in Tangerang. This lined with what the government's obligations as mentioned in Law No. 36 of 2009 which says that the government is responsible

for the availability of environment, and health facilities both physically and socially for people to achieve the health status as high as possible. However, on the other hand in the fact is, the barriers like mindset and habits become an obstacle that quite difficult to accomplish and overcome because of the culture of living near to water. Although it has been cultivated in a persuasive through various counseling and direct action such as providing toilet facilities or deep wells, this would be difficult to achieve the objectives of *Lingkungan Sehat Perumahan* (LSP) Program.

3) Social Jealousy in the MCK and Water Wells Realization

The last constraints or obstacles from the external is social jealousy in the realization or development latrines and wells in the region. This social jealousy appears on one of the activities within the LSP Program, which is the provision of clean water and basic sanitation for Low-Income Communities (MBR) and also the counseling activities of healthy environment quality monitoring. On the provision of basic sanitation, as the procedure is through the submission of area residents will be considered and approved if it meets the terms and conditions of needs. WH (W, 40th) explained that there are several times a little conflicts that occur as a result of jealousy residents in the area A with residents in the area B which is approved for the construction of latrines or wells. This is due to the limitations of *Dinas Pekerjaan Umum* of Tangerang City in facilitating the construction of latrines or wells proposed, because see on the variety of considerations in terms of both internal also external. However, those little conflicts can always be resolved by the giving of socialization or counseling to citizens, so as not to create a heavier conflict anymore.

However based on theory, the elements of policy implementation should be exists absolutely, one of them is target (Irawanti, 2014: 22). In this context the intended target is

MBR community in Tangerang. It thus was done by the *Dinas Pekerjaan Umum* for selecting target groups of development based on the priority needs of the region, although in the end led to a social jealousy for those resident who have not be conducted for their submission.



CHAPTER V

CONCLUSION

A. Conclusion

1. Implementation of Strategic Plan for Healthy Housing Environment (LSP) Program in The Public Health Perspective

Based on the explanation on chapter I until IV, and as well that mentioned in the Head Decree of *Dinas Pekerjaan Umum* of Tangerang City No. 055.1/Kep.a11.a- Sekre/2009 about the Strategic Plan of *Dinas Pekerjaan Umum Kota* of Tangerang City, it can be concluded that the Strategic Plan of *Dinas Pekerjaan Umum* of Tangerang City for period 2009-2013 in the *Lingkungan Sehat Perumahan* (LSP) Program has implemented through several activities based on the Regulation of Internal Affair Ministry No. 13 of 2006 about the Management Guideline of Local Financial in the activities program appendix. There are four activities that was implemented by *Dinas Pekerjaan Umum* of Tangerang City from seven as a whole of activities attached. Overall, it can be conclude through the each of activities conclusion below:

a. Coordination of Supervising and Controlling The Policy Implementation of Housing Building (KP3KPR)

Coordination of supervising and controlling the policy implementation of housing building (KP3KPR) was implemented to supervise the conducting of housing building that done by developers, specially on he infrastructure, facilities,

and utilities (PSU). this activity produced an output, which is the reporting document of PSU delivery from the housing building by developer. This KP3KPP activity in the implementation process success helped the government *Dinas Pekerjaan Umum* in order to create the housing environment that met the healthy standard of PSU. it also coordinated with many developer of residential such as related about the sanitation and clean water supply provision for society of Tangerang City.

b. Provision of Clean Water and Basic Sanitation Special For Poor People

Provision of clean water supply and basic sanitation is done for helping the poor people through the building of the latrines, *Mandi, Cuci, Kakus* (MCK) or the water well in the certain district that in advance we have approved and surveyed. This activity was conducted based on the communities' submission which agreed by *Dinas Pekerjaan Umum*. it also this activity has already built many MCK and water well for poor people in several district to help them in the good sanitation provision and clean water access. Furthermore, it can decrease some people in Tangerang City that always do the bathing, and wash in the riverside of Cisadane. The MCK and water well construction is done for achieving the healthy housing environment based on the Public Health Perspective. As well, it can be called as the health house what if they have the sanitation facilities and clean water access, also this activity was conducted to establish the health housing environment for poor people.

c. Conseling and Supervising The Quality of Healthy Housing Environment

Dinas Pekerjaan Umum of Tangerang City did the counseling and supervising the quality of healthy housing environment to give the understanding and socialization how to create the health housing environment. This activity is more focus on the residential street, reforestation, and also the people sanitation acitivity. The counseling was given for the district which will be conducted the MCK and water well building by *Dinas Pekerjaan Umum* of Tangerang City. The material of counseling itself is related about the manner to keep and maintain the good environment of residential well. The counseling also was givern by *Badan Lingkungan Hidup* of Tangerang City for the waste and garbage disposal aspect, and the reforestation in their housing and settelement. This activity is quite success and it is proved with the “green village” implementation anf the sanitation managing improvement by community of Tangerang City.

d. Control The Pollution Risk of Environmental Quality

Control the pollution risk of environmental quality is one of the activities that didn't conduct in the LSP program. This activity is not done, because it more refers to the main task and function of *Badan Lingkungan Hidup* (BLH) of Tangerang City. *Dinas Pekerjaan Umum* considered that BLH is more suite and competent to do this activity. In the other hand, *Dinas Pekerjaan Umum* implemented the LSP Program through the priority scale consideration of public need. So that, it is tend to the provision and improvement of sanitation

infrastructure, facilities, and utilities (PSU). That's why this activity didn't conduct by government.

e. Determination of Policy and Strategy for Implementation of Harmony Environment and Balanced Residential

Determination of policy and strategy for harmony environment and balanced residential is also the one of LSP activity program that didn't implement by *Dinas Pekerjaan Umum*. It is caused the policy and strategy implementation of harmony environment and balanced residential has already set by central government in the Regulation of Public Residential Ministry, *Peraturan Kementerian Perumahan Rakyat* (Permenpera) No. 10 of 2012 about the Implementation of housing and settlement environment with the balanced housing. It make *Dinas Pekerjaan Umum* didn't redetermine the policy and strategy, but they just run it. *Dinas Pekerjaan Umum* of Tangerang City did that activity through the supervising and controlling the housing development and construction that conducted by developer. It to ensure and check the residential building with the developer site plan reflected to the balanced residential environment.

f. Monitoring, Evaluating, and Reporting

In the *Lingkungan Sehat Perumahan* (LSP) Program. Monitoring and evaluation activity has not implemented maximally and continually. It because those activity are not budgeted specifically. Besides that, *Dinas Pekerjaan Umum* didn't receive any complaints and conflict that happen in the community along the activity was implemented. So, it make *Dinas Pekerjaan Umum* of Tangerang City regard the monitoring and evaluation would be undertook what it there are

complaints and conflicts happen that can not solve in the district/*Kelurahan* and *Kecamatan* level. These are proved from several program activities that done through the once and finished system, so there is no monitoring and evaluation that run well and maximally. However, *Dinas Pekerjaan Umum* did the reporting activity through documented the program in the Government Accountability Performance Report (LAKIP) in every month also year during the strategic planning period (2009-2013).

g. Additional Activities

For supporting the achievement of LSP Program, there are two additional activities that also conducted by *Dinas Pekerjaan Umum* followed the public needs. Formulating of Mayor Regulation Draft (Raperwal) about The Technical Delivery Guideline of Infrastructure, Facilities and Utilities (PSU) for Housing and Settlement, then other additional activity is data inventory housing and settlement. Both of these activities are quite helpful in the process of LSP program implementation. This is because of the Mayor Regulation Draft (Raperwal) about The Technical Delivery Guideline of Infrastructure, Facilities and Utilities (PSU) for Housing and Settlement, support the (KP3KPR) activities implementation by *Dinas Pekerjaan Umum* toward the housing developers that are required to submit the PSU to government. Meanwhile, housing data inventory is needed to facilitate the *Dinas Pekerjaan Umum* in mapping the environment without good PSU condition or slums.

Overall, Healthy Housing Environment (LSP) Program has been implemented by the *Dinas Pekerjaan Umum* based on the people needs in

Tangerang City through the several important activities. Those activities was carried out in order to realize a healthy housing environment as reflected in the Public Health Perspective on healthy housing and settlement terms. At least, it achieved through the LSP Program, one of them is the basic sanitation facilities and clean water sources building (MCK or deep wells) for the poor to meet the needs of healthy housing and settlement environment.

2. Inhibiting and Supporting factor of Strategic Plan for Healthy Housing Environment (LSP) Program Implementation Conducted by *Dinas Pekerjaan Umum* of Tangerang City in The Public Health Perspective

In the LSP Program implementation, there are various factors that affect both internal and external during that implementation. These factors can determine the success and achievement of the Healthy Housing Environment (LSP) Program. The factors are:

a. Internal Supporting Factor

In the implementation, LSP Program is supported by a number of factors that come from internal parties such as the government or *Dinas Pekerjaan Umum* of Tangerang City itself. The internal factors are the full support from Mayor of Tangerang City for housing and settlement , because this problem is a prior objective to be achieved in the Tangerang City. Furthermore, that impacted on the ease of budgeting proposal and realized easily so that implementation can proceed success and smoothly. Besides that, in the program implementation is related with other parties that support ed, like the residential developer, *Dinas Kesehatan*, and

Badan Lingkungan Hidup of Tangerang City. The exist of coordination and good relationship among the all of actors related, they has supported the LSP Program implementation. Then, those the internal factors support which able to help the program goals achievement.

b. Internal Inhibiting Factors

Lingkungan Sehat Perumahan (LSP) Program also influence by some factors that constrained the success of program. The lack of human resources (SDM) both as quality and quantity in the activities conducting as technically, become a problem. This caused by the human resources availability who have civil engineering background is less. Moreover, this human resources problem impacted on the using of third party services (Vendor) for helping the technical working. But, it often appear another problem on the bad time management from third party as the services and human resources providing in the program implementation. So, it often happened the lated schedule or program timeline. The other internal inhibiting factor is, there has not been yet the Operational Standard Procedure of program as institutionalized well and systematic as the guideline of activity implementation, so it also establish become a problem related the implementation as technically.

c. External Supporting Factors

LSP Program Implementation is not only influenced by several internal factors that coming from the institution itself, but also it coming from the external environment beyond the institution. There are several external factors that support the LSP Program Implementation such as, the public respond and participations.

These activities in the LSP Program much involved the public participation, so there was a good respond from them directly when the activities conducted and it so helping for *Dinas Pekerjaan Umum* to success this program. Moreover, in the one of activities like the sanitation and clean water provision through the MCK and water well building, it need for the availability of land for the construction. Thus, the availability of land can be easily got by government for the MCK community building. It is also supported by the community voluntary for giving their land or sell it for MCK building in their district.

d. External Inhibiting Factors

In th eother hand, behind the external supporting factors, then there are also some constrained factor that influenced the LSP program implementation. There is a low mindset and the healthy awareness in community. A part of them prefer to choose using the river water and think that it still could be use, rather than use the water from bathroom. It because of the their worrying about the expensive bill for their electricity payment. It make them utilitized the river water without think more about the healthy impact and environment pollution that would be arise. Furtehrmore, their mindset and awareness of healthy life is still low and also it supported by the habit and custom for washing and bathing in the riverside. These activities is done because they have already usual to do that, and they usual to continue for bathing with other community together in the river after washing. These thing become the inhibit factor that constrained the governeemt for establishing the healthy and feasible settlement in Tangerang City, because it

would keep the slums image for settlement environment in Tangerang City and also can influence public health for a long term.

B. Suggestion

Based on the research result and discussion related the implementation of Healthy Housing Environment, *Lingkungan Sehat Perumahan* (LSP) Program to create the the healthy and feasible housing, so there are some suggestions that coming from the researcher for *Dinas Pekerjaan Umum* of Tangerang City toward that program implementation. Those are listed below:

1. Improving the legalization of Infrastructure, Facilities, and Utilities (PSU) ownership clearly through the agreement letter from residential developer in every housing building and doing the periodic supervising of PSU.
2. Increasing the checking and surveying toward the poor people without the clean water and sanitation access as whole as possible and routinely. It means for the MCK and water well provision can more reach the slums area in the border and edge of Tangerang City. Also do the checking of healthy housing and settlement standards and indicators in every district of slums based on the healthy housing adjustment from Public Health Perspective.
3. Adding the counseling targets through the giving of education, and socialization to young generation especially for children to do not accustom doing sanitation activities in the riverside, to make them

leave their parent habit such as washing and bathing in the riverside. Giving the understanding related the healthy life and environment maintain, so they would be shy and reluctant to do the sanitation activities in the riverside. All of those mean for starting a good and healthy habit and custom, then to decrease the environment impact of slums settlement.

4. Increasing the environment controlling of pollution risk that coordinate with *Badan Lingkungan Hidup Kota Tanegrang* to ivercome and minimalize the pollution risk of environment.
5. Rearrange the policy and strategy determination of harmony environment and balanced residential policy implementation with other useful activity that needed by society.
6. Increasing the continuing monitoring and evaluation for each activities conducted, like MCK which managed by the community. The “once and finish” system of implementation and there was not the continuity of MCK and water well building, it make some MCK and water well didn’t work anymore, being inactive, and useless. It needs the monitoring and evaluation activity to check routinely for every MCK and water well that have been built. So, it will keep the using and the advantages for poor community.
7. Increasing the efficiency of the additional activities such as data inventory of housing and settlement. It should be done continually or

sustainable, so it would not finished only once implementing. It aimed for there is no longer a slum area were missed in the data inventory.

8. Making the Healthy Housing Environment (LSP) Program become the development icon of Tangerang City with increase the publication like the “Jargon” or tagline such as attracting the society to keep and maintenance their housing environment clear and health. So, it ease them for being well known about the program and can help to increase the community participation.
9. Increasing the employees recruitment with the civil engineering education background to fulfill the human resources need. It also need to institutionalize the Operational Standard Procedure (SOP) of program. Dinas Pekerjaan Umum need to institutionalize it as a guideline of implementation in the document form that mention detail the term, technical process, and the target achivement from every activity. It means to make the implementation stages being clear and more systematic.
10. Maintaining the good public respond and participations with appreciate their effort like awarding a reward for the best village or the most clean village.
11. Increasing the cadring activity such as PKK member group or healthy group cardres in every slum district or area that has already handled through conduct the events like “green village” competition that directly involve the society. It means to keep maintain the helathy life

habit and direct them to do not going to the riverside for sanitation activities. Then, also it make them can keep in health their housing and settlement environment. The last, to increasing the counseling and socialization related the bad and negative impact as a long term from the riverside water polluted using in the daily activity. It is aimed to change community mindset and increasing their awareness about healthy life, specially for poor people for prefer to use the clean water and bathroom rather than going to the riverside.



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INTERVIEW GUIDE

1. Nama narasumber :
2. Jabatan :
3. Institusi : Dinas Pekerjaan Umum Kota
Tangerang
4. Waktu/ Tanggal :

Aspek	Item Pertanyaan	Jawaban	Note
Kelembagaan & Gambaran umum	Apa tupoksi Dinas Pekerjaan Umum? (landasan hukum?)		
	Bagaimana struktur organisasi?		
	Apa saja isu-isu krusial yang menjadi concern dari Dinas Pekerjaan Umum berdasarkan beberapa bidang urusan yang ada?		
	Bagaimana keadaan perumahan dan permukiman yang ada di masyarakat Kota Tangerang?		
Program	Apa program Lingkungan Sehat Perumahan tsb? (definisi)		
	Apa latar belakang program?		
	Bagaimana proses penyusunan kegiatan program? (berdasarkan survey kebutuhan masyarakat, atau..?)		
	Apa maksud dan tujuan dari di susunnya proram dalam Renstra Dinas PU 2009-2013?		
	Apa saja kegiatan yang dilakukan dalam pelaksanaan program tsb?		
Anggaran	Dari mana sumber anggaran program?		
	Bagaimana bentuk akuntabilitas dan transparansi anggaran?		
	Bagaimana penyerapan anggaran dalam pelaksanaan program?		
Implementasi/ Prosedur program	Bagaimana sistem prosedural pelaksanaan program?		
	Bagaimana pelaksanaan program secara teknis?		

	Apakah pelaksanaan program mempertimbangkan kebijakan pembangunan atau tata ruang perkotaan?		
	Adakah SOP?		
	Siapa aktor penanggung jawab dan pelaksana program?		
	Bagaimana cakupan, siapa sasaran/target pelaksanaan program?		
	Apakah program dilaksanakan di setiap kecamatan di Kota Tangerang?		
	Bagaimana pelaksanaan kegiatan 1: Koordinasi pengawasan & pengendalian pelaksanaan kebijakan tentang pembangunan perumahan?		
	Kegiatan 2: Pengendalian sarana air bersih dan sanitasi dasar terutama bagi masyarakat miskin		
	Kegiatan 3: Penyuluhan dan pengawasan kualitas lingkungan sehat perumahan		
	Kegiatan 4: Pengendalian dan resiko pencemaran kualitas lingkungan		
	Kegiatan 5: Penetapan kebijakan dan strategi penyelenggaraan keserasian kawasan dan lingkungan hunian berimbang		
	Kegiatan 6: Monitoring, evaluasi, dan pelaporan		
	Kegiatan tambahan: Penyusunan Raperwal tentang petunjuk teknis penyerahan prasaranan dan sarana & utilitas perumahan dan permukiman		
	Kegiatan tambahan 2: Penataan bumi perkemahan		
	Kegiatan tambahan 3: Inventarisasi data perumahan dan permukiman		
	Bagaimana hasil dan ketercapaian yang di dapat dari pelaksanaan program tsb?		

Monitoring dan Evaluasi	Adakah monitoring dan evaluasi dalam pelaksanaan program?		
	Bagaimana bentuk monitoring dan evaluasi yang dilakukan?		
	Seberapa sering atau berapa intensitas (rutinnya) monev dilakukan?		
	Bagaimana bentuk pelaporan monevnya?		
	Apa dan bagaimana tindak lanjut dari hasil monev yang dilakukan?		
	Darimana dan adakah budget tertentu yang diperuntukkan bagi kegiatan monev?		
	Siapa aktor atau pelaksana teknis dalam melakukan kegiatan monev?		
	Apa saja dokumen bentuk pelaporan yang dibuat? (PKK, Rekapitulasi program, laporan bulanan)		
	Faktor-faktor Internal	Adakah faktor-faktor penghambat secara internal dalam pelaksanaan program?	
Adakah faktor-faktor pendukung secara internal dalam pelaksanaan program?			
Bagaimana Dinas PU mengatasi dan menyelesaikan berbagai faktor-faktor internal yang menghambat pelaksanaan program?			
Faktor-faktor Eksternal	Adakah faktor-faktor penghambat secara internal dalam pelaksanaan program?		
	Adakah faktor-faktor pendukung secara internal dalam pelaksanaan program?		
	Bagaimana Dinas PU mengatasi dan menyelesaikan berbagai faktor-faktor internal yang menghambat pelaksanaan program?		
Keberlanjutan Program	Bagaimana keberlanjutan program di Renstra periode selanjutnya yaitu 2014-2018? (menyinggung program Rumah Sederhana Sehat)		

**PERTANYAAN UNTUK :
DINAS KESEHATAN KOTA TANGERANG**

1. Bagaimana kondisi kesehatan lingkungan di beberapa perumahan dan permukiman yang ada di Kota Tangerang?
2. Permasalahan apa saja yang muncul dari adanya kondisi kesehatan lingkungan perumahan dan permukiman di Kota Tangerang?
3. Apakah Dinas Kesehatan mengetahui terkait Program Lingkungan Sehat Perumahan yang dilakukan Dinas Pekerjaan Kota Tangerang?
4. Apakah Dinas Kesehatan memiliki keterkaitan mengenai pelaksanaan program Lingkungan Sehat Perumahan oleh Dinas Pekerjaan Umum Kota Tangerang?
5. Jika ya, bagaimana keterlibatan dan peran Dinas Kesehatan Kota Tangerang dalam pelaksanaan program tersebut?
6. Apakah Dinas Kesehatan terlibat dalam salah satu kegiatan pada Program Lingkungan Sehat Perumahan yaitu kegiatan Penyuluhan dan pengawasan kualitas lingkungan?
7. Bagaimana bentuk penyuluhan dan sosialisasi yang diberikan oleh Dinas Kesehatan kepada warga Kota Tangerang?
8. Materi apa saja yang diberikan oleh Dinas Kesehatan Kota Tangerang pada kegiatan penyuluhan dalam program Lingkungan Sehat Perumahan oleh Dinas Pekerjaan Kota Tangerang?
9. Apakah terdapat indikator khusus dari Dinas Kesehatan terhadap lingkungan sehat perumahan?
10. Apakah terdapat pengecekan secara berkelanjutan terhadap wilayah yang telah dilakukan sosialisasi atau penyuluhan oleh Dinas Pekerjaan Umum bersama Dinas Kesehatan Kota Tangerang?
11. Bagaimana tanggapan dan harapan terhadap pelaksanaan program Lingkungan Sehat Perumahan ini?

PERTANYAAN UNTUK :**BADAN LINGKUNGAN HIDUP (BLH) KOTA TANGERANG**

1. Bagaimana kondisi kesehatan lingkungan di beberapa perumahan dan permukiman yang ada di Kota Tangerang dari sudut pandang BLH?
2. Permasalahan apa saja yang muncul dari adanya kondisi kesehatan lingkungan perumahan dan permukiman di Kota Tangerang?
3. Bagaimana peran lingkungan hidup untuk menunjang terwujudnya perumahan dan permukiman yang sehat?
4. Apakah BLH mengetahui terkait Program Lingkungan Sehat Perumahan yang dilakukan Dinas Pekerjaan Kota Tangerang?
5. Apakah BLH memiliki keterkaitan mengenai pelaksanaan program Lingkungan Sehat Perumahan oleh Dinas Pekerjaan Umum Kota Tangerang?
6. Jika ya, bagaimana keterlibatan dan peran BLH Kota Tangerang dalam pelaksanaan program tersebut?
7. Apakah BLH terlibat dalam salah satu kegiatan pada Program Lingkungan Sehat Perumahan yaitu kegiatan Penyuluhan dan pengawasan kualitas lingkungan?
8. Materi apa saja yang diberikan oleh BLH Kota Tangerang pada kegiatan penyuluhan dalam program Lingkungan Sehat Perumahan oleh Dinas Pekerjaan Kota Tangerang?
9. Apakah terdapat indikator khusus dari BLH terhadap lingkungan sehat perumahan?
10. Bagaimana bentuk penyuluhan dan sosialisasi yang diberikan oleh BLH kepada warga Kota Tangerang?
11. Apakah terdapat pengecekan secara berkelanjutan terhadap wilayah yang telah dilakukan sosialisasi atau penyuluhan oleh Dinas Pekerjaan Umum bersama BLH Kota Tangerang?
12. Bagaimana tanggapan dan harapan terhadap pelaksanaan program Lingkungan Sehat Perumahan ini?

**PERTANYAAN UNTUK :
MMASYARAKAT KOTA TANGERANG**

(Khususnya bagi mereka yang tinggal di pinggir sungai dan yang merupakan target dari pelaksanaan program)

1. Dimana bapak/ibu melakukan aktivitas sanitasi sehari-hari?
2. Apakah bapak/ibu sering mencuci, mandi, dan buang air di pinggiran Sungai Cisadane?
3. Apakah bapak/ibu tidak memiliki sarana sanitasi seperti jamban, MCK, atau kamar mandi sendiri?
4. Mengapa bapak/ibu suka atau lebih memilih melakukan aktivitas sanitasi di pinggir sungai dan menggunakan air sungai Cisadane untuk kebutuhan sanitasi sehari-hari?
5. Apakah bapak/ibu pernah mengalami penyakit kulit akibat menggunakan air Sungai Cisadane?
6. Apakah terdapat penampungan sampah dilingkungan perumahan bapak/ibu?
7. Apakah terdapat tanaman hijau atau pekarangan disetiap rumah bapak/ibu?
8. Apakah bapak/ibu mengetahui tentang program Lingkungan Sehat Perumahan?
9. Apakah terdapat MCK dan sumur dalam yang dibangun oleh Pemerintah (Dinas Pekerjaan Umum Kota Tangerang)?
10. Adakah pengelola MCK dan sumur dalam di lingkungan bapak/ibu tinggal?
11. Bagaimana sistem pengelolaan MCK dan sumur dalam yang dibangun oleh pemerintah?
12. Adakah kegiatan penyuluhan dan sosialisasi pengawasan kualitas lingkungan yang diberikan oleh pemerintah?
13. Materi apa yang disampaikan dan dipraktekkan dalam kegiatan penyuluhan dan sosialisasi tersebut?
14. Adakah pembentukan kader-kader kesehatan pada warga oleh pemerintah?
15. Adakah kegiatan pemantauan dan pengecekan kembali dari pemerintah pada MCK dan sumur dalam yangtelah dibangun?
16. Adakah permasalahan yang muncul di kalangan warga setempat atas MCK dan sumur dalam yang telah dibangun pemerintah?

17. Apa komentar dan harapan bapak/ibu terhadap beberapa kegiatan yang dilakukan pemerintah (Dinas Pekerjaan Umum) dalam melaksanakan Program Lingkungan Sehat Perumahan?

INTERVIEW DOCUMENTATION WITH THE INFORMANTS



Interview Activity with Mrs. Widy Hastuti, ST, M.Sc as The Head Division of Housing and Settlement of Dinas Pekerjaan Umum Tanengrang City, 2015



Interview Activity with Mrs. Maheka, SKM from Dinas Kesehatan and Mrs. Nurul from Badan Lingkungan Hidup (BLH) of Tanengrang City, 2015



PEMERINTAH PROVINSI BANTEN
BADAN KESATUAN BANGSA DAN POLITIK

KAWASAN PUSAT PEMERINTAHAN PROVINSI BANTEN (KP3B)
 Jl. KH. Syech Nawawi Al-Bantani Palima - Serang Telp. (0254) 267142 Fax. (0254) 267143

PENGANTAR PENELITIAN

NOMOR : 070/PP/22-Kesbangpol/2015

Serang, 05 Februari 2015

Kepada Yth:

Kepala Kantor Kesbang Linmas Kota Tangerang

Di -

Tempat

Terlampir disampaikan Surat Pemberitahuan Penelitian Kepala Badan Kesatuan Bangsa dan Politik Provinsi Banten Nomor : 070/22-Kesbangpol/2014 tanggal 5 Februari 2015 tentang Rekomendasi Penelitian yang diberikan kepada :

Nama : Yolandari Gustira
 NIM/NIP/KTP : 115030100111073
 Alamat : Rawa Lele RT/RW 008/001 Kel/Desa. Pegadungan Kec. Kalideres - Jakarta Barat
 Judul Penelitian : Implementasi Rencana Strategis Program Lingkungan Sehat Perumahan Dalam Perspektif Public Health (Studi pada Dinas Pekerjaan Umum Kota Tangerang)
 Maksud dan Tujuan : Untuk mendeskripsikan dan menganalisa Rencana Strategis Program Lingkungan Sehat Perumahan yang dilakukan oleh Dinas Pekerjaan Umum Kota Tangerang

Demikian disampaikan, untuk menjadi pertimbangan.

A.n.KEPALA BADAN KESBANG DAN POLITIK

PROVINSI BANTEN

Kabid Kewaspadaan Nasional,

Hedy Utomo

NIP: 19581206 199001 1 001

Tembusan Yth ;

Kepala Badan Kesbang dan Politik Provinsi Banten (sebagai laporan).



**PEMERINTAH KOTA TANGERANG
KANTOR KESATUAN BANGSA DAN POLITIK**

Jl. Nyimas Melati No.21 A, Kota Tangerang 15000
Phone/Fax : (021) 5538890 | Email : kesbangpol@tangerangkota.go.id

REKOMENDASI

Nomor : 073 / \IG-Kesbangpol/2015

- Membaca** : Surat dari Badan Kesatuan Bangsa dan Politik Provinsi Jawa Timur Nomor: 070/125/203.3/2015 Tanggal 7 Januari 2015 Perihal : Rekomendasi Penelitian/Survei/Kegiatan dan dari Badan Kesbangpol Provinsi Banten Tanggal 5 Februari 2015 Nomor: 070/22-Kesbangpol/2015 Perihal : Surat Pemberitahuan Penelitian.
- Mengingat** :
1. Undang-undang Nomor 32 Tahun 2004 tentang Pemerintahan Daerah;
 2. Keputusan Menteri Dalam Negeri Nomor 01 Tahun 2001 tentang Organisasi Tata Kerja Departemen Dalam Negeri dan Otonomi Daerah;
 3. Keputusan Menteri Dalam Negeri Nomor : SD.6/2/12 Tanggal 5 Juli 1972 tentang kegiatan Riset dan Survei diwajibkan melapor diri kepada Gubernur, Kepala Daerah atau Pejabat yang ditunjuk;
 4. Keputusan Dirjen Sosial Politik Nomor 14 Tahun 1981 tentang Surat Pemberitahuan Penelitian dan Praktek Kerja Lapangan (SP3KL);
 5. Peraturan Daerah Nomor 06 Tahun 2008 tentang Susunan Organisasi Lembaga Teknis Kota Tangerang;
 6. Peraturan Walikota Tangerang Nomor 47 Tahun 2008 tentang Organisasi dan Tata Kerja Kantor Kesatuan Bangsa dan Perlindungan Masyarakat Kota Tangerang

MEMBERIKAN REKOMENDASI UNTUK MELAKUKAN PRAKTEK KERJA LAPANGAN

Kepada :

1. Nama / NIM : Yolandari Gustira / 115030100111073
2. Pekerjaan : Mahasiswa / i
3. Alamat : Rawa Lele Rt.008/001 Pegadungan Kalideres Jakarta Barat.
4. Penanggung jawab : Prof.Dr. Agus Suryono.
5. Jumlah Peneliti : 1 (satu) Orang
6. Instansi Yang dituju : Dinas Pekerjaan Umum Kota Tangerang
7. Maksud dan Tujuan : Untuk Mendeskripsikan dan Menganalisa Rencana Strategis Program Lingkungan Sehat Perumahan yang dilakukan oleh Dinas Pekerjaan Umum Kota Tangerang.
8. Lama Penelitian : Terhitung tanggal 12 Februari 2015 s/d 17 April 2015
9. Judul Penelitian : **" Implementasi Rencana Strategis Program Lingkungan Sehat Perumahan Dalam Perspektif Public Health (Studi Pada Dinas Pekerjaan Umum Kota Tangerang) "**

