ABSTRACT

Analysis Of The Factors That Affect The Delayed Provision Of Public And Social Facilities For The Housing In The Town Of Depok

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The issue that the housing developer is not yet able to provide public and social facilities in the housing area has been around for a long time, i.e. since 1987. This shows that the implementation of the regulations is not yet optimal on the provision of public and social facilities for the housings. The prolonged delayed settlement of the problem has negative impacts on the society and government. As the presence of public and social facilities as common properties must be maintained and guaranteed and they are part of the government's responsibilities, the local government should give special attention. However, many local governments are facing this problem, including the Government of Depok Municipality. Only 21% of the housing developers in the Town of Depok have provided public and social facilities for housing.

Such a case mentioned above became the basis of this research. The purpose was to analyze the factors that are considered to become obstacles to the delayed implementation and provision of public and social facilities by the housing developers in the town of Depok, and identify which factors are more influential on the inhibition against the policy implementation.

The factor analysis found that the aspects that are considered to have inhibited the policy implementation is the awareness of developers, local government services, compliance and integrity of the developers as well as land ownership documents. Based on the results of Mann-Witney test, the factors viewed to have caused the delayed implementation of policies were the local government services, compliance of developers and land ownership documents. This is because of the three variables of those factors whose hypothesis was rejected. The three variables are the time uncertainty in the service process from the local government factor; the absence of information on the obligations of providing public and social facilities since the request for housing permits (the compliance factor), and the absence of legal relations between developers and the housing land, i.e. the factor of ownership documents.

Keywords: housing, public and social facilities of housing, developers, evaluation of public policies, factor analysis, Mann-Whitney analysis