

STRATEGY ACHIEVING THE FEASIBILITY OF BUILDING HOUSES UNDER THE SELF-HELP HOUSING STIMULUS ASSISTANCE PROGRAM

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ABSTRACT

Strategy Achieving The Feasibility Of Building Houses Under The Self-Help Housing Stimulus Assistance Program was carried out to be able to evaluate and review the implementation of the program as well as answer reports of public complaints that had been received by the Public Housing and Settlement Area Service of Ambon City, regarding standards the habitability of the house according to applicable regulations. The aim of this research is to provide solutions related to achievement strategies. This research uses a descriptive analysis method of each variable and its indicators using the Guttman scale. From primary and secondary data obtained during field observations, filling out questionnaires and interviews as well as field documentation. The data analysis will be presented in table form to explain and describe the results. The strategies that can be used to achieve the feasibility of building a simple house in Batu Merah Village are as follows: a. It is necessary to collaborate on aid programs in the fields of housing, drinking water and sanitation, b. Routine field monitoring by local officials and government, c. Handling programs at the same regional/location scale, d. Providing assistance that is right on target by considering access to the location of assistance and applicable regulations, and e. Synchronize activities with the village government with village funds that can be implemented at the activity location to support the feasibility of building new simple houses in Batu Merah Village.

Keywords: feasibility evaluation of house construction, BSPS program, Batu Merah village Ambon City

1. INTRODUCTION

Fulfilling the need for housing (Backlog) and creating a house that is livable is a problem that the Ambon City Government currently wants to solve. For this reason, the Central Government has issued an assistance program to deal with this problem, namely the New Development (PB) assistance category, this is in line with the Central and Regional Government programs of Ambon City in alleviating poverty in one way by fulfilling the need for livable housing. One of these programs is Self-Help Housing Stimulant Assistance (BSPS) in Batu Merah Village which was provided by the Central and Regional Government with APBN funding sources in 2017 – 2019. For this reason, it is necessary to evaluate the feasibility of building new simple houses for the Self-Help Housing Stimulant Assistance Program (BSPS). In Batu Merah Village, Ambon City. This was done to be able to research and review the implementation of the program as well as answer reports of public complaints that had been received by the Ambon City Public Housing and Settlement Area Service, regarding the standard of livability for houses from the BSPS program and solutions for achieving it.

2. METHODOLOGY

Data obtained from primary data obtained during field observations, filling out questionnaires and the results of field observations as well as other information obtained from other parties related to the problems studied by researchers and field documentation.

Meanwhile, secondary data is obtained from literature/documents in the form of:

- a. Data on technical implementing Regional Apparatus Organization (OPD) activity reports;
- b. Other documents relating to the handling of the BSPS program in the New Development Category with APBN funds;
- c. The population that the researchers used were regional officials, related OPD Technical Personnel, Field Facilitator Personnel (TFL), RT/RW, and the community as well as recipients of assistance for the construction of new habitable houses in Batu Merah Village, Sirimau District, Ambon City, totaling 40 respondents.

According to Sugiyono (2014:139) "The Guttman scale is a scale that will be used to get firm answers from respondents, namely there are only two answer intervals such as "agree-disagree"; "yes-no"; "true-false"; "positive-negative"; "never-never and so on" This measurement scale can produce questions in the form of multiple choices or check lists, with answers made with the highest score (agree) using the number 1 (one) and the lowest (disagree) using the number 0 (zero). In this study, the Guttman scale was used to test the strategy for achieving the feasibility of building a simple house for the BSPS program in Batu Merah Village.

3. RESULTS AND DISCUSSION

Respondent Characteristics :

This research uses a questionnaire that will be filled out by the assessor/responder for each sample (people who receive aid) who will be examined for the suitability of their houses. The characteristics of the assessors/respondents themselves consist of:

- a. Community representatives
The representatives chosen were RT/RW, community recipients of assistance and craftsmen who had carried out the construction of new houses assisted by the BSPS program in Batu Merah Village.
- b. Representatives from the Batu Merah Village government apparatus
Batu Merah Village government officials represent assessors who are seen from the perspective of interested parties to carry out evaluation and supervision/monitoring of the implementation of the aid program.
- c. Technical representatives from related agencies.
Technical representatives from the relevant agencies, namely the Department of Public Housing and Settlement Areas of Ambon City, represent the Ambon City Government, which has the

main duties and functions (tupoksi) to carry out evaluation and supervision/monitoring of the implementation of the construction of new houses from the BSPS program assistance in Batu Merah Village, including the Head of Division. Public Housing, Head of Housing Development Section, Building and Housing Planning Supervisor and Settlement Supervisor.

Testing Research Instruments

In this study, to test the strategy, the Guttman scale will be tested, the validity and reliability of which will be tested with two intervals, YES with a score of 1 and NO with a score of 0.

The strategies to be tested are as follows:

- a. It is necessary to collaborate on aid programs in the fields of housing, drinking water and sanitation.
- b. Synchronize activities with the Village Government with village funds that can be implemented at the activity location to support the achievement of the feasibility of building new simple houses in Batu Merah Village.
- c. Handling programs at the same regional/location scale.
- d. Regular field monitoring by officers and local government.
- e. Providing assistance that is right on target by considering access to the location of assistance and applicable regulations.

After recapitulating the data related to the five strategies from the results of 40 respondents and processing it using the SPSS program, Table 1 shows the validity and reliability tests:

Table 1 Table of Results of Strategy Determination by Respondents with Guttman Scale

RESPONDENTS	STRATEGY					TOTAL
	1	2	3	4	5	
1	0	0	1	1	0	8
2	1	0	1	1	0	9
3	1	0	1	1	0	9
4	1	1	1	1	1	10
5	1	0	1	0	0	7
6	1	0	1	1	1	9
7	1	0	0	1	0	7
8	1	0	1	0	0	8
9	1	1	1	1	1	10
10	1	0	1	0	0	9
11	1	1	1	1	1	10
12	0	0	0	0	0	7

RESPONDENTS	STRATEGY					TOTAL
13	0	0	0	0	1	7
14	1	1	1	1	1	10
15	0	0	1	0	0	7
16	1	1	1	1	1	10
17	1	0	1	1	0	9
18	1	0	1	0	0	8
19	1	0	1	1	1	10
20	0	0	1	1	0	7
21	0	0	1	0	0	6
22	0	0	1	0	0	6
23	1	0	1	1	1	10
24	1	1	1	0	0	9
25	1	0	1	1	1	9
26	1	1	1	0	1	9
27	1	0	1	1	1	9
28	1	0	1	0	0	8
29	1	0	1	1	1	9
30	1	0	1	1	0	7
31	1	0	1	1	0	8
32	1	0	1	1	1	9
33	1	0	1	1	0	8
34	1	0	0	1	0	8
35	1	0	1	1	0	8
36	1	0	0	0	0	7
37	1	1	1	1	1	10
38	1	0	1	1	1	9
39	1	1	1	1	1	10
40	1	0	1	1	1	9
TOTAL	33	9	35	27	18	
AVERAGE	0,825	0,225	0,875	0,675	0,45	

1. Validity Test (Strategy)

From the number of respondents totaling 40, it is obtained that $r_{table} = 0.312$ and a significance level of 0.05, so:

Table 2 Validity Test

NO	Variable (Strategy)	<i>Corrected item-total correlation</i>	Information
1	It is necessary to collaborate on aid programs in the fields of housing, drinking water and sanitation.	0,630	VALID
2	Synchronize activities with the Village Government with village funds that can be implemented at the activity location to support the achievement of the feasibility of building new simple houses in Batu Merah Village.	0,593	VALID
3	Regular field monitoring by officers and local government.	0,407	VALID
4	Handling programs at the same regional/location scale.	0,549	VALID
5	Providing assistance that is right on target by considering access to the location of assistance and applicable regulations.	0,699	VALID

Reliability Test (Strategy)

Tabel 3 Reliability Test (Strategy)

<i>Cronbach's Alpha</i>	<i>N of Items</i>
.660	5

From the results of the reliability test using the SPSS program, it was found that the Alpha coefficient was $0.660 > \alpha$ a significance level of 60% or 0.6, so the questionnaire was reliable.

4. CONCLUSION

From the results of the analysis, testing and discussion described previously, the following conclusions can be given:

Strategies that can be used so that the feasibility of building new houses for the BSPS program in Batu Merah Village can be fulfilled properly include: Collaboration of assistance programs in the fields of housing, drinking water and sanitation, Regular field monitoring by officials and local government, Handling of regional scale programs / the same location, Providing assistance that is right on target by considering access to the location of assistance and applicable regulations and Synchronizing activities with the village government with the existence of village funds that can be implemented at the activity location to support the achievement of the feasibility of building new simple houses in Batu Merah Village.

Suggestion

Based on the research results above, the Feasibility of Building BPS Program Houses in Batu Merah Village can be achieved quickly by using the strategies mentioned in the conclusion.

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