

Research Article

The Urgency of Implementing Collaborative Governance in New Housing in Palangkaraya City

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Abstract.

This research aims to investigate the urgency of implementing collaborative governance in fulfilling the obligation to hand over public and social facilities by developers to the Palangka Raya City government. The problem focuses on the rapid development of new housing developments in the city of Palangka Raya, resulting in residential growth in various areas. Housing developments built by developers are required to fulfill advice, infrastructure, and utilities as basic needs in a residential environment. Meanwhile, many new housing developments still do not provide public and social facilities as expected. Meanwhile, every developer must provide land and hand it over to the Palangka Raya City government. The approach taken by researchers uses collaborative governance according to the Ansell and Gash model which pays attention to 4 variables, namely 1) initial conditions, 2) institutional design, 3) leadership, 4) collaboration process. Data were collected through observation, interviews, and documentation studies and analyzed qualitatively. This study concludes that the collaborative governance that is taking place is not yet in harmony due to the absence of regional regulations or regulations issued by the Regional Government. And, it was found that housing developers exceed needs and there is no adequate provision of public and social facilities.

Keywords: collaborative, governance, development, settlement

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1. Introduction

The increasing growth of the urban population has pushed the need for housing to increase so that the government is obliged to become an actor in providing housing needs for the community [1]. On the other hand, new housing developments must provide public goods to balance the basic needs of the community in the form of facilities, infrastructure and public facilities. Housing development must be equipped with public facilities and social facilities as public facilities [2].

Problems with the delivery of public facilities and social facilities by housing developers often occur in various urban areas [3]; [4]. Many housing developers are disobedient

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in handing over facilities even though they must provide basic housing and settlement needs [2]; [5].

The aim of handing over public and social facilities to the city government is to ensure continuity in their management [6]; [7]. However, public facilities and social facilities which are public goods have not been widely managed and have not been recorded in regional assets. Bearing in mind that regional governments must properly manage all regional assets through the concept of regional asset land management.

The existence of public property comes from legal acquisition, namely goods obtained through donations or grants and so on. This also includes developers who hand over land to local governments for the construction of public facilities and social facilities [8]; [9] [5]. Moreover, the construction of public facilities and social facilities is a promise of housing facilities for residents as a marketing strategy for developers. The impact and problems of new housing if it always ignores the public interest, not only will the residents feel disappointed by the developer but the conflict with non-compliance with regulations is also related to hurting the ecological balance.

This state of the art research originates from Alam, Md's research intervention [10] yang which provides proposals for enforcing regulations that need to be well planned for residential areas. Guiding [11] who shows that public facilities and social facilities have an important role in residential areas. So from another perspective, [12] conveyed the important role of government and private partnerships in collaborating to realize the provision of good services and facilities in residential areas. Of course, this is also supported by with the need for simulation and synergy in development. However, there are many findings such as [4] that many developers are disobedient and have not handed over facilities to the regional government as public goods which are also regional assets.

In the previous year, our research related to urban phenomena in Palangka Raya City in an internal university research competition found that in Palangka Raya City there was a lot of conversion of forest land into residential areas. Of course, strategic policies are needed to overcome forest transfer to residential areas [13]. Seeing the rapid development of new housing in Palangka Raya City, namely almost thousands of units within one year, attracted the research team to look at the fulfillment of public and social facility obligations in each area. So it is very necessary to carry out research to contribute to the design of actor relations in the management of residential areas in Palangka Raya City.

2. Methods

This research uses a design that adopts descriptive qualitative research methods. The research approach does not focus on government and its implementation such as supervision, transparency, and accountability. However, it is more about the actors who carry out collaborative governance. This approach is considered relevant in this research which looks at the government system approach from actors who are not only government actors but the government, developers, and civil society.

This problem-solving approach refers to the concept of multiple factor approach. The problems that occur are motivated by not just one factor but many factors are involved in it ([14]; [15]). Even though there is an opinion that it is normal for problems to occur in society, we should not let the problems that occur drag on, especially when they involve the public interest and compliance with applicable laws. So this research uses a collaborative governance approach which is related to the concept of a multiple-factor approach. This research will dissect actors from the government, developers, community, and traditional actors in managing public facilities and social housing facilities. So don't judge just one party in the problem that occurs.

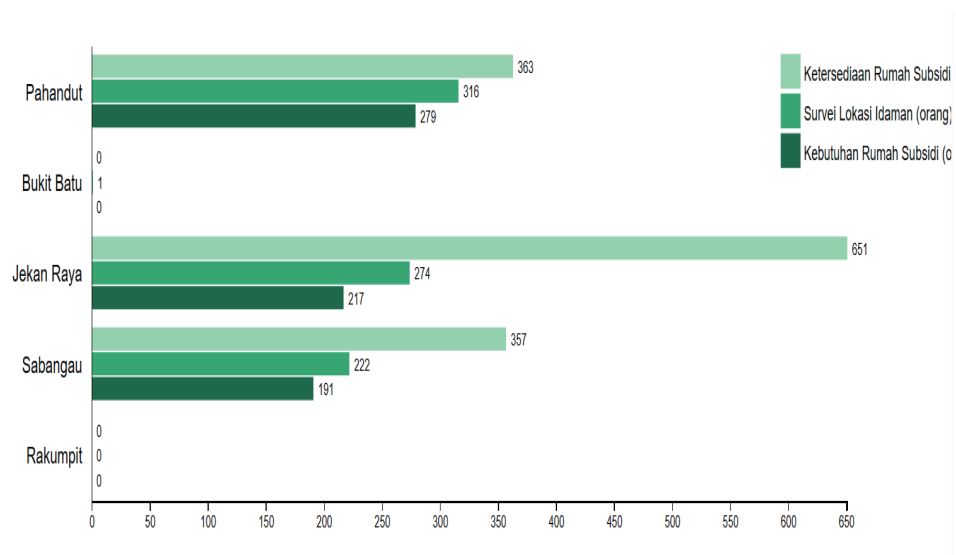
This research was carried out in Palangka Raya City, which is more specifically divided into 2 residential zones. The choice of zones is based on clusters, namely zone one in the Jekan Raya sub-district and Pahandut sub-district. The consideration for selecting these 2 zones is based on population density and the rise of new settlements in Palangka Raya City. The actors who will be informants for this research are the Regional Development Planning Agency, Research, and Development of Palangkaraya City, the Public Housing Service, Settlement and Land Areas of Palangka Raya City, BPKAD (Regional Assets Section), POKJA PKP Palangka Raya City and the Developer Association, namely REI, APERSI and Himpera.

3. Results and Discussion

The problem of providing infrastructure facilities in a residential area which is considered minimal amidst the rampant development by housing developers, and even the issue of developers' non-compliance in holding handovers with the city government has also become the center of attention in recent years [16] So the government cannot manage and supervise housing facilities. Of course, in this case, it requires awareness from various parties, especially policymakers, the community, and developers. The discussion

regarding actor relations in fulfilling facility obligations amidst the proliferation of new housing in Palangka Raya City is an in-depth study in this research.

This research also pays attention to the supply - demand for subsidized housing in various criteria in data from the Public Housing Savings Management Agency (BP Tapera). BP Tapera is a public legal entity in Indonesia that was formed to manage Public Housing Savings. After analyzing the housing criteria in Sikumbang - the list of housing locations has shown that there are 3 sub-districts out of the 5 sub-districts of Palangkaraya City which are included in the housing and residential areas created by developers [17].



Source: Processed by researchers, August 2023

Figure 1: Availability and Need for Subsidized Housing in Palangka Raya City in 2023.

Researchers refer to the Ansell and Gash model [18] which pays attention to 4 variables, namely 1) Initial Conditions 2) Institutional Design 3) Leadership 4) Collaboration Process. The collaboration process is the main core while the others are supporters who make important contributions to the collaboration process. The findings of this research are as follows:

1. Initial Conditions

To understand actor relations regarding the issue of social facility assets and public facilities in housing, researchers conducted interviews with various stakeholders. It was revealed that efforts to organize assets, record assets, and better organize assets regarding the handover of social facilities and public facilities handed over by developers to the Palangka Raya City Government have only been carried

out by establishing a coordination forum across the housing and settlement sectors. The forum was formed in early 2023 to encourage these assets to be well organized for the benefit of the people of Palangka Raya City in housing and settlements so that people's rights to social and public facilities in residential areas are properly fulfilled.

So far, there are still many problems with facilities in the housing environment, differences in interpretation and decision making by actors or SKPD which are not by applicable regulations, so that existing facilities in housing cannot be felt directly by the people who live in the housing itself, and social facilities or facilities are even eliminated. in a housing complex. Researchers analyzed what happened in the delivery of infrastructure, facilities, and public utilities in housing, why the developer never completed these facilities, why the developer gave up, and why the developer did not provide appropriate suggestions for the housing complex, this is because: 1) The developer felt that the construction of the facilities In housing complexes it is not the responsibility of the developer, but the responsibility of the local government to provide public facilities such as markets, shops, worship, parks, and other facilities. 2) The developer feels that releasing rights to land for social facilities and public facilities in housing means that all responsibility for development, management, and supervision lies with the Regional Government.

2. Institutional Design

The problem of facilities that have not met the needs of developers to the government and the community is of course considered more deeply than institutional design. Of course, policy actors in terms of structuring residential housing areas and managing regional assets build close relationships to fulfill their responsibilities. Of course, what is not expected is that a relationship of loyalty can be seen from the willingness of individuals to help with what is of interest as a reward. As explained [19] social exchange often occurs as a result of the social and economic status and higher social, economic, and power power of individuals who have weak power. In a controlled situation, no one seems to suffer a loss in this mutually beneficial symbiotic relationship. However, without firm regulations, this relationship will most likely lead to things that benefit only one party, or benefit both parties but are detrimental to the interests of society [20].

Even reciprocity creates dependency, which in extreme cases mortgages the public interest to satisfy individual desires and interests. In practice, the actor relationship fulfills the facility's obligations regarding the principle of reciprocity

appropriately. At the same time, the outcomes obtained through actor relationships already have a clear mandate and function, but the absence of community involvement also results in the transformation not functioning optimally [21]

The actors as housing and settlement development organizing institutions are assisting the Regional Government in developing the City of Palangka Raya, by providing basic needs for the community in the form of livable housing. Therefore, the Regional Government must strengthen relations with all developers to help each other implement and be responsible for the construction of road infrastructure, environmental drainage, wastewater networks, and TPS in housing complexes by valid infrastructure delivery data.

In other big cities, big developers always build complete facilities in housing, be it markets, shops, schools, hospitals, and so on, including burial places for the community. So the urgency of actor relations in the City of Palangka Raya needs to be serious in building complete facilities in housing complexes, even though there are social facilities for the community that only consist of empty land ready to be built.

3. Leadership

The leadership of regional heads is one of the key supports in the collaboration process. So far, the developer has not been able to fulfill this and hopes that after releasing rights and handing over utilities, all facilities that have not been built will be the responsibility of the Regional Government. This is a particular burden for the Regional Government because there is no firmness and strict regulations in the development of public utilities by developers. Factors that influence the construction of public facilities in housing complexes are 1) Developers do not have the expertise and understanding in the technical development of public utilities, so they hand over their responsibility to the Regional Government 2) Developers do not understand environmental safety in housing, whether there will be fire problems housing, land fires and security in the residential environment 3) Limited funds owned by the developer and no responsibility to the Regional Government.

Within the scope of actors, this creates a reciprocal relationship in the form of an exchange of interests between the actor being supported and the supporting actor. Apart from the regional government's relationship with other actors, the developer's limited public budget as a resource allocation can influence the actor's inability to realize the obligation to build these facilities. The developers have a limited budget while the actors' interests are unlimited or inversely proportional.

So the leadership of regional heads is needed to accommodate all interests to realize collaborative governance.

4. Collaboration Process

The collaboration process between formal and informal actors should be well established, where the actors are involved in policy formulation to policy implementation, this collaboration process shows that the actors support each other in the policy of fulfilling the obligations of housing facilities. Actor relations between the Regional Government, Developer Associations, and the Community are still not established and do not support each other in social and social facilitation policies, although Bappeda has formed a forum involving all actors, they still have not directly fulfilled the obligations of these facilities regarding the implementation of policies by which are expected. In line with the network theory expressed by Pratikno it is based on the assumption that actor relationships depend on each other. In a simpler sense, it can be understood that an actor cannot achieve his goals without using the resources owned by other actors. Therefore, relations between actors need to show the enthusiasm of local governments in building networks between actors to meet community needs.

4. Conclusion

The Collaborative Governance that is taking place is not yet in harmony due to the absence of regulations issued by the Regional Government which are expressly the obligations of developers in building complete social and public facilities. So far, developers have only relinquished rights in the form of vacant land ready to be built, in the name of the Palangka Raya City Regional Government, so that housing facilities that should be enjoyed by housing residents cannot be enjoyed by housing residents. Meanwhile, housing developers must prepare a clean water network, electricity network, and public street lighting network, which are basic needs in housing and residential environments and only meet the minimum requirements.

Therefore, the urgency of collaborative governance needs to be implemented immediately and contained in the formation of Regional Regulations that regulate the rights and obligations of managing public and social facilities as public goods. Then some regulations must be established quickly by the Regional Government, so that problems regarding the handover of infrastructure assets, facilities, and public facilities by developers can be resolved properly and to create orderly assets.

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