



## **Implementation of Self-Help Housing Stimulant Assistance (BSPS) Program to Enhance the Tulang Bawang Community Prosperity**

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<b>Article's Information</b>	<b>Abstract</b>
<p><b>Keywords:</b> <i>Implementation; Housing; BSPS; Welfare</i></p> <p><b>DOI:</b> <a href="https://doi.org/10.25041/aelr.v1i2.2139">https://doi.org/10.25041/aelr.v1i2.2139</a></p>	<p>Every citizen has the right to live in prosperity both physically and mentally, with the fulfillment of physical, spiritual and social needs. To meet these needs the government has made a policy in the form of the Self-Help Housing Stimulant Assistance Program (BSPS), which aims to stimulate low-income communities to build / repair respective homes. The problem in this article is the urgency of housing policy through the BSPS Program in improving the welfare of the community in Tulang Bawang Regency? How is the implementation of housing policy through the BSPS Program in Tulang Bawang Regency? The research used a normative juridical and an empirical approach method. The data are primary and secondary. The result of the research shows that the urgency of housing policy through the BSPS Program is to meet the needs of the community in the form a decent house for habitation which is in line with the state's goals for the welfare of the people. One of them is the fulfillment of a house that is suitable for habitation and health, including building safety, reliability of structural components, improving the quality of non-structural component materials, health of lighting occupants, ventilation and sanitation</p>



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as well as the minimum adequacy of building area. The BSPS policy in Tulang Bawang Regency is based on the PUPR Ministerial Regulation Number 07 of 2018 concerning BSPS, Perbup Tulang Bawang Number 36 of 2018 concerning Guidelines for Implementing Home Improvement Activities Sourced from the Regional Revenue and Expenditure Budget of Tulang Bawang Regency. The implementation of BSPS until 2019 has only been 7% (800) of 11,473 uninhabitable housing units (RTLH). In its implementation, BSPS has not been able to encourage public awareness of working together in building houses, according to the spirit of giving BPS and giving BPS there are still some that have not been on target. Judging from the benefits of the government housing policy, it can continue the policy for all low-income people (MBR), and future implementation can be carried out more selectively and on target

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## A. Introduction

Humans as people have the right to get welfare both physically and psychologically, there are many aspects that must be fulfilled such as physical, spiritual and social needs.<sup>1</sup> The problem in providing adequate housing is the gap between the number of poor people and their needs that must be met, and there are no channels to get basic infrastructure and facilities. All of these have low standards, and there are still many people/residents whose livelihoods are not permanent.<sup>2</sup> An effort to realize President Joko Widodo's *nawacita* in providing one million homes, the government made a policy regarding housing. Solutions and solutions in balancing the times to measure a public policy are considered effective or not in its implementation.<sup>3</sup> According to Havel, that everyone has the right to have a decent life both in terms of facilities and economics.<sup>4</sup> In the international world, home is recognized as one of the basic rights set forth in The International Covenant on Economic, Social and Cultural Rights (CESCR) in 1966 which was agreed as part of International Law (The International Bill of Rights)<sup>5</sup>. The main basis for the distribution of housing policy is Article 54 paragraph

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<sup>1</sup>Edi Suharto, *Membangun Masyarakat Memberdayakan Rakyat Kajian Strategi Pembangunan Kesejahteraan Sosial dan Pekerjaan Sosial*, (Bandung: Refika Aditama, 2014), pg 2.

<sup>2</sup> Sarimah. (2016). *Pelaksanaan Pembangunan Dalam Program Bantuan Rumah Tidak Layak Huni (RTLH) Kelurahan Karas Kecamatan Galang Kota Batam. (Bachelor)*, Universitas Maritim Raja Ali Haji, Tanjungpinang.

<sup>3</sup>Deasy Arieffiani, "KEBIJAKAN PEMBANGUNAN PERUMAHAN PEMERINTAH KOTA SURABAYA DAN KONSISTENSI TERHADAP PEMANFAATAN LAHAN," *Jurnal Sosial Humaniora* 7, no. 1 (June 3, 2014): 45–60, <https://doi.org/10.12962/j24433527.v7i1.595>.

<sup>4</sup> Havel, J. E. (1957). *Living and Housing Theory (Vol. 1)*. Perancis: France of University Press

<sup>5</sup> Oswar Mungsaka, "Sekilas tentang perumahan sebagai hak asasi manusia, 2010, INFORUM" Edisi I Tahun 2010, diakses 10 Januari 2020

(3) letter b of the Housing Law<sup>6</sup>. In addition, it is also contained in the 2015-2019 RPJMN Mandate concerning Quality Improvement and New Development.<sup>7</sup>

The PUPR Ministry said that there are still 11 million people in Indonesia who do not yet have livable homes. This condition is one of the government's plans to issue policies that must be judged wisely, that this agenda is an integral part of the fulfillment of human rights as regulated in Article 40 of Law Number 39 of 1999 concerning human rights,<sup>8</sup> as well as in Law Number 1 of 2011 concerning Housing,<sup>9</sup> Since the existence of the housing policy, one of which is the Government's Self-Help Housing Stimulant Assistance (BSPS) program has improved the quality of houses for Indonesian citizens as many as 662,907 housing units.<sup>10</sup> The BSPS program is implemented throughout Indonesia, consisting of 34 provinces and one of them is Lampung Province. Tulang Bawang Regency in 2018 received assistance through the BSPS Program as many as 500 RTLH units and in 2019 as many as 300 RTLH units.

The BSPS program is a facility provided by the government with the aim of helping the community to encourage the development and construction of houses and to optimize awareness of self-sufficiency in improving the quality of housing and there are new developments for this, including infrastructure, facilities and facilities that can be used by many people.<sup>11</sup> The purpose of this program from BSPS is none other than to provide stimulation of funds to poor people who cannot afford it so that it can be used to fix and repair their respective homes so that they become decent housing.<sup>12</sup> Thus, it is hoped that the community will be motivated to have a decent home and a healthy environment. With the BSPS Program for MBR, it is hoped that it can also improve the welfare of the community.<sup>13</sup>

The focus of this research is based on the aim of the BSPS program to stimulate the community to build/repair houses that are in line with Nawacita and the President's Vision, including improving the quality of Indonesian human life and ensuring the use of a focused and targeted APBN to ensure improving the welfare of the community. So that a housing policy was issued through the Minister of Public Works and Housing Regulation Number 07 / PRT / M / 2018 concerning BSPS, this is important in order to ensure the realization of community welfare with the existence of a livable house. Therefore, the author intends to do it in a scientific paper in the form of a thesis entitled Housing Policy through the BSPS Program in Tulang Bawang Regency.

The problem in this article's research is whether the urgency of the housing policy through the BSPS Program in improving the welfare of the community in Tulang Bawang Regency and how is the implementation of housing policies through the BSPS Program in

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<sup>6</sup> Pasal 54 ayat (3) huruf b Undang-Undang Perumahan, yang menyatakan, bahwa bantuan pembangunan rumah bagi masyarakat berpenghasilan rendah (MBR) dari pemerintah dapat berupa stimulan rumah swadaya.

<sup>7</sup> Dian Armin Putri, "IMPLEMENTASI KEBIJAKAN BANTUAN STIMULAN PERUMAHAN SWADAYA DI DESA MANTANG BARU TAHUN 2018," *Jurnal Maritim Raja Ali Haji*, August 8, 2019, <http://repository.umrah.ac.id/3699/>.

<sup>8</sup> Pasal 40 Undang-Undang No.39 Tahun 1999 tentang HAM, yang menyatakan setiap orang berhak untuk bertempat tinggal serta kehidupan yang layak.

<sup>9</sup> Undang-Undang No.1 Tahun 2011 tentang Perumahan yang menjelaskan, bahwa yang dimaksud dengan rumah adalah bangunan Gedung yang berfungsi sebagai tempat tinggal yang layak huni, sebagai sarana pembinaan keluarga, cerminan harkat dan martabat penghuninya, serta aset bagi pemiliknya.

<sup>10</sup> <https://pu.go.id/berita/view/16720/kementerian-pupr-tingkatkan-nilai-bantuan-stimulan-perumahan-swadaya>,

<sup>11</sup> Ida Farida, "IMPLEMENTASI KEBIJAKAN BANTUAN STIMULAN PERUMAHAN SWADAYA (BSPS) PADA DINAS PERUMAHAN DAN KAWASAN PERMUKIMAN DI KABUPATEN SUBANG," *Dinamika : Jurnal Ilmiah Ilmu Administrasi Negara*, vol. 7, April 30, 2020, <https://doi.org/10.25157/DINAMIKA.V7I1.3132>.

<sup>12</sup> Anderson Mamangkey, Johny Lumolos, and Fanley Pangemanan, "PELAKSANAAN PROGRAM BANTUAN STIMULAN PERUMAHAN SWADAYA (BSPS) DI KECAMATAN AMURANG TIMUR KABUPATEN MINAHASA SELATAN," *JURNAL EKSEKUTIF*, vol. 3, October 11, 2019, <https://ejournal.unsrat.ac.id/index.php/jurnaleksektif/article/view/25486>.

<sup>13</sup> Z. (ZAILI) RUSLI and I. (Inggriani) Inggriani, "Evaluasi Pelaksanaan Program Bantuan Stimulan Perumahan Swadaya (BSPS) Di Kabupaten Dharmasraya," *Jurnal Online Mahasiswa Fakultas Ilmu Sosial Dan Ilmu Politik Universitas Riau*, vol. 2 (Riau University, 2015).

Tulang Bawang Regency. This type of research used in this research is juridical empirical. The data analysis in this study was carried out quantitatively. The approach to the problem used is a statutory approach, a conceptual approach.

## **B. Discussion**

### **1. The Urgency of Housing Policy through the BSPS Program in Improving Community Welfare in Tulang Bawang Regency**

Houses that are suitable for habitation have not been spread thoroughly in the community, while the pressure and demand for proper housing tends to increase. So that the government needs to pay attention to these conditions. The need for shelter is the basic need of every human being. Useful for realizing a prosperous condition for the community, there is a need for development efforts in the housing and settlement sectors. The government should prioritize this need in the future development process. 4 stages in an effort to improve welfare:

- a. The availability of problem-solving resources that can be used.
- b. The implementation of efforts in using problem-solving sources must be efficient and efficient.
- c. It is better if the community is involved.
- d. Prevent any bad effects.

The four stages must be considered in improving welfare.<sup>14</sup>

With regard to efforts to increase welfare, it is necessary to carry out a policy that takes into account environmental impacts, including those containing considerations of social, economic and environmental sustainability aspects.<sup>15</sup> Development policies are known to be sustainable and environmentally sound and very complex related to sustainable social and economic aspects.<sup>16</sup>

A house that is suitable for habitation is an indicator of community welfare. In the realization of welfare with the BSPS program, the opinion of the Bone Bawang Regency Technical team was that the house was the first place for humans to do activities. With a house that is suitable for habitation, it can improve the health, productivity and quality of life of the community.<sup>17</sup> The house renovation program is an effort to provide protection for poor families in order to improve the welfare of these poor families.<sup>18</sup> With the existence of a livable house, the health of the home owner is indirectly more secure and can create the welfare of the community. A prosperous family can be defined as that all types of needs can be fulfilled in a balanced and sustainable manner without a single need being disturbed and complementary to create a prosperous family (Welfare).<sup>19</sup>

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<sup>14</sup> Wardatul Asriyah, "Strategi Peningkatan Kesejahteraan Ekonomi Masyarakat Melalui Usaha Tambak di Desa Babalan, Universitas" UIN Sunan Kalijaga 2007

<sup>15</sup> Muhammad Akib, *Penegakan Hukum Lingkungan dalam Perspektif Holistik-Ekologis*, (Yogyakarta: Graha Ilmu: 2015) pg 15

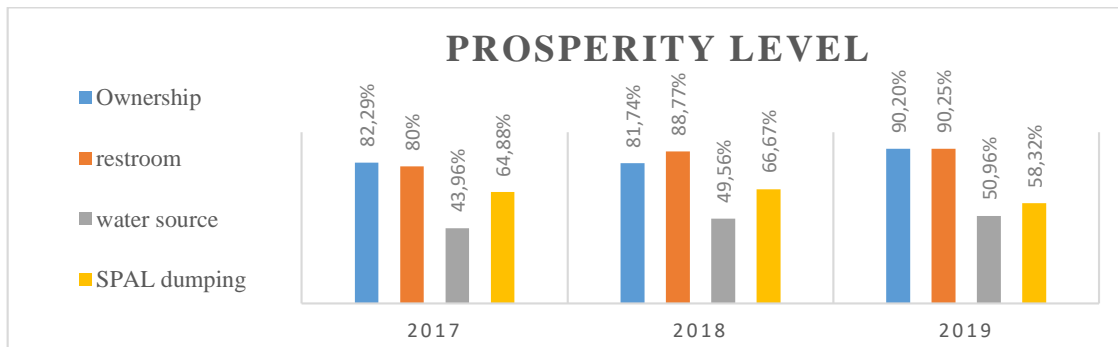
<sup>16</sup> Muhammad Akib, *Hukum Lingkungan Perspektif Global dan Nasional*, (Jakarta: Raja Grafindo Persada, 2014) pg 9

<sup>17</sup> Hasil Wawancara Tim Tekhnis Kabupaten Tulang Bawang Provinsi Lampung Indra Irawan, ST pada tanggal 18 Juli 2020

<sup>18</sup> Afifa Qomaria, "Dampak Sosial Ekonomi Dan Lingkungan Program Bantuan Stimulan Perumahan Swadaya Di Kelurahan Meri Kota Mojokerto," *Kebijakan Dan Manajemen Publik* 3, no. 1 (2015): 1–7, <http://journal.unair.ac.id/KMP@dampak-sosial-ekonomi-dan-lingkungan-program-bantuan-stimulan--perumahan-swadaya-di-kelurahan-meri-kota-mojokerto-article-8494-media-138-category-8.html>.

<sup>19</sup> Rosni Rosni, "ANALISIS TINGKAT KESEJAHTERAAN MASYARAKAT NELAYAN DI DESA DAHARI SELEBAR KECAMATAN TALAWI KABUPATEN BATUBARA," *JURNAL GEOGRAFI* 9, no. 1 (April 2, 2017): 53, <https://doi.org/10.24114/jg.v9i1.6038>.

**Table 1 Prosperity Level of Tulang Bawang Regency's Society 2019**



Source: Data processed from Tulang Bawang Regency of the Central Bureau of Statistics

The level of people's welfare in Tulang Bawang Regency which is measured from the condition of the community's house from 2017 to 2019 has increased. The level of community welfare in Tulang Bawang Regency has always experienced an increase. This is also influenced by the existence of one of the government programs in the form of the BSPS assistance program. As emphasized by the Bone Bawang District Technical team, he stated that literally welfare is improving the quality of life of the community, according to him, with the existence of this BSPS assistance program the government has made efforts to improve community welfare, although the indicators of welfare are not only measured by the existence of houses that are suitable for habitation but the existence of this BSPS program has been able to slightly improve the level of community welfare, especially in Tulang Bawang Regency. Indirectly with the government, the BSPS program encourages the community to improve welfare.<sup>20</sup>

In accordance with the theory, public policy is about the realization of actions and is not a mere statement of the wishes of the government or public officials. Government policy in this case through the Ministry of Public Works and Housing related to the BSPS program in terms of providing stimulants in the form of financial assistance worth Rp. 17,500,000.00, with details of Rp. 15,000,000.00 to buy building materials and Rp. 2,500,000.00 to pay builders' wages to each beneficiary with the aim of making a house that meets the criteria for a livable house, so that Indonesian people can live healthy and prosperous.<sup>21</sup>This policy can be realized of course with the support of various parties, especially the provincial, district, sub-district and village officials as well as community groups receiving assistance.

The theory of the welfare state or the welfare state is a theory which places the role of the state in ensuring the welfare of the people. This theory is very, very important in realizing the existence of the quality of life of the Indonesian people, so that there is no more worry for Indonesian citizens who experience difficulties in their lives. Kranenburg, revealed that the active state of the state must be maintained because otherwise there will be an imbalance between one society and another. And the state is prohibited from giving exclusive treatment to certain groups. Based on the above opinion, the BSPS program is one of the ways for the government to strive for welfare that is fair and equitable and balanced for all low-income people throughout Indonesia.

<sup>20</sup> Hasil Wawancara Tim Tekhnis Kabupaten Tulang Bawang Provinsi Lampung Indra Irawan, ST pada tanggal 18 Juli 2020

<sup>21</sup>Juan Riko Bawenti, Frans C Singkoh, and Alfon Kimbal, "IMPLEMENTASI PROGRAM BANTUAN STIMULAN PERUMAHAN SWADAYA BAGI MASYARAKAT KURANG MAMPU DIDESA WASILEI KECAMATAN WASILEI SELATAN KABUPATEN HALMAHERA TIMUR," *JURNAL EKSEKUTIF*, vol. 3, December 31, 2019, <https://ejournal.unsrat.ac.id/index.php/jurnaleksektif/article/view/27034>.

## 2. Implementation of Housing Policy through the Self-Help Housing Stimulant Assistance Program in Tulang Bawang

The government is targeting the National Medium-Term Development Plan (RPJMN) in handling RTLH for 5 (five) years starting from 2015-2019 to be 1.5 million RTLH units. To achieve the RPJMN target, the government targets to allocate 200,000 RTLH repair assistance annually. In order to support efforts to improve community welfare and realize the government's RPJMN, the Ministry of PUPR has established a housing policy for low-income people, namely the BSPS Program.<sup>22</sup> The BSPS program is one of the flagship programs of the Ministry of PUPR, this institution received a presidential order to implement and realize the active role of the state in carrying out residential development with the target being Low-Income Communities or Poor Communities. The BSPS program is regulated in the Regulation of the Minister of Public Works and Public Housing regarding Self-Help Housing Stimulant Assistance.<sup>23</sup> The BSPS program is delegated by the central government to provincial governments throughout Indonesia, for Lampung Province the BSPS Program activities are carried out through a specific non-vertical work unit (SNVT) for housing provision. The implementation of the BSPS program is carried out by involving the district technical team, namely the housing and residential area offices in the district/city, the village technical team, namely village officials represented by the village head, the facilitator coordinator (Korfes) who is in charge of coordinating field facilitators in implementing the program. Field facilitators (TFL) are in charge of assisting beneficiary communities in implementing the BSPS program starting from the socialization stage to the reporting stage of the use of funds.<sup>24</sup>

The stages carried out in the implementation of the BSPS program consist of:

### a. Preparation Step

The planning stage is the stage in the BSPS program in order to prepare prospective recipients of BSPS program assistance (CPB). These stages include:

#### a) Socialization

At the socialization stage, TFL provides an explanation of the BSPS program starting from the requirements that must be fulfilled, including being an Indonesian citizen, proven by electronic identity card (e-KTP), having the only house or land in his own name with inadequate conditions residents, have never received assistance from the BSPS program or something similar, have an income less than or equal to the provincial minimum wage, and are ready to become self-sufficient. Sawadaya which is related to the BSPS program, Swadaya that is in the BSPS program, namely self-help in the form of money, building materials, labor and other sources from the nuclear extended family, and the environment.<sup>25</sup>

#### b) CPB Verification

<sup>22</sup>Indayani B and Sitti Sadriah, "PENGARUH EFEKTIVITAS PROGRAM BANTUAN STIMULAN PERUMAHAN SWADAYA (BSPS) TERHADAP PENGENTASAN KEMISKINAN," *Journal of Economic, Public, and Accounting (JEPA)* 2, no. 2 (April 30, 2020): 103–16, <https://doi.org/10.31605/jepa.v2i2.661>.

<sup>23</sup>Milla Apriliana and Gunadi Widi Nurcahyo, "Akurasi Bantuan Stimulan Perumahan Swadaya (BSPS) Terhadap RTLH Menggunakan Metode Weighted Product," *Jurnal Informatika Ekonomi Bisnis*, September 15, 2020, 34–40, <https://doi.org/10.37034/infeb.v3i1.71>.

<sup>24</sup>Sri Budi Rahayu -, "Implementasi Program Bantuan Stimulan Perumahan Swadaya (BSPS) Di Jawa Timur," *Jurnal Ekonomi Dan Manajemen* 20, no. 3 (2019): 25–44, <http://ejournal.unigamalang.ac.id/index.php/JEM/article/view/554>.

<sup>25</sup>Asminar, "MOTIVASI DAN SWADAYA MASYARAKAT PENERIMA BANTUAN STIMULAN PERUMAHAN SWADAYA," *Jurnal Pemberdayaan Masyarakat* 01, no. 02 (2019): 393–400, <http://journal.prasetyamulya.ac.id/journal/index.php/JPM/article/view/306>.

The steps taken to assess whether the CPB is entitled to receive the BSPS program, in this stage the prospective beneficiaries will be assessed for their eligibility to receive assistance and their self-reliance will be identified in preparation for the BSPS program. In the verification stage, several prospective beneficiaries were found unwilling and unable to carry out self-help, where self-sufficiency is one of the requirements that must be fulfilled by prospective beneficiaries of the BSPS program and there are also CPBs who do not meet the criteria as CPB. TFL plays a role in extracting self-sufficiency from the community of prospective recipients of BSPS program assistance in order to facilitate the running of the BSPS program in accordance with its objectives.

c) Agreement CPB

The agreement to form a group of beneficiaries (KPB) is chaired by 1 (one) CPB person who is selected based on the results of the KPB agreement. The stipulation of the shop for the building material provider was chosen based on the results of a survey conducted by the head of the KPB, accompanied by TFL. Stores that have met the requirements are able to deliver materials according to the specified time limit. Furthermore, the Chairperson of the KPB together with the owner of the building material supply store enters into a contract/cooperation agreement in the supply and delivery of materials. In principle, every business relationship must be based on an agreement or contract as a law which guides the implementation of the obligations and rights specified in the relationship.<sup>26</sup>

d) Identification of Needs

- 1) This stage is carried out after the establishment of a building material shop, at this stage the CPB is accompanied by TFL to identify the building materials needed to build a house that is liveable. The following are the characteristics as follows:
  - a. Building safety
  - b. Kehandalan Komponen Struktur dan
  - c. Quality Improvement of Non-Structural Component Materials (Roof, Floor and Wall Coverings)
- 2) Occupant's Health, including the fulfillment of the following requirements: *Pencahayaan*
  - a. Ventilation
  - b. Sanitation (restrooms)
- 3) Adequacy of Minimum Building Size meets the adequacy of minimum area of 9 m<sup>2</sup> per person.

e) Preparation of Proposal

Proposal preparation is carried out by beneficiaries accompanied by TFL which contains application letters, RTLH assessment sheets, statement letters, income statements, technical specifications explaining the condition of the CPB house and plans for houses to be built, self-reliance sheets and budget plans for development. House. But in fact the CPB is not able to operate computers and does not understand the contents and form of the proposal so that some of them pay for services and fees for replacing office stationery (ATK) to TFL to make the proposal, meaning that CPB

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<sup>26</sup> Rilda Murniati, *Hukum Persaingan Usaha Kajian Teori Menciptakan Persaingan Sehat dalam Usaha* (Bandar Lampung: Justice Publisher, 2014, pg 45)

has an additional burden that must be paid. spend to make a proposal so that the value of assistance provided by the government is certainly reduced. The proposal is submitted to the Commitment Making Officer (PPK) of Rumah Swadaya as material for consideration to be determined as a recipient of BSPS program assistance.

- b. Determination of BSPS Beneficiary Candidates (CPB)  
The CPB determination is carried out by the Commitment Making Officer (PPK) of Rumah Swadaya based on the proposed verification results from TFL and acknowledged by Korfas, the District Technical Team and the Village Technical Team.
- c. Implementation Stage  
Prior to the implementation stage, the beneficiary (PB) receives technical guidance regarding the criteria for a livable house consisting of the quantity of building materials used to build the house, the construction techniques that must be carried out for house construction in accordance with the technical specifications for building a livable house, and the quality of building materials. Used in the construction of houses that must be standardized by the Indonesian National Standard (SNI).<sup>27</sup> However, the fact that occurs in the field there are still many PBs who build houses based on their wishes, such as a statement given by one of the village heads who received the BSPS program assistance, he stated that there were still people who became BSPS PB that violated provisions such as iron that should be used was iron measuring 10 poles and iron measuring 8 for rings but there are still PB replacing them with iron measuring 8 for poles and iron measuring 6 for rings.<sup>28</sup>
  1. Surveillance Step  
Monitoring of the implementation of the construction of the house construction is carried out by TFL and also among fellow KPB members who receive the BSPS. This supervision is carried out to prevent violations in construction, the use of quality building materials used and to monitor the progress of housing construction of each aid recipient (PB).
  2. Report Step  
At this stage, technical guidance is carried out to compile an activity accountability report. This reporting stage is carried out after the implementation of the disbursement of funds starting from the disbursement of phase I with the total use of funds of Rp. 7,500,000, - for the purchase of building materials, the disbursement of phase II with an amount equal to the disbursement of phase I and disbursement of stage III, namely disbursement of working wages with a total fund of Rp. 2,500,000, -. The contents of the report on the use of these funds are the List of Building Material Purchase Plans (DRPB2), purchase notes for building materials, progress reports on house construction in stage I which are reported to be at least 30% of housing construction conditions and in stage II the condition of house construction has reached 100%.
  3. Development Stage  
Technical Guidance and Supervision on the results of activities in the form of:
    - a. Utilization

<sup>27</sup>SUJIRATUL AULIA NIM, "EVALUASI PROGRAM BANTUAN STIMULAN PERUMAHAN SWADAYA TAHUN 203 DI KELURAHAN PALLIMA KECAMATAN PONTIANAK BARAT KOTA PONTIANAK," *PubliKA, Jurnal Ilmu Administrasi Negara* 6, no. 1 (November 14, 2017), <https://doi.org/10.26418/PUBLIKA.V6I1.1620>.

<sup>28</sup> Hasil wawancara Bersama Kepala Desa Karya Makmur Kabupaten Tulang Bawang Suwito pada tanggal 20 Juli 2020



Nowadays, Indonesian people rarely carry out mutual cooperation. The implementation of the use of the BSPS program assistance in Tulang Bawang Regency carried out by the recipient community still tends to be carried out individually, which should have been carried out in cooperation with fellow BPS program aid recipients. With the concept of empowerment inherent in the BPS program activities, the recipient community is able to get used to building their own abilities and group abilities.<sup>29</sup>

b. Maintenance

Furthermore, as PB they are obliged to carry out maintenance of houses that are 100% complete so that they can continue to be strong, last a long time and to ensure the health of the beneficiary families. It is hoped that after receiving the BPS, the beneficiaries can familiarize themselves with clean and healthy by keeping the house clean.

c. Development

The development referred to in this case is that after receiving the BPS program, the community receiving this assistance can continue to develop their lives both economically and in health so as to create a prosperous society. Since the existence of the BPS program, the government has improved the quality of houses for Indonesian citizens as many as 662,907 housing units.<sup>30</sup> The BPS program is implemented throughout Indonesia, consisting of 34 provinces and one of them is Lampung Province. The number of RTLH in Lampung Province is based on data from the Ministry of Public Works and Housing, the Directorate General of Housing, Directorate of Self-Help Housing as attached in the following table:

Table 2 Amount of RTLH in Lampung Province

REGENCY	DISTRICT	VILLAGE/ SUB- DISTRICT	AMOUNT RTLH
South Lampung	15	122	5.672
Central Lampung	28	135	5.816
North Lampung	23	113	8.139
West Lampung	15	136	6.987
Tulang Bawang	14	129	11.473
Tanggamus	20	265	12.759
East Lampung	23	153	17.442
Way Kanan	14	183	4.406
Pesawaran	9	71	4.572
Pringsewu	7	38	2.145
Mesuji	7	90	10.455
West Tulang Bawang	9	91	3.399
Pesisir Barat	11	116	7.196

<sup>29</sup>Zulkarnain Zulkarnain, "IMPLEMENTASI KEBIJAKAN BANTUAN STIMULAN PERUMAHAN SWADAYA DI KECAMATAN PARIGI SELATAN," *Katalogis* 4, no. 10 (October 17, 2016), <http://jurnal.untad.ac.id/jurnal/index.php/Katalogis/article/view/7004>.

<sup>30</sup><https://perumahan.pu.go.id/berita/view/191/kementerian-pupr-program-bsps-jadi-primadona-pemda-untuk-perbaiki-rtlh>, accessed pada Minggu 23 Agustus 2020 pukul 07.35

Bandar Lampung	16	39	1.078
Metro	2	5	221
<b>TOTAL</b>	213	1.686	101.760

Source E-RTLH Ministry of PUPR, part of the Directorate General of Housing Provision, Directorate of Self-Help Housing, 2019

The realization of the BSPS program which has been running since 2016-2019 in Lampung Province is as follows:<sup>31</sup>

Table 3 4 Support receiver BSPS di in Tulang Bawang 2019 Realization

NO.	YEAR	AMOUNT RTLH
1	2016	2.000
2	2017	3.000
3	2018	5.600
4	2019	5.588
<b>TOTAL</b>		16.188

Source of SNVT for Provision of Housing for Lampung Province in 2019

Of the total number of RTLHs in Lampung province, 101,760 RTLH units have received housing assistance through the BSPS program that has been running since 2016-2019 with a total of 16,188 (16%) RTLH units. One of the districts that received this assistance is Tulang Bawang Regency. Tulang Bawang Regency implemented the BSPS program from 2018-2019 as many as 800 (7%) RTLH units out of 11,473 RTLH units in Tulang Bawang Regency.

Table 4 Support receiver BSPS di in Tulang Bawang 2019

YEAR	DISCTRICT	VILLAGE	HOUSE
2018	Gedung Aji	Kecubung Mulya	50
		Kecubung Jaya	50
		Penawar Baru	50
	Penawar Tama	Sidodadi	20
	Gedung Aji Baru	Makati Tama	20
	Rawajitu Selatan	Wono Agung	20
	Banjar Margo	Mekar Jaya	50
		Ringin Sari	20
	Meraksa Aji	Karya Bakti	50
	Dente Teladas	Pasiran Jaya	20
Rawa Pitu	Panggung Mulyo	50	
	Bumi Sari	50	
	Gedung Jaya	50	
<b>AMOUNT</b>			500
2019	Menggala Timur	Menggala	30
	Banjar Agung	Tri Mukti Jaya	30
	Banjar Baru	Bawang Tirto Mulyo	30
	Meraksa Aji	Bangun Rejo	35
Mulyo Aji		35	

<sup>31</sup> Dinda Gita Cahyani *Evaluasi "Program Bantuan Stimulan Perumahan Swadaya (BSPS) Bagi Masyarakat Berpenghasilan Rendah (MBR) Di Kota Bandar Lampung"* Tahun 2019, accessed 11 Februari 2020

	Penawar Aji	Sumber Sari Karya Makmur	30 30
	Dente Teladas	Mahabang Pendowo Asri	40 40

Source of SNVT of House Supplier in Lampung Province 2019

The central government collaborates with local governments on an ongoing basis to be able to meet the needs of a healthy and proper home through stimulant assistance policies so that RTLH can continue to decrease in accordance with government expectations.<sup>32</sup> The Regional Government of Tulang Bawang also held an assistance program similar to the BSPS program, namely the house renovation program regulated in Regent Regulation Number 36 of 2018 concerning Guidelines for Implementing House Repair Activities Sourced from the Regional Budget of Tulang Bawang Regency. With the presence of the local government, it is hoped that the housing assistance program unfit for habitation for people with low income can be realized and run optimally, especially in the BSPS program. This is also in line with the theory of authority of H.D. Stout, namely all rights and obligations explicitly given by lawmakers to public legal subjects, in this case the Regional Government of Tulang Bawang Regency.

The number and details of recipients of house renovation assistance in Tulang Bawang Regency in 2019 include:

Table 5 House Renovation in Tulang Bawang 2019

YEAR	DISTRICT	VILLAGE	AMOUNT OF HOUSE
2019	Menggala	Menggala City	5
		Center Menggala	5
		South Menggala	5
		Ujung Gunung	5
		Ujung Gunung Ilir	5
		Astra Kstra	5
	Menggala Timur	Cempaka Jaya	10
		Tri Makmur Jaya	10
		Bedarou Indah	5
	Gedung Meneng	Gedung Meneng	5
		Gunung Tapa Tengah	5
		Gunung Tapa Ilir	5
	Dente Teladas	Dente Makmur	6
		Teladas	6
		Sungai Nibung	6
		Kakatung	6
Way Dente		6	
<b>TOTAL</b>			<b>100</b>

<sup>32</sup>Isabella Isabella, Julio Sesar, and Amaliatulwalidain Amaliatulwalidain, "EVALUASI PROGRAM BANTUAN STIMULAN PERUMAHAN SWADAYA ( DESA REJO MULYO KECAMATAN WAY SERDANG KABUPATEN MESUJI TAHUN 2014)," *Jurnal Pemerintahan Dan Politik* 2, no. 1 (May 21, 2019), <https://doi.org/10.36982/JPG.V2I1.650>.

Source: Public Housing and Settlement Areas Tulang Bawang Regency 2019

The implementation of the BSPS Policy in Tulang Bawang Regency is still experiencing obstacles, namely the number of aid recipients proposed by the village head does not match the number of realized beneficiaries, one of which is 128 recipients in Karya Makmur Village while only 30 beneficiaries were realized, and in its implementation there are still people who do not match the criteria for beneficiaries who receive the assistance of the BSPS program. In determining the area for the allocation of BSPS program assistance, there is still intervention from the regional government and other proximity factors, so that the regions that receive the BSPS program are prioritized in the winning areas of the regional government, likewise in the case of BSPS assistance funds that are prone to irregularities which will also have an impact on the quality of results. House building that is expected to be like a livable house.

Based on the results of the above research, the implementation of housing policies through the BSPS Program in Tulang Bawang Regency to date has not been running optimally, seen from the data in the Ministry of PUPR, the number of RTLH in Tulang Bawang Regency is 11,473 RTLH units while RTLH has received assistance, both from the BSPS and the new house renovation of 900 RTLH units. There are still many low-income people who have not received assistance through the BSPS Program, the number of RTLH in Tulang Bawang Regency after receiving the BSPS and Home Surgery program of 10,573 RTLH units. With the number of RTLH in Tulang Bawang Regency, the community still really needs support from the government in the construction of livable houses, but with the quota of aid recipients that is not proportional to the number of existing RTLHs, it will take how long it will take for the RTLH target to be achieved (finished). Every year there will always be an increase in the number of new families. It is hoped that this number will not be accompanied by an increase in RTLH and low-income communities in Tulang Bawang Regency.

### **C. Conclusion**

Based on the analysis conducted by the author, the following conclusions can be drawn: first, the implementation of the housing policy through the Self-Help Housing Stimulant Assistance Program (BSPS) is a form of government effort to meet community needs in the form of livable houses which are also in line with the country's goals for the welfare of life. One of them is the fulfillment of a house that is suitable for habitation and health, including building safety, reliability of structural components, improving the quality of non-structural component materials (roof, floor and wall coverings), occupant health that meets the requirements of lighting, ventilation and sanitation (bathroom, washing, Toilets) as well as the minimum adequacy of the minimum building area  $9 \text{ m}^2 / \text{person}$ ; secondly, the BSPS policy in Tulang Bawang Regency is based on the Ministerial Regulation in the PUPR sector Number 07 of 2018 concerning Self-Help Housing Stimulant Assistance (BSPS) and Perbup Tulang Bawang Number 36 of 2018 concerning Guidelines for Implementing Home Repair Activities sourced from the Regional Budget of the Tulang Bawang Regency. Implementation of Self-Help Housing Stimulant Assistance (BSPS) shows that in 2019 only 7% (800) of 11,473 uninhabitable housing units (RTLH). In its implementation, BSPS has not been able to encourage community awareness to work together in building houses, in accordance with the spirit of providing Self-Help Housing Stimulant Assistance (BSPS) and it is still found that the provision of assistance is not right on target. The author can suggest that: first, seen from the benefits of government policies In the housing sector, through the BSPS Program, it is hoped that the government can continue this policy to meet the needs of good and livable

housing for all low-income people (MBR), especially in Tulang Bawang district; second, it is hoped that the implementation of the Self-Help Housing Stimulant Assistance (BSPS) program in the future can be carried out more selectively and on target.

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