

Relationship of Low Income to Backlog in Kolaka Regency, Southeast Sulawesi Province

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Abstract

The increasing population growth caused the government to launch the One Million Houses Program. The purpose of this study is to determine the relationship of low income to the backlog that occurs. From the results of the data survey conducted, it shows that the backlog of houses in Kolaka Regency in 2015 was 22,925 units that needed houses, while in 2020 there were 11,090 housing units which showed that there were still 48.37% from 2015.

Keywords

low income; backlog; kolaka regency



I. Introduction

As our cities grow at an unprecedented pace that governs the world's social, political, cultural and environmental trends, sustainable urbanization is one of the most pressing challenges facing the global community in the 21st century. In 1950, a third of the world's population lived in cities. Just 50 years later, this proportion has increased to half and will continue to grow to two-thirds, or 6 billion people, by 2050. Cities are now home to half of humanity. They are the national centers of production and consumption - the economic and social processes that generate wealth and opportunity. But they also create disease, crime, pollution and poverty. In many cities, especially in developing countries, Slum dwellers make up more than 50 percent of the population and have little or no access to shelter, water and sanitation (UN-Habitat, 2021). UN-Habitat as one of the UN agencies in the UN-Habitat strategic plan 2020-2023 has a program focus that is reducing spatial inequality and poverty in communities throughout urban-rural areas, increasing welfare for cities and regions, strengthening climate action and improving the urban environment and effective prevention and response to urban crises. Organization must have a goal to be achieved by the organizational members (Niati et al., 2021). The success of leadership is partly determined by the ability of leaders to develop their organizational culture. (Arif, 2019).

The government launched the One Million Houses Program which is one of the national strategic programs launched by the President of the Republic of Indonesia in Ungaran Regency, Central Java Province on April 29, 2015. This is carried out to provide decent housing for the people of Indonesia, both through the construction of houses carried out by the government and stakeholders in the housing sector. From year to year, the achievement of the Million Houses Program continues to increase quite well. When it was first launched, in 2015, the One Million Houses Program succeeded in building 699,770 housing units. Furthermore, in 2016 there were 805,169 housing units, in 2017 904,758 units were built, in 2018 there were 1,132,621 units and in 2019 there were 1,257,852 units. In 2020, Although affected by the Covid-19 pandemic, the results of the construction of the One Million Houses Program even reached 965,217 housing units throughout Indonesia (Ministry of PUPR, 2021). The One Million Houses Program is aimed at increasing the fulfillment of housing needs, especially for low-income people (MBR).

Meanwhile, the target is to increase the contribution to fulfilling the need for livable housing through the construction of flats, special houses, self-help houses and distribution of government subsidized housing infrastructure, facilities and utilities (PSU).

Every Head of Family (KK) wants a house that can be lived in by the existing family. Sometimes the growth of housing is not in line with population growth which is a demographic and socio-economic trigger factor which affects the growth of informal settlements in suburban areas (Baye, 2020), due to lower land values in suburban areas. The mandate of Law Number 1 of 2011 which states that everyone has the right to live in physical and spiritual prosperity, to live, and to have a good and healthy living environment, which is a basic human need, and which has a very strategic role in shaping the character and personality of the nation. as one of the efforts to build a complete, independent and productive Indonesian people,

Housing conditions when adjusted to the needs of the existing market, sometimes create new problems for the ability and income of the population (Smith, 2019; Moore, 2017), because the adjustment of residential facilities and infrastructure also raises costs that can increase the value of a housing so that it needs consideration in terms of housing. affordability for people with low incomes. There are still many Low-Income Communities (MBR) who have not received government support in obtaining houses so they must fulfill them independently (Putra, 2014). They understand very well that in order to obtain better environmental and housing conditions, low-income people have to pay more, so,

The use and performance of conventional and sustainable building technology is used in the construction of low-income housing to make it affordable (Windapo, 2020), but sometimes there are differences in the value of a building between regions (Sónia, 2020), so it is necessary to have a common perception of the value of affordable buildings/houses, healthy (Carole, 2021) and comfortable for its residents (Malik, 2020). Regarding balanced housing, it has been regulated in Regulation of the Minister of Public Housing Number 10 of 2012 concerning the Implementation of Housing and Settlement Areas with Balanced Occupancy.

II. Review of Literature

2.1 Low Income Community

Low-income communities (MBR) are defined as: People who have limited purchasing power so that they need government support to obtain housing; (Government Regulation of the Republic of Indonesia Number 64 of 2016); People who have limited purchasing power need to get government support to get a house. (Law Number 1 of 2011); so that this definition implies that MBR are those who have limited purchasing power, need government support and are entitled to a house.

The key aspects regarding informal housing development for low-income communities according to the United Nations Economic and Social Commission for Asia and the Pacific (UNESCAP) and the United Nations Human Settlements Program (UN-HABITAT), 2008, are:

1. Housing area. Informal settlements are filled with a wide variety of housing types and building qualities, varying from all-service steel frame construction, to squalid windowless bamboo huts, made of mud and biscuit tins.
2. Infrastructure. Often the government provides basic infrastructure in informal settlements, but these programs are sometimes too small, not well planned and implemented, and many settlements end up being abandoned.

3. Location. The location of housing is very important for the urban poor. They will always try to locate them in parts of the city as close to the source of income as possible.
4. Ownership Guarantee. One of the serious problems facing millions of people is the lack of security of ownership.

III. Research Method

In this study, it is located in Kolaka Regency, Southeast Sulawesi Province, by taking data from each sub-district in Kolaka Regency, and comparing the backlog data from 2015 to 2020, and paying attention to the relationship with the condition of low-income people.

IV. Result and Discussion

Geographically, Kolaka Regency is located in the southeastern part of Sulawesi Island, extending from North to South between 3°36' - 4°35' South Latitude, and stretching from West to East between 120°45'-121°52' East Longitude with the following boundaries:

1. North side: North Kolaka Regency
2. South side: Bombana Regency
3. East side: East Kolaka Regency
4. West : South Sulawesi Province in Bone Bay

Most of the area of Kolaka Regency is marine waters, about 15,000 km² with a coastline of ± 308 km and a land area of 3,283.59 km². Kolaka Regency is part of the administrative area of Southeast Sulawesi Province, which is divided into 12 sub-districts. In the Kolaka Regency area, there are several islands scattered in several sub-districts, namely Padamarang Island, Lambasina Besar Island, Small Lambasina Island, Maniang Island, Crocodile Island, Lemo Island, and Banana Island, Laburoko Island, Lima Island, and Ijo Island.



Figure 1. Kolaka District Administration Map

4.1 Profile of Housing and Residential Areas of Kolaka Regency

The pattern of distribution of settlements is influenced by variations in land use, topographic conditions, altitude and regional accessibility factors, socio-economic conditions of the population, and socio-economic facilities which in their development will

greatly affect the pattern and distribution of settlements in an area. Therefore, the distribution pattern can be seen based on urban settlements and rural settlements.

Urban settlements are residential areas that are physically indicated by a collection of houses that dominate the layout and have various facilities to support the lives of their citizens independently. Based on field surveys, generally urban settlements in Kolaka Regency are concentrated in the sub-district capital which is usually equipped with adequate urban environmental facilities and infrastructure. When viewed at the level of density between buildings with one another, it appears irregularity, especially in trading areas and in coastal areas. The conditions and categories of urban settlements which are detailed by sub-district in Kolaka Regency are as follows:

Table 1. Conditions and categories of urban settlements

No	Subdistrict	Settlement Urban	Area (Ha)	Population	Level Density
1	Iwoimendaa	Ex. Iwoimendaa	16.43	1.182	Low
2	hello	Ex. hello	52.77	2,649	Currently
3	Samaturu	Ex. Tosiba	56.34	2,306	Low
4	Latambaga	Ex. Latambaga	13.27	2,399	Tall
5	Kolaka	Ex. Lamokato	78.45	9,661	Tall
6	Wundulako	Ex. Wundulako	40.77	2,154	Currently
7	hall	Ex. hall	58.24	1,712	Low
8	Pomalaa	Ex. Pomalaa	69.81	2,043	Low
9	Tanggetada	Ex. Tanggetada	39.64	1.196	Low
10	Polygon	Ex. Polygon	62.14	2.481	Low
11	Watubangga	Ex. Watubangga	68,48	2,925	Low
12	Toari	Ex. Toari	49.32	1.395	Low
Amount			605.66	32.103	

Source: Survey Results, 2020

4.2 Distribution of Slums and Slums

In general, a slum area is defined as a residential area or not a residential area that is used as a residence whose buildings are in substandard or uninhabitable conditions. Some of the characteristics of slum areas include:

1. Inhabited by a dense and crowded population, both due to population growth due to births and due to urbanization.
2. Inhabited by people who have low and non-permanent income, or produce subsystems that live below the poverty line.
3. The houses in this area are emergency houses made of used and inappropriate materials.
4. Poor health and sanitation conditions, usually characterized by a dirty physical environment and easy spread of infectious diseases.
5. The scarcity of city services such as clean water, toilet facilities, electricity, etc.
6. Unplanned growth so that its physical appearance is irregular and unkempt, narrow roads, no yard, and so on.
7. The strength of the rural lifestyle which is still traditional, socially isolated from the settlements of other layers of society, illegally occupied or the legal status of the land is unclear (problematic).
8. Usually characterized by a lot of deviant behavior and criminal acts.

The housing backlog data in Kolaka Regency when broken down by sub-district area, then Kolaka District has a low percentage of home ownership of around 67.54%. The

largest number of owned households is located in Wolo District with a percentage reaching 92.41%. The total shortage of owned households in Kolaka Regency is 11,091 units, described in the table below:

Table 2. Data on the Number of KK (Head of Family) Who Do not Have a Home (Backlog) Breakdown by District in Kolaka Regency

No	Subdistrict	Number of Souls	Amount House Ladder (KK)	Percentage House Owned Stairs (%)	Amount House Owned by	Number of Houses Non. Stairs Owned/Backlog Occupancy House
1	Iwoimendaa	8,631	2,143	88.99	1,907	236
2	hello	21,197	4,719	92.41	4,361	358
3	Samaturu	25,882	6,382	92.09	5,877	505
4	Latambaga	33,893	8096	77.30	6,258	1,838
5	Kolaka	44,454	10,194	67.54	6,885	3,309
6	Wundulako	22,862	5,127	75.76	3,884	1,243
7	hall	12,455	3,294	85.25	2,808	486
8	Pomalaa	34,682	7,165	83.71	5,998	1,167
9	Tanggetada	16,371	4,234	86.14	3,647	587
10	Polygon	7,993	1,671	87.79	1,467	204
11	Watubangga	17,429	4,642	86.47	4,014	628
12	Toari	10,978	2,837	81.32	2,307	530
Amount		256,827	60,504	83.37	49,413	11,091

Source: Data Processing, 2021

The ownership backlog is calculated based on the home ownership rate/percentage of households (households) occupying their own house. The basic data sources used in this calculation are BPS data. The backlog of home ownership, which was originally around 13.5 million households in 2010, has dropped to 11.4 million households in 2015. This figure shows that in 2015 there were 11.4 million Indonesian households, both Low-Income Communities (MBR) and non-MBR people who live in the house are not their own. This figure is the number of households occupying a residence that is not their own. In 2015 the national ownership backlog was 11.4 million units and it is targeted that in 2019 it will decrease to the remaining 6.8 million units.

Nationally, the need for housing for the community ranges from 820,000 – 1,000,000 housing units per year. The central government's target is to reduce the housing backlog for MBR from 7.6 million to 5 million units by building 3.9 million housing units in the period 2020-2024, it is estimated that the total investment required is Rp. 780 trillion. If referring to the data on the Southeast Sulawesi Province Housing Online Portal, the data on the Ownership Backlog in Kolaka Regency. as follows:

$$\begin{aligned} \text{Ownership Backlog} &= \text{CONTRACT/RENT} + \text{HIRE} + \text{OTHER} \\ &= 12,188 \text{ UNITS} \end{aligned}$$

The housing backlog data in Kolaka Regency in 2015 was recorded at 22,925 units, and handling has been carried out in the form of improving the quality of houses and new construction of 6,678 units (Housing = 4,661 units, BPS data = 2,017) so that the Housing Backlog in Kolaka Regency in 2019 remained at figure 16,247 units.

From the results of a survey conducted in 2020, the data on the Number of KK (Head of Families) Who Do not Have a Home (Backlog) is broken down by District Area in Kolaka Regency.

Table 3. Data on the Number of Heads of Families Who Do Not Own a Home (Backlog)

No	Subdistrict	Number of Souls	Number of Households (KK)	Percentage of Household Owned (%)	Number of Houses Owned	Number of Non-Owned Households/Home Occupancy Backlog
1	Iwoimendaa	8,631	2,143	88.99	1907	236
2	hello	21,197	4,719	92.41	4361	358
3	Samaturu	25,882	6,382	92.09	5877	505
4	Latambaga	33,893	8096	77.30	6258	1,838
5	Kolaka	44,454	10,194	67.54	6885	3,309
6	Wundulako	22,862	5,127	75.76	3884	1,243
7	hall	12,455	3,294	85.25	2808	486
8	Pomalaa	34,682	7,165	83.71	5998	1,167
9	Tanggetada	16,371	4,234	86.14	3647	587
10	Polygon	7,993	1,671	87.79	1467	204
11	Watubangga	17,429	4,642	86.47	4014	628
12	Toari	10,978	2,837	81.32	2307	530
	Amount	256,827	60,504	83.73	49,414	11,090

Source: Data Processing, 2020

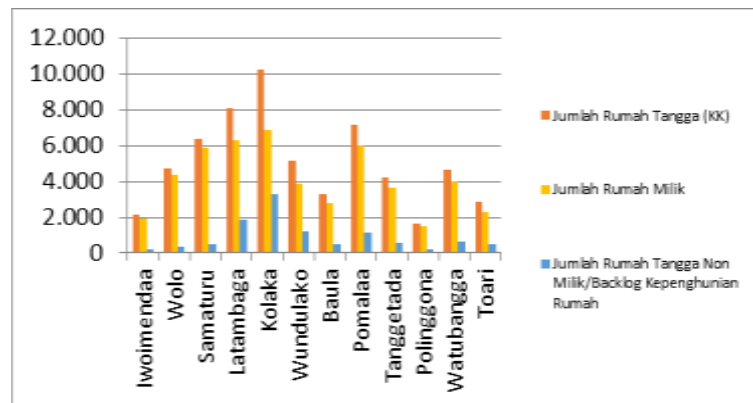


Figure 2. The relationship between the number of households (head of family) and those who do not have a home (backlog) (Source: Data Processing, 2021)

V. Conclusion

1. The data backlog of houses in Kolaka Regency in 2015 was 22,925 units that needed houses, while in 2020 there were 11,090 housing units which showed that there were still 48.37% from 2015.
2. The opening of new mining areas by the district government. Kolaka, which is managed by the private sector, is expected to increase the average income of the community so that the number of low-income people will decrease and it is hoped that the number of housing backlogs will also decrease.

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