Analysis Of The Community Of Surabaya's Level Of Fulfillment In The Process Of Applying For A License To Establish A Building To Establish A Residential Building

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Abstract
The development development in the city of Surabaya is progressing very rapidly, so that it can affect the order and face of the future city. The existence of the building during the current development period must have a very clear status and have an IMB (Building Permit), therefore the purpose of this study is to determine the level of fulfillment of the obligations of the people of Surabaya City in managing the IMB letter for their residence. The research method used to find out the factors that cause the community to not fulfill their obligations in managing the IMB is done by observation and distributing questionnaires, with the help of Microsoft Excel for data processing. The results of the data analysis carried out in this study indicate that the number of houses that already have an IMB for the last 5 years can be represented as 6% who already have an IMB and 94% who do not. As well as factors that cause people not to have an IMB for their homes, among others are: Lack of public knowledge about IMB, Most people do not know the functions and costs incurred to get an IMB, Most people do not know the process, and the time it takes to get an IMB, and lack of government disseminate IMB to the public.

Keywords:
Building Permit, Factors causing people to not have an IMB

1. Introduction
The existence of the current building must have a very clear status and each building must have a Building Permit (IMB). In a big city like Surabaya, there are still many problems regarding unlicensed buildings. Samples of illegal buildings along the Wonokromo river pavement can be taken, which resulted in evictions and allocated to flats.

IMB is defined as a permit granted to an individual or business entity to carry out activities to construct, dismantle or renovate a building which can be issued if the building plan is in accordance with the provisions covering land aspects, planning aspects, technical aspects, health aspects, comfort aspects, and aspects. environment. In Surabaya itself, there are several regulations and laws that regulate this. IMB regulations apply and are binding on all parties concerned who carry out development. Development which includes constructing or renovating buildings throughout the city of Surabaya, both from private, individual and government elements. Development activities carried out by the government and the private sector because of the limited number of types, places and functions are clear, so supervision is easier to carry out. However, if the development is carried out by individuals because of the large number and spread in various places, the supervision will face various obstacles. Therefore, it is necessary for the public to understand the IMB information which is then expected to arise from the community's interest in regional spatial planning and follow the procedures for building according to the applicable IMB regulations. This is the reason for researchers to analyze the level of public interest in proposing the process Building Permits (IMB) in the City of Surabaya so that the Regional Budget Revenue (PAD) of the City of Surabaya increases.

Based on the problems above, the formulation of the problem in this study is as follows: 1) What is the percentage of residential buildings that already have an IMB and those that don’t? 2) What causes the people of Surabaya City to not apply for a Residential Building Permit? 3) How is the Surabaya City Government's efforts to increase the level of fulfillment of community obligations in applying for a Residential Building Permit process?

2. Theoretical Foundation
2.1. Residential / Residential Concept
The house or dwelling is a very important part as a place for humans to take shelter, rest, or carry out activities to achieve their life goals. And as a means to help support the realization of national development goals. However, the construction of residential houses, both single and individual, must always be guided by the rules set by the government.
In this residential concept to realize the ideal house, the requirements for building layout and the environment are parts that must get full attention, where the density of the building must be arranged in such a way, the development must be carried out evenly, the height of the building must not interfere with flight activities, the distance between the building and the road / river must be in accordance with the provisions of GSB, the distance between one building and another is measurable / space is available, the designation of the building is adjusted to the spatial layout of the city of Surabaya, the environmental impact control system concerning drainage, clean water facilities, landscaping / greening, environmental cleanliness and waste must be really awake so as not to have a bad impact in the future.

2.2. Building permit

Building Construction Permit or commonly called IMB is a legal product that contains a permit granted by the Regional Head to the building owner to construct a building which is intended so that the design, implementation and construction of the building are in accordance with the applicable Spatial Planning in accordance with the Building Border Line (GSB), according to the River Border Line (GSS), according to the Basic Building Coefficient (KDB), according to the Building Area Coefficient (KLB), in accordance with the safety requirements set for those who occupy the building.

IMB is one of the legal products to realize a certain order so as to create order, security, safety, comfort, and legal certainty. IMB will legalize a building that is planned in accordance with a predetermined Spatial Plan. In addition, the existence of an IMB indicates that the construction plan of the building can also be accounted for with a view to the common interest. In general, the purpose and function of a Building Permit is to control government activities in certain cases where the provisions contain guidelines that must be carried out by interested parties or authorized officials.

2.3. Requirements for obtaining IMB

The following are the requirements to obtain a Building Permit with a residential designation

1. Administrative Requirements:
   a. IMB application form
   b. Photocopy of KTP of the applicant/land owner
   c. Photocopy of Land Certificate which has been legalized by a notary
   d. Last PBB/SPPT
   e. Power of attorney with a photocopy of the ID card of the power of attorney if the application is authorized
   f. Statement of responsibility for building construction
   g. Location size sketch
   h. Location photos
   i. Photocopy of SKRK if the building already has an IMB

2. Technical Requirements:
   a. CAD drawing
   b. Picture of the situation (scale 1: 1000 / 1: 500);
   c. Drawings of floor plans (1 : 100 / 1 : 200);
   d. The image appears facing the road (scale 1:100 / 1: 200);
   e. Roof top view (scale 1 : 100 / 1 : 200);
   f. Images of longitudinal and transverse sections (1 : 100 / 1 : 200);
   g. Sanitation plan drawing (1 : 100 / 1 : 200);
   h. For RT > 2 floors or steel main structure
   i. Drawing of structure and details signed by planner and applicant
   j. The building erected must be in accordance with the Spatial Plan
   k. The building area must comply with the BCR (Building Coverage Ratio) which is the ratio between the building area and the total land area.

3. Methodology

The methodology used is descriptive research method with a qualitative approach. According to Sukmadinata, descriptive qualitative research method is a method used to describe and describe existing phenomena, both natural and human engineered, which pays more attention to the characteristics, qualities, and interests between activities.

The source of data used by researchers to complete the data is a questionnaire. The questionnaires were distributed as many as 400 sheets which were distributed evenly to all sub-districts in the city of Surabaya where the number of houses that did not have an IMB was 524,999 units of the total population of residential houses in the city of Surabaya as many as 560,167 residential units. Data collection techniques in this research are literature study, field study (observation and interviews). The steps of data analysis are data reduction, data display (data display) and conclusion drawing (verification).
4. Results and Discussion

4.1. The Surabaya government's efforts to improve the fulfillment of the community's obligations to take care of the IMB

1. IMB Licensing Services Can Be Done Through 2 Doors.
2. The government makes it easier for the public to take care of the IMB for the first residence, either through the licensing counter at UPTSA, and through the Surabaya Single Window online portal, or it can be accessed via the https://ssw.surabaya.go.id link, with services through This online service makes it very easy for the public to take care of the IMB because it explains in detail the requirements and other technical provisions that must be done.
3. Local Government Socializing About IMB.
4. Based on the results of the questionnaire distribution as many as 400 respondents which were distributed evenly in the sub-districts in Surabaya, 47% answered that the government had socialized about IMB and 57% who answered no. So it can be concluded that the government has not socialized about IMB to the public so that many people whose homes do not have an IMB.
5. Distribution of IMB Brochures to the Community.
6. To increase the level of public knowledge about IMB, the Surabaya City government has begun to aggressively distribute IMB brochures to the public with the aim that people can immediately take care of the IMB for their homes.
7. Adding Services in Each Village.
8. To improve the fulfillment of community obligations in the process of applying for a residential IMB, from now on, the Surabaya City government has added IMB counter services in every urban village in Surabaya.

4.2. Questionnaire Results

Based on the results of the filled out questionnaire, it can be concluded that the total number of houses that have had a residential IMB for the last five years are 35,158 units, and 52,499 units of the total residential housing in Surabaya are 560,157 units, the percentage of residential houses in the city of Surabaya that already have a residential IMB for the last five years is 6%, and 94% of those who do not have a residential IMB.

The factors that cause the people of Surabaya City to not apply for a Building Permit are as follows:

l. Lack of public knowledge about IMB for housing.
   a. Lack of public knowledge about the function of residential IMB.
   b. Most people do not know the cost of making a residential building permit.
   c. People think that the cost of making a residential building permit is quite expensive.
   d. Most people do not know how long it will take to make a residential building permit.
   e. Most people do not know the process of making a residential building permit.
   f. Most people do not understand whether the construction of a residential building permit is complicated.
   g. Most people think that it takes a long time to get a residential IMB.
   h. Most people have never participated in the IMB socialization in the sub-district and in the kelurahan.
   i. Lack of local government to socialize IMB to the community.

5. Conclusions and Suggestion

5.1. Based on the research, the researchers concluded as follows:

1. That there are still many people in the city of Surabaya who have not taken care of an IMB. If presented as a percentage, 6% of residential houses in the city of Surabaya have had a residential IMB for the last five years, and 94% for those who do not have a residential IMB.
2. There are many factors behind why the community does not take care of the IMB, for example, the community lacks knowledge of the IMB due to the lack of socialization carried out by the government.
3. The role of the Government in increasing the level of fulfillment of community obligations in the process of applying for a Residential Building Permit is to provide IMB services through 2 doors, the first through the licensing counter at UPTSA and through online which can be accessed at the https://ssw.link.surabaya.go.id, and the government socializes IMB to the public, the government is aggressively distributing IMB brochures to the public so that they can immediately take care of the IMB for their homes, the local government adds IMB service counters in every urban village in the city of Surabaya.

5.2. Based on the research above, the suggestions that researchers put forward are:

1. To increase the community's obligations in the process of applying for a Building Permit in the City of Surabaya, it is recommended that the local government be more aggressive in socializing the IMB, erecting IMB billboards in
sub-districts and villages or in public places so that the community immediately takes care of the IMB for their homes, so that people are more comply with the local regulations of the City of Surabaya regarding the Building Permit.

2. For further research so that the results are more optimal, it can be done by adding the distribution of questionnaires for each sub-district in the city of Surabaya

References


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