



Implementation of Healthy Housing Standard in Kandri Village, Gunung Pati

Isna Pratiwi ^{a *}, Dimas Indra Yulianto Alimuddin ^b, Dimas Wicaksono ^a, Fitri Dwi Indarti ^c

^a Architecture Engineering, Universitas Negeri Semarang

^b Informatics Engineering, Universitas Dian Nuswantoro

^c Department of Architecture, Universitas Muhammadiyah Semarang

* isnap@mail.unnes.ac.id

Abstract. Poverty is a social phenomenon almost as old as the age of human civilization. Poverty and welfare are likened to two sides of a coin that are inseparable from how good the country's government is. Poverty indicators are generally caused by limited access to public services, the difficulty of accessing and receiving health services, the difficulty of getting easy access to information, and so on. Thus, the involvement of the bureaucracy, namely the government, is important because the problem of Poverty is the state's responsibility as the holder of government. The problem of Poverty is a complex problem that must be handled comprehensively across sectors, continuously and synergistically. This is because the problem of Poverty is the source and development of social problems, one of which is uninhabitable housing; therefore, Poverty must be handled seriously by both the government and society. The purpose of this event is to educate and help level the development of healthy and habitable houses, especially for the community in Kandri Village, Gunung Pati. This study enables researchers to gather objective data by identifying and characterizing current events through a qualitative approach. Gunung Pati District boasts potential natural resources that can be developed for agriculture, fisheries, plantations, and nature tourism. However, parts of the Kandri Village still face economic disparities. This situation is exacerbated by limited infrastructure, such as damaged roads and inadequate drainage, resulting in uneven development. Therefore, the Semarang City Government is implementing the Healthy and Livable Homes (Ruslani) program, which involves outreach, implementation, monitoring, and evaluation.

Keywords: healthy housing standard; uninhabitable houses; Kandri Village

I. Introduction

A house is one of the basic human needs that has a strategic function as a habitable place to live, a means of family development, a reflection of the dignity of its occupants, and an asset for its owner. In the digital era, the security of a healthy home will be more guaranteed if combined with technology applied to web-based or mobile-based applications [1]. Following the policy of the Regulation of the Minister of Public Works and Public Housing No. 13 of 2020, Article 393 and Article 394, the Directorate General of Housing has the responsibility, duties, and functions of organizing the formulation and implementation of policies in the field of housing management by the provisions of laws and regulations [2]. In connection with the Ministerial Regulation, currently in Indonesia, there are still 29.45 million uninhabitable houses, which, if referring to the goals of the Indonesian state as stated in the Preamble to the 1945 Constitution, which reads "Advancing general welfare", the Indonesian nation through the Ministry of PUPR is obliged to provide welfare for its citizens [3]. Therefore, currently, the Government, through the Ministry of PUPR and Regional Governments, is trying to reduce the number of uninhabitable houses in Indonesia, one of which is through the Self-Help Housing Stimulus Assistance Program (BSPS), or what is known to us as "House Renovation"

[4]. BSPS, in principle, seeks to encourage community initiatives and efforts to have the ability to plan, implement, and supervise the construction of their own homes independently [5]. In this program, the Government does not provide assistance in the form of cash, but in the form of building materials to repair or/build houses carried out by the community by forming groups or self-help through cooperation [6].

Thus, the involvement of various parties is needed to realize the success of the implementation of BSPS [7]. So currently, the campus and the involvement of lecturers are collaborating with the Ministry of Education, Culture, Research and Technology to provide education to the community so that they can be directly involved in implementing a healthy, habitable home.

The implementation of the Healthy Habitable Home Program, the funding of which is carried out independently and comes entirely from donations from the community and agencies, and does not depend on the APBN and APBD, as can be seen from the implementation of previous Ruslani programs [8]. The donations received in implementing the Healthy Habitable Home Program are not only in the form of funds or money but also in other forms, such as new and used building materials. All of them are accommodated and managed by the Sub-district through the Ruslani program implementation team [9]. The Healthy and Livable Homes Program is a program that originated from the initiative of the Semarang City Government.

1.1. Healthy and Habitable Home Program

A house is one of the basic needs of every person, in addition to the need for food and clothing. According to Santoso, a decent house is a house building that meets the requirements for building safety, minimum adequacy of building area, and the health of its occupants [10]. A healthy, safe, harmonious, and orderly environment meets the requirements for spatial planning, land use requirements, land rights control, and the adequacy of environmental infrastructure and facilities. According to Renaldi a healthy house is a place for shelter/residence and a place to rest, to foster a perfect physical, spiritual, and social life [11].

1.2. Healthy and Habitable Home (Ruslani)

The Healthy and Habitable Home Program is one of the innovative programs the Semarang City Government has carried out to overcome the problem of uninhabitable houses. The Semarang City Government carried out an action plan in the Ruslani House Renovation Program, which is divided into six stages, including the following [12]:

1. Forming a Team, the formation of the team is carried out by the sub-district using the coordination meeting method to produce the Decree of the Formulating Team and the Decree of the Implementing Team.
2. At this stage, coordination of the Team & Stakeholders produces the Division of Team Tasks and agreement on implementing activity times and others.
3. Design Program, this stage is carried out by the formulation team to determine the Design Program and the Healthy Home Data Collection Format.
4. Program Socialization in Ruslani is carried out by the Implementing Team and all stakeholders using the Workshop method and signing the agreement.
5. Program Implementation, in the Ruslani Program, is carried out by the Sub-district and Stakeholders using the method of community service & cooperation.
6. Monitoring & Evaluation, the Monitoring and Evaluation Stage in the Ruslani program is carried out by the Sub-district using the Performance Audit method so that it can produce a Results Report and Recommendations.

2. Methods

This study uses a qualitative approach to identify and describe current events, facilitating researchers in obtaining objective data [13]. By applying the qualitative method, the author can describe the problems that arise in the field briefly and comprehensively [14]. The socialization method is the process by which individuals absorb ideas or concepts from a community group, giving rise to a participatory movement within a group or social institution [15].

3. Results and Discussion

Kandri Village is located around 200 to 300 meters above sea level, with most of its hilly area. Kandri Village is crossed by a large river called the Kreo River. Kandri Village is one of the villages in Gunung Pati District that is also directly affected by the Jatibarang reservoir construction project. As one of the buffer areas in Semarang City, Kandri Village has a water area that never dries up during the dry season because of the Sendang Gede. Many local institutions or community groups are established in Kandri Village.

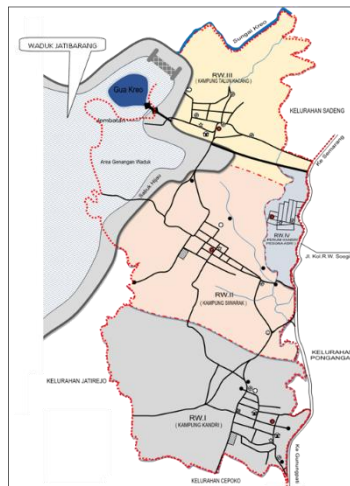


Figure 1 Maps Kandri Village

Based on the Natural Resources Potential (SDA), the Gunung Pati area can be developed as an agricultural, plantation, fishery, and nature tourism area residents around the Kandri sub-district work as Farmers, Traders, TNI, Police, and ASN. There are several economic disparities in some areas of the Kandri Sub-district. So far, the limited infrastructure to support economic development activities is still considered lacking; some roads are still damaged, and there are no proper road water channels, so some residents feel that development is uneven.



Figure 2 Situation and Condition Kandri Village

Implementing the healthy habitable home program (Ruslani) carried out by the Semarang City Government has several stages, as explained in the previous chapter. In this section, the author will present data related to the Implementation of the Healthy Habitable Home Program (Ruslani) by the Semarang City Government, with sub-foci including: (1) Program Socialization, (2) Program Implementation, and (3) Monitoring and Evaluation.

3.1. Socialization of the Ruslani Program

Socialization of the healthy habitable home program (Ruslani) is carried out in several methods, the first is by using mass media, consisting of electronic media, for example, on radio and television, and print media, for example, in newspapers or banners. The second is using face-to-face methods, for example, holding meetings with RT, meetings in Kandri Village, direct socialization to the community, and delivery at several other sub-district and village activities. The third is using social media such as Facebook and YouTube to upload videos related to the Ruslani program to social media pages.

3.2. Implementation of the Ruslani Program

The implementation of the healthy habitable housing program (Ruslani) is carried out in several structured stages, namely the stage of forming a team or committee, which is carried out by gathering sub-district staff and village heads from all sub-districts in Gunungpati sub-district. The next stage is selection, which determines the community receiving assistance. This is discussed in an internal meeting in the sub-district. The next stage is the socialization of the Ruslani program, which is carried out in various mass media and using a direct face-to-face method with the community. Suppose all the needs of the Russian program are met. In that case, the next stage is the implementation of the program, which is carried out using the cooperation method and using experts if necessary. After the work is completed, the next stage is the inauguration, which is carried out by inviting city government officials to hand over the keys to the assistance recipients. The last is the provision of certificates of appreciation to donors who have helped as a token of gratitude from the sub-district.

3.3. Ruslani Monitoring and Evaluation

Monitoring or supervising the healthy habitable housing program (Ruslani) is carried out by the sub-district head as the primary supervisor of the program and other related apparatus and donors. Monitoring by the sub-district head is done by going directly to the field to supervise the program, and in the form of a written report, while the report to the donor is given verbally or in the form of a banner. Program evaluation is carried out after the program is completed using the performance audit method during the program to find out what shortcomings and obstacles occur in each stage of the program. After the performance audit, the sub-district head will provide recommendations on what needs to be fixed and improved so that this program can run better in the future.

4. Conclusions

The Implementation of the healthy habitable housing program can be said to have gone well, this can be seen from several things, namely socialization carried out using several methods, Implementation of the Ruslani program which is carried out as a form of realization of the previously determined action plan to achieve the goal of improving the quality of life of the community, monitoring or supervision in the program is carried out directly and indirectly and evaluation is carried out using the performance audit method, the results of which are used as a reference by the sub-district head to provide recommendations on what needs to be improved and enhanced. Implement the Ruslani program with other sub-districts or villages so that the Ruslani program can be implemented in their respective areas, and more people can get assistance from the program. The Kandri Village Sub-district needs to pay attention to archiving documents and documentary evidence related to the Implementation of the Ruslani program in order to facilitate and assist in the Implementation of program monitoring and evaluation, and to become one form of accountability of the City Government as the program implementer. Implementers of the Ruslani program should include the Ruslani program in regional and national public service innovation competitions in order to introduce Ruslani to a broader audience, with the hope that there will be more attention to the program, so that parties interested in contributing to the Implementation of the Ruslani program can increase.

Acknowledgments

Thank you for the support from the Kandri Village community, who enthusiastically attended and asked questions at the socialization event.

References

- [1] Dimas Indra Yulianto Alimuddin, "RANCANG BANGUN E-TICKETING BERBASIS WEB STUDI KASUS STADION JATI DIRI SEMARANG DESIGN OF WEB BASED E-TICKETING NIM : Dimas Indra Yulianto," Universitas Dian Nuswantoro, 2016.
- [2] Menteri Pekerjaan Umum dan Perumahan Rakyat, *Peraturan Menteri Pekerjaan Umum Dan Perumahan Rakyat Republik Indonesia Nomor 13 Tahun 2020 Tentang Organisasi Dan Tata Kerja Kementerian Pekerjaan Umum Dan Perumahan Rakyat*. Indonesia, 2020, pp. 1–225. [Online]. Available: <https://peraturan.bpk.go.id/Home/Details/104735/permen-pupr-no-15prtm2015-tahun-2015>
- [3] Negara Republik Indonesia, *UNDANG-UNDANG DASAR NEGARA REPUBLIK INDONESIA 1945*. Indonesia, 1945, pp. 1–18. [Online]. Available: <https://webcache.googleusercontent.com/search?q=cache:BDsuQOHoCi4J:https://me>

- dia.neliti.com/media/publications/9138-ID-perindungan-hukum-terhadap-anak-dari-konten-berbahaya-dalam-media-cetak-dan-ele.pdf+&cd=3&hl=id&ct=clnk&gl=id
- [4] Presiden Republik Indonesia, *Bidang Perumahan dan Permukiman*. Indonesia, 1867, pp. 1–11. [Online]. Available: <https://djpk.kemenkeu.go.id/wp-content/uploads/2025/06/09-Perumahan-dan-Permukiman.pdf>
- [5] Zulkarnain, “Implementasi Kebijakan Bantuan Stimulan Perumahan Swadaya Di Kecamatan Parigi Selatan,” *J. Katalogis*, vol. 4, no. 10, pp. 52–63, 2016, [Online]. Available: <http://jurnal.untad.ac.id/jurnal/index.php/Katalogis/article/view/7004/5637>
- [6] A. Khalawati, “Konstruksi Sosial Penerima Program Bantuan Stimulan Perumahan Swadaya (Bsps) Sebagai Identitas Sosial: Studi Kasus Desa Pendem, Kecamatan Mojogedang, Kabupaten Karanganyar,” *J. Dev. Soc. Chang.*, vol. 8, no. 1, pp. 92–113, 2025, [Online]. Available: <https://jurnal.uns.ac.id/jodasc>
- [7] D. N. Aini, S. Huda, and A. Fitria, “Partisipasi Masyarakat dalam Program BSPS Melalui Upaya Keswadayaan Demi Mewujudkan Rumah Layak Huni di Desa Pucangombo,” *El-Mal J. Kaji. Ekon. Bisnis Islam*, vol. 5, no. 2, pp. 1–13, 2024, doi: 10.47467/elmal.v5i2.4501.
- [8] I. Febriyanti, L. Najeline Mutiara Annisa Ritnalani, F. Awang Irawan, and A. Sudibyo, “Sosialisasi Rumah Sehat Dan Layak Huni Pada Ibu Pkk Di Dusun Kaliwarak Desa Kemetul Kecamatan Susukan,” *J. Pemberdaya. Masy. Mandiri Indones. (Indonesian J. Indep. Community Empower.)*, vol. 7, no. 2, pp. 1–7, 2024.
- [9] M. Fadhilah, I. Zulkarnain, Y. Febrianty, and M. Mahifal, “Dampak Pemberlakuan UU Cipta Kerja Pasca Putusan MK Nomor 54/PUU-XXI/2023 Ditinjau Dari Sosiologi Hukum,” *Syntax Lit. ; J. Ilm. Indones.*, vol. 7, no. 9, pp. 1–19, 2022, doi: 10.36418/syntax-literate.v7i9.14251.
- [10] W. A. Ardimas Akbar Dwi Wahyuwono, “Pembangunan Rumah Layak Huni Dari Perspektif Hukum Perumahan Dan Permukiman,” *J. Kaji. Konstitusi*, vol. 2, no. 1, pp. 1–19, 2022, doi: 10.19184/jkk.v1i3.28446.
- [11] M. Renaldi, C. T. Prakoso, and D. Zulfiani, “Program Rumah Sehat Layak Huni (RUSLANI) Sebagai Inovasi Pemerintah Kecamatan Samarinda Seberang Dalam Pelayanan Publik,” *eJournal Adm. Publik*, vol. 8, no. 1, pp. 8825–8839, 2020.
- [12] Pemerintah Kota Semarang, *PERATURAN WALI KOTA SEMARANG NOMOR 35 TAHUN 2024 RENCANA KERJA PEMERINTAH DAERAH KOTA SEMARANG TAHUN 2025*. Indonesia, 2025, pp. 1–692. [Online]. Available: <https://pubmed.ncbi.nlm.nih.gov/28459981/%0Ahttps://doi.org/10.1016/j.resenv.2025.100208%0Ahttp://scioteca.caf.com/bitstream/handle/123456789/1091/RED2017-Eng-8ene.pdf?sequence=12&isAllowed=y%0Ahttp://dx.doi.org/10.1016/j.regsciurbeco.2008.06.005%0Ahttps://www>
- [13] I. Pratiwi, A. A. Wibowo, F. Savanti, D. I. Yulianto, and A. Setiawan, “Redesign of Trans-Semarang Bus Stop at Prof. Soedarto Segment Using an Accessibility Approach,” *IOP Conf. Ser. Earth Environ. Sci.*, vol. 1203, no. 1, pp. 1–12, 2023, doi: 10.1088/1755-1315/1203/1/012046.
- [14] I. Pratiwi, D. Wicaksono, A. A. Wibowo, and A. Setiawan, “The relationship of traders’ activities to the quality of city park (case study: Taman Sampangan Semarang),” *IOP Conf. Ser. Earth Environ. Sci.*, vol. 969, no. 1, pp. 1–8, 2022, doi: 10.1088/1755-1315/969/1/012066.
- [15] A. D. T. Putra, “Innovation of socialization citizen participation model in election,” *Wacana Polit.*, vol. 1, no. 2, pp. 139–151, 2016.