

**DEVELOPMENT EVALUATION OF THE FISHERMAN INDAH VILLAGE BELAWAN
MEDAN INDONESIA BASED ON THE CONTEXT OF APPLICABLE POLICY**

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ABSTRACT

Medan city government has implemented a program of cheap house livable housing in Belawan Indah fisherman Village, Medan. In general, residents who live in the settlement is not a profession as a fisherman and not a low income. This fact is not by the Regulation of the Minister of Public Housing Indonesia Republic Number 15 / PERMEN / M / 2006 regarding the ownership of cheap house habitable right on target. The Situation became the basis for evaluating traditional settlement development in Belawan Indah fishing village of Medan City based on the policy context. The policy issue that exists in placing occupants and the factors that cause the policy is not in the right target in setting settlers is a critical study. Researchers use quantitative methods in analyzing the perceptions of fishing communities and qualitative methods in analyzing the factors that cause the rule to become invalid. The results of the evaluation of settlement construction of cheap house habitable in Coastal will be an input to the Government in producing a comprehensive and targeted policy.

KEYWORDS: low income, policy, public housing, settlement

1. BACKGROUND

Development policy will always follow the growth of settlement development. According to the Law of the Republic of Indonesia, Number 1 the Year 2011 on Housing and Settlement Area that the residential environment has more than one infrastructure, facilities, public utilities and support activities of other functions. Medan city government has built a formal settlement in Belawan Medan Indonesia. The name of the Settlement is the Village of Indah Fishermen. Government policy set the dwelling in the village of fisherman Indah as a program of cheap house habitable for fishers in Belawan. The government built this settlement in 1991 for three years. In 1994, the Government inaugurated 1,444 units of homes for types 21, 27 and 36 in Indah fishing village in Belawan. The houses are for fishers from the District of Medan Belawan, Medan Labuhan and Medan Marelان. In fact, the inhabitants who live in the village do not all have a fishing profession. This situation illustrates that the Government's policy to establish habitable housing for fishers in Belawan Coast has not on target.

2. RESEARCH METHODOLOGY

Researchers completed this research using the Qualitative method. Researchers make direct observations for occupants who occupy the houses in the village of Belawan fishing. Researchers create maps of residents who have livelihoods of fishermen and non-fishermen. Researchers distributed questionnaires to the public. Objective questions in gathering information about the satisfaction and ability of the community to live in the fishing village Belawan Indah Medan. The

researchers linked the statistical data of the questionnaire to the physical facts in the field. In carrying out the analysis, researchers connect the results of data interpretation with the foundation of the theory. Through the discussion, the researcher will produce an invention that substantially has a close relationship with the concept of opinion.

3. LITERATURE REVIEW

Based on research on some fisherman settlements in other countries, non-fishermen can have houses in fishermen's settlements. Residents in traditional coastal settlements generally have livelihoods as fishermen. In general, some communities have livelihoods as traders and industrial workers [2]. In addition to being fishermen, coastal communities also have other livelihoods such as farmers, traders, industrial workers, mechanics, inter-island transportation, retail traders, dried shrimp and others. The research findings suggest that fishers generally have income from two sources: catching fish and other livelihoods [1]. These conditions make livelihoods, not as fishers can be more profitable so it can be a priority. Another theory confirms that communities in the Coastal have aspects of activities that always have relationships with water such as agriculture, fisheries, washing, and transportation. Aspects of operations that have close contact with water are the agricultural and fishing sectors. Coastal Communities will always treat water and marine environment resources carefully [3]. The income level of fishers is related to the experience of catching fish. The more experience in catching fish the number of fish production as the catch is also increasing [18]. The number of families influences the level of community welfare. The desire to improve family welfare makes the fisherman work hard to increase income. The community will be together to catch the fish with their tradition [15]. Behavior working together in empowering seafood is a way to conserve the aquatic environment. Community behavior has links to the coastal environment. The life process of the fishing community will be different according to the situation. The coastal environment where people live will shape the behavior of its inhabitants [9]. In general, the city government insists that the settlements on the Coast should be appropriate for people who have a fishing profession. The fishing community is familiar with extreme nature life. Land in the coastal settlement land has extreme topography, and there is in the river valley and cliff line. Weather conditions are always changing. Storms, erosion, and floods are still approaching fishermen's settlements. This fact raises the need to improve infrastructure maintenance. That fact illustrates the risk of living on the coast that has a climate always changing at a particular time [10]. The fishery sector is experiencing quite serious problems. The serious problem has to do with climate change and its impact on the sustainability of capture fishery business and marine aquaculture [6]. Climate change will have a certain identity impact on the form of settlements. Climate reality can affect the identity of traditional settlements [13]. Traditional settlements have an identity in their environment. There is a process of adaptation to climatic conditions of the climate, existing resources, and soil topography. Settlement construction incorporates various bioclimatic concepts in designing buildings [17]. The fact of the state of nature supports the perception of the community regarding the utilization of coastal areas [8]. People often live in coastal areas illegally even through impoverished lives. The income level of fisherman households is low. The situation results in the increased scale of business and improved

quality of life [14]. Traditional settlement development program as a strategy to reduce poverty. The government should make the program useful for the poor in the Coast. The government made a policy to achieve the goal so that the comfortable home was right on target for people who need shelter [7]. The Government of Indonesia has a vision of building public housing. The concept is "Every Indonesian family lives in a habitable home." The direction of people's housing development policy refers to the development of regional-based housing (Regulation of the State Minister of Housing of the Republic of Indonesia Number 15 / PERMEN / M / 2006 concerning the Implementation Guidelines for Fishery Area Development, 2006). In 2010, the Government of Medan City Baktiar Jafar had the initiative to manage swamp area as fisherman's housing [4]. The policy of enforcing compliance with the rules determines the accuracy of the objective of habitable home ownership [19]. The process of obeying and implementing regulations is a complicated issue. Factors causing non-compliance with policies include social, cultural, and economic factors [5]. Several factors cause the plan to be invalid are the elements of communication, social, environmental factors, economy, politics, and factors of disposition or attitude [20].

4. DISCUSSION

Coastal areas are often the place where fishers live, even if the area is susceptible to disasters. Medan city government to carry out the construction of settlements on the coast of Belawan Medan so that fishers have the decent dwelling. The government made a policy to make the compensation for the poor people who have a fishing profession. The plan is to succeed the government program in empowering the poor people to have a home. Government policy is in the Regulation of the Minister of Housing of the Republic of Indonesia Number 15 / PERMEN / M / 2006 concerning Guidelines for Implementation of Fisheries Development. The substance of the content of the policy is about the ease and assistance of obtaining homes for low-income fishermen communities through the development of region-based housing. The plan explains the construction of livable settlements for low-income fishermen communities. Generally, Fishermen in Coastal Belawan coast has a house that is less feasible and vulnerable to disaster. Based on that background the government made a policy of cheap house habitable for fishers who have low income. In fact, the inhabitants who occupy affordable dwellings inhabitable in settlement of fishers are not all have low income. In fact, many non-fishermen and high-income residents live in colonies which, according to Government policy, are not for them. Construction of settlements in coastal areas of Indonesia includes housing for fishers, facilities, and infrastructure such as buildings to support marine and fishery activities. The government builds a stage type house so that coastal fisherman can escape from the risk of flooding. The government built a formal settlement for fisherman Indah legally in Belawan Medan. Medan city government that has the initiative to manage part of Belawan region as habitable housing for fisherman. The policy of settlement development at Kampung Nelayan Indah Belawan Medan is in line with the system of housing development based on Presidential Decree of the Republic of Indonesia no. 13 of 1989 Concerning the Fifth Five-Year Development Plan (REPELITA V) 1989/90 - 1993/94. The policy is also in the Guidelines of State Policy (GBHN 1988) which has a primary mandate to carry out the construction of large quantities of housing for a low price.

Inexpensive homes for Low-Income Communities should pay attention to minimum requirements for the clean, healthy and habitable house and settlements.

The government created the development program of Belawan Indah Fishery Village in Medan following Regulation of the Minister of Public Works and Housing of the Republic of Indonesia Number 48 / PRT / M / 2015. The policy is about the scheme of credit installment difference or home ownership financing for Low-Income Communities. The cost of housing it uses the revenue of the General Service Board of the housing finance management center. There is a procedure in buying and selling housing subsidies of the region-based Government. The process is a citizen of Indonesia; do not have their own house; have sufficient income to meet monthly installments and be assured of continuity and never receive a homeownership subsidy. Through 120 questionnaires given to the respondents, there are 6.7% of fishermen who are not the category of Low-Income Society. The situation is in Figure 1. The data is not following the policy of Act No. 4 of 1992 on the determination of housing and fisherman settlements Beautiful for Low-Income Communities. Figure 2 illustrates the income of non-permanent fisherman. The fact that gives the impact of the community is not able to pay the installment of the house in this Belawan Indah fishing village. In fact, there are 58.2% of residents who do not have livelihoods of fisherman.

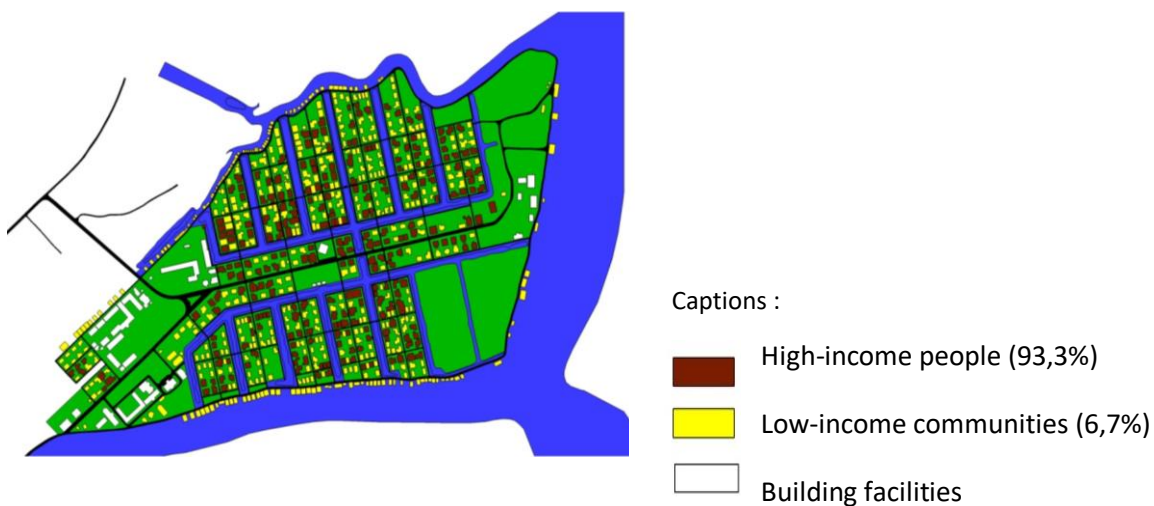


Figure 1. Mapping of Community Income of Fishing Village Indah Belawan Medan

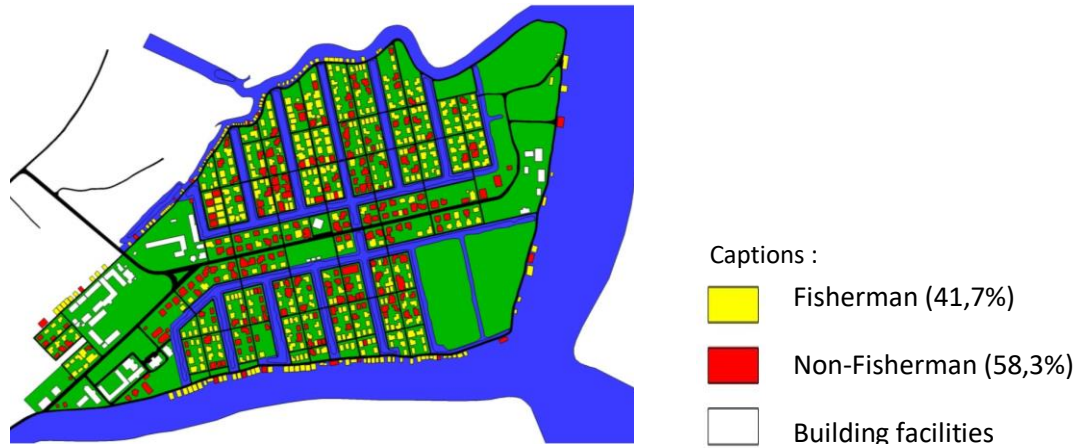


Figure 2 Map position of Building based on Livelihood in Fishing Village Indah Belawan Medan

The growth of the community in the fishing village is increasing so that those who have the livelihood, not as fisherman are also growing. Even many of the fishermen who sell the house to the community who are not fishermen. Low fishermen income and the high cost of living resulted in the fishermen community unable to buy a house in The village of Indah Fisherman Belawan Medan. The Regulation of the Minister of State for the Housing Republic of Indonesia Number 15 / PERMEN / M / 2006 concerning the Implementation Guidelines for Implementation of Fishery Area Development becomes invalid, as most residents of the settlement do not know (Figure 3-4) the existence of cheap house habitable policies to target fisherman. Socialization of habitable housing policy to the community will determine the accuracy of the target owner [11] [12]. Through questionnaires given to 120 respondents, there were 12.5% who knew about the socialization of habitable cheap housing policies and 87.5% were unaware of the socialization of the regulation (Figure 5). The government should carry out socialization on the policy of cheap housing to make it appropriate for the ownership of the house based on the Regulation of the Minister of Public Housing of the Republic of Indonesia Number 15 / PERMEN / M / 2006.

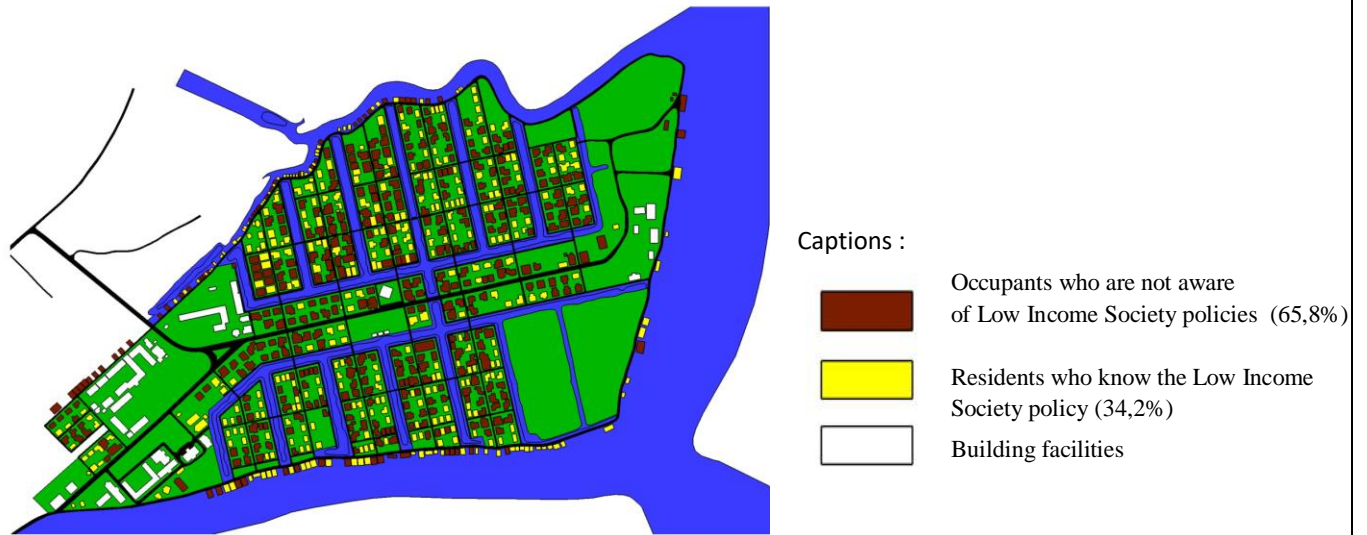


Figure 3. Map of Knowledge of the Occupants About For the Low-Income Community Housing



Figure 4. Community Knowledge Map About Policy Occupation Professionals who may occupy a habitable house



Captions :




-  Residents who say there is no socialization of the government about the policy (12,5%)
-  Residents who say there is socialization from the government about the policy (87,5%)
-  Building facilities

Figure 5. Community Map which states that there is Socialization for Minister of Housing Regulation of the Republic of Indonesia Number 15 / PERMEN / M / 2006

5. FINDING

People in the fishing village of Indah Belawan Medan generally buy cheap habitable houses built by the Government. Low-Income Communities in the village of fisherman Indah Belawan can finance affordable habitable homes that are programmed by the Medan City Government for fisherman. This program is following Presidential Decree of the Republic of Indonesia No. 13 of 1989 Concerning the Fifth Five-Year Development Plan (REPELITA V) 1989/90 - 1993/94. The government has not

supervised the implementation of the Regulation of the State Minister of Public Housing of the Republic of Indonesia Number 15 / PERMEN / M / 2006 so that many people who do not have the fisherman profession have the cheap house in living habitation in Belawan Indah fishing village. Many people who are not low-income homes have decently habitable in the village of fisherman Indah. This fact opposes the Regulation of the State Minister of Public Housing of the Republic of Indonesia Number 15 / PERMEN / M / 2006 and Constitution No 4 1992 on housing and settlement of cheap houses suitable for subsidized habitation. The government does not carry out active communications so that many people are not aware of any criteria for affordable house ownership. Communities are not aware of the policies in the Fifth Five-Year Development Plan (REPELITA V) 1989/90 - 1993/94; Act No 4 1992; and Regulation of the State Minister of Housing the Republic of Indonesia Number 15 / PERMEN / M / 2006 due to lack of socialization and tight supervision to the right people to obtain cheap house in living habitation in the village of Belawan Indah fishing. Communication factors play an important role in outcomes involving low-income communities. Policies are unsuccessful due to lack of socialization. Governments should establish teams to empower policies set for low-income communities because of the many factors that make them special [16].

6. CONCLUSION

The Government's program in developing the Belawan Indah Fishery Village in Medan is following the policy of housing development in Presidential Decree of the Republic of Indonesia no. 13 of 1989 concerning the Fifth Five-Year Development Plan (REPELITA V) 1989/90 - 1993/94. The policy is in the Guidelines of State Policy (GBHN 1988) which has a primary mandate to carry out the construction of large quantities of housing at affordable prices by the Low-Price Societies. In fact, the inhabitants of Belawan Indah fishing village of Medan are not only low-income people. The points describe the unclear application of the Minister of Housing Decree of the Republic of Indonesia Number 15 / PERMEN / M / 2006 concerning the acquisition of houses for low-income fisherman through a regional-based housing development program. Medan city government does not conduct comprehensive socialization, and even law enforcement on policy violation is also unclear. Increasingly decreasing fishermen's income, the fisherman is unable to pay off the subsidized housing credit. The government should socialize with the low-income fishermen. Law enforcement for policy violations on subsidized settlements should be strictly regular to implement them. The Government builds housing by the needs of the community in an area and following the purchasing power of Low-Income Communities. Fishermen community can innovate and be creative in creating new opportunities. Thus, the people are not dependent on the results of fishers alone to have a decent life.

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