

Effectiveness of The Daya Flat Development in Empowering the Poor Community in Biringkanaya District, Makassar City

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Abstract

The development of adequate housing is one of the main challenges in improving community welfare, especially for low-income groups in urban areas. This research aims to evaluate the effectiveness of Rusunawa Daya development in empowering the poor in Biringkanaya Sub-district, Makassar City. The method used is descriptive qualitative with data collection through observation and interviews with residents and the Housing and Area Settlement Agency (DPKP). The results showed that the construction of Rusunawa Daya succeeded in meeting the needs of decent housing for low-income people and improving the quality of life of residents. As many as 97% of residents reported improvements in their economic and social conditions after living in the Rusunawa. However, challenges remain in adjusting to the new environment and behaviors carried over from the previous residence. DPKP is expected to pay more attention to environmental management and community empowerment so that the potential of Rusunawa can be maximized. This research provides recommendations to increase residents' participation in Rusunawa management and create sustainable programs to improve quality of life.

Keywords: Rusunawa Daya, community empowerment, housing, quality of life, Makassar.

INTRODUCTION

National Development is essentially the development of the whole person and the development of all Indonesian people which emphasizes on improving the standard of living and welfare for all people, so that there is a balance of development of outward and inward prosperity in an advanced and socially just Indonesian society (Limpo, 2018; Saragih, 2017; Sciences et al., 2019). One of the main elements of people's welfare is the fulfillment of housing needs which is a basic need for every Indonesian citizen and his family in accordance with his dignity as a human being. As a basic need, housing has a very strategic role in the formation of the character and personality of the nation which needs to be developed for the continuity and improvement of the nation's life and livelihood (Durand & Fournier, 2017; Purnama & Bestari, 2020; Saragih, 2017).

Development is a process of change in all areas of life that is carried out deliberately based on a certain plan. development National in Indonesia, for example, is a process of change carried out based on a specific plan, deliberately and indeed desired, both by the government who pioneered development and the community. The development process primarily aims to improve people's lives, both spiritually and materially (Masten & Barnes, 2018; Sugiyono, 2015; Whilby, 2024). The improvement of people's lives encompasses a set of ideals that include the following:

1. Development must be rational; meaning that the direction taken must be based on rational considerations. Direction they should be based on facts, so that it will be a synchronized framework.
2. There is a development plan and process development. This means that there is a desire to always build on rationally coordinated measures and directions, within a system.
3. Increased productivity
4. Improved living standards
5. Equal and equal positions, roles and opportunities in the fields political, social, economic and legal,
6. Development of social institutions and attitudes in society.

These attitudes include: (a) efficiency; (b) craft and perseverance; (c) order; (d) determination; (e) simplicity and accuracy; (f) accuracy and honesty; (g) rational in making decisions; (h); always ready to face various changes; (i) always use opportunities properly; (j) enterprising in business; (k) have integrity and can stand alone; (l) cooperative attitude; (m) national consolidation; (n) national independence.

Development is not only the central theme of improving the lives of people or government initiatives, but must also be able to provide a platform for the development of widespread participation, and sense of responsibility, which is concerned with self-emancipation and endogenous capabilities that exist at the local level. this reason for, development as a planned social change endeavor should provide the widest possible opportunity for communities within its structure there to advance on own merits (self-sustaining processes) (Alexander et al., 2015; Borodina, 2019; Nugroho, 2019). Development based on self-help can be seen as a way out to increase income, overcome inequality, and at the same time increase the participation of the little people. Self-help can be understood as "spirit", is a which effort based on based confidence in one's own one's own ability on resources. Self-help also means the spirit to free oneself from dependence on outsiders or forces from above.

Housing and settlements are basic human needs, which are very influential in the formation of the nation's personality. Housing and settlements cannot only be seen as a means of living, but rather a process of human settlement in creating a living order for society and themselves in revealing their identity.

Rapid urban development will lead to increased demand for land in the city. The problem that arises then develops towards the population's need for shelter or housing. Because of the different income levels of each resident. For their purchasing power for housing is different low-income city dwellers, the need for housing is a serious problem. The provision of housing is one of the things that urban areas must face in the future, along with the rapid development of the city (Chan & Adabre, 2019; Riazi & Emami, 2018; Widya et al., 2023). Housing is one of the basic needs of humans in addition to food and clothing, so the fulfillment of housing needs is a priority that cannot be deferred. On the other, hand people have limited ability to meet the cost of housing procurement,

because they are unable to obtain legal land in the city center, so low-income people occupy land illegally along railroad lines, cemeteries, river banks and other abandoned lands.

The problem of urban population density is proportional inversely to the lack of land availability. This is due to the increasing rate of population movement from villages to cities due to the increasingly complex demands of life along with the times. In addition, the rate of population growth continues to increase so that land is increasingly scarce. Based on the 2021, population census the total population in Makassar City is 1,427,619 people. With an area of 175.77 km², the population density in Makassar City is very high. (BPS, Makassar City). To overcome this, the Makassar City government-built flats (rusun) as an alternative place to live to relocate middle to lower class residents (Rusunawa Daya, Biringkanaya District, Makassar City).

To overcome land limitations in fulfilling livable housing for its people, the Makassar City government issued a policy to build simple rental flats (Rusunawa). It is hoped that the limited land can be overcome to fulfill livable housing for the people of Makassar. The construction of this Rusunawa seems to be a way that is considered appropriate for cities in overcoming the increasing slums and also able to empower the poor to get a better place to live.

The development of these flats is considered appropriate in supporting the growth of the city. Effective and efficient management of urban Rusunawa development, referring to quality urban spatial plans, including orderly and fair land administration management, and supported by government institutions that are ready to implement regional areas autonomy; the strengthening of local government partnerships with the community and the world business in the implementation of urban development; increasing community welfare as indicated by increasing per capita income and more equitable quality of life of the population; reducing the number of poor people in urban; and improving the physical quality the environment in areas urban .

The construction of Rusunawa is a response to the need for housing for the community. Rusunawa is an alternative choice for providing housing because it is an ideal choice for developing countries. Areas that have a high population density have problems with the lack of housing availability, inadequate housing, and limited land. This requires an appropriate planning and development concept so that housing problems can be resolved.

The Government's seriousness about the importance of flats is realized by the presence of Law No. 16 of concerning 1985, Flats, Chapter II, Article 2 and Article 3, followed by the issuance of Government Regulation No. 4 of concerning 1988, Flats, Chapter II, Article 2, Paragraphs 1 and 2. The development of flats is based on the principles of public welfare, justice and equity, as well as harmony and balance in life. The development of flats aims to: (1).

- a. meet the needs of decent housing for the people, especially the low-income poor, which guarantees legal certainty in its utilization.

- b. increasing the usability and productivity of land in urban areas by taking into account the preservation of natural resources and creating a complete, harmonious, and balanced residential environment.

Meeting the needs for other interests that are useful for community life, while still prioritizing the provisions of paragraph (1 letter a). According to Law No.16 of 1985 concerning flats. Flats are defined as follows: objects "Flats are multi-story buildings built in an environment that is divided into functionally structured parts in horizontal and vertical directions and are units, each of which can be owned and used separately, especially for residential purposes equipped with shared parts, shared and shared land." So, it can be said that flats are a juridical definition of a multi-store building that always contains a system of individual ownership and shared rights, the which use of is residential or non-residential. Independently or integrated as a unified development system. Or flats are buildings built to accommodate a group of people organized into a container with consideration of human life living properly horizontally and vertically with a management system that adheres to the concept of togetherness.

The, which government in Law No. 3 of 1958 also has regulated housing affairs essentially concerns the control of housing and the designation of its occupancy. Specifically, regarding leasing has been regulated in Government Regulations number 17 and 49 of 1963, Government Regulation number 55 of 1981. This was policy followed by the implementation of the construction of flats in various cities in Indonesia. The government's latest policy was realized with the Presidential Decree of the Republic of Indonesia, Number 26 of on the 2006, Coordination Team for the Acceleration of Flats Development in Areas Urban. In this decree the president mandated that the process development be fully supported by the local government, in this case the governor and regent/mayor.

According to Yudohusodo (1991), in building simple, rental flats several aspects need to be considered, namely:

1. Economic aspects

Flats that are close to workplaces, places of business or places to shop for daily necessities will greatly help solve urban problems, especially those related to transportation and city traffic problems.

2. Environmental aspects

Each neighborhood requires a number of additional houses for people of different socio-economic levels. Through the application of cross-subsidies it is still possible to build a number of rental houses financed by the neighborhood itself.

3. Urban soil aspects

Flats that can minimally meet the needs of the community at this time will no longer meet the needs of the community in the future. program an environmental rejuvenation by rebuilding housing according to the required standards must be implemented so that the quality of the urban environment can be still guaranteed. With the control of the land on which the rental flats are built, programs future environmental rejuvenation can be easily implemented.

4. Investment aspects

The construction of Rusunawa for the poor is economically disadvantageous. The amount of rent cannot cover all investment costs. However, when viewed from the value of urban land, which always increases in accordance with the development of the city, the land reserves controlled by the government will always increase in price. or with the value of the land, it will be fulfilled recover part all of the investment costs.

5. Affordability aspect

To be able to achieve the right target, the rental rate is adjusted to the community's ability, based on real income and the amount of household expenses. The location of the successful construction and occupancy of a flat depends on its location.

The construction of flats is a response to the need for housing for the community. Flats are an alternative choice for providing housing because they are an ideal option for developing countries. Areas that have a high population density have problems with the lack of availability of housing, inadequate housing and limited land. Therefore, an appropriate planning and development concept is needed so that housing problems can be resolved. The construction of Rusunawa is one of the most rational solutions that needs to be considered and accepted by the Regional Government in an effort to resettle disadvantaged urban communities. Rusunawa with its simplicity limitations and offers a more dignified way of life at a in a more affordable price location that remains close to the source of income.

This Rusunawa program is also expected to overcome the problem of illegal that occupancy often occurs in urban areas. The increasingly narrow land due to the increasing population makes land prices in urban areas soar, many low-income people build buildings on land unlicensed due to economic constraints. This program Rusunawa is an experimental object from the government in terms of overcoming illegal and settlements slums in Makassar City which are increasing every year. So, this is a wise step from the government, in this case by approaching the community without using harsh actions such as eviction, because the construction of the Rusunawa uses vacant land in Daya.

The construction of Rusunawa Daya is the second Rusunawa program in Makassar City after the construction of Mariso and Rusunawa Lette which were built by the Makassar City Housing and Settlement Area Agency (DPKP) in 2003-2004 in Biringkanaya Sub-district and have been occupied since April 2009. program The Rusunawa Daya was implemented starting in 2006-2007 with the construction of Rusunawa in Biringkanaya Sub-district, Makassar City, consisting of 288 units and has been occupied since January 2010.

The Rusunawa development policy is one of the alternatives in in handling housing and settlement problems Makassar City. Rusunawa Daya is designed with a simple Rusunawa management pattern through regulations for managers and residents of Rusunawa. blocks However, in reality the regulation cannot run properly, this can be seen in several aspects, namely the financing aspect as social housing, rent payments should be intended for the daily operations of Rusunawa Daya, environmental maintenance and

security guards; the social aspect of the arrangement of residential units and environmental should allow the establishment of social relations between residents so as to support social relations; the economic with the existence of Rusunawa Daya due to the strategic location of the flat as well as by opening business opportunities; the management aspect that can implement the rules and application of sanctions properly, and the existence of community empowerment is very important and strategic to be realized immediately. The empowerment of the Rusunawa residents' community should include the active interaction of two actors, namely the empowering the empowered party (government) and party (Rusunawa residents). The party empowering here does not necessarily come from the government, but can also come from other community social systems.

The that community empowerment approach is a form of alternative development requires people to be independent in meeting their needs. Empowerment comes from English, where is power defined as power or strength. According to Robert Dahl (1973: 50), empowerment means giving the power to influence or control. Humans as individuals and groups have the right to participate in social decisions that concern their communities. Meanwhile, according to Korten (1992) empowerment is an increase in people's independence based on the people's internal capacity and strength over both material and non-material human resources through capital. redistribution

One of the most effective approaches to community empowerment in order to increase community participation is the inner resources approach. It emphasizes the importance of stimulating people to be able to identify their needs wants and work cooperatively with the government and other agencies to achieve their satisfaction. pattern This educates people to be concerned about fulfilling and solving the problems they face by using the potential they have (Ross 1987: 77-78).

Meanwhile, effectiveness can be interpreted as the achievement of goals from joint efforts, where the degree of achievement shows the degree of effectiveness (Bernard in Gybson 1997: 56). Effectiveness can be used as a tool to evaluate whether or an action is effective not (Zulkaidi in Wahyuningsih D, 2005: 22) which can be seen from: (a) The ability to solve problems, the effectiveness of an action can be measured by its ability to solve problems and this can be seen from the various faced before and after the action is implemented and how much the ability to overcome problems and (b) Achievement of goals, the effectiveness of action can be seen from the achievement of a goal in this case can be can see from the results that be seen in real terms. According to Kartasasmitha (1995: 19) efforts to empower the people must be done in three ways, namely: (1) communities Creating an atmosphere that allows the potential of the community to develop, (2) Strengthening the potential possessed by the people by implementing concrete steps (3) Protecting and defending the interests of weak.

The purpose of this study is to determine the effectiveness of Rusunawa Daya development for residents in empowering the poor in Biringkanaya District, Makassar City. The benefits that can be obtained from this research include several aspects. First, the government and the Agency Housing and Area Settlement (DPKP) of Makassar City

as the manager of the Rusunawa can use the results of this research as input to formulate optimal. management for the policies simple rental Rusunawa environment. Second, the residents of simple rental flats can be used as an insight into the perpetrators or subjects of sustainable flats environmental activities. Third, for the world of science, the results of this research can enrich the concept of managing simple rental flats for the future. Finally, for the researchers themselves, this research can be used as learning and as a scientific study material in the management of Rusunawa.

RESEARCH METHODS

Research Location

This research was conducted at Rusunawa Daya, Jl. Kapasa (Kima 3), Biringkanaya District, Makassar City. The selection of this location was based on several considerations: Rusunawa Daya has been established for more than two years with a high number of residents, is the focus of local government attention, and is rich in relevant data for research.

Type of Research

The type of research used is Descriptive Qualitative. method This aims to describe social phenomena in detail. Researchers collected data through observation and interviews with informants from the Makassar City DPKP and government residents of Rusunawa Daya to get a comprehensive picture of development effectiveness.

Data Source

Data sources in this research include:

1. **Primary Data:** Obtained directly from interviews with informants such as the Public and Works Department residents of Rusunawa Daya.
2. **Secondary Data:** Obtained from written sources such as books, articles, and documents relevant to the research.

Data Collection Technique

The data collection techniques used are:

1. **Interview:** Conducted semi-formally to obtain in-depth information.
2. **Observation:** Direct observation of situations and conditions relevant to the research.

Technique Sampling

The unit of analysis in this study is the residents of Rusunawa Daya who are involved in the development program. Samples were taken from two groups: implementing officials and residents. The technique used was purposive sampling, selecting the most relevant and experienced informants related to the problem under study.

Data Validity

Data validity was tested through triangulation, comparing information from different sources and methods to ensure accuracy.

Data Analysis Technique

Data analysis was conducted using an interactive model that included:

1. **Data reduction:** Selection and simplification of data.
2. **Data Presentation:** Organization of information to facilitate analysis.
3. **Conclusion Drawing:** Verification and repetition to ensure the veracity of the information obtained.

RESULTS AND DISCUSSION

Rusunawa Daya Kota Makassar is a simple rental flat located in Biringkanaya Sub-district. This sub-district is one of the sub-districts located in the south of Makassar City. The map of the Biringkanaya Sub-district area is as follows: Biringkanaya Sub-district has an area of 128.18 km², a population of 209,048 people / with a density of 4,335 km², which consists of 11 (Eleven) sub-districts namely: Kampung Baru, Kauman, Kedung Lumbu, Baluwarti, Gajahan Joyosuran, Daya and Sangkrah.

Daya simple rental flats (Rusunawa) built by the government, in this case the Makassar City Government as many as 5 blocks. The purpose of the construction of these simple rental flats is to answer the challenges of housing needs for low-income or poor people in Makassar City, as well as to reduce slum areas which have been one of the urban pathologies. The target group of this Rusunawa development is the poor who work in the informal sector so that the rent charged to residents is very low. Daya's simple rental flat is a simple rental flat that was inaugurated in 2010.

This simple rental flat consists of block C, block D and block E, each block has 4 floors and each floor has 12 dwellings (rooms) with a room area of 21 m², except block E which has 24 dwellings and has one room in the dwelling which each room is equipped with a bathroom and kitchen. The total number of rooms is 288 residents or around 900 people. there are 5 blocks namely block A, block B, block C, block D, block E, block F, and block G. Population status which is one of the main requirements for prospective residents of this flat is to have a Makassar City Identity Card (KTP). Rusunawa Daya is intended for families, workers, students and residents around Daya who do not have a place to live and have an income below the average or underprivileged people. Since its inauguration, the manager, UPTD Kota Makassar, has also rejected many prospective residents who are considered not meeting the requirements.

Daya Block is a 4-story building with a floor area of 21 m² - 24 m² in each unit. In its development, this Rusunawa has experienced a decline in quality both in terms of buildings and the environment. The management of Rusunawa at this time is still lacking attention, because there are still many residential unit buildings that complain of leaks. The environmental manager still relies on 2 janitors, employs 4 security guards, 2 technician staff and 1 administrative staff, as well as 1 police officer for resident security officers.

The facilities available in this flat can be said to be suitable as a healthy home. In each residential unit there is a living room, bedroom, toilet, kitchen, and clothesline. For electricity needs, 900 watts of electricity is provided for each housing unit. As for drinking and cooking water, residents must buy Rp 4000 - Rp 5000 per gallon, while groundwater in Rusunawa Daya is used for bathing, washing and others. Environmental sanitation can be said to be quite good, because waste water flows quite smoothly.

In Rusunawa Daya, there is also a mushola which is a multipurpose building with a television set in each block. And on each floor, there is a shop where residents shop for their daily needs. Meanwhile, children usually play on the street in the housing area, in the parking lot and on the stairs. The monthly rental price of Rusunawa Daya ranges from Rp 86,000 - Rp 185,000 per month for residential unit rental. With details of Rusunawa rental rates for each floor in accordance with PERDA NUMBER 9 YEAR 2011 ON RETRIBUTION, namely:

Block A-D

- 1st floor : 160,000,- / Month
- 2nd Floor : 135,000,- / Month
- 3rd floor : 110,000,- / Month
- 4th Floor : 85,000,- / Month

Block E

- Ground 1,2,3floor : 210,000,- / Month
- 1st floor : 185,000,- / Month
- 2nd Floor : 160,000,- / Month
- 3rd floor : 135,000,- / Month
- 4th Floor : 110,000,- / Month

If you add the cost of water and electricity, each of which uses its own kilometer of electricity and water, security and cleaning, residents can pay up to IDR 5,000 per month. Initially, the area where Rusunawa Daya was established government-owned land which was land with the Right to use on behalf of the Makassar City Government which became empty land used as a container junkyard and also there were several illegal. Then at the policy of the Makassar City government, flats were established for the poor in the form of simple rental flats (Rusunawa).

The details of this Rusunawa building are as follows:

1. Land Area : $\pm 13.365 \text{ m}^2$
2. Building Area : about 4000 m^2 per block
3. Number of Floors : 4 Floors
4. Social and Public Facilities: Located on the ground floor
5. Number of Residential Units : 288 Units
6. Year of Manufacture : 2008-2009
7. Gift representative of each block:
 - a. Block A: Abd Razak 1st floor, room 1
 - b. Block B: Yuniati 3rd floor, room 8

- c. Block C: Syaifullah 2nd floor, room 12
 - d. Block D: Lawalata Jhonalgen 2nd floor, room 10
 - e. Block E: Supriadi 1st floor, room 1.
8. Room Facilities are as follows
- a. The area per room is 21 m², consisting of:
 - (1) Terrace; (2) room Main measuring 5 x 3 meters; (3) One bathroom / WC inside;
 - (4) One kitchen, (5) Drying area / back terrace
 - b. 900 Watt Electricity Network with meter per unit
 - c. PDAM Network
 - d. Meeting room
 - e. Parking lot
 - f. Security Post

In general (78.4%) or around 288 household heads who live in in Block A and Block Daya simple rental flats E are aged between 20 years - 49 years or are included in the productive live age group, the rest consists of 50 - 79 of 21.6 percent or around 41 household heads who in Rusunawa Daya.

Table 1: Headcount of Resident Families by age

No.	Age Group	Total	%
1	20-29	16	8,4
2	30-39	68	35,8
3	40-49	163	34,2
4	50-59	33	17,4
5	60-69	5	2,6
6	70-79	3	1,6
Total		288	100

Source: Field Survey Results, March 2022

In terms of the education completed by the head of household (HH), the average has a senior high school education, with the following composition: 14.7% completed primary school, 22.7% junior high school, 54.7 senior high school, 3.7% diploma, and the remaining 4.2% university.

Table 2: Number of Residents by General Education Level

No.	General Education Level	Total	%
1	Graduated elementary school / equivalent	28	14,7
2	Graduated from junior high school / equivalent	93	22,7
3	Graduated from high school / equivalent	152	54,7
4	Diploma	7	3,7
5	Bachelor	8	4,2
Total		288	100

Source: Field Survey Results, March 2022

In general, the type of work of family heads as private employees in the informal sector is around 56.3 percent of the total number of family heads, namely 288 households, while the second rank is occupied by laborers at 20 percent, self-employed or traders only 18.9 percent. The rest work as civil servants and other fields amounting to 4.8 percent.

Table 3. Number of Residents by Livelihood

No.	Type of Livelihood	Total	%
1	Civil Servant	3	1,6
2	Private	157	56,3
3	Self-employed / Trader	84	18,9
4	Labor	38	20
5	Miscellaneous	6	3,2
Total		288	100

Source: Field Survey Results, March 2022

The residents' main source of income comes from their regular jobs. Meanwhile, their average monthly expenditure ranges from Rp 500,000 to Rp 800,000 per month. These expenses are used for food, rent, electricity, water, gas, children's school fees, transportation, and others.

At the time of the research, the health of the residents of Rusunawa Daya was in a fairly good condition. This condition was also supported by the results of interviews with the residents. According to the informants, they have never experienced serious illnesses, generally they said that the illnesses experienced by residents are minor illnesses.

Empowerment of the Poor through the Construction of Power Flats

The essence of community empowerment is to improve the level of education and health, as well as access to sources of economic progress such as capital, technology, information, employment and markets. For this reason, there is a need for special programs for people who are less empowered. A forum is needed that unites the poor so that they are strong and have access to development. Departing from the limitations of the community (especially the poor), the relevant vehicle for their empowerment is a vehicle that allows them to have a better position to develop. However, by keeping in mind that the empowerment carried out should not drag them into dependency that will preserve their poverty.

Empowerment that is relevant to this concept is empowerment that is formed from - by - for them, which provides opportunities for them to help each other, without closing the involvement of outsiders who do not aim to build dependence on them. The empowerment in question is the construction of Rusunawa for the poor who do not yet own a house. Rusunawa residents are a group of people who gather themselves in a group because of a unifying bond, namely the same interests and needs so that the group has a goal to be achieved together.

Community empowerment through the development of Rusunawa Daya is a form of community empowerment in the economic field, because the activities in it cannot be separated from activities related to the economy, such as productive economic activities, regular meetings, training, and capital lending.

This group of residents of Rusunawa Daya is oriented towards:

1. Increased income of members and groups. In this case, there is a need for sustainable management understanding and improvement of effective household management, capital self-help and productive business development and marketing.
2. There is openness among the residents to new things that lead to progress, and also openness to new cooperation to achieve greater levels of effort.
3. Implementing the principles of democracy and participation in the Rusunawa Daya residents' group organization. This is indicated by the existence of regular and continuous member meetings, the board is elected from and by the members.

The process of empowering community members is expected to make the community more empowered and capable. In relation to the indicators of an empowered community, Sumardjo (1999) mentions the characteristics of empowered community members, namely:

1. Able to understand themselves and their potential, able to plan (anticipate future changing conditions)
2. Able to direct himself
3. Have the power to negotiate
4. Have bargaining power adequate in conducting mutually beneficial cooperation
5. Take responsibility for their actions

Community empowerment does not mean making people more dependent on handouts. Fundamentally, everything that people enjoy should be produced by their own efforts (the results of which can be exchanged with others). Thus, the ultimate goal is to empower people who are empowered, and build the ability to advance themselves towards a better life on a sustainable basis. Being self-sufficient means having the strength (energy) to overcome something. The poor want a business to increase income for their families so that they can meet the minimum basic needs for a decent life for their families.

DPKP Makassar City is a facilitator in providing capital loans to the District Credit Agency (BKK) through the KUBE program to residents to start a business so as to increase family income. Capital loans from KUBE can increase income, especially for those who want to start a business and develop their business, besides that capital loans can be used as additional costs such as children's school fees, basic necessities, and other living needs. Empowerment theory says that empowerment means collective action to improve the quality of people's lives and the relationships between community organizations. This means that collective action is a way to shape people's awareness of the importance of togetherness.

The collective action that exists in KUBE is when members pay dues, namely principal savings and mandatory savings. It is these principal and mandatory savings that will later be used to lend capital, or it can be said that principal and mandatory savings are the main capital of KUBE so that it can provide loans to its members. The loan capital is used by members to develop and pioneer businesses that aim to increase their family income, if income increases then automatically the quality of life also increases.

Based on the information and data above and linked to the theory in this study, it can be concluded that community empowerment carried out by KUBE is as follows:

1. Collective action
2. Capital lending
3. Starting a business and developing a business in order to improve the quality of life

Independent means being able to stand alone and not depend on others. Independent is one of the attitudes that must be possessed by every individual, to be independent, individuals must be able to manage their lives, both managing life needs and managing finances (expenses and income). Makassar City DPKP provides an opportunity for poor people who do not have a house to occupy Rusunawa Daya with the obligation to pay Rusunawa Daya rent in accordance with government regulations. DPKP Makassar City gives a time limit to residents in paying rent with the aim of training its members to be responsible and able to manage their own finances. This means that in order to pay on time, members must also be able to manage their finances, so that when the Rusunawa rental payment date arrives, they have prepared the money to pay, so they don't have to pay twice the next month. If 3 consecutive months residents do not pay Rusunawa, then their occupancy rights will be revoked by DPKP Makassar City.

Paying rent on time is a form of independence, because if individuals cannot pay rent on time, it can be said that these individuals cannot manage their financial needs and or are not independent. Thus, based on the results of interviews and field observations conducted, it can be concluded that the Rusunawa development program carried out in Biringkanaya Subdistrict has successfully achieved the program objectives because it has been occupied by 97% of Rusunawa Daya residents.

1. Economic Level Improvement Program

The average economic improvement program aims to improve the economy of low-income residents of Rusunawa Daya. To mobilize the community to participate, it is necessary to improve the economic aspect of the community first. People will not participate if their economic conditions are still poor, they will prioritize their economic needs over social needs (participation). The economic improvement factor (internal) of KUBE consists of two sub-programs, namely skills training and management training.

2. Participatory Improvement of Settlement Facilities and Infrastructure

Programs that are directly related to the handling of slums are programs to improve facilities and infrastructure in Rusunawa Daya. In the implementation of this program, it is hoped that all stakeholders can be involved so that this program is participatory (environmental factors and internal factors).

3. Public Health Quality of Life Improvement Program

Awareness and knowledge of environmental health and cleanliness is still low among some residents of Rusunawa Daya (Betto et al., 2022). This can be seen from the environment around Rusunawa which is still dirty, not well organized, lack of greening from plants. Environmental management is a very important factor in creating a healthy environment. Efforts to foster awareness and knowledge of environmental health and cleanliness are by socializing to the community continuously and continuously. The activities that can be carried out are counseling and pilots that can be carried out by the Makassar City DPKP UPTD, the Health Office, Makassar City Village officials, the Chairman of the Neighborhood Unit, and the PKK about the importance of healthy living which includes environmental health such as clean water facilities, toilets, house and yard cleaning facilities. The success of this program is highly dependent on the participation of the community, community leaders, government, private sector and other stakeholders.

CONCLUSIONS

Based on analysis and discussion that has been carried out, it can be concluded that living in Rusunawa is very effective in bringing positive impacts in terms of the environment, economy, and society. Residents experience changes in quality of life for better than previous residences, thanks to the implementation of comfort criteria that increase the level of well-being. The construction of Rusunawa Daya has met the community's needs for a healthy and orderly place to live, especially for the poor with low incomes. In addition, the government through the Makassar City DPKP seeks to facilitate the poor in fulfilling basic needs, especially housing. The existence of Rusunawa also strengthens community collectivity and creates new economic activities, which have the potential to become the foundation for a strong national economic structure.

However, the residents of Rusunawa face challenges in adjusting to a new environment that is very different from the previous residential environment. Some residents still carry the behavior from the old environment, which hinders the adaptation process. Therefore, it is recommended that residents take advantage of various economic opportunities to improve their well-being and make the necessary adjustments to the characteristics of the new environment. In addition, the relocation of residents from slums to Rusunawa must be balanced with the creation of environmental conditions that support the preservation of existing social aspects, so that social integration can be realized properly.

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