



Implementation of Fulfillment of the Rights to Health, Safety, Comfort, and Convenience for Residents of Begalon II Rusunawa

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Abstract

This research aims to examine the fulfillment of the Right to Health, Safety, Comfort, and Convenience by the Surakarta city government, namely the flats Manager for the Begalon II Types flats Residents. The background of this research is a complaint from the voice of the Low-Income Community or MBR for the Government to pay more attention to their rights. In addition, the gap between the rights obtained between residents in flats which were built longer is not as good or as appropriate as the rights obtained by residents in flats which were built more recently. The main focus of this research is the fulfillment of health, safety, comfort, and convenience rights that should be fulfilled by the manager fairly. The efforts of the manager in fulfilling these rights are also the focus of this research. This research also describes the rights and obligations of flats residents so that the research is also balanced. This research method is empirical legal research. Primary data is obtained through interviews with the Head of UPT Rusunawa of the Surakarta City Housing and Settlement Office and residents of Begalon Types II flats. While secondary data is sourced from legal literature, laws and regulations, and from various related sources of information. Data analysis is done qualitatively by referring to the rights of occupants of houses or buildings from various laws and regulations. The results of this research are expected to contribute to the understanding of the implementation of regulations on flats and the protection of the rights of residents, especially the rights to health, safety, comfort, and convenience.

Keywords : Right to health, right to safety, right to comfort, right to ease.

1. Introduction

Home is one of the basic needs of humans. Housing, recognized as a basic human right, provides protection, security, privacy, and personal space, essential for health and overall development (United Nations Economic and Social Commission for Western Asia, 2023). Physical needs are needs that need to be met immediately so that humans can survive, while what is meant by physical needs is the need for food, clothing, shelter, and so on that are needed for life (Asaf, 2020). By fulfilling housing needs for humans, humans will receive protection from various threats outside their homes.

The controversy over efforts to equalize rights in the form of building adequate housing by the state turns out to be facing very complicated problems. The most significant factors in this problem are population and economic factors. Population

density is the main problem of population factors faced by the Government. With the increasingly dense population in big cities due to the impact of urbanization, the competitiveness of people in those cities will also increase. This means that people with expertise in specific fields or higher education tend to be superior in competition in big cities.

Meanwhile, people who lose in the competition will create new groups. This group is referred to as low-income communities (MBR). MBR was formed due to several factors, namely the limited skills of people of productive age and intense competition among the population to obtain employment opportunities (Irfiyanti & Widjonarko, 2014). Based on Article 1 Number 24 of Law Number 1 of 2011 concerning Housing and Settlement Areas, Low-Income Communities have limited purchasing power and, therefore, need government support to obtain a house.

The Government implements its duty to serve the community, especially low-income communities (Britton, 2018). Condominium management is an activity of planning, construction, control and utilization, management, care and maintenance, control, institutions, funding and financing systems, as well as the role of the community, which is carried out systematically, integrated, sustainable, and responsible. This understanding is stated in the Government Regulation of the Republic of Indonesia Number 13 of 2021 concerning implementing Flats. This writing was also motivated by complaints from low-income communities (MBR) that the Government should pay more attention to their rights. Apart from that, the gap between the rights obtained by residents in Rusunawa, which was built longer, is not as reasonable or appropriate as the rights obtained by residents in Rusunawa, which were built more recently.

Based on the description above, the purpose of this article is to analyze whether the implementation of the fulfillment of the rights to the principles of health, safety, comfort, and convenience for the residents of Rusunawa Begalon II Types has been fulfilled or not and to analyze the Government's efforts to fulfill the rights of residents of Rusunawa Begalon II Types.

2. Research Method

Legal research is scientific writing that aims to solve the legal issues faced. Legal research can be carried out using empirical or normative methods, while this authorship uses empirical legal research methods. Empirical legal research is research based on certain methods, systematics, and thinking that aims to study one or several particular social phenomena by analyzing them. In this research, an in-depth examination of these social facts was carried out to find a solution to the problems arising from the symptoms in question. In sociological or empirical writing, secondary data is initially researched, which explains the writing of legal research,

and then continues with primary data research in the field or society (Soerjono Soekanto, 2015: 52).

The primary and secondary data sources used in the research are primary and secondary. In research, a distinction between data obtained directly from the public and from library book materials can be made. Data taken from the community is primary data, while that obtained from the library is secondary (Soekanto, 2015). Direct interviews with the residents of Rusunawa Begalon II Types and interviews with the UPT Rusunawa Section of the Housing, Settlement and Land Areas Department of Surakarta City obtained primary data in writing this research. The secondary data obtained by the author is from expert literature books, journals on national law, legal articles, legal expert papers, and materials from internet media that have correlations to support research.

This research uses data collection techniques, such as interviews and literature study. Interviews are a technique for collecting data, carried out by direct communication with sources or experts related to the research. Interviews were conducted with Rusunawa Begalon II Types residents and resource persons from UPT Rusunawa, Housing, Settlement and Land Services, Surakarta City. Meanwhile, literature studies using data collection techniques can be conducted by searching for primary and secondary legal materials. The author uses journals, books, regulations, or legal rules relating to Rusunawa.

3. Results and Discussion

3.1 The Implementation of the fulfillment of the rights to the principles of health, safety, comfort and convenience for the residents of Rusunawa Begalon II Types

Governments worldwide, especially Indonesia, are actively engaged in efforts to fulfill social welfare through various housing initiatives (Firnanda, Satriya, & Sukowati, 2024; Kasmawati, Sailan, & ., 2024; Zahrudin, Aziz, Ramayanti, Isma, & Rukmana, 2023). The core effort in fulfilling social welfare is the government's efforts to provide adequate housing for its people. Housing is considered a key infrastructure supporting health and well-being, shaping urban environments and influencing access to quality living conditions (O'Sullivan, Olin, Pierse, & Howden-Chapman, 2023). Talking about home management, the Indonesian state has regulated it in its constitution in article 28 H paragraph 1, which states that every person has the right to live in physical and spiritual prosperity, to have a place to live, and to have a good and healthy living environment and the right to receive health services.

The right to adequate housing or housing is a real effort for the people. In other words, the right to housing is an important right that can strengthen the fulfillment of other fundamental rights, such as food, health, and other rights.

A right is due to which a person (the holder) has the legal right to demand something deemed not fulfilled or denied. Someone who holds the right to something can do that as desired or according to his legality. Essential human obligations are a set of obligations that, if not implemented, make it impossible to implement and uphold human rights. (Article 1 Number (2) of Law No. 39 of 1999 concerning Human Rights).

According to Minister of Public Works Regulation Number 5 of 2007, the operation of flats has several general criteria. These general criteria include location placement, fulfillment of flat construction requirements, design, operational costs, building completeness, and compliance with applicable regulations. Flats must be built in locations designated and in harmony with the environment, considering the existing spatial plan and land use. The location must be accessible by the necessary transportation, either directly or indirectly. The flat's location must be easily accessible by clean water and electricity network services. Operational and maintenance costs for buildings are kept as low as possible. They are equipped with clean water, electricity, gas, drainage, wastewater drainage, waste channels or dumps, telecommunications networks, transportation equipment (stairs, lifts, corridors), emergency doors, escape stairs, clothesline, fire extinguishers, lightning rods, fire alarm systems, and electric generators. During construction, apartment buildings must be carried out by planners or construction service providers with an Expert Certificate per the provisions of statutory regulations. Apart from paying attention to general criteria, the implementation of flats must meet particular planning criteria, which consist of several studies in the form of building layout; form, space, and arrangement; structure; circulation and pedestrians; lighting; ventilation; piping; fire extinguishing system; lightning rod; transportation; waste disposal system; and telephone networks.

According to the Flat Construction Standards in Article 19, paragraph 4 Letter b, Government Regulation No. 13 of 2021 concerning implementing Flats, technical reliability requirements include safety, health, comfort, and convenience. These four aspects are rights that must be fulfilled by the government, in this case, apartment managers, to guarantee its residents' fundamental rights and needs to create decent housing. The four aspects constituting these rights are also contained in the principles of housing and residential area management in Law No. 1 of 2011 concerning Housing and Residential Areas.

3.1.1 The Fulfillment of the Right to Health

A healthy house is a building for rest and shelter as well as a means of fostering a family that fosters a healthy life physically, mentally, and socially so that all family members can work productively (Wibisono & Huda, 2014). The house also in the context of being a place to live has a strategic role in forming a complete character

and personality, identity, independence, productivity so that the fulfillment of a place to live is a basic need for every human being, which will continue to exist and develop according to the stages or cycles of human life (Santoso, 2016).

Fulfilling the right to health includes lighting, building construction, building ventilation, water management systems, building material use systems, and waste or waste management systems. In the aspect of waste or waste management, based on standards, a solid waste disposal system is installed, taking into account the storage facilities and their type. The rubbish containers in question are in the form of rubbish containers in each apartment housing unit and rubbish chutes placed inside or outside the dwelling unit. These containers can be made from permanent or semi-permanent materials, are odor-proof, water-tight, and do not rust easily (Ministry of Public Works, 2007). In this aspect, the government has fulfilled its obligation to provide waste management facilities; in its implementation, the flat residents' association must also maintain the cleanliness of the flat environment. In waste management, residents also make separate contributions, which are managed by the association so that the waste management system can run smoothly.

Meanwhile, from the lighting aspect, a warm impression, inner enthusiasm, and joy can be obtained if sunlight enters the room (Jihan & Syamsiyah, 2023). Based on the results of interviews conducted with residents, most residents felt comfortable. Still, from the author's observations, it was found that some residents had installed shading because sometimes the incoming sunlight was too strong.

Flats must have openings for optimal natural lighting, with the best lighting from around 08.00 in the morning to 16.00 in the afternoon. There are three factors of natural lighting during the day that need to be considered when light enters a building: the sky component, the outer reflection component, and the inner reflection component (National Standardization Agency, 2001a). The minimum artificial lighting standard is 50 lux for rooms used for work and 20 lux for non-work spaces, such as stairs or corridors (National Standardization Agency, 2001b). The number of existing ventilation openings is not less than 5% of the floor area of one residential unit. Ventilation openings for natural ventilation must face courtyards of appropriate size or areas that open upwards, terraces, and parking lots.

Based on the results of interviews conducted with Mr. Subhan as chairman of the Begalon II Rusunawa Association on Saturday, March 2, 2024, the Saturdays are as follows:

“Kalau kami sih sudah merasa terlindungi hak-haknya namun mungkin saja ada beberapa penghuni rusun yang memiliki pendapat yang berbeda dengan saya terutama mengenai air bersih. Mulai dari ventilasi yang berfungsi dengan baik, sinar matahari juga dapat masuk dengan baik sehingga mendapat penerangan yang cukup pada pagi hari. Pengelolaan

sampahpun juga sudah dilakukan dengan baik. Yang saya rasa kurang hanyalah penyediaan air bersih saja karena kami sudah tidak langganan PDAM lagi namun kami menggunakan Sumur dalam."

Based on the results of interviews conducted with Mr. Joko as a resident of Rusunawa Begalon II on Saturday, March 2, 2024, Saturday is as follows:

"Saya memiliki keluhan mengenai air bersih saja. Kami tidak bisa mendapatkan air yang cukup bersih di sini. Semoga ada solusi dari pemerintah mengenai permasalahan air bersih."

All residents of Rusunaw Begalon II feel that their right to clean water has not been fulfilled because they no longer subscribe to PDAM, even though it is clear that water needs are essential for every individual.

Regarding piping, clean water networks in flats must be able to serve the needs of at least 90 liters/day for one person by considering drinking water sources, clean water quality, distribution systems, and storage and meet health requirements and applicable technical standards. The dirty water system, especially the wastewater disposal system, must be planned and installed by considering the type and level of danger. Sewerage from kitchens and bathrooms in flats must be equipped with air pipes and control basins.

Based on the results of an interview conducted with Mr. Yakub, one of the residents of Rusunawa Begalon II, on Saturday, March 2, 2024, Saturday is as follows:

"Ventilasi sudah memadai, untuk sinar matahari juga sudah bisa masuk ruang sehingga tidak gelap. Hanya saja untuk masalah air kami masih belum bisa mendapatkan air bersih yang layak."

The conclusion regarding the fulfillment of the right to health of the residents of Begalon II flat is that the government has not fully fulfilled the needs of the right to health of the residents of the flat because, from several aspects of the right to health, there is one aspect that has not been fulfilled, namely the right of the residents of Begalon II flat to get access to properly clean water management.

3.1.2 The Fulfillment of the Right to Safety

One of the aspects of fulfilling the right to the safety of flat residents is the ability of the building to load. In terms of structure, components, and the use of building materials, flats must be considered robust and resistant for at least 20 to 50 years in accordance with applicable regulations. Building materials for walls that are not structures must withstand loads. The load is based on the function of the exterior wall and has a strong bond with the building structure. Dilation is required if the plan is too long or asymmetrical (Ministry of Public Works, 2007). Based on an interview with Mr. Subhan, the head of the Association of Residents of Rusunawa Begalon II, on March 2, 2024, is as follows:

“Kami sudah bangunan rusun sudah sangat kuat dengan bukti bahwa dulu pernah terjadi kebakaran sebanyak 2 kali tetapi api tidak menjalar cepat ke sarusun lain dikarenakan bahan bangunan gedung yang sudah beton. Dulu bahkan juga sempat gempa kencang tapi tidak ada yang retak sementara warga kampung di luar rusun ada yang rumahnya retak.”

This proves that according to the residents of the flat, the ability of building materials in Rusunawa Begalon II has met the criteria for building feasibility.

Another aspect of fulfilling the right to safety for residents of the flat is the fire and lightning hazard protection system and electricity. Based on an interview conducted with Mr. Subhan on March 2, 2024, Saturday is as follows:

“Untuk Fasilitas proteksi petir kami sudah memilikinya. Sedangkan untuk Proteksi kebakaran memang kami ada Hydrant dan APAR tapi sering hilang diambil orang. Kebetulan selama saya tinggal di sini selama sekitar 11 tahun sudah terjadi sekitar 2 kali peristiwa kebakaran tapi alhamdulillah cepat teratasi oleh pemadam kebakaran dan juga untungnya struktur bangunan rusun kami dari beton sehingga kebakaran tidak menjalar dengan cepat ke tempat tinggal warga lain. Kami juga setahun sekali ada sekitar 1-3 kali kegiatan sosialisasi manajemen kebakaran dari PERKIM maupun lembaga lain.”

Based on an interview conducted with Mas Irsyad on March 2, 2024, on Saturday, it is as follows:

“Kalau untuk APAR dan Hydrant kita memang ada namun selalu hilang ndak tau dicuri orang luar atau malah dari orang dalam sendiri.”

From the evidence of interviews with residents, it is evident that the government has not met the needs of fire hazard protection facilities adequately. Even though the government already has its standards for the provision of fire hazard protection facilities, At the same time, the fire extinguishing systems that should be provided are fire extinguishing systems (APAR, sprinklers, and hydrant boxes), detection systems, fire alarms, and fire smoke control systems. Fire alarm systems that need to be installed are detectors that can function automatically or manually, and building hydrants in buildings with more than five floors must be installed on each floor (Ministry of Public Works, 2007).

The conclusion regarding fulfilling the right to safety for residents of the Begalon II flat is that this right has not been fully fulfilled because the fire protection system facilities in the flat are inadequate. In this context, the fire protection system is one of several aspects of the right to safety criteria. Hence, fulfilling facilities as a fire protection system is essential.

3.1.3 The Fulfillment of the Right to Comfort

The definition of the word comfortable literally in KBBI is fresh and healthy, while comfort means comfortable conditions. According to Satwiko (2009), in architecture and

building physics, comfort and a feeling of comfort are a person's overall calculation of his environment. While from comfort in the context of law according to Article 41 of Government Regulation No. 16 of 2021 concerning Implementation Regulations of Law No. 28 of 2002 concerning Building Buildings, what is meant by comfort includes:

- a. comfort of movement space in the building;
- b. comfort of air conditioning in the room;
- c. comfort of view from and into the building; and
- d. comfort of vibration and noise level in the Building.

Based on interviews conducted with residents of Rusunawa Begalon II from the four points regarding the comfort criteria, it turns out that the most problems found are about the comfort of movement space in the building and comfort with the level of vibration and noise in the building. As for the air conditioning in the room and the comfort of views from and into the building, the residents tend to feel there is no problem.

The issue regarding complaints about discomfort with the level of vibration and noise in Rusunawa Begalon II is proven based on an interview conducted with Mr. Agus Setiawan on March 2, 2024, on Saturday as one of the residents of Rusunawa Begalon II as follows:

"Kalau ditanya sering terganggu dengan suara berisik dan getaran ya saya sih terganggu ya tapi tidak apa karena sudah terbiasa."

Based on an interview conducted with Mr. Joko Agung Widodo on March 2, 2024, Saturday, it is as follows:

"Saya merasa terganggu dengan getaran dan suara bising dari tetangga namun bagi saya selama masih belum bisa punya rumah sendiri ya harus disyukuri."

Based on an interview conducted with Mr. Irsyad on March 2, 2024, Saturday, it is as follows:

"Kalau terganggu dengan suara tetangga ya saya terganggu tapi lama-lama sudah terbiasa."

Meanwhile, regarding the issue of inconvenience to space in Rusunawa Begalon II, it is proven based on an interview conducted with Mr. Subhan on March 2, 2024, Saturday, as follows:

"Secara aturan memang hanya boleh 4 orang yang menempati sarusun namun pada kenyataannya tetap ada yang dalam rumah lebih dari 4 orang. Biasanya sih dalam rumah tersebut ada KK lain seperti keluarga adiknya atau bisa juga saat awal mendaftar menjadi penghuni rusun dahulu hanya punya 2 anak namun setelah lama-kelamaan tinggal di sini semakin nambah banyak anaknya."

The conclusion regarding the fulfillment of the right to comfort is that the right to comfort is only partially fulfilled because two of the four aspects of the right to comfort have not been fulfilled, namely aspects regarding the comfort of movement space in buildings and aspects regarding comfort with vibration and noise levels in buildings.

3,1,4 The Fulfillment of the Right to Ease

In the Minister of Public Works Regulation No. 05 of 2007, which contains Technical Guidelines for the Construction of Simple High-Rise Flats, a Rusunawa must have 15 facilities and infrastructure. However, in Rusunawa Begalon 2, only 11 facilities and infrastructure were found containing SUR covering an area of 21 m², kitchen facilities, bathrooms, clotheslines, parking, hydrant, and fire extinguisher, then emergency stairs, clean water, electricity, security and a playground (Anggie, 2017). Facilities in the form of incomplete infrastructure need to be reconsidered so that the government can fulfill these facilities' shortcomings and that flat residents have the right to their convenience.

According to flat building standards, horizontal transportation in corridors can be placed in the middle or edge of the building with a minimum width of 5x3 m or 1.2 m. Buildings that have five floors can use stairs as vertical transportation. More than five floors must use the elevator. The planned stairs have a minimum width of 120 cm, a landing width of at least 120 cm, and a minimum step width of 22.5 cm. Railings for stairs have a minimum height of 110 cm (Ministry of Public Works, 2007). In its implementation at Rusunawa Begalon II, an elevator is unnecessary because the Rusunawa only has four floors.

Based on an interview conducted with Mr. Yoyo, one of the flat residents which were conducted on March 2, 2021, 2021, it is as follows:

"Karena saya sudah cukup lama di sini dan termasuk warga yang awal-awal menempati rusun ini jadi saya paham bahwasanya memang dulu pemerintah tidak mendesain rusun ini sebagai rusun yang ramah untuk difabel dan lansia walaupun pada beberapa tahun setelahnya ada penambahan renovasi lingkungan rusun sehingga lebih ramah difabel dan lansia."

This testimony is supported by other opinions from residents who state the same thing. Based on an interview conducted with Mr. Eko as the head of the Begalon Rusunawa RT, which was conducted on March 2, 2024, on Saturday, it is as follows:

"Secara fasilitas yang di dapat memang rusunawa Begalon ini masih kalah dengan rusunawa yang lebih muda usianya seperti rusun terbaru di mojosongo dan rusunawa putri cempo padahal dengan harga sewa yang sama. Bahkan di rusunawa putri cempo menggunakan sistem pendataan lansia harus mendapatkan rumah di lantai dasar, tidak seperti di sini."

Meanwhile, another facility that is a problem is the place of worship. Based on an interview with Mr. Subhan conducted on March 2, 2024, Saturday, it is as follows:

“Tempat ibadah di sini memang tidak ada mushola namun di lingkungan kami banyak sekali masjid dikampung-kampung sehingga akses untuk ibadah bagi umat muslim-pun gampang. Kalau untuk yang beragama nasrani biasanya diselenggarakan bersama di salah satu rumah keluarga.”

The next facility that was also a problem was the parking lot, considering that residents of the runaway could only have motorbikes and not have cars. Based on an interview with Mr. Yoyo conducted on March 2, 2024, on Saturday, it is as follows:

“Kalau untuk fasilitas parkir sekarang hanya boleh motor karena memang menurut aturan kan penghuni rusun tidak boleh bawa mobil. Meski untuk ojek online atau pekerjaan apapun ya tidak boleh bawa mobil. Kalau dulu mungkin boleh tapi sejak tahun 2022 kita sangat ketat jadi tidak boleh bawa mobil, jika ada saudara atau tamu yang mau menginapkan mobil di rusun kami ya harus mendapatkan surat izin dulu.”

Based on an interview with the Begalon II Rusunawa Security Guard, namely Mr. Hananto, which was conducted on March 2, 2024, on Saturday, it is as follows:

“Penghuni Rusunawa tidak diperkenankan membawa mobil ke Rusun, jika ada mobil yang mau diparkir di sini ya harus dapat izin dulu ke UPT Rumah sewa.”

The conclusion regarding fulfilling the rights to convenience for residents of Begalon II flats is that their rights, such as parking facilities, places of worship, and facilities friendly to the elderly and disabled, have not been fully fulfilled.

3.2 Surakarta City Government's efforts to fulfill the rights of residents of Rusunawa Begalon II Types

The efforts of the Surakarta City government in organizing Rusunawa are the responsibility of the Rusunawa management, in this case, namely the UPT for Flats and the Surakarta City Housing and Settlement Service. The government is trying to achieve the right to health, safety, comfort, and convenience in its implementation.

3.2.1 The Efforts to Fulfill the Right to Health

Prasetyoningsih, Zaid, Hernowo, & Hilmy (2023) argued that fulfilling the right to health is the obligation of Government. The government's program for administering flats must pay attention to prospective residents' rights in livability and health. A healthy home is a place for shelter or shelter and a place to rest, fostering a perfect physical, spiritual, and social life.(Sanropie, 1989).

According to regulations, efforts to fulfill the right to health for flat residents focus on five factors: the lighting system, ventilation system, clean water management system, waste or rubbish management system, and building materials use system. Based on an interview conducted with Mr. Iswan, the head of the UPT Rusun

Housing and Settlement Service for Surakarta, regarding the system for using building materials, the government has made efforts to ensure building materials comply with applicable standards. No dangerous or toxic building materials were found in the building. Regarding the lighting and ventilation systems, the government has also fulfilled its rights well because from 2006 until now, the building has changed to the prototype, which was initially oriented towards the outside, so changes were made in 2010 with the prototype facing inward. Likewise, in 2019, it was repaired with an even better system so that residents would feel more comfortable with the management's natural ventilation and lighting system. Meanwhile, the waste management system has also been implemented well; in this case, the community, which was formed by the residents and approved by the management, makes regular contributions to waste management, at least even when the author visited Rusunawa Begalon II directly, the cleanliness in the flat environment was well maintained. Of the five factors in fulfilling the right to health, only the clean water management factor has problems, the fulfillment of the right to a clean water system is still not being maximized.

The management of the clean water system in Begalon II Flats does not come from PDAM like other flats in general. According to Mr. Iswan, Head of UPT Rusun, what happened was that there were hundreds of millions in arrears in PDAM subscription payments. This problem did not end, so the source of clean water in the flat was forced to be replaced with a deep, healthy system. This hurts flat residents, namely reducing the quality of clean water. The complaint from all the residents the author interviewed was about clean water. Water in flats can only be relied on for activities other than cooking, and even then, it is still dirtier than water sourced from PDAM. Even though the government has tried again to provide clean water installation equipment, it turns out that the government's efforts are insufficient to meet the needs of flat residents.

Another thing related to water management that the government complains about is the problem of water channels, which often become clogged. There are reports of water blockages in flats that occur frequently. In reality, it turns out that the residents have been negligent in maintaining the facilities provided by the management. Based on the interview conducted with Mr. Iswan on February 27, 2024, it is as follows:

“Warga juga sering melakukan kesalahan. Yang paling parah adalah saat ditemukan di saluran pembuangan itu ada plastik yang bisa ditotal mencapai 25 kg, baju, hingga pampers.”

This proves that even though the government is making efforts to provide facilities, flat residents should also be responsible for maintaining these facilities. It turns out that the provision of facilities between one flat and another is also found to be disparate, considering that the newer flats, namely the Putri Cempo block E flats,

already have rainwater harvesting to manage rainwater. In contrast, the Begalon II flats do not have these facilities.

3.2.2 The Efforts to Fulfill the Right to Safety

Fulfillment of the right to safety for residents as explained in article 28 of Government Regulation No. 16 of 2021 concerning provisions on building safety aspects, which include provisions on the building's ability to withstand loads, provisions on the building's ability to resist fire hazards, and provisions on the building's ability to resist fire hazards. Lightning and electrical hazards.

Regarding building regulations regarding lightning and electrical hazards, the management has tried to fulfill the rights of flat residents to the maximum. Based on an interview conducted on February 27, 2024, with Mr. Iswan as head of UPT Rumah Susun, the following are:

"Regarding lightning protection, I have confirmed that we have protection."

Meanwhile, regarding the provisions on aspects of the building's capacity for load loads in the Rusunawa Begalon II building, it already has sufficient feasibility. The Surakarta City Government has confirmed the structure of the flat building, and the building has appropriate building materials according to central government regulatory standards. This was also acknowledged by the residents who testified that Rusunawa Begalon II was made of concrete, which could prevent the spread of fires that had occurred based on the testimony of Mr. Subhan, whom the author interviewed.

Regarding the provisions regarding the capacity of buildings against fire hazards, the government has also made sufficient efforts even though there are gaps with the existing protection systems in newer flats, namely the Putri Cempo block E flats, which already have active protection such as alarm systems and detection systems. Meanwhile, Rusunawa Begalon II only relies on APAR and Hydrants. According to Article 30 of Government Regulation No. 16 of 2021, the ideal building should be a building that is protected by a fire protection system. Fire protection systems are divided into active and passive protection systems. Active protection systems include fire management, detection systems, fire alarms, communication systems, fire smoke control systems, and fire control centers.

Meanwhile, passive protection includes architectural and structural components, access and water supply for firefighting, and rescue facilities. Regarding fire protection, the management is trying to fill facilities that are still inadequate. The facilities regarding fire protection should be at least the same as those in newer flats and even be more complete. Based on an interview conducted on Saturday, March 2, 2024, with Mr. Subhan as chairman of the Begalon II Rusunawa Residents Association, the following are:

“Untuk fasilitas penanggulangan bencana kebakaran kami hanya memiliki APAR dan Hydrant saja mas. Itupun sering dicuri oleh orang. Tiba-tiba saja hilang tidak tahu kemana.”

Regarding the limited fire protection facilities also confirmed by Mr. Eko as head of RT Rusun in an interview on Saturday, March 2, 2024, it is as follows:

“Untuk fasilitas proteksi kebakaran memang milik kami hanya memiliki APAR dan Hydrant saja, tidak memiliki sistem deteksi dan alarm.”

Meanwhile, from the government's point of view, the flat manager, the head of the UPT Rusun, Mr. Iswan, also admitted that the manager still lacks in fulfilling the rights to an adequate fire protection system for the occupants of the Begalon II Flats, unlike the fire protection system of the newer flats. Where the flat has a more adequate protection system. However, apart from providing fire protection facilities, the management also regularly provides education regarding fire dangers by various institutions or organizations. Based on the interview conducted with Mr. Iswan on Saturday, March 2, 2024, it is as follows:

“Untuk proteksi kebakaran kami hanya menyediakan APAR dan Hydrant, memang tidak selengkap seperti yang ada pada Rusunawa Putri Cempo Blok E yang bahkan sudah memiliki sistem alarm juga. Kami juga sering kok menyelenggarakan penyuluhan tentang kebakaran yang bekerja sama dengan pemadam kebakaran, terkadang organisasi lain juga meminta izin untuk mengadakan penyuluhan di rusun.”

3.2.3 The Efforts to Fulfill the Right to Comfort

The management's efforts to fulfill the right to comfort refer to the provisions of comfortable space for movement in the building, comfortable air conditions, comfortable views from and into the building, and comfort regarding vibration and noise levels.

In the aspect of comfortable air conditions in buildings and the aspect of comfortable views from and into the building, the government has made efforts to fulfill residents' rights, as evidenced by the absence of complaints regarding this aspect when interviews were conducted with residents. However, there have been complaints from residents regarding the comfort aspect of movement in the building and the comfort aspect regarding the level of vibration and noise in the building. The main problem in these two aspects is that some residents exceed the required capacity.

Each flat should be occupied by a maximum of 4 people in one house, but in reality, there are many flats that more than four residents occupy. It is feared that too many residents will erode the primary function of the building itself due to overloading. Therefore, cooperation with flat residents is needed to comply with applicable regulations, namely Article 4 paragraph 1 letter b of Surakarta Mayor Regulation No. 15 of 2016 concerning Management of Simple Flats for Rental by the Surakarta City

Government, namely that prospective flat occupants must be married with a minimum of 1 person and a maximum of 3 insured family members.

It turns out that the residents of Begalon II Flats often violate implementing these prerequisites. Most of the incidents occur because, at the time of registration, they only registered family members to occupy the flat according to the requirements, namely a maximum of 4 people. Still, after a few years, the number of family members living in one flat can increase to more than four people, even though each flat has a design capacity, which is only suitable for four people. This problem creates other problems that can disturb other flat residents. Apart from disturbing the ideal space for movement, the more crowded the apartment is, the more it can cause vibrations and noise, disturbing other residents.

Reports that the UPT Rusun often receives as the management party are that there are residents who create noise that can disturb the comfort of other residents. Management always follows up on these reports by warning the reported residents. Based on an interview with Mr. Iswan, the head of UPT Rusun, on February 27, 2024, it is as follows:

“Gangguan mengenai getaran dan suara bising itu selalu sering terjadi pada laporan yang kami terima. Ada penghuni yang memiliki banyak anak dalam sarusun sering menggedor-gedor tembok sehingga mengganggu penghuni lain. Selain itu yang sering terjadi biasanya ada penghuni yang mempersilakan masuk ramai-ramai kerabat atau teman-temannya ke dalam sarusun-nya sehingga penghuni lain sering merasa terganggu akibat suara ramai yang dihasilkan oleh mereka.”

3.2.4 The Efforts to Fulfill the Right to Convenience

The management tries to fulfill the right of convenience for residents as the building should provide for its users. These conveniences include accessible facilities that are easy, safe, and comfortable for visitors. The provision of facilities and accessories must consider horizontal relationships between rooms or between buildings and vertical relationships between floors in a building.

The horizontal relationships between spaces or between buildings referred to refer to Article 48 of Government Regulation no. 16 of 2021, namely in the form of providing adequate facilities to facilitate horizontal connections between rooms or between buildings, including doors, hallways, corridors, pedestrian paths, guides, and bridges connecting between rooms or between buildings. Meanwhile, article 49 explains the convenience of vertical connections such as stairs, ramps, lifts, stairs, or floors. However, the fulfillment of these convenience facilities is adjusted to the needs of the type of building function; in this case, for example, in flats, stairs alone are sufficient to fulfill the right to vertical convenience.

The government's easement rights for Begalon II Flats and Putri Cempo Block E Flats are very different in their implementation. In obtaining their rights, in Rusunawa Putri Cempo block E, older people and people with disabilities are placed on the ground floor. Hence, this is very useful in fulfilling residents' convenience rights, specifically for the elderly and disabled. In contrast, in Rusunawa Begalon II, it is first come, first served; there is no priority, Especially for older people. Even in the building design, Rusunawa Putri Cempo has notable routes and facilities for the elderly and disabled. In this case, the government has failed to provide adequate facilities for the convenience of the elderly and disabled groups in Begalon II Flats.

Regarding the rental price system for flats, the Solo City government sets a rate of IDR 100,000 for the ground floor, IDR 90,000 for the second floor, IDR 80,000 for the third floor, and IDR 70,000 for the fourth floor. Based on an interview with Mr. Iswan on October 3, 2023, it is as follows:

“Tarif Rumah Susun di Kota Solo ini termasuk paling murah lho dengan harga mulai 75 ribu rupiah hingga 100 ribu rupiah saja. Di tempat lain tidak ada yang seperti semurah di solo. Mengenai sistem sewa harga dibedakan per lantai ini juga diinisiasi oleh kami bahkan kami mendapatkan penghargaan sebagai salah satu penyelenggara rumah susun terbaik oleh pemerintah pusat.”

4. Conclusion

Based on the research results, the residents of Rusunawa Begalon II feel that some of their rights to health, safety, comfort, and convenience have been fulfilled, but some still have not. The right to health that has not been fulfilled is the poor quality of clean water because PDAM is not used. As the manager, the government has provided a solution through a precise water installation tool. The right to safety that is not fulfilled is fire protection, such as the lack of fire extinguishers and alarm systems. The right to comfort is disturbed by violations of regulations regarding the number of occupants in a unit that causes noise. The convenience right has not been fulfilled in disabled and elderly-friendly facilities as well as places of worship for non-Islamic religions. The government has tried to fulfill residents' rights, but there are still many shortcomings and hopes for residents' cooperation in complying with regulations.

The Surakarta City Government needs to pay attention to fulfilling the rights of Rusunawa residents, especially the rights to health, safety, comfort, and convenience. Every basic need related to these rights must be met so that residents receive adequate housing. It is also essential to carry out outreach so that residents hear and receive the necessary advice. Harmony between the government as manager and residents is essential. Managers must fulfill residents' fundamental rights according to

regulations, and residents must maintain facilities and order. The Surakarta City Government must also immediately review and update the facilities in the old flats so that all residents experience equal and fair rights.

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