

INTISARI

Kawasan perumahan *gated community* mengutamakan pemenuhan kebutuhan tempat tinggal yang privat, aman, dan nyaman. Namun, hal ini menciptakan kesan lingkungan eksklusif yang secara sosial rentan terhadap potensi konflik akibat kurangnya interaksi antara penghuni perumahan dengan masyarakat di sekitarnya. Penelitian ini bertujuan (1) memetakan distribusi perumahan *gated community* di Kota Yogyakarta serta karakteristik lingkungan maupun sosial-ekonomi di dalamnya, (2) menganalisis kerentanan sosial di kawasan perumahan *gated community* di Kota Yogyakarta, serta (3) menganalisis strategi manajemen potensi konflik berdasarkan kerentanan sosial di kawasan perumahan *gated community* di Kota Yogyakarta. Metode yang digunakan meliputi studi dokumentasi dan literatur, observasi, dan wawancara singkat berbasis kuesioner. Populasi dan sampel penelitian terdiri atas perumahan *gated community* di Kota Yogyakarta serta penghuni di dalamnya. Hasil penelitian menunjukkan perumahan *gated community* di Kota Yogyakarta memiliki tingkat eksklusivitas sedang hingga tinggi. Penghuni perumahan didominasi oleh kelas ekonomi menengah ke atas dengan pendidikan tinggi. Interaksi antara sesama penghuni maupun antara penghuni dengan masyarakat sekitar masih dilakukan meskipun terbatas dalam beberapa kegiatan bersama. Kerentanan sosial tergolong sedang tetapi memiliki kecenderungan meningkat. Potensi konflik yang dapat muncul dari sisi internal meliputi keterbatasan fasilitas perumahan dan kurangnya kegiatan bersama, sedangkan dari sisi eksternal meliputi kesenjangan sosial-ekonomi dengan masyarakat sekitar serta persepsi negatif dari masyarakat terhadap penghuni perumahan yang eksklusif. Upaya manajemen konflik yang dilakukan terdiri atas peran regulator, mediator, dan pengawasan dari pemerintah, komitmen pengembangan perumahan dengan standar yang layak dari pengembang, serta sikap-sikap inklusif dan interaksi sosial yang harmonis dari penghuni perumahan dan masyarakat sekitarnya.

Kata kunci: perumahan, *gated community*, kerentanan sosial, eksklusivitas, konflik, strategi

ABSTRACT

Gated community housing prioritizes meeting the needs of a private, safe, and comfortable place to live. However, it created exclusivity which was socially vulnerable to potential conflicts due to the lack of interaction between housing residents and the surrounding community. This study aims to (1) to map the distribution of gated community housing in Yogyakarta City and the environmental and socio-economic characteristics in it, (2) to analyze social vulnerability in gated community housing areas in Yogyakarta City, and (3) to analyze potential conflict management strategies based on social vulnerability in the gated community housing area in the city of Yogyakarta. The methods used include documentation and literature studies, observation, and short questionnaire-based interviews. The population and sample of the study consisted of gated community housing in the city of Yogyakarta and their residents. The results show that gated community housing in the city of Yogyakarta has moderate to high-level of exclusivity. Residents of housing are dominated by the upper middle economic class with higher education. Interaction between fellow residents as well as between residents and the surrounding community is still carried out even though it is limited to several joint activities. The social vulnerability shows moderate level but has a tendency to increase. Potential conflicts that can arise from the internal side include limited housing facilities and lack of joint activities, while from the external side include socio-economic disparities with the surrounding community as well as negative perceptions from the community towards residents of exclusive housing. The conflict management efforts carried out consist of the role of regulators, mediators, and supervision from the government, commitment to developing housing with decent standards from developers, as well as inclusive attitudes and harmonious social interactions from housing residents and the surrounding community.

Keywords: *housing, gated community, social vulnerability, exclusivity, conflict, strategy*