



## INTISARI

Program perumahan relokasi Desa Labuha Kabupaten Halmahera Selatan, merupakan respons pemerintah terhadap persoalan permukiman kumuh yang berdiri di kawasan resapan air. Meskipun relokasi ini telah memberikan solusi terhadap tekanan permukiman ilegal, setelah lebih dari delapan tahun dihuni, mulai muncul berbagai persoalan terkait kualitas bangunan, infrastruktur, dan lingkungan sosial. Penelitian ini dilakukan untuk mengevaluasi kinerja perumahan relokasi secara menyeluruh melalui pendekatan *Post-Occupancy Evaluation* (POE). Evaluasi berfokus pada tiga aspek utama: teknis, fungsi, dan perilaku. Ketiga aspek tersebut dipilih untuk melihat sejauh mana perumahan relokasi ini mampu memenuhi kebutuhan fisik, fungsional, dan sosial penghuni sesuai prinsip hunian layak dan berkelanjutan.

Penelitian ini menggunakan pendekatan kuantitatif yang diperkuat dengan data kualitatif melalui observasi, kuesioner, dan wawancara mendalam. Instrumen penelitian disusun berdasarkan teori POE dari Preiser et al. (1988) dan disesuaikan dengan standar nasional seperti SNI dan Permen. Data dikumpulkan dari 130 unit rumah dan melibatkan partisipasi aktif penghuni serta tokoh masyarakat. Analisis dilakukan dengan klasifikasi skor evaluasi ke dalam kategori baik, cukup, dan jelek untuk setiap sub-variabel yang diamati. Metode triangulasi diterapkan untuk menjamin validitas data, dengan membandingkan hasil observasi teknis di lapangan, persepsi penghuni melalui kuesioner, dan pendalaman isu melalui wawancara. Pendekatan ini memungkinkan penilaian yang holistik terhadap performa hunian dari berbagai sudut pandang.

Hasil evaluasi menunjukkan bahwa kinerja hunian secara keseluruhan 45% baik, 26% cukup, dan 29% jelek. Pada aspek teknis, variabel konstruksi seperti ketinggian lantai dan kualitas dinding menunjukkan hasil baik, sementara kualitas atap, sistem drainase, hydrant, dan pengelolaan sampah berada dalam kondisi jelek. Secara fungsional, akses ke fasilitas eksternal baik, tetapi fasilitas internal seperti dapur, taman lingkungan, dan pos keamanan mengalami degradasi fungsi. Aspek perilaku mencerminkan tumbuhnya hubungan sosial yang positif, meskipun partisipasi dalam menjaga kebersihan lingkungan masih rendah. Faktor-faktor yang memengaruhi penurunan kinerja mencakup lemahnya pengawasan konstruksi, ketidaksesuaian desain, serta ketiadaan sistem pengelolaan lingkungan yang terstruktur. Temuan ini menunjukkan Keberhasilan perumahan relokasi tidak hanya ditentukan oleh kualitas fisik, tetapi juga kemampuan mendukung kehidupan sosial yang berkelanjutan. Karena itu, diperlukan pengelolaan yang komprehensif, partisipatif, dan didukung kelembagaan lokal yang kuat.

Kata Kunci : Evaluasi Pasca Huni, Perumahan, Relokasi



## ABSTRACT

The relocation housing program in Labuha Village, South Halmahera Regency, is the government's response to the issue of slum settlements built in water catchment areas. Although this relocation has provided a solution to the pressure of illegal housing, after more than eight years of occupancy, various issues have begun to emerge related to building quality, infrastructure, and the social environment. This study was conducted to comprehensively evaluate the performance of the relocation housing through a Post-Occupancy Evaluation (POE) approach. The evaluation focuses on three main aspects: technical, functional, and behavioral. These aspects were chosen to assess the extent to which the relocation housing meets the physical, functional, and social needs of its residents in line with the principles of adequate and sustainable housing.

This research employed a quantitative approach, reinforced with qualitative data through observation, questionnaires, and in-depth interviews. The research instruments were developed based on the POE theory by Preiser et al. (1988) and adjusted to national standards such as SNI and ministerial regulations. Data were collected from 130 housing units involving active participation from residents and community leaders. The analysis was conducted by classifying evaluation scores into good, fair, and poor categories for each observed sub-variable. A triangulation method was applied to ensure data validity by comparing technical field observations, resident perceptions from questionnaires, and issue exploration through interviews. This approach enabled a holistic assessment of housing performance from multiple perspectives.

The evaluation results indicate that overall housing performance was 45% good, 26% fair, and 29% poor. In the technical aspect, construction variables such as floor elevation and wall quality showed good results, while roof quality, drainage systems, fire hydrants, and waste management were in poor condition. Functionally, access to external facilities was good, but internal facilities such as kitchens, neighborhood parks, and security posts showed signs of functional degradation. The behavioral aspect reflected the growth of positive social relationships, although participation in maintaining environmental cleanliness remained low. Factors contributing to performance decline included weak construction supervision, design mismatches, and the absence of a structured environmental management system. These findings suggest that the success of relocation housing is determined not only by physical quality but also by its ability to support sustainable social life. Therefore, comprehensive, participatory management supported by strong local institutional structures is essential.

**Keywords:** Post-Occupancy Evaluation, Housing, Relocation