

**OPTIMALISASI PRASARANA DAN SARANA UMUM PERUMAHAN OLEH  
PEMERINTAH KOTA MAGELANG DALAM RANGKA MEWUJUDKAN  
KEMANFAATAN BERSAMA**

(Studi Kasus Optimalisasi Prasarana dan Sarana Umum di  
Perumahan Barito Kota Magelang)

INTISARI

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Penelitian ini bertujuan untuk mengetahui dan menganalisis terkait proses dalam pelepasan hak kepemilikan tanah prasarana dan sarana umum Perumahan Barito dari pengembang kepada Pemerintah Kota Magelang dan optimalisasi pengelolaan prasarana dan sarana umum Perumahan Barito oleh Pemerintah Kota Magelang dalam rangka mewujudkan kemanfaatan bersama. Penelitian ini dilakukan dengan metode yuridis empiris dengan menggunakan data primer melalui wawancara dan observasi serta data sekunder berupa peraturan perundang-undangan yang mengatur tentang pelepasan hak tanah dan peraturan yang mengatur tentang perumahan.

Hasil penelitian ini menunjukkan bahwa proses dalam pelepasan hak kepemilikan tanah prasarana dan sarana umum Perumahan Barito dari pengembang kepada Pemerintah Kota Magelang diatur dengan Peraturan Walikota Kota Magelang Nomor 62 Tahun 2022 tentang Tata Cara Persiapan, Pelaksanaan dan Pasca Penyerahan Prasarana, Sarana, dan Utilitas Umum Perumahan dan Kawasan Permukiman yang dilakukan melalui tiga tahap, yaitu persiapan, pelaksanaan, dan pasca penyerahan. Setelah proses pelepasan hak dan sertifikasi selesai, kepemilikan tanah serta prasarana dan sarana umum Perumahan Barito resmi berada di bawah Pemerintah Kota Magelang yang selanjutnya berwenang penuh untuk melakukan pengelolaan prasarana dan sarana umum Perumahan Barito. Pengelolaan prasarana dan sarana umum Perumahan Barito oleh Pemerintah Kota Magelang belum sepenuhnya dilakukan dengan optimal, hal ini disebabkan oleh rendahnya *political will* dari Pemerintah Kota Magelang, masih minimnya partisipasi aktif penghuni Perumahan Barito di dalam mendukung keberhasilan pengelolaan prasarana dan sarana umum secara menyeluruh dan berkelanjutan, hal ini mengakibatkan belum sepenuhnya terwujud kemanfaatan bersama.

Kata kunci: Kemanfaatan Bersama, Perumahan, Prasarana dan Sarana Umum.

OPTIMALIZATION OF PUBLIC INFRASTRUCTURE AND FACILITIES OF  
HOUSING BY THE GOVERNMENT OF THE CITY OF MAGELANG IN THE  
AIM TO BUILD COMMON BENEFITS  
(Case Study of Optimalization of Public Infrastructure and Facilitiesin Barito  
Housing in Magelang City)

**ABSTRACT**

By:

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*This study aims to identify and analyze the process of transferring ownershi prights of public infrastructure and facilities in the Barito Housing Complex from the developer to the Magelang City Government and the optimization of the management of public infrastructure and facilities in the Barito Housing Complex by the Magelang City Government in order to achieve mutual benefits. This research was conducted using a legal-empirical method, utilizing primary data obtained throug hinterviews and observations,as well as secondary data in the form of regulations governing the transfer of land ownership rights and regulations related to housing. The results of this study indicate that the process of transferring ownership rights to the land, infrastructure, and public facilities of the Barito Housing Complex from the developer to the Magelang City Government is regulated by Magelang City Regulation Number 62 of 2022 on the Procedures for Preparation, Implementation, and Post-Handover of Infrastructure, Facilities, and Public Utilities in Housing and Residential Areas, which is carried out in three stages: preparation,implementation,andpost-handover.After the transfer of rights and certification process was completed, ownership of the landand public facilities and infrastructure of Barito Housing was officially transferred to the Magelang City Government, which then had full authority to manage the public facilities and infrastructure of Barito Housing.The management of the public infrastructure and facilities of the Barito Housing Complex by the Magelang City Government hasnot yet been fully optimized. This is due to the low political will of the Magelang City Government and the limited active participation of the residents of the Barito Housing Complex in supporting the successful, comprehensive, and sustainable management of the public infrastructure and facilities.As aresult,the fullbenefits for all parties have not yet been realized.*

*Keywords:Common Benefit, Housing,Public Infrastructure and Facilities.*