

## **Kajian Kondisi dan Kinerja Sarana Sanitasi Rumah Susun Sederhana Sewa (Rusunawa) di Kota Surabaya**

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### **INTISARI**

Pembangunan rusunawa di Kota Surabaya salah satu upaya Rehabilitasi Sosial Daerah Kumuh (RSDK). Rusunawa dalam pengelolaan Pemerintah Kota Surabaya tersebar di 23 lokasi dan dihuni oleh keluarga miskin (gamis). Mengidentifikasi dan mengkaji ketersediaan, kondisi, dan kinerja sarana sanitasi serta faktor pendukungnya seperti penerapan aspek hunian berkelanjutan, peran kelembagaan dan masyarakat, menjadi tujuan penelitian ini. Sarana sanitasi yang dimaksud meliputi penyediaan air bersih, pengelolaan air limbah, persampahan, dan drainase.

Metode penelitan adalah metode kualitatif. Prosedur pengumpulan data dilakukan dengan observasi, analisis laboratorium, pengukuran timbulan sampah rumah tangga, wawancara, dan *focus group discussion (FGD)*.

Setiap rusunawa yang diteliti telah memiliki sarana sanitasi dengan jenis teknologi yang digunakan, kondisi, dan kinerja, serta permasalahan yang berbeda. Terdapat 58 ketentuan teknis yang harus dipenuhi sarana sanitasi dan 39 indikator penerapan hunian berkelanjutan di rusunawa. Rusunawa Benowo-Pakal merupakan rusunawa yang dibangun pada tahun 2022 atau terbaru di Kota Surabaya memenuhi 70,175% penerapan ketentuan ketersediaan dan kinerja sarana sanitasi serta 71,79% penerapan ketentuan hunian berkelanjutan, selanjutnya Rusunawa Keputih 65,517% dan 61,54%, Rusunawa Siwalankerto 63,793% dan 66,67%, Rusunawa Randu 57,143% dan 58,97%, dan Rusunawa Urip Sumoharjo merupakan rusunawa tertua memenuhi ketentuan 46,55% dan 56,41%. Semakin lama bangunan rusunawa beroperasi, semakin buruk kondisi dan kinerja sarana sanitasinya serta masih memerlukan pembangunan, pemeliharaan, dan program yang lebih banyak untuk memenuhi sebagai hunian berkelanjutan. UPTD Rusun sebagai lembaga pengelola dan Bidang Permukiman DPRKPP Kota Surabaya mendukung pengoperasian sarana sanitasi, pembangunan, serta pemeliharannya. Penghuni telah berusaha menerapkan perilaku sanitasi meskipun belum optimal. Sinergi penghuni dan pengelola diperlukan agar penerapan ketentuan ketersediaan dan kinerja sarana sanitasi serta penerapan aspek hunian berkelanjutan mencapai 100% sehingga tujuan pembangunan rusunawa sesuai peraturan perundang – undangan yang berlaku tercapai.

Kata kunci : sarana sanitasi, rumah susun sederhana sewa, hunian berkelanjutan

## **Study on the Condition and Performance of Simple Rental Flats (Rusunawa) Sanitation Facilities in Surabaya City**

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### **ABSTRACT**

*The construction of low-cost apartments in Surabaya is one of the efforts of the Regional Slum Rehabilitation Program. Simple rental flats managed by the Surabaya City Government are spread across 23 locations and are inhabited by poor families. The objectives of this study are to identify and assess the availability, condition, and performance of sanitation facilities and their supporting factors, such as the implementation of sustainable housing aspects, institutional and community roles. The sanitation facilities referred to include clean water supply, wastewater management, waste management, and drainage.*

*The research method is qualitative method. Data collection procedures were carried out through observation, laboratory analysis, measurement of household waste, interviews, and discussions.*

*Each simple rental flats studied has sanitation facilities with different types of technology used, conditions, performance, and problems. There are 58 technical requirements that must be met by sanitation facilities and 39 indicators of sustainable housing implementation in public housing complexes. The Benowo-Pakal Flats, built in 2022, is the newest in Surabaya City and meets 70.175% of the provisions for sanitation facility availability and performance and 71.79% of the provisions for sustainable housing. Next is the Keputih Flats with 65.517% and 61.54%, Siwalankerto Flats at 63.793% and 66.67%, Randu Flats at 57.143% and 58.97%, and Urip Sumoharjo Flats, the oldest flats, at 46.55% and 56.41%. The longer flats operates, the worse the condition and performance of its sanitation facilities become, and it still requires more construction, maintenance, and programs to meet the requirements for sustainable housing. The Flats Management Unit (UPTD Rusun) as the managing agency and the Housing Division of the Surabaya City DPRKPP support the operation of sanitation facilities, construction, and maintenance. Residents have tried to implement sanitation practices, although not optimally. Synergy between residents and managers is needed to ensure that the availability and performance of sanitation facilities, as well as the implementation of sustainable housing aspects, reach 100%, thereby achieving the objectives of flats development in accordance with applicable laws and regulations.*

*Keywords: sanitation facilities, simple rental flats, sustainable housing*