Evaluasi Penyediaan Rumah Susun untuk ASN Studi Rumah Susun ASN Kementerian PU Kabupaten Sleman, DI
Yogyakarta
Lukman Hakim, Ir. Deva Fosterharoldas Swasto, S.T., M.Sc., Ph.D., IPM.
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EVALUASI PENYEDIAAN RUMAH SUSUN UNTUK ASN

Studi Rumah Susun ASN Kementerian PU Kabupaten Sleman, DI Yogyakarta

Lukman Hakim[1], Deva Fosterharoldas Swasto[2]

ABSTRAK

Tingginya mobilitas dan mutasi penugasan Aparatur Sipil Negara (ASN) memicu ketidakpastian hunian yang berdampak pada kesejahteraan dan kinerja. Sebagai respons, Kementerian Pekerjaan Umum dan Perumahan Rakyat (PUPR) menyediakan fasilitas rumah susun (rusun) khusus ASN. Namun, realisasinya masih menghadapi tantangan, sebagaimana dibuktikan oleh kajian rusun ASN di Kabupaten Agam serta fenomena yang terjadi di rusun ASN Kabupaten Mamuju. Penelitian ini bertujuan untuk mengevaluasi penyediaan rusun ASN Kementerian PU Kabupaten Sleman, DI Yogyakarta, serta mengidentifikasi faktor-faktor yang memengaruhi keberhasilannya.

Studi deduktif ini mengadopsi desain metode kuantitatif-kualitatif. Data kuantitatif dikumpulkan melalui survei terhadap 68 responden menggunakan teknik *stratified random sampling*. Data kualitatif diekstraksi melalui observasi, telaah dokumen, serta wawancara mendalam (*purposive sampling*) terhadap 17 penghuni dan 3 pihak pengelola. Analisis dilakukan secara terpisah melalui statistik deskriptif dan analisis tematik.

Secara fisik dan fungsional, rusun terbukti efektif, penghuni menyatakan biaya sewa sangat terjangkau dan fasilitas bangunan dinilai sangat memadai, yang berdampak langsung pada peningkatan produktivitas kerja dan penurunan stres. Namun, evaluasi kritis menyingkap tiga anomali utama yaitu tingginya ketergantungan pada subsidi Anggaran Pendapatan dan Belanja Negara (APBN), terdapat distorsi keadilan distributif karena alokasi unit didasarkan pada kuota satuan kerja, bukan tingkat urgensi individu melalui aplikasi *e-government* (aRuS), dan modal sosial antarpenghuni tergolong rendah, serta penghuni merasa khawatir akan ketidakpastian status hunian mereka di masa depan.

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Program rusun ASN sukses sebagai perlindungan ekonomi dan hunian jangka pendek yang layak. Namun, secara tata kelola, sosial, dan finansial, belum berkelanjutan. Rekomendasi mengarah pada perlunya transformasi kebijakan dari sekadar penyedia tempat singgah menjadi jembatan kepemilikan hunian melalui skema tabungan terintegrasi, diiringi peningkatan transparansi alokasi dan profesionalisasi pengelola.

Kata Kunci: Evaluasi, Rumah Susun ASN, Sleman, Kesejahteraan Pegawai, Keadilan Distributif.

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EVALUATION OF THE PROVISION OF THE VERTICAL HOUSING FOR STATE CIVIL APPARATUS (ASN):

Study of the Ministry of Public Works' ASN Vertical Housing in Sleman Regency, Special Region of Yogyakarta

Lukman Hakim[1], Deva Fosterharoldas Swasto[2]

ABSTRACT

The high mobility and assignment mutations of the State Civil Apparatus (ASN) trigger housing uncertainty that impacts welfare and performance. In response, the Ministry of Public Works and Housing (PUPR) provides specific vertical housing (rusun) facilities for the ASN. However, its realization still faces challenges, as evidenced by the study of ASN vertical housing in Agam Regency and the phenomenon occurring in the ASN vertical housing of Mamuju Regency. This research aims to evaluate the provision of the Ministry of Public Works' ASN vertical housing in Sleman Regency, DI Yogyakarta, as well as to identify the factors influencing its success.

This deductive study adopts a quantitative-qualitative method design. Quantitative data were collected through a survey of 68 respondents using a stratified random sampling technique. Qualitative data were extracted through observation, document review, and in-depth interviews (purposive sampling) with 17 residents and 3 management personnel. The analysis was conducted separately through descriptive statistics and thematic analysis.

Physically and functionally, the vertical housing proved effective; residents stated that the rental cost is highly affordable and building facilities are considered highly adequate, which directly impacts the increase in work productivity and the decrease in stress. However, a critical evaluation reveals three main anomalies, namely the high dependence on the State Revenue and Expenditure Budget (APBN) subsidies, a distortion of distributive justice because unit allocation is based on work unit quotas rather than individual urgency levels through the e-government

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application (aRuS), and the social capital among residents is classified as low, as well as residents feeling anxious about the uncertainty of their future housing status.

The ASN vertical housing program is successful as an economic protection and decent short-term housing. However, in terms of governance, socially, and financially, it is not yet sustainable. Recommendations point to the need for a policy transformation from merely providing a transit place into a bridge to homeownership through an integrated savings scheme, accompanied by increased allocation transparency and management professionalization.

Keywords: *Evaluation, ASN Vertical Housing, Sleman, Employee Welfare, Distributive Justice.*

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