

Table of Contents

COVER	i
APPROVAL OF THE ADVISOR TEAM	ii
COLLABORATION STATEMENT	iii
PERNYATAAN BEBAS PLAGIASI	iv
ACKNOWLEDGEMENTS	v
ABSTRACT	vi
INTISARI	vii
Table of Contents	viii
List of Figures	xi
List of Tables	xii
Glossary	xiii
Chapter 1 Introduction	1
1.1. Research Background	1
1.2. Research Questions	5
1.3. Research Objective.....	6
1.4. Research Benefits	6
1.5. Research Originality	6
1.6. Thesis Structure.....	8
Chapter 2 Literature Review	10
2.1. Local Government/ Regency	10
2.1.1. Local Government Policy	10
2.1.2. Evaluation of Regional Government Policies.....	11
2.2. Rusunawa (Rental Walk-up Flats)	14
2.2.1. Housing and Settlements	14
2.2.2. Definition of Rental walk-up flats.....	14
2.2.3. Types of Rental Walk-up Flats	16
2.2.4. Rental Walk-up Flats Policy	17

2.3. Theoretical framework.....	22
2.3.1. The Achievement of Local Government Related to the Rental Walk-up Flats Development in Sleman Regency	22
2.3.2. Factors Affecting the Achievement of the Rental Walk-up Flats Development in Sleman Regency	26
Chapter 3 Research Methodology	29
3.1. Research Type.....	29
3.2. Research Location	30
3.3. Research Stages.....	30
3.4. Data Collection Method.....	31
3.4. Observation and Analysis Units.....	32
3.5. Research Population and Samples.....	33
3.6. Data Analysis Procedures	35
3.6.1. Analyzing the Achievement of Local Government Regarding the Rental Walk-up Flats Development Policy in Sleman Regency.....	35
3.6.2. Analyzing Factors Influencing the Achievement of Rental Walk-up Flats Development Policy	38
3.7. Time Schedule.....	41
Chapter 4 General Description of Research Location	43
4.1. The Condition of Sleman Regency	43
4.1.1. Geographical Condition.....	43
4.1.2. Physical Condition	46
4.1.3. Land Use.....	50
4.1.4. Demography.....	52
4.2. Rental Walk-up Flats in Sleman district.....	55
4.2.1. Occupancy of Walk-up flats	61
4.2.2. Walk-up flat's Facilities	61
Chapter 5 Finding and Analysis	64
5.1. Analysis of the Achievement of the Local Government Related to the Rental Walk-up Flats Development in Sleman Regency	64

5.1.1. Effectiveness	66
5.1.2. Efficiency	68
5.1.3. Responsiveness	70
5.1.4. Analysis of the Achievement of Rental walk-up flats Development in Sleman Regency	72
5.2. Factors Influencing the Achievement of Rental walk-up flats Development Policies in Sleman Regency	76
5.2.1. Rent Rates	77
5.2.2. Location	79
5.2.3. Professionalism	83
5.2.4. Infrastructure, Facilities and Utilities (Prasarana, Sarana dan Utilitas / PSU) Factors	87
5.2.5. Ownership Factor	88
5.2.6. Individual Willingness	89
5.2.7. Analysis of Factors Influencing the Achievement of Local Government Related to Rental Walk-up Flats Development Policy in Sleman Regency	90
5.3. Comprehensive Dialogue	92
5.4. Theoretical Dialogue	95
Chapter 6 Conclusion and Suggestion	98
6.1. Conclusion	98
6.2. Recommendation	98
6.2.1. Development Policy Recommendations	98
6.2.2. Recommendations for Advanced Research	99
References	100