

ABSTRACT

The population in Indonesia continues to increase from year to year, especially in big cities, industrial and education area. Sleman, one of the regency in Special Province of Yogyakarta, also has housing and settlements problems due to the increasing population. To address this problem, the concept of flats (rusunawa) is become one of alternative solution. The construction of flats in Sleman Regency was carried out based on Government Policy through the 2004-2009 National Medium-Term Long-Term Development Plan which is the responsible to providing decent and liveable houses. Construction of flats in Sleman Regency began in 2006, and up to now in Sleman Regency 13 towers have been built and operated which are constructed into 4 locations. Unlike other regions, rental walk-up flats in Sleman Regency has a fairly high occupancy rate and many people register for the waiting list.

This research is intended to find out how was the achievement of the Local Government of Sleman Regency related to the rental walk-up flats development policy. This study used a qualitative descriptive method with observation and interviews from the Public Works Agency, Bappeda, UPT- Rusunawa of Sleman Regency and walk-up flat residents. The criteria used as a variable are based on the policy evaluation of William Dunn, namely: effectiveness, efficiency and responsiveness. The results of this study are that local governments play an important role in the achievement of rental walk-up flats development policy in Sleman Regency. The achievement of the role of this regional government that underlies the rental walk-up flats occupancy rates in Sleman Regency reaches 100%, different from other areas. This is due to the role of local governments in the construction of rental walk-up flats that are effective, efficient, and receive a positive response. The results of the achievement of the role of the local government are due to the influential factors, including: rental prices; location; professionalism; infrastructure, facilities and utilities (PSU); and personal willingness.

Keywords: Walk-up Flats, Local Government Achievement, Policy Evaluation