

ABSTRACT

Limited availability of land result in poor arrangement of land use and causes wasteful spatial usage which leads the decrease of the quality of life. For that matter, there is a need for an arrangement of land use to regulate the structures and usage pattern based on the scale of activity, type of activity, function of location, quality of space, and aesthetic of environment. In the arrangement of land usage it is desirable to make a solid and clear spatial arrangement plan in order that the outcome will be as expected. One of the frequently government implemented forms of spatial arrangement control is a regulation on building permit. By having a building permit, the structure erected is supposed to have complied with the existing spatial arrangement and technical regulations. In practice, however, there are still many violations to building constructions permit regulation.

The study aims at finding out the effectiveness of building construction permit implementation as a control instrument of urban land use in Bantul district and at understanding the factors that have impact on the effectiveness of building constructions permit implementation as a checking instrument of urban land use in Bantul district. The research uses descriptive-qualitative method with deductive approach.

The result of the research shows that the variables of regulation, the competence of enforcing institution, and resource have influence on the effectiveness of building construction permit implementation in Bantul district. The variables of regulation, competence of enforcing institution, and resources in this study on the effectiveness of building construction permit implementation in Bantul district shows that all factors are not effective from the perspective of the output, namely the requirement that a structure that already has the building construction permit must follow the spatial arrangement plans that include land allocation, building height, building coverage ratio, and building line, and the increasing public knowledge and understanding of the spatial arrangement plan and building construction permit. The factor that influence the effectiveness of building construction permit implementation found in this research is the lack of regulation enforcement, lack of socialization of spatial planning and building construction permit regulations, lack of disciplinary measure taken for violators of building construction permit, lack of enforcer resource, and the factor of society itself.

Based on the result of the research and analysis, to increase the effectiveness of building construction permit implementation as a control instrument of urban land use in Bantul district, some recommendations might be given, they are need of clear socialization of spatial arrangement plan and building construction permit to the society, the need of continuous checking and controlling, the need of clear regulation of enforcement, the need of increasing the quality and quantity of enforcer, and the need of reward given to the owners of the building construction permit which are suitable with spatial arrangement plan.

Keywords: Effectiveness, Spatial Arrangement Plan, Building Construction Permit.