

**DAMPAK PERKEMBANGAN PERUMAHAN TERHADAP KONDISI SOSIAL,
EKONOMI, DAN LINGKUNGAN MASYARAKAT DI SEKITAR PERUMAHAN
KECAMATAN BARUGA, KOTA KENDARI**

INTISARI

Meningkatnya kebutuhan akan tempat tinggal dan terbatasnya lahan pusat kota menggeser pembangunan perumahan ke pinggiran kota. Wilayah pinggiran kota Kendari yakni Kecamatan Baruga, mengalami perkembangan perumahan yang begitu signifikan dan sporadis. Perkembangan perumahan memicu dampak dari segi sosial, ekonomi, dan lingkungan terhadap masyarakat lokal di sekitar perumahan yang sudah bermukim sebelum adanya perumahan. Penelitian bertujuan untuk menggambarkan proses perkembangan perumahan pada Kecamatan Baruga, sekaligus mengkaji dampak perkembangan perumahan tersebut terhadap masyarakat di sekitar perumahan. Metode yang digunakan dalam penelitian ini menggunakan pendekatan penelitian campuran (*mix method*) yaitu penelitian yang menggabungkan antara pendekatan kualitatif dan kuantitatif. Temuan penelitian ini adalah dari sebelas indikator yang diteliti terkait dampak perkembangan perumahan terhadap kondisi sosial, ekonomi dan lingkungan masyarakat sekitar perumahan. Hanya terdapat empat indikator yang berdampak positif terhadap masyarakat sekitar perumahan, yakni peningkatan kegiatan sosial, peningkatan hubungan sosial, peningkatan kualitas hidup sosial, peningkatan ketersediaan lampu jalan dan peningkatan pelayanan persampahan. Sedangkan enam indikator lainnya tidak berdampak signifikan lebih baik terhadap masyarakat sekitar perumahan yakni peningkatan pendapatan, peningkatan peluang pekerjaan, perubahan mata pencaharian, peningkatan pemamfaatan perumahan sebagai tempat usaha, peningkatan kondisi jalan, dan peningkatan kondisi drainase.

Kata Kunci: perkembangan perumahan, dampak sosial, dampak ekonomi, dampak lingkungan

IMPACT OF HOUSING DEVELOPMENT TO SOCIAL, ECONOMIC AND ENVIRONMENTAL CONDITIONS OF SURROUNDING COMMUNITY IN KECAMATAN BARUGA, KENDARI CITY

ABSTRACT

The increasing need for housing and limited land in urban center shifts housing development to the suburbs. The suburb of Kendari, Baruga District, experienced significant and sporadic housing developments. The development of housing triggers social, economic, and environmental impacts on local communities around housing that had settled before housing developed there. This research aims to describe the process of housing development in the Baruga District, as well as assess the impact of housing development on the community around the housing. The method used in this study uses a mixed method research approach, which is a research that combines qualitative and quantitative approaches. The findings of this study are the eleven indicators examined related to the impact of housing development on social, economic and environmental conditions of the community around housing. There are only four indicators that have a positive impact on the community around housing development, which are increasing social activities, improving social relations, improving the quality of social life, increasing the availability of street lights and improving waste services. While the other six indicators did not significantly impact the community around housing development, which are increased income, increased employment opportunities, changes in livelihoods, increased use of housing as a place of business, improved road conditions, and improved drainage conditions.

Keywords: Housing development, social impact, economy impact, environmental impact, community