

KAJIAN KUALITAS PERMUKIMAN MASYARAKAT *EX*-BANTARAN REL KERETA API DI KECAMATAN MAJALAYA KABUPATEN BANDUNG

Septi Sri Rahmawati
18/433033/PGE/01352
septisri.geography@gmail.com

ABSTRAK

Permukiman sebagai ruang terluas di perkotaan berkembang selaras pertumbuhan penduduk. Penelitian dilaksanakan di kawasan permukiman *ex*-bantaran rel kereta api di Kecamatan Majalaya yang berperan sebagai wilayah pusat industri di Kabupaten Bandung. Tujuan dari penelitian yaitu: (1) mengidentifikasi kondisi sosial ekonomi rumah tangga, (2) mengidentifikasi kualitas permukiman, (3) menganalisis hubungan antara kondisi sosial ekonomi rumah tangga dengan kualitas permukiman, dan (4) menyusun arahan kebijakan penataan permukiman.

Metode yang digunakan adalah metode penelitian survei dengan pendekatan kuantitatif. Teknik pengambilan sampel *proportional random sampling* dengan unit analisis rumah tangga. Data berupa data primer dan sekunder. Pengumpulan data dilaksanakan dengan observasi, wawancara, studi kepustakaan, serta studi dokumentasi. Teknik analisis yang digunakan adalah analisis deskriptif dengan pendekatan keruangan.

Hasil penelitian menunjukkan bahwa secara umum kepala rumah tangga merupakan usia produktif, tamatan sekolah dasar, jumlah tanggungan rata-rata 4,4 jiwa, warga asli Kecamatan Majalaya, bekerja pada sektor industri, akses pendidikan cukup mudah hingga sulit, keamanan tinggi, akses TIK sedang hingga rendah, transportasi cukup hingga sulit, pelayanan kesehatan cukup, fasilitas kesehatan cukup lengkap, perumahan permanen, kondisi ekonomi dicirikan dengan rata-rata pengeluaran per kapita per bulan sebesar Rp.1.422.298 (pengeluaran pangan 41% dan pengeluaran non pangan 59%), tergolong masyarakat miskin, masyarakat yang sulit memenuhi pangannya sebesar 13,4%, dan kesejahteraan rumah tangga termasuk sedang. Permukiman umumnya kumuh sedang dan kumuh berat bahkan ilegal, informal, serta ketahanan terhadap bencana rendah dengan pertimbangan wilayah menengah. Terdapat hubungan yang cukup kuat, signifikan, dan searah antara kondisi sosial ekonomi rumah tangga dengan kualitas permukiman. Alternatif arahan penataan permukiman berupa pemukiman kembali (*resttlement/relokasi*) dengan Model *Land Sharing II*. Peningkatan sosial ekonomi dan kualitas permukiman harus dilaksanakan dalam penataan kawasan permukiman.

Kata Kunci: Kualitas Permukiman, Sosial Ekonomi, Kesejahteraan Rumah Tangga, Penataan Permukiman, Kecamatan Majalaya

STUDY OF SETTLEMENT QUALITY OF URBAN EX-RAILWAY LINE COMMUNITY IN MAJALAYA DISTRICT, BANDUNG REGENCY

Septi Sri Rahmawati
18/433033/PGE/01352
septisri.geography@gmail.com

ABSTRACT

The settlement as the largest space in urban areas develops in line with the population growth and it is influenced by the growth centers. The research was carried out at the settlement area along the ex-railway line in Majalaya District as an industrial center in Bandung Regency. The objectives of the study are: (1) to identify the socio-economic conditions of settler households, (2) to identify the quality of settlements, (3) to analyze the relationship between socio-economic conditions and the quality of settlements, and (4) to compile policy directions of settlement arrangement along the ex-railway line in Majalaya District.

The method used is a survey research method with a quantitative approach. The sampling technique is proportional random sampling with a household as analysis unit. The data used are primary and secondary data. Data were collected by observation, interviews, library studies, and documentation studies. The analysis technique is descriptive with the spatial approach.

The results showed that: (1) Generally, heads of households were at productive age, graduated from elementary school, having the average number of dependents about 4.4 people, natives, working in the industrial sector, sufficient up to difficult to access education, high security, moderate up to low in ICT access, sufficient up to difficult to access transportation, sufficient in health services, quite complete in health facilities, permanent housing, economic conditions were characterized by an average per capita expenditure per month as much as Rp. 1,422,298. It consisted of 41% food expenditure and 59% non-food expenditure, where categorized in poor to extremely poor and the poor community who difficult to fulfil their needs of food was about 13.4%, and household welfare was categorized moderate. (2) 50.5% of settlements were categorized as medium slums, 42.3% as heavy slums, and 7.2% as mild slums. The settlements included illegal, informal, and low disaster resistance, especially floods, fires, and epidemics contagious with the consideration of the middle-class region. (3) There were same direction and fairly strong relationship between socio-economic conditions and the quality of settlements. The resettlement or relocation process with the Land Sharing II Model needs to be carried out. Improvement of social economy and quality of settlement have to be carried out in structuring residential areas.

Keywords: Settlement Quality, Social Economy, Settlement Arrangement, Majalaya District