

INTISARI

Peningkatan pembangunan perumahan di Kabupaten Sleman karena permintaan kebutuhan yang tinggi menimbulkan dampak pada suatu wilayah khususnya efek dari pengembangan komplek perumahan skala sedang. Besarnya jumlah unit rumah dan pemanfaatan lahan pembangunan pada pengembangan komplek perumahan skala sedang tidak dapat dipungkiri menyebabkan terjadinya permasalahan penurunan kualitas lingkungan komplek perumahan. Penurunan kualitas lingkungan komplek perumahan juga ditandai dengan adanya permasalahan berupa pengadaan prasarana, sarana dan utilitas umum komplek perumahan skala sedang yang tidak sesuai dengan *siteplan*, standar, dan prasayat teknis pembangunan perumahan. Namun, kualitas lingkungan komplek perumahan di Kabupaten Sleman sampai saat ini masih belum diketahui secara pasti sehingga diperlukan evaluasi kualitas lingkungan komplek perumahan yang ada. Oleh karena itu, tujuan penelitian ini adalah mengevaluasi kualitas lingkungan komplek perumahan di Kabupaten Sleman menggunakan kombinasi hasil evaluasi kualitas lingkungan komplek perumahan dari peneliti dan penghuni tiap komplek perumahan.

Penelitian ini menggunakan pendekatan deduktif dengan metode analisis deskriptif kuantitatif-kualitatif. Penelitian ini berfokus pada evaluasi kualitas lingkungan komplek perumahan skala sedang di Kabupaten Sleman. Satuan amatan yang digunakan dalam penelitian berupa satuan lokasi komplek perumahan. Metode pengumpulan data yang digunakan dalam penelitian berupa observasi lapangan, kuesioner, dan wawancara yang didukung pengambilan data sekunder. Dalam evaluasi, peneliti menggunakan 9 variabel evaluasi hasil deduksi teori dari penelitian terdahulu. Sembilan variabel tersebut selanjutnya diturunkan menjadi sub variabel agar lebih mudah diterapkan pada kondisi lapangan. Proses evaluasi dilakukan dengan menggunakan metode kombinasi *community effect index* dan *user satisfaction index* yang mengkombinasikan nilai hasil evaluasi kualitas lingkungan komplek perumahan dari sudut pandang peneliti dan sudut pandang penghuni masing-masing komplek perumahan dalam suatu grafik kombinasi untuk mendapatkan hasil akhir evaluasi kualitas lingkungan komplek perumahan.

Hasil akhir evaluasi kualitas lingkungan komplek perumahan di Kabupaten Sleman memiliki hasil baik. Sebagian besar komplek perumahan yang ada di wilayah kajian masuk dalam kelompok kualitas lingkungan baik dengan persentase sebesar 57,73% dan sebanyak 40,21% komplek perumahan memiliki kualitas lingkungan sedang (*Fair*). Selain itu, sebanyak 1,03% komplek perumahan yang ada di kabupaten Sleman masuk dalam kelompok kualitas lingkungan sangat baik (*Excellent*) dan sebanyak 1,03% komplek perumahan memiliki kualitas lingkungan buruk (*Poor*). Dalam penelitian juga ditemukan kualitas lingkungan komplek perumahan yang terbentuk tidak hanya ditentukan aspek oleh aspek fisik internal kualitas lingkungan komplek perumahan yaitu aspek kepadatan dan prasarana dan utilitas perumahan, melainkan juga ditentukan oleh aspek spasial eksternal berupa sarana lingkungan wilayah.

ABSTRACT

Increased housing development in Sleman Regency due to high demand has an impact on an area, especially the effects of the development in the medium-scale housing complex. A large number of housing units and land use development in the development of medium-scale housing complexes was undeniable which causes problems in decreasing the quality of the housing complex environment. Environmental degradation in the housing complex was also characterized by problems in the form of infrastructure procurement, facilities, and public utilities of medium-scale housing complexes that did not comply with site plans, standards, and technical prescriptions for housing construction. However, the environmental quality for the housing complex in Sleman Regency was still not known with certainty so it requires an evaluation toward the environmental quality on the existing housing complex. Therefore, the purpose of this study is to evaluate the environmental quality on housing complexes in Sleman Regency.

This research used a deductive approach with quantitative-qualitative descriptive analysis methods. This study focused on evaluating the environmental quality of medium-scale housing complexes in Sleman Regency. The observation unit used in the study was a housing complex location unit. Data collection methods used in this study were field observations, questionnaires, and interviews supported by secondary data collection. In the evaluation, researcher used nine evaluation variables from the deduction results of previous research. The nine variables are then reduced to sub-variables so that they are more easily applied to field conditions. The evaluation process was carried out by using a combination of community effect index and user satisfaction index methods that combine the value of the evaluation results in the environmental quality of the housing complex from the researcher's point of view and the viewpoint of the occupants from each housing complex in a combination graph to get the final results of the evaluation toward the environmental quality on the housing complex.

The final results from the evaluation of the environmental quality for the housing complex in the Sleman Regency have good results. Most of the housing complexes in the study area were classified as a good environmental quality group with a percentage in 57.73% and as much as 40.21% of the housing complex that has a moderate environmental quality (Fair). In addition, as many as 1.03% of the housing complexes in Sleman regency were included in the group of excellent environmental quality (Excellent) and as many as 1.03% of the housing complex has poor environmental quality (Poor). In the research also found that the environmental quality of the housing complex that was formed, not only determined by the internal physical aspects for the environmental quality of the housing complex, namely the density aspect and the aspect of infrastructure and public utilities, but also determined by external spatial aspects, namely the environmental facilities.