

IMPLEMENTATION STRATEGY TOWARD RESIDENTIAL REGION WITHOUT SLUMS (CASE STUDY: MONTONG TEREP VILLAGE, PRAYA DISTRICT, CENTRAL LOMBOK REGENCY, INDONESIA)

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ABSTRACT

As the capital city of Central Lombok regency, the density of dwellings in Praya city is increasing rapidly. This raises many problems such as reducing open space, land limitation, sanitation, and clean water availability. Non-physical problems such as social and economic continue to emerge. To keep the city of Praya as the reliable capital of Central Lombok Regency, it needs a development strategy in planned, systematic and sustainable settlement area. This research is focused on Montong Terep Village in Praya Sub-district, Central Lombok Regency. The objective of this research is to obtain the concept of slum settlement implementation strategy into slum-free settlements arranged in short term (2018-2019), medium (2019-2024) and long (2025-2035) programs. Direct observation to the location is performed to obtain primary data in the form of information and field problems. Interviews were conducted with the selection of respondents based on their position. The type of question is determined based on analysis needs. Secondary data needed is the existing settlement data, statistical data from BPS on the condition of the local population and map of RTRW Central Lombok Regency. The slum criteria are determined based on Indonesian Ministry of Public Works Regulation No. 2 of 2016 which consists of 7 (seven) physical factors covering the condition of house, road, clean water, drainage, waste water, garbage and fire protection. Besides the non-physical factors of social and economic also become an assessment in this analysis. Four categories of slums are defined under the guidelines of the Directorate General of Human Settlements (2015), namely: no slums (0% - 24%), light slum (25% - 50%), slums (51% - 75%) and heavy slums (76% - 100%) with each category given consecutive assessments of 0, 1, 3, and 5. This strategy is carried out by assessing the criteria and indicators of slum parameters and combining them with the SWOT analysis method. so that alternative strategy decisions can be prioritized. The result showed that Montong Terep Village has a value of 56% and indicates in the criteria of slum areas. SWOT

analysis produces handling pattern in quadrant II with coordinates SW = + 1.57 and OT = + 4.33. Three strategies are formulated for implementation in short term (2018-2019), medium (2019-2024) and long (2025-2035) programs. The best concept of area handling this is to support and follow the Local Government program to eradicate the slum areas that are in harmony with the program (100-0-100) from the Central Government is formulated covering the program of population, housing and settlement development, and development of environmental facilities and infrastructure. Inadequate infrastructure and facilities will have an impact on the declining functions of the housing environment, especially with regard to social and economic functions.

Key words: Infrastructure, residential region, slums, SWOT

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1. INTRODUCTION

The Immaculate City Program is a nationally implemented program of Indonesia including 271 districts / cities in 34 provinces that are "collaboration platforms" or slum-handling bases. The program integrates resources and funding sources, including from central, provincial, district / city, donor, private, community and other stakeholders. One of these settlement areas is located in Dasan Terep Village, District of Praya, Central Lombok Regency. The program aims to build an integrated system for handling slums, with local governments leading and collaborating with stakeholders in planning and implementation.

Montong Terep Village is one of the villages in Praya Sub-district, Central Lombok District. The village is located on the north side of Praya city about 10 km from the capital city of District and District with travel time \pm 10 minutes. Topographic conditions of sloping terrain at an altitude of 1625 meters above sea level with an area of 651.6 ha and tropical climate. With such natural conditions, the people of Montong Terep village rely heavily on the agricultural sector as a source of economic income, in addition to other communities working in other sectors, both formal and informal.

In order to keep the city of Praya as the capital of Central Lombok Regency, development strategy in planned, systematic and sustainable settlement area is needed. This will be achieved by applying the principles of effective and efficient planning in the development of settlement infrastructure. The purpose of this study is to determine the magnitude of the role of both physical and non-physical factors in its effect on the level of slum population in the area of Montong Terep, Central Lombok regency. The next goal is to get a strategy to overcome this slum with SWOT analysis so that the best concept and program of handling this area to become a slum settlement can be obtained.

2. LITERATURE REVIEW

Purwoto (2016) examines influential factors in the development of basic infrastructure and strategies for improving the quality of slums in fishing villages. This research use approach with SWOT analysis method. The result of the analysis shows that Bugis village of Bintaro sub-district of Mataram is included in the criteria of heavy slum area with value of 84,7%. To overcome this problem recommended improving the quality of community human resources to create awareness of managing settlements in a self-supporting and sustainable.

1
Implementation Strategy Toward Residential Region without Slums (Case Study: Montong Terep Village, Praya District, Central Lombok Regency, Indonesia)

1
The relationship of basic facilities and infrastructure development to the improvement of slum quality is submitted by Mawarty (2008). The study, which is located in the urban area of Mataram, concludes that the factors of the construction of basic facilities and infrastructure simultaneously or partially have a significant influence on the improvement of the quality of slum areas. The basic facilities and infrastructure in this research include roads, drainage, clean water, sanitation, garbage, and open space for public facilities.

Research on slums settlement outside West Nusa Tenggara Province has been done, such as by Butar-Butar (2012). His research was conducted in urban areas in Surabaya with the majority of low-income residents below the Regional Minimum Wage. The three priority improvements suggested in this study are drainage, accessibility, and sanitation. The research focusing on community participation concludes that participation at the time of planning is influenced by education, employment and community income. While at the implementation stage is influenced by age, education, and length of stay of the community.

2.1. Planning and Regional Development

Tarigan (2016) states that regional planning is a step in creating an efficient, comfortable, and sustainable life. Planning establishes a goal and selects the steps necessary to achieve that goal. In the area planning needs to be taken into account the current conditions, forecast the development of various relevant factors, estimate the limiting factors, establish the steps and activities to be implemented. Area planning will ultimately establish the location of various activities by both government and private parties.

The integration of the concept of development planning and spatial planning is explained by Rustiadi, et al. (2009). Planning has a function as a learner of social change and part of the social change itself. Planning as a learning tool for social change is used as a method to create awareness so that it is closely related to social solidarity. Its role in maintaining the management of common property resources (common property resource) as a key in the institutional arrangement of spatial planning. Understanding, function and actor creator of social capital become one of the indicators of development.

Development today is more comprehensive and holistic referring to quality. Regional development is not only in the physical sense, but also includes the integration of social and economic aspects, the efficiency of market mechanisms and the improvement of the institutional system. No matter how sophisticated the planning and development of the region, its success is only a mere imagination without the support and participation of the community (Nugroho and Dahuri, 2012).

2.2. Slumps Settlement

Based on Indonesian Law No. 1, 2011 on Housing and Settlement Area it is explained that slums are unfit settlements due to building irregularity, high density of buildings, and quality of buildings and facilities that do not meet the requirements. While, the Slump Housing is a housing under degradation of function quality as residential house. The slum criteria according to Ministry Regulation of Public Works No. 2 Year 2016 article 4 verse 2 can be seen from:

- a) House building;
- b) Road environment;
- c) Provision of drinking water;
- d) Environmental drainage;
- e) Wastewater management;

- f) Garbage management; and
- g) Fire protection.

2.3. Housing and Settlements under Government Policy ¹

Healthy, harmonious and quality settlement according to the Regulation of Minister of Settlement and Regional Infrastructure Number 217 of 2002 is healthy environmental settlement. The meaning of healthy environmental is to cause as little pollution as possible and thrifty in the use of electricity and water (green environment). Every citizen has the right to occupy and / or enjoy and / or have a decent home in a healthy, safe, harmonious and orderly environment. Thus affirmed by the Government in Article 5 Paragraph 1 of Law No. 4 of 1992. Whereas in Article 2 mentioned that every citizen has obligation and responsibility to participate in housing and settlement development. While the division of duties and authorities ranging from the Central Government, Provincial Government and City / District Government is regulated in Government Law No. 1, 2011.

The government policies and regulations relating to housing and settlements are covered in several documents, including:

- a) Law of the Republic of Indonesia Number 1 Year 2011 on Housing and Settlement Area
- b) Law of the Republic of Indonesia Number 4 Year 1992 on Housing and Settlement
- c) Regulation of the Minister of Public Works and People's Housing of the Republic of Indonesia No. 02 / PRT / M / 2016 On Improving Quality of Slum and Slum Housing
- d) Regulation of the Minister of Settlement and Regional Infrastructure of the Republic of Indonesia Number 217 / KPTS / M / 2002 Regarding General Guidelines for Improving the Quality of Settlements

3. RESEARCH METHODS

This research uses descriptive method relevant to the development of residential area. Some experts say that the descriptive method is similar to the normative survey. Comparisons to the results that have been done by other researcher in similar situations had also been evaluated. The results can be used in future planning and decision-making. Descriptive research method in collecting data can be done by using interview technique and field observation (Nazir, 2014).

3.1. Procedure of Data Collection

The data collection procedure is carried out by involving the sub-district / district, village / village, and neighborhood units (RW) institutions, and the community in locations indicated as slums settlement. Community participations are accomplished by filling in the field identification format of the location that is distributed and collected. After filling, the location identification format is collected and recapitulated at the RW level, followed by recapitulation at the village level. With such a data collection procedure it is expected that the data collection will have the correct validity and accuracy.

Primary data is obtained directly by visiting research sites to obtain information and problems in the field. Records of field conditions were collected in the form of photos of significant conditions. Interviews were conducted on respondents in the field with questionnaires and determining the number and position of respondents determined based on survey needs. While secondary data sourced from relevant agencies in the field. Secondary data in this research are RTRW (Spatial and Regional Planning) of Praya District. The existing data of location area is the object of this research, Local Government regulation

related to housing and settlement, and data from Central Statistics Bureau (BPS) in the form of statistic data of the local population condition.

3.2. Measurement and Data Analysis

From the results of data collection and processing, the next procedure is to identify and measure data that is very useful for data analysis. Measurement of field conditions using guidelines set by the Directorate General of Human Settlements (2015). Four categories of slums are set out in this guide: no slums (0% - 24%), light slum (25% - 50%), slums (51% - 75%) and heavy slum (76% - 100%). Each category will be graded 0, 1, 3, and 5 respectively for non-slum, mild, slum and heavy slums.

The SWOT analysis in this study establishes 5 (five) criteria on each basic component. Each of these five criteria can be explained as follows:

Internal Factor (IFAS) which is a component of strengths and weaknesses owned by this region.

Strength:

- Strategic location of the area which is close to the Regency capital city.
- Good accessibility.
- The enthusiasm of society is high enough to eradicate the slums.
- Slum settlement data have been collected both by government agencies and stake holders.
- The role and commitment of local government to eradicate slum areas.

Weakness:

- The facilities and infrastructure of the settlements are still low
- People's human resources are low
- Average level of community income is below the minimum wage
- Limited allocation of funds from the Government
- This area is categorized in the criteria of slums area.

External Factor (EFAS) which consist of opportunity and threat components.

Opportunity:

- Program (100-0-100) from Central Government
- Potential as a tourism support area
- Potential as a region of economic growth
- Potential to reduce poverty
- Draw the attention of stake holders to immediately eliminate the predicate of slum area.

Threats:

- Potentially as a trigger for the growth of new slums to the surrounding environment
- People's self-help is turning low
- Population growth is not balanced with the growth of facilities and infrastructure of settlements.
- Potential to degrade the quality of the settlement environment
- Low human resources and low community income will trigger social upheaval.

From the five criteria on each basic component can be made factor urgency matrix to determine the value of Factor Weight (FW). Further, the tool used to construct strategic factors is the SWOT matrix. This matrix can clearly illustrate the interaction between internal factors and external factors. An interaction with the opportunities and threats (external) encountered can be tailored to the strengths and weaknesses (internal) owned. Further analysis, four alternative strategies are made as follows:

S-O :This strategy is based on the way of thinking, by utilizing all the strength to seize and take advantage of opportunities as much as possible.

S-T :Strategies used in using the strength it has to deal with threats.

W-O :This strategy is applied based on the utilization of existing opportunities to minimize weaknesses.

W-T :Based on defensive activities to minimize weaknesses and avoid threats.

4. RESULTS AND DISCUSSION

4.1. Research Location

This research was conducted at Montong Terep Village, Praya District, Lombok Tengah. Regency. Based on the Regional Spatial Plan of Central Lombok Regency Year 2011-2031 as specified in Central Lombok Regulation No. 7 (2011), this region has an area of 1,208.39 km² which is geographically located on:

- 116° 10' - 116° 30' E, and
- 8° 27' - 8° 30' S

Lying between the borders of:

- North : North Lombok Regency dan East Lombok Regency
- South : Indian Ocean
- West : West Lombok Regency
- East : East Lombok Regency

Administration map of Central Lombok Regency is presented in Figure 1.

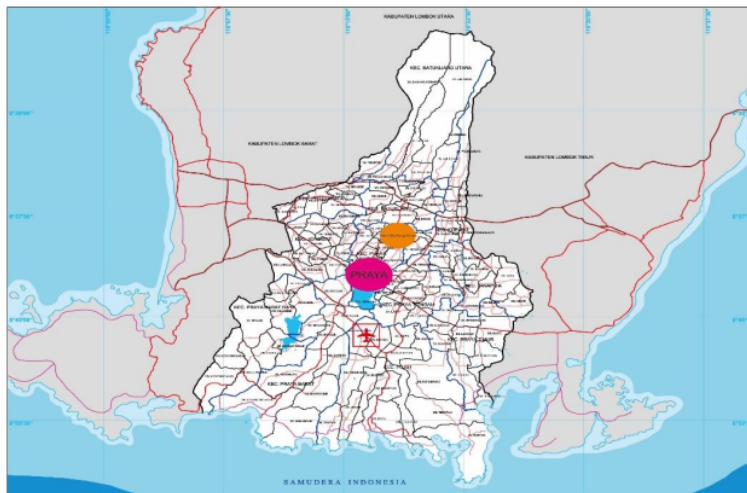


Figure 1 Map of Central Lombok Regency

4.2. Analyses of Physical and Non-Physical Factors

As stated in the preceding section, the assessment of physical condition here based on the PU-PR No. 2 of 2016 Article 4, paragraph 2 includes conditions: building, environmental road, drinking water supply, environmental drainage, waste water management, waste management, and fire protection. While non-physical conditions here include social and economic conditions. From the physical and non-physical conditions, the criteria can be presented in table form presented in Table 1. As seen from Table 1 the total value based on the assessment variables of Montong Terep Village is 58.67 %. This value is in the range of 51% - 75% indicates that Montong Terep is classified as medium slum.

4.3. SWOT Analysis

The SWOT analysis in this study establishes 5 (five) criteria on the basic component as described in the previous research method. Based on the five criteria on each basic component can be made factor urgency matrix to determine the value of Weight Factor (WF). There are two factors urgency matrix caused by internal factors and external factors. Internal factor urgency matrix is presented in Table 2, while external factor urgency can be seen in Table 3. It can be seen from these two tables that the highest weight factor (WF) value in Strength, Weakness, Opportunity and Threats components is 20%, 17,8 %, 20% and 15.6%, respectively.

4.4. IFAS and EFAS Evaluation

The IFAS and EFAS evaluations are presented in Table 4. From this table can be obtained the coordinate: Strength (S = 5.86), Weakness (W = 4.29), Opportunity (O = 7.23) and Threat (T = 2.90). Further, the pattern of handling slum areas in this area can be described in the quadrant form of the four coordinates. On the Y-axis there is a value of S - W or 5.86 - 4.29 = 1.57 (positive). On the X-axis obtained the number O - T or 7.23 - 2.90 = 4.33 (positive). Both positive values indicate that the handling of slum areas in the Quadrant II.

4.5. SWOT Strategy Formulation

Prior to formulating a strategy, a table that contains the key success factors can be made as presented in Table 5. The results of this SWOT strategy formulation are then presented in Table 6 as recommendations for implementation in the slum area.

Table 1 Criteria Assessment of Physical Factors and Non-Physical Factors

No	Condition Variable	Assessment Criteria	Value
1	Building Condition	Building irregularity	2.33
		Building density	3.33
		Building quality	3.00
2	Local Road Condition	Coverage of road service network	2.67
		Quality of road surface	2.00
3	Provision of Drinking Water	Unavailability of safe access to drinking water	1.33
		Not meeting the needs of drinking water	1.33
4	Environmental Drainage Condition	Inability to drain water runoff	3.67
		Unavailability of drainage	1.67
		No maintenance of drainage	1.67
		Unconnected to main channel	1.67

		Quality of drainage construction	1.33
			2.33
5	Waste Water Drainage Condition	Wastewater management systems do not meet technical standards Wastewater does not meet technical requirements	3.67
6	Garbage Management	Waste disposal does not meet technical requirements The waste management system does not meet technical standards No maintenance of waste management practices	2.00 4.33 3.67
7	Fire Protection	Unavailability of fire protection infrastructure Unavailability of fire protection facilities Level of community participation in supporting development	4.33 4.67 4.33
8	Social Society Condition Economic Condition	Community income	1.33
9			4.67
CRITERIA ASSESSMENT TOTAL VALUE			58.67

Table 2 Internal Factor Urgency Matrix

NO	IFAS	URGENTIAL FACTOR										BASIC VALUE (BV)	WF %
		a	b	c	d	e	f	g	h	i	j		
STRENGTH													
a	Strategic location of the area close to the capital District	a	a	a	e	f	a	a	a	a		7	15,6
b	Accessibility is within easy reach	a	c	b	e	f	g	b	i	b		3	6,7
c	The enthusiasm of society is high enough to eradicate the slums	a	c	c	e	f	g	c	c	c		5	11,1
d	Slum settlement data collection by government agencies and stake holders	a	b	c	e	f	g	d	i	d		2	4,4
e	The role and aspiration of local government to eradicate slum areas	e	e	e	e	e	e	e	e	e		9	20,0
WEAKNESS													
a	The facilities and infrastructure of the settlements are still low	f	f	f	f	e	f	f	f	f		8	17,8
b	People's human resources are low	a	g	g	g	e	f	g	g	g		6	13,3
c	Average level of community income is below the minimum wage	a	b	c	d	e	f	g	i	h		1	2,2
d	Limited allocation of funds from the Government	a	i	i	c	e	f	g	i	i		4	8,9
e	Included in the criteria of slums area	a	b	c	d	e	f	g	h	i		0	0,0
Total											45	100	

1 Implementation Strategy Toward Residential Region without Slums (Case Study: Montong Terep Village, Praya District, Central Lombok Regency, Indonesia)

Table 3 External Factor Urgency Matrix

NO	EFAS	URGENTIAL FACTOR										BASIC VALUE (BV)	WF %	
		a	b	c	d	e	f	g	h	i	j			
OPPORTUNITY														
a	Program (100-0-100) from the Central Government	a	a	a	a	a	a	a	a	a	a	9	20,0	
b	Potential as a tourism support area	a	c	d	e	b	b	b	i	j	3	6,7		
c	Potential as a region of economic growth	a	c	d	c	e	c	c	i	j	4	8,9		
d	Potential to reduce poverty	a	d	d	e	d	d	d	d	J	6	13,3		
e	The attention of stake holders to immediately eliminate the predicate of slum area	a	e	e	e	e	e	e	e	e	8	17,8		
THREATS														
a	Potentially as a trigger for the growth of new slums to the surrounding environment	a	b	c	d	e	g	h	i	j	0	0,0		
b	People's self-help is turning low	a	b	c	d	e	g	h	i	j	1	2,2		
c	Population growth is not balanced with the growth of facilities and infrastructure	a	b	c	d	e	h	h	i	j	2	4,4		
d	Potential to degrade the quality of the settlement environment	a	i	i	d	e	i	i	i	j	5	11,1		
e	HR and low community income will trigger social upheaval	a	j	j	j	j	e	j	j	j	7	15,6		
Total											45	100		

Table 4 Evaluation of IFAS and EFAS

NO	IFAS and EFAS	WF (%)	BV	AVL	BMV	WVL	TMV	RANKING
STRENGTH (S)								
1	Strategic location	15.6	7	2.79	1.09	0.44	1.53	II
2	Easy accessibility	6.7	3	2.95	0.20	0.20	0.40	
3	Society enthusiasm	11.1	5	2.84	0.56	0.32	0.87	III
4	Data collection	4.4	2	4.53	0.09	0.20	0.29	
5	Local Government Role	20.0	9	4.89	1.80	0.98	2.78	I
TOTAL							5.86	
WEAKNESS (W)								
1	Poor facilities and infrastructure	17.8	8	4.11	1.42	0.73	2.16	I
2	Low human resources	13.3	6	4.16	0.80	0.55	1.35	II
3	Low community income	2.2	1	4.11	0.02	0.09	0.11	
4	Low Government funding	8.9	4	3.58	0.36	0.32	0.67	III
5	Slums settlement area	0.0	0	3.84	0.00	0.00	0.00	
TOTAL							4.29	
OPPORTUNITY (O)								
1	Program (100-0-100)	20.0	9	4.68	1.80	0.94	2.74	I
2	Supporting tourism	6.7	3	3.53	0.20	0.24	0.44	
3	Economics growth	8.9	4	3.84	0.36	0.34	0.70	
4	Poverty alleviator	13.3	6	3.63	0.80	0.48	1.28	III
5	Attracting stake holder	17.8	8	3.68	1.42	0.66	2.08	II
TOTAL							7.23	
THREATS (T)								
1	Generating new slums area	0.0	0	3.53	0.00	0.00	0.00	
2	People's self-help is turning low	2.2	1	3.42	0.02	0.08	0.10	
3	Population growth	4.4	2	3.05	0.09	0.13	0.22	III
4	Decreasing settlement quality	11.1	5	3.42	0.56	0.38	0.93	II
5	Generating social chaos	15.6	7	3.53	1.09	0.55	1.64	I
TOTAL							2.90	

Where:

WF = Weight Factor

BV = Basic Value

BWV = Basic Weight Value = $(WF * BV) / 100$

WVL = Weight Value of Linkage = $(WF * AVL) / 100$

TWV = Total Weight Value = $BWV + WVL$

AVL = Average Value of Linkage = Number of relationship assessments divided by number of factors

It can be seen in Table 4 the coordinate Strength ($S = 5.86$), Weakness ($W = 4.29$), Opportunity ($O = 7.23$) and Threat ($T = 2.90$). Furthermore, the pattern of handling slum settlement in this area can be described in the quadrant form of the four coordinates. On the Y-axis there is a value of $S - W = 5.86 - 4.29 = 1.57$ (positive). On the X-axis obtained the number $O - T = 7.23 - 2.90 = 4.33$ (positive). The two positive values indicate that the slum settlement management in this area is located in Quadrant II.

Table 5 Key Success Factors (KSF)

NO	COMPONENT	KEY SUCCESS FACTOR (KSF)
I	STRENGTH (S)	1 The role and commitment of local government to eradicate slum areas
		2 Strategic location of the Montong Terep area close to the capital city of the Central Lombok Regency
		3 The enthusiasm of society is high enough to eradicate the slums
II	WEAKNESS (W)	1 The facilities and infrastructure of the settlements are low
		2 People's human resources are still low
		3 Limited allocation of funds from the Government Program (100-0-100) from the Central Government
III	OPPORTUNITY (O)	1 Draw the attention of stake holders to immediately eliminate the predicate of slum area
		2 Potential to reduce poverty
		3 Limited human resources and low community income will trigger social upheaval
IV	THREAT (T)	1 Potential to degrade the quality of the settlement environment
		2 Population growth is not balanced with the growth of facilities and infrastructure of settlements
		3

From the key success factors shown in Table 5, it can be made the formulation of the SWOT strategy presented in the following Table 6.

Table 6 SWOT Strategy Formulation

SWOT STRATEGY FORMULATION			
	SHORT TERM (2018-2019)	MEDIUM TERM (2019-2024)	LONG TERM (2025-2035)
<i>SO</i>	The role and willingness of Local Government to eradicate slum areas will support and harmonize with the (100-0-100) Government program	The strategic location of the area close to the district capital will attract the attention of stakeholders to immediately eliminate the predicate of slum areas.	The enthusiasm of society that is high enough to eradicate slum has the potential to reduce poverty.
<i>ST</i>	The role and willingness of local government to eradicate slum areas will increase human resources	The strategic location of the area close to the district capitals should be wary of not having the potential to	The enthusiasm of society that is high enough to eradicate the slum will be disturbed by the growth of

1
Implementation Strategy Toward Residential Region without Slums (Case Study: Montong Terep Village, Praya District, Central Lombok Regency, Indonesia)

	and low income society and avoid the emergence of social turmoil.	degrade the quality of the settlement environment	unbalanced population with the growth of facilities and infrastructure of settlement
WO	Low infrastructure facilities and infrastructure will be handled by the Program (100-0-100) from the Central Government	People's human resources are low but it should be able to attract stakeholders to immediately eliminate the predicate of slum areas	Optimize the limited allocation of funds from the Government to potentially reduce poverty.
WT	Inadequate housing facilities and infrastructure will trigger low human resources and community income, this must be addressed immediately to prevent the occurrence of social turmoil	Beware of people's human resources are still low so as not to cause the potential to degrade the quality of the settlement environment	Spend wisely the limited allocation of funds from the Government to prevent uneven growth of the population with the growth of facilities and infrastructure of settlements

5. CONCLUDING REMARKS

5.1. Conclusions

Based on the results and discussion can be drawn the following conclusions:

- Physical and non physical factors significantly affect the slum level of an area. Montong Terep village has a total value of 58.67% which is in the range of 51% - 75% indicates that the region is included in the criteria of a slum area.
- The results of the SWOT method analysis show some short-term, medium-term and long-term strategy formulations for implementation in short term (2018-2019), medium (2019-2024) and long (2025-2035) programs, respectively.
- The best concept and program for handling this area is to support and follow the Local Government program for to eradicate the slum areas in harmony with the program (100-0-100) from the Central Government. Handling programs formulated include population programs, housing and settlement development, and development of environmental facilities and infrastructure.
- Inadequate infrastructure and facilities will have an impact on the declining functions of the housing environment, especially with regard to social and economic functions.

RECOMMENDATION

Decision-making technique for regional development is suggested by combining SWOT and AHP analysis to get more accurate results. AHP will help improve the SWOT analysis in correlating the analysis results, so that alternative strategy decisions can be prioritized accurately. Non-physical data collection requires more complete and accurate information, not just information from education and income data but also the entire social life and society as an unity.

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