

ABSTRACT

Axl Raihan Revanza (01051190223)

HOUSING DEVELOPMENT BASED ON BALANCED RESIDENCE CONDUCTED BY PT. X DEVELOPER IN WEST JAKARTA

Currently the need for housing is very high so that many private parties, one of which is PT. X, currently manages housing development in West Jakarta. In the city of Jakarta itself, the high price of land hinders the fulfillment of housing needs for low-income people (MBR). The government through Law Number 1 of 2011 concerning Housing and Residential Areas issued a rule regarding balanced housing, namely a balanced housing rule which requires managers to build houses with a composition of 1 luxury house, 2 medium houses and 3 simple houses built in 1 same building. In practice, in Jakarta itself, arrangements regarding balanced houses with composition (3:2:1) are adjusted to the conditions in the city of West Jakarta, this is due to several factors, namely the price of land in the city of Jakarta itself which is expensive, limited land and local government regulations. Through DKI Jakarta Governor Regulation Number 97 of 2021 issued a policy in accordance with local situations and conditions, namely with a Land Use Appointment Permit (SIPPT), Every manager including developer PT.X to propose building houses, managers are required to build flats, build flats simple/cheap can also be converted into funds that will be used by the government to meet community needs. In order for PT.X developers to make payments in accordance with the conversions that have been calculated to fulfill their legal obligations. So that the intent and purpose of this DKI Jakarta governor regulation remains the same as Law Number 1 of 2011 concerning Housing and Residential Areas, namely to improve people's welfare, especially to make it easier for low-income people (MBR) to obtain decent housing. So it can be concluded that this governor regulation still has the same goal as Law Number 1 of 2011 but in a different way, namely adapted to the conditions of the city of Jakarta, so that the need for livable housing for the poor (MBR) can be fulfilled and the goal is to people welfare.

References: 61 (1945-2022)

Keyword: Real Estate, Balance Housing.