Study Analysis Of Rent apartment planning in Medan North Sumatera

Ramayana

Lecture Of Universitas Pembangunan Panca Budi Medan, North Sumatera Indonesia.
Gatot subroto street km 4, 5 Medan

Abstract: *Medan as the biggest cola besides the city of Jakarta and the city of Medan in Indonesia as a city of modernization revolution to welcome the era of take-off and as a metropolitan city that is crossed sectoral is the center of all activities, economics, banking, social culture, and politics. Viewed from the social side of the community, then the use of Rent Apartment is occupied by foreign nationals who work in the city of Medan and did not close the possibility for middle-income Indonesians and above. The apartment should be by the designation of foreign workers regarding security, comfort, tranquility, and order, and regarding buildings, utilities, achievements to and from buildings, and others. Apartment Rent, this mass building mass, should be adapted to the surrounding environment.*

Key Words: *Apartment, comfort, environment,* Medan,

1. INTRODUCTION:

Housing development is one of the efforts to meet basic needs of the community, especially in big cities like Medan city. This is due to the relatively fixed area of Medan, but the population is increasingly growing with the growth rate of five years on average 2.40% per year, due to the increase of birth, urbanization, and expansion of foreign workers in Medan due to the cooperation between Indonesia with other countries both Diplomatic and Non-Diplomatic. With the increasing need for residential facilities for foreign workers, the government cooperates with private parties to make the most of the land, meaning that the relatively thin soil can accommodate the maximum number of residential units by building homes vertically. The change of life from settlement pattern horizontally to vertical causes a lot of inevitable consequences, especially from the social and economic aspects which in this case must be jointly tackled between society and government. As a foreign worker away from his country of course security and comfort factors. Maximum life is a hope that is very coveted by them. In general, they love strategic residential locations, and quickly and quickly from their workplaces. This is seen in the houses they contract and the offices they occupy in this time.

2. LITERATURE REVIEW:

An apartment is a building consisting of three or more housing units within it, which is an everyday life within a limited land environment, each residential unit may be owned or used separately. Any right arising under any name or in any form aims to obtain the right to use a housing/ residence/building by paying rent periodically. So the notion of Rental Apartment is a building consisting of several residential units that are handled separately in collective life, in a limited environment, which can be owned/occupied by persons capable of paying rent within a specified period (Zhang, Xiu, Li, & Su, 2015).

Apartment Lease Planning should pay attention to individual and collective life, which is a series of activities both routine and incidental. With increasing diplomatic relations with European, American and Asian countries which invite a lot of aid in the form of materials and experts who are responsible for assisting development in all. field, will directly require residential facilities (Sumatera, 2018).

There is a tendency for foreigners to live in strategic areas, such as in downtown areas for efficiency and prestige reasons, so not all foreigners want to stay in the suburbs an existence of housing needs that are incidental and temporary, but quite representative for foreign businessmen / contractors. For example: Apartment complete with furniture and monthly system (Parasol, 2018).

a. Transient housing and transient user as part of human life-cycle

Housing as part of a basic need for everyone is related to human life-cycle which is traditionally divided into five stages (Lillrank, 2003): 1) phase of bachelorhood, when the young people leave their parents' house, 2) phase of honeymooners when the young couple start their new family, 3) stage of parenthood, when the married couple have some children, 4) phase of post-parenthood, when their adult left the old couple son/daughter and 5) period of dissolution when the old people start their widow-hood phase. from these cycles, it is recognized about the complexity of housing need, including variety of its tenure status (rental, owner, etc.), a range of its location, a range of its type, or a mixture of its quality. since to a house is a basic need, the availability of housing choice including transient one for

every people or every family in different life-cycle is essential. the option in moral context is associated with autonomy, freedom, and responsibility of every people or every family. inhibition on people or family choice potentially hampers their role and their responsibility to maintain the quality of their daily space (Kesumawatie, 2017).

b. Design process and its issues

Rental housing can be defined as a dwelling which the owner to the consumer rents its unit. rental housing is characterized as infestation commodity from the supplier side to gain profit maximally. the owner and the renter are doing the transaction at acceptable housing condition and price based on market mechanism.

From the user side, to house in rental tenure-ship occur because of some factors: 1) un-ability to obtain homeownership, 2) the need for housing temporary for a specific period in certain location (Ristianti, 2015), and 3) preference to the house in rental-ship than ownership. some influence factors for a household to choose rental housing are: 1) changing of demographic and social economic pattern, 2) type and quality of accommodation in rental the housing market, 3) security of house and management system and 4) affordability, a variety of infrastructures, accessibility, and other facilities. rental housing market gives alternative for the consumer to choose quality and price, so they can make housing decision according to their need and their affordability (Taufik, 2013).

The housing transformation including rental houses consists of three steps: 1) restoration: by minimal changing of existing housing element, for example, an addition of minor flat roof, placing a door into the empty wall, and repainting (PAHRODF, 2017); 2) remodelling: by changing housing form especially the façade appearance, but it's still using the existing building structure. for example: changing new element to cover old portion such as using the modern aspect of roof and coverage the old roof; and 3) reconstruction: by entirely evolving former housing and leave the old images. compare with own-housing status, and rental housing has been developing lately in the way of its production process, its product/design form, and its mechanism of occupation and maintenance. similar to that process, the idea of collaboration in the development of housing and environment has been arise since 1960 (Aryza et al., 2018). unfortunately, a partnership is a common term of housing design for the permanent user used to called local communities, but it's not for the transient user. it is believed that the existent of multi-stakeholder collaboration in housing design will increase the environment maintenance responsibility and sustainability, and it remain lack understanding about transient user participation in housing development.

Fig 1. Sample Of Apartment Low.

3. METHODOLOGY CASE APARTEMENT:

To identify the prospect of user participation in rental housing design, the study of student rental housing is conducted as a case study. Two approaches, factual and perceptual ones were implemented. Factual approach is called objective way to analyze rental housing which consists of housing spread around university site, building design, condition of housing attribute which reflect capacity of supplier to accommodate students demand, and rental price. Meanwhile, perceptual approach is the method to analyze students' perception as consumer to their rental housing quality. Factual approach is conducted through typology study of building and neighborhood and market price analysis, while the perceptual one is conducted through analysis of students' perception about their housing quality. Typology of housing was identified in earlier phase, to be used as comparative frame of rental housing quality measurement. After the building typology was identified, rental housing attributes comprising room, building, lot and neighbourhood was assessed and was compared based on their typology. The relative value of good and poor typology can be quantifying factually through those comparation. Based on multistage cluster sampling, the production process and the design product of student rental housing consist of four typologies: 1) house, 2) pavilion, 3) 'rental unit' building, and 4) apartment (as seen on Figure 3). The descriptive statistical process show that major of student rental housing is rental building type (43.27%), 40.81% is house type, and the rest one in minimum number is pavilion and apartment type. Physical attributes of students' rental housing was detailed from each elements of room, building, lot, and neighbourhood. The attributes of room, building and lot are space that produce according to their supplier capacity, while the neighbourhood one is space outside the lot of rental housing which is built collectively not only by the supplier. The factual condition is arranged into value scale started from the lower value (1) until the higher one (5) for each of housing attributes.

Student's perception analysis about their houses is conducted after the process of typology identification and assessment of factual housing value. Total respondents in all clusters are 433 students. Students as the user were asked to value the attributes of room, building, lot and their neighbourhood. Such information is utilized to identify whether the satisfaction of user is different or not based on variation of building typology. After the condition of housing and students' perception about their housing as the consumer was revealed, correlation between the two conditions was analyzed to find the correspondent or the gap in spatial valuation. Perceptions about housing condition in the detail of questioner are arranged in Likert scale, started from number 1 (one) which is valued as very poor (or the lowest value), number 2 (two) which is valued as poor, number 3 (three) which is valued as fair, number 4 (four) which is valued as good, until number 5 (five) which is valued as very good. Consumer perception value could be seen its correlation with the housing attribute value. The high gap occur when the correlation level between the fact and perception below 40% (0.6). Median value is 50% (0.5), which the value lower than 40% (0.6) is high correlation (low gap between fact and perception). Correlation number between fact of condition and perception of housing attributes is compared based on the building typology. This correlation analysis is conducted to conclude whether the value between factual quality and perceptual one is different or not according to variation of rental building typology. The optimal choice occurs when the better of factual condition of rental housing, the higher of satisfaction level from students as their consumer, called positive correlations. Basic assumption in perception analysis is that the increasing of housing attributes quality has positive correlation with the increasing of quality perception from the user; and the decreasing of housing attributes quality has positive correlation with the decreasing of quality perception from the user.
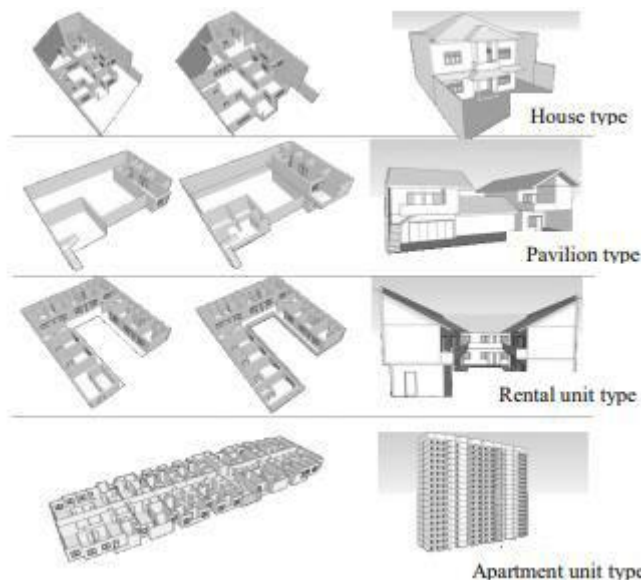

Fig 2. Tipology of Building

4. DISCUSSION AND RESULTS:

This research is located in North Sumatera rental flats, Medan. Medan rental flats is a flats of urban renewal results, that is considered to "replace" a slum area (originally a slum houses called Los KMS). Making low cost rental flats is intended to help Medan residents in order to improve the standard of life so they can have a clean and decent dwelling. Since the land is owned by the city government, the ownership of the apartment is rental.

From the literature review, there are several indicators to measure the effectiveness of the rental flats financing. That several indicators are task and function of managers; plans and programs of financing; rules and regulations; purpose and ideal condition; productivity; profit ability; stability and growth; cohesiveness; adaptation

There are several issues relating to the rules of rental finance management in Medan rental flats, where the main problem is the resident did not pay the monthly rent fee on time. They usually are in arrears paying up to 6 months or even a year late. In order to overcome this problem, some rules have been made to regulate the payment arrears, which is 2% fine of the amount of retribution paid per month. There are also some socialization efforts conducted by government experts and academics on the importance of paying monthly rent fees. Although there has already clear term and rules mentioned and practiced there, based on the interview with residents and the member of rental flat managers, in Medan rental flats there are still many residents did not pay on time and even up to 6 months late. This is the most crucial rental financing constraint in the context of Medan rental flats. This late payment is caused by several diversed factors. The average Medan rental flat's residents are work in informal and private sectors. So that the salary obtained are under the regional minimum wage. But in determining the rental rates, the manager has already applied the value of 1/3 of household income and supported by a subsidy from the government. Even though the rental payment has already cheap enough and supported by the government subsidies, many people still prefer to

pay every 3 or 6 months. This indicates the presence of non-compliance of residents against existing regulations. Just as Cristanti (2017) stated that there is a problem in Medan rental flats that is the non-compliance of residents to the existing rules and regulation. According to her, this also indicates the lack of managerial order in data update and the lack of management firmness in enforcing the rules order in Medan rental flat [21]. Furthermore, there are several factors which influence this resident's arrears habits in paying the rental flats. These factors include:

- **Historical Factor**
    This historical factor is one of the most influential factors on the problem of the resident's late payment of rental fee. This is because the majority of people in Medan rental flat is originally come from slum areas in the same location, and has been living there for a long time before. They lived in the local slums that affected by urban renewal and relocated to the Medan flats which are also built in the same location. Until now, these conditions still the same although there are several units that have been inherited to relatives who have inheritance rights. Under these conditions, many people are not disciplined to pay the rent because of the historical and psychological factors that they think they have been living there for a long time and feel like they have owned the land in that location.

- **Resident's Factor**
    The second factor is resident's factor, where the majority of residents are working in informal sector such as traders, drivers, scavengers, laborers, and housewives that have relatively low levels of income and education. This is one of the barriers that the managers through in order to overcome the late payment of the rental fees even though there are clear fines and many socialization that have been conducted by experts to raise self awareness of the residents to pay the rent on time.

- **Vision**
    The vision of the Medan city government in facilitating social housing for the low income people. Previously, there was a government rule that said the maximum period for renting the low cost rental flats was 1 x 3 years and a maximum of 2 times extensions (9 years in total). Where in fact, after a maximum period of 9 years renting, there are several people that still not able to afford to buy their own house. This will create new problems and increase the number of homeless people if this rule continues. However, after there is Perda Medan no 15 year 2012 regulation, the government of Medan City implements no restriction year to rent rental flats until low income people can afford to buy their own house. This is as an effort of the government in the procurement of rental flat housing in order to accommodate: a. The fulfilment of social housing for low income people b. Increase the affordability of low-income communities by lowering the rental rates so people can save their money to buy their own homes (increasing the low income people's affordability) c. Fulfilment of the rental flats applicant backlog number in Medan that is reaching 4000 household in 2017.

5. CONCLUSION :
    The effectiveness of the rental housing finance can be measured with several indicators from the comparison and elaboration of literature review. That several indicators are task and function of managers; plans and programs of financing; rules and regulations; purpose and ideal condition; productivity; profit ability; stability and growth; cohesiveness; and adaptation. The results of several qualitatively descriptive analysis show that the effectiveness of rental flat financing in the aspect of the purpose and goal to facilitating low income community needs for housing is quiet accomplished. Beside that, the organization is also well structured and have the efficient human resources. But Medan rental flats effectiveness is relatively low in the aspect of profit ability, rental financing program, and in the enforcement of rules and regulation. The main problem is in the arrears of residents rental payment and the deficiency for maintenance cost that has to depend on the city government subsidies. The rental finance constraint are caused by several factors, which are historic factors, resident's factors, and the vision and commitment of the city government to facilitate housing for low income people in Medan.

REFERENCES:
1. Aryza, S., Irwanto, M., Lubis, Z., Siahaan, A. P. U., Rahim, R., & Furqan, M. (2018). A Novelty Design Of Minimization Of Electrical Losses In A Vector Controlled Induction Machine Drive. *IOP Conference Series: Materials Science and Engineering*, *300*(1), 12067. Retrieved from http://stacks.iop.org/1757-899X/300/i=1/a=012067
2. Kesumawatie, M. I. (2017). The Influence of Life Purpose to Instrinsic Motivation and Job Achievement among the Employees of Paper Mill Factory in East Java Province , Indonesia, *19*(7), 10–14. https://doi.org/10.9790/487X-1907031014
3. Lillrank, P. (2003). The quality of information. *International Journal of Quality & Reliability Management*, *20*(6), 691–703. https://doi.org/10.1108/02656710310482131

4. PAHRODF. (2017). A Guidebook on Competency Modelling and Profiling. Retrieved from https://www.pahrodf.org.ph/partners/pahrodf-1/2013-2014/HROD Plan/Prioritised HROD Interventions/hrodf-a-13-03-km-product-competency-modeling-guidebook/Miscellaneous Files/misc_2/publications/pahrodf-competency-modelling-guidebook-0829.pdf

5. Parasol, M. (2018). The impact of China's 2016 Cyber Security Law on foreign technology firms, and on China's big data and Smart City dreams. *Computer Law and Security Review*, *34*(1), 175–179. https://doi.org/10.1016/j.clsr.2017.05.022

6. Ristianti, N. S. (2015). Pengembangan Konsep Wisata Apung Kampung Nelayan Pesisir Balikpapan. *Jurnalruang*, *1*(1), 31–40. Retrieved from http://ejournal2.undip.ac.id/index.php/ruang/article/view/88/22

7. Sumatera, M. N. (2018). Study Analysis Of Rent apartment planning in.

8. Taufik, T. (2013). Pengelolaan Keuangan Desa dalam Sistem Keuangan Negara Republik Indonesia. *Jurusan Akuntansi Fakultas Ekonomi Universitas Riau Kampus*, 1–61. Retrieved from http://download.portalgaruda.org/article.php?article=31387&val=2268

9. Zhang, C., Xiu, W., Li, J., & Su, S. (2015). Development and experiments on the injection system of the self-propelled liquid fertilizer machine. *2015 IEEE International Conference on Cyber Technology in Automation, Control and Intelligent Systems, IEEE-CYBER 2015*, 1650–1654. https://doi.org/10.1109/CYBER.2015.7288193