Analysis of The Modeling Delay Factor for The Implementation of Flats in Surabaya and Its Impact on The Housing Needs of Urban Communities

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Abstract

Analysis of the modeling delay factor for the implementation of flats in Surabaya and its impact on the housing needs of urban communities. This research is oriented towards solving problems in the community, especially in the availability of flats as urban settlements. Indonesian Innovation Talent Program for the 2021 fiscal year is part of the MBKM (Independent Campus Learning) course. Research / Final project according to the Chancellor's Decree number 19/NR -R/03/VIII/2020 dated August 17, 2021, related to the implementation of the MBKM Curriculum at Narotama University, as well as in order to support the implementation of the Minister of Education and Culture Regulation number 3 of 2020 concerning National Higher Education Standards, in particular article 14 paragraphs 6 and 7, Forms of Learning in the form of Research, design or development must be added as a form of Learning for undergraduate programs, is a student activity under the guidance of Lecturers in the context of developing attitudes, knowledge, skills, authentic experiences, as well as improving community welfare and national competitiveness. The Indonesian Innovation Talent Program for the 2021 fiscal year is also part of the implementation of the Decree of the Minister of Education and Culture Number 754/P/2020 concerning Key Performance Indicators of State Universities and Higher Education Service Institutions within the Ministry of Education and Culture in 2020, related to indicator number (2) Students outside campus, off-campus experience, research / research, academic research activities, both science and social humanities conducted under the supervision of Lecturers / Researchers. The Advisory Lecturer who is involved in the Indonesian Innovation Talent Program for the 2021 fiscal year, is the Chair of the Narotama University MBKM Task Force, based on the Rector's Decree number 10/NR-R/03/IV/2021.

Keyword:
Flats in Surabaya, modeling delay factor, housing, urban communities

Introduction

Analysis of the modeling delay factor for the implementation of flats in Surabaya and its impact on the housing needs of urban communities. This research is oriented towards solving problems in the community, especially in the availability of flats as urban settlements.

Rusunawa stands for simple rental flats. Rusunawa are multi-storey buildings built by the government in a residential area and rented out to underprivileged families with monthly payments. Rusunawa are residential units that are used separately, their ownership status is rent, and the main function is as a residence. Rusunawa are built by the government using the State or Regional Revenue and Expenditure Budget funds. Usually the local government cooperates with the Ministry of Public Housing. The construction of Rusunawa aims to provide decent housing for all Indonesian families, especially low-income people (MBR) who do not yet have the ability to meet their housing needs through ownership. There are 18 flats in Surabaya, including:

1) Wonorejo Flat is a Flat controlled by the Surabaya City Government having its address at Jalan Raya Wonorejo Surabaya.
2) Penjaringansari II Flat is a Flat controlled by the Surabaya City Government having its address at Jalan Penjaringansari Surabaya.

3) Randu Flat is a Flat controlled by the Surabaya City Government having its address at Jalan Randu Agung Surabaya.
4) Tanah Merah Phase I Flat is a Flat controlled by the Surabaya City Government having its address at Jalan Tanah Merah Surabaya.
5) Tanah Merah Phase II Flat is a Flat controlled by the Surabaya City Government having its address at Jalan Tanah Merah Surabaya.
6) Penjaringansari Phase III Flat is a Flat controlled by the Surabaya City Government having its address at Jalan Penjaringansari Surabaya.
7) Grudo Flat is a Flat controlled by the Surabaya City Government having its address at Jalan Grudo Surabaya.
8) Pesapen Flat is a Flat controlled by the Surabaya City Government having its address at Jalan Pesapen Selatan Surabaya.
9) Jambangan Phase I Flat is a Flat controlled by the Surabaya City Government having its address at Jalan Jambangan Baru Selatan Surabaya.
10) Siwalankerto Flat is a Flat controlled by the Surabaya City Government having its address at Jalan Siwalankerto Selatan Surabaya.
11) Romokalisari Flat is a Flat controlled by the Surabaya City Government having its address at Jalan Rusun Romokalisari Surabaya.
12) Bandarejo Flat is a Flat controlled by the Surabaya City Government having its address at Jalan Raya Bandarejo Surabaya.
13) Gununganyar Flat is a Flat controlled by the Surabaya City Government having its address at Jalan Gununganyar Tambak Surabaya.
14) Dukuh Menanggal Flat is a Flat controlled by the Surabaya City Government having its address at Jalan Dukuh Menanggal XII Surabaya.
15) Keputih Phase I Flat is a Flat controlled by the Surabaya City Government having its address at Jalan Keputih Tegal Timur Surabaya.
16) Keputih Phase II Flat is a Flat controlled by the Surabaya City Government having its address at Jalan Keputih Tegal Timur Surabaya.
17) Tambak Wedi Flat is a Flat controlled by the Surabaya City government having its address at Jalan Tambak Wedi Lama Surabaya.
18) Jambangan Phase II Flat is a Flat controlled by the Surabaya City Government, having its address at Jalan Jambangan Baru Selatan Surabaya.

Methodology

Objective of the Research MBKM activity / Final project proposed in the Indonesian Innovation Talent Program for the 2021 fiscal year is to analyze the delay factor modeling for the implementation of flats in Surabaya and its impact on the housing needs of urban communities.

The benefits of implementing MBKM Research activities / The final project proposed in the Indonesian Innovation Talent Program for the 2021 fiscal year is the completion of MBKM Research / Student Final Project with the title "Analysis of delay factor modeling for the implementation of flats in Surabaya and its impact on the housing needs of urban communities" Student as presenter of the article "Analysis of delay factor modeling in the implementation of flats in Surabaya and its impact on the housing needs of urban communities" in international seminars organized by universities or scientific associations as evidenced by obtaining a certificate as a presenter or proof of correspondence with the organizing committee, preferably with international exposure, so that this supports the implementation of the Decree of the Minister of Education and Culture Number 754/P/2020 concerning Key Performance Indicators of State Universities and Higher Education Service Institutions within the Ministry of Education and Culture in 2020, related to indicator number (2) Students outside campus, off-campus experience, research / research, academic research activities , both science and social humanities carried out under the supervision of Lecturers / Researchers, as well as Minister of Education and Culture Regulation number 3 of 2020 concerning National Higher Education Standards, in particular article 14 paragraphs 6 and 7, Learning Forms in the form of Research, design or development must be added as Learning forms for undergraduate programs are student activities under the guidance of Lecturers in the context of developing attitudes, knowledge, skills, authentic experiences, as well as improving community welfare and national competitiveness.

Research MBKM Activities / The final project submitted in the Indonesian Innovation Talent Program for the 2021 fiscal year will start on October 14, 2021 until November 30, 2021, with a focus on the outputs required by the Directorate General of Higher Education, Research, and Technology Ministry of Education, Culture, Research, and Technology, namely the availability of the publication "Analysis of the delay factor modeling of the implementation of flats in Surabaya and its impact on the housing needs of urban communities" in the international proceedings indexed as the first author or as the corresponding author
Scope of activities carried out:

1) Collect all data on flats, 18 flats in Surabaya
2) Process all the data that has been collected into statistical modeling analysis with the SPSS linear regression model and the Structural Equations Modeling (SEM) PLS program
3) Prepare the final MBKM Research report / Final project Compiling the MBKM Research

Plan Details of the Plan of Activities carried out are as follows:

1) Conducting an analysis of the impact of delays in the construction of a flat construction project on urban communities, all data flats, 18 rusunawa in Surabaya, all the data that has been collected into statistical modeling analysis with the SPSS program linear regression model and the Structural Equations Modeling (SEM) model PLS program.
2) Compiling article / full paper MBKM Research / Final"Analysis of the modeling delay factor for the project implementation of the flat project in Surabaya and its impact on the housing needs of urban communities", together with the Advisory Lecturer who is the Chair/Reviewer
3) Submission article, registration, review and re-submission of results review
4) Following the implementation of the Conference as Presenter article “Analysis of the modeling delay factor of the implementation of the flat project in Surabaya and its impact on the housing needs of urban communities”
5) Get article publication URLs and monitor the progress of indexed articles on SCOPUS.COM
6) Conduct final report on outputs according to the scheme chosen in the Indonesian Innovation Talent Program for the fiscal year 2021

Description of Output Activities The output of MBKM Research activities / Final project submitted in the Indonesian Innovation Talent Program for the 2021 fiscal year, includes:

1) Publication of the article "Analysis of the modeling delay factor for the implementation of the flat project in Surabaya and its impact on the housing needs of urban communities" results MBKM Research / Final project in international proceedings te indexed as first author or as corresponding author
2) Presentation of the article "Analysis of the modeling delay factor for the implementation of the flat project in Surabaya and its impact on the housing needs of urban communities" the results of MBKM Research / Final project in an international seminar held college or scientific association as evidenced by obtaining a certificate as a presenter or proof of correspondence with the organizing committee, preferably with international exposure
3) “Analysis of the modeling delay factor for the implementation of the flat project in Surabaya and its impact on the housing needs of urban communities” published in the Proceedings