

## THE ROLE AND OBSTACLES OF LOCAL GOVERNMENTS IN IMPLEMENTING INFRASTRUCTURE, FACILITIES AND PUBLIC WORKS OF HOUSING AND RESIDENTIAL AREAS IN THE OGAN KOMERING ILIR AREA

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### *Abstract*

*Everyone has the right to physical and spiritual well-being, a place to live, and a good and healthy living environment. In Indonesia, this is regulated in the 1945 Constitution of the Republic of Indonesia (hereinafter referred to as the 1945 Constitution of the Republic of Indonesia) and regulated in Article 28 Paragraph H (1) of the 1945 Constitution of the Republic of Indonesia. In this research, the approach used is normative juridical or doctrinal, legal research carried out by examining library materials or secondary data as basic material for research by conducting searches on regulations related to the issues discussed. Then the problem that is analyzed and studied is the role and obstacles of the regional government in implementing infrastructure, facilities and public works for housing and residential areas in the Ogan Komering Ilir area. Results: In managing infrastructure, facilities and public services in Ogan Komering Ilir Regency, the role of local government is very important. The Ogan Komering Ilir Regent's government, through the Public Housing and Settlement Service, is tasked with implementing infrastructure, facilities and public services to support the function of settlements to ensure the welfare and comfort of the people who live in Ogan Komering Ilir Regency. Then there are challenges and obstacles in the process of transferring public infrastructure and facilities from the developer to the Ogan Komering Ilir Regent Government. Although existing, sustainable and reliable management must be maintained to ensure sustainability, challenges and obstacles still remain in the provision of public infrastructure and facilities. Budget and human resources in managing housing infrastructure, equipment and public services are limited. This can affect the quality and quantity of services provided by local governments. To overcome these obstacles, planned and coordinated efforts are needed from local governments, real estate developers and local communities..*

**Keywords:** *role; obstacl; facilities; housing public works; residential area.*

### **I. INTRODUCTION**

Everyone has the right to physical and spiritual well-being, a place to live, and a good and healthy living environment. In Indonesia, this is regulated in the 1945 Constitution of the Republic of Indonesia (hereinafter referred to as the 1945 NRI Constitution) and regulated in Article 28 Paragraph H (1) of the 1945 NRI

Constitution. One of the efforts to implement Article 28 H Paragraph (1) The 1945 Constitution of the Republic of Indonesia

ratifies Law Number 1 of 2011 concerning Housing and Settlement Areas.<sup>1</sup>

Settlement development in both urban and rural areas essentially aims to create urban and rural conditions that are livable, safe, comfortable, peaceful, prosperous and sustainable.

Housing is one of the basic human needs. The state has an obligation to provide people with access to housing that is livable, enriching and culturally and socially just. This residential development includes the construction of infrastructure, public facilities and infrastructure for apartments and residential areas. Livable living space is living space that meets structural safety requirements and adequate minimum building area, meets the health of its occupants, and is accessible to all social classes.

Housing Management According to Article 19 of Law Number 1 of 2011 concerning Housing and Settlement Areas, management of housing and residential areas is carried out by the Government and/or regional governments. Implementation of housing construction can be carried out by private parties, both individuals and lawyers. Housing development is not only carried out through building houses, but developers also build infrastructure, facilities and public facilities, as strictly regulated in Article 28 of

Law Number 1 of 2011 concerning Housing and Settlement Areas.

Based on Law Number 1 of 2011 concerning Housing and Settlement Areas Article 1 paragraphs 21, 22 and 23, what is meant by infrastructure is the basic physical completeness of a residential environment that meets certain standards for the need for a decent, healthy, safe and comfortable place to live. Meanwhile, institutions are facilities in a residential environment that have the function of supporting the implementation and development of social, cultural and economic life. Public works supports residential environmental maintenance equipment.

The government provides and promotes support for housing and housing areas to the community through the implementation of area-based housing and housing areas and community self-sufficiency, so that housing and housing areas form a functional unit in the form of physical spatial planning. A very important role in. Economic and socio-cultural life that can guarantee ecological sustainability is in line with the spirit of democracy, regional autonomy and openness in the order of social, national and state life.

In implementing housing and settlement development, the Government will encourage and strengthen economic democracy and guarantee equality of

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<sup>1</sup> Hernadi Affandi, 'Implementasi Hak Atas Kesehatan Menurut Undang-Undang Dasar 1945: Antara Pengaturan Dan Realisasi Tanggung Jawab

Negara', *Jurnal Hukum Positum*, 4.1 (2019), 36 <<https://doi.org/10.35706/positum.v4i1.3006>>.

opportunity and mutual support between the state, cooperatives and private economic actors based on the principle of kinship. Community-dependent development in the housing and settlement sector provides maximum participation rights and opportunities for the community.<sup>2</sup>

The government, including regional governments, is the party with authority and responsibility in the field of housing and settlement management in an area, as does the Ogan Komering Ilir Regency Government. Regional powers include mandatory government jobs and optional government jobs. Basic services, including public housing and housing, are mandatory government work for local governments. Specifically, in the attached section, one of the tasks that falls under the authority of the regional government is the management of public housing infrastructure, facilities and services. For this reason, the Ministry of Home Affairs has issued guidelines as a basis for implementing this in the Minister of Home Affairs Regulation Number 9 of 2009 concerning Guidelines for Providing Public Infrastructure, Facilities and Services for Housing and Settlement Areas.

Housing development carried out by the government and developers is an effort to meet basic human needs. Housing

development aims to ensure that all Indonesian people can live in decent housing, in a healthy, safe, harmonious and orderly environment.

A decent house is a house that at least meets the minimum requirements for construction safety and suitability in terms of building area and the health of its occupants. A clean, safe, harmonious and orderly living environment is an environment that meets land use planning requirements, land use planning requirements, control of land use rights, as well as adequate environmental infrastructure and equipment.<sup>3</sup>

After the Infrastructure, Facilities and Utilities are in place, their management is handed over to the regional government as regulated in the Minister of Home Affairs Regulation Number 9 of 2009 concerning Guidelines for the Handover of Housing and Settlement Infrastructure, Facilities and Utilities in the Regions, which states: "that the Handover of infrastructure, facilities, and housing and settlement utilities from the developer to the local government aims to ensure the continuity of maintenance and management of infrastructure, facilities and utilities in the housing and settlement environment." According to Minister of Home Affairs Regulation Number 9 of 2009, the definition of public Infrastructure, Facilities and Utilities, namely: Infrastructure is the

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<sup>2</sup> Syaugi Mubarak Seff, 'Demokrasi Ekonomi Dalam Hukum Ekonomi Syari'ah', *Risalah HUKUM Fakultas Hukum Unmul*, 6.2 (2010), 83–95.

<sup>3</sup> Eddy Marek Leks, 'Analisis Dan Evaluasi Peraturan Perundang-Undangan Tentang Perumahan Rakyat', *Pusat Perencanaan Pembangunanhukum Nasional*, 2013, 1–269.

basic physical completeness of the environment that enables residential and residential environments to function as they should, including: road network; wastewater drainage network; rainwater drainage network (drainage); and rubbish dumps.<sup>4</sup>

Facilities are supporting facilities that function for the implementation and development of economic, social and cultural life, including: business/shopping facilities; public and government service facilities; education facility; health facility; means of worship; recreation and sports facilities, burial facilities; gardening facilities and green open spaces; and parking facilities.<sup>5</sup>

The Ogan Komering Ilir Regency Government through the Public Housing and Settlement Area Service of Ogan Komering Ilir Regency has the authority and responsibility to carry out public infrastructure, facilities and utilities to support residential functions to ensure the welfare and comfort of the people living in Ogan Komering Ilir Regency.

To carry out basic service responsibilities in the field of housing and settlements, as well as advancing the implementation of housing and residential areas, especially those related to the implementation of Housing PSUs, the Ogan Komering Ilir Regency Government has issued

Regional Regulation Number 13 of 2022, which relates to the supply and delivery of public infrastructure, utilities and services in residential and residential areas.

The series of laws and regulations above form the legal basis for regional governments in carrying out their duties, authority and government affairs as well as their obligations in the field of housing and residential areas, especially the implementation of infrastructure, facilities and utilities in residential areas. Local governments try to meet housing needs through housing agreements involving various parties, both individuals and legitimate business groups. These efforts not only include providing housing, but also infrastructure, facilities and public services. Infrastructure, utilities and public services in residential areas are things that cannot be separated from residential areas, and are important and necessary to support the quality of life of city residents. Local governments and real estate developers have an absolute obligation to provide, manage, maintain and improve quality and quantity. Meanwhile, to fulfill the regional government's duties in maintaining and improving the quality of housing infrastructure, facilities and public services, investors must first submit it to the regional government as regulated in the applicable law.

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<sup>4</sup> Gede Gunawan, 'Tanggung Jawab Pengelolaan Prasarana Jalan Dalam Perlindungan Konsumen Pada Perumahan Oleh Developer Di Gria Kerobokan Permai Desa Kerobokan', *Kertha Wudya*, 4.2 (2016), 31–43.

<sup>5</sup> Dewi. Rosanti, Adam. Idris, and Rita. Kalalinggi, 'Penyediaan Fasilitas Publik Di Kota Tanjung Selor Sebagai Ibukota Provinsi Kalimantan Utara', *Administrative Reform*, 3.2 (2015), 255–66.

In Kota Kayuagung District, Ogan Komering Ilir Regency, there are 11 development companies carrying out housing development projects which are divided into 20 housing complexes.

## II. RESEARCH METHODS

In this research, the approach used is normative juridical or doctrinal, legal research carried out by examining library materials or secondary data as basic material for research by conducting searches on regulations related to the issues discussed.<sup>6</sup> The object of this research is that law is conceptualized as norms, rules that apply in society and become a reference for people's behavior, so that legal research focuses on active legal treasures, legal principles and doctrines, legal conclusions in certain cases, legal codification, the degree of legal harmony, legal comparisons and legal history<sup>7</sup>. This normative legal study also uses scientific research methods to find the truth based on legal logic from the normative side. Scientific logic in normative legal research is based on the study of scientific fields and normative law, namely law which is the object of law itself<sup>8</sup>.

## III. DISCUSSION AND RESULTS

### 3.1 The role of Regional Government in organizing infrastructure, facilities and public utilities for housing and residential areas in Ogan Komering Ilir Regency

Astronomically, Ogan Komering Ilir Regency is located between 2°30' - 4°15' South Latitude and between 104°20' - 106°00' East Longitude. Based on its geographical position, Ogan Komering Ilir Regency has boundaries: North - Banyuasin Regency, Ogan Ilir Regency and Palembang City; South - East Ogan Komering Ulu Regency and Lampung Province; West - Ogan Ilir Regency; East - Bangka Strait and Java Sea<sup>9</sup>.

while the northern part of the Ogan Komering Ilir Regency is bordered by Banyuasin Regency, Ogan Ilir Regency and Palembang City; the eastern part is bordered by the Bangka Strait and the Java Sea; The southern part borders Lampung Province and East Ogan Komering Ulu Regency, and the western part borders Ogan Ilir Regency.

The role of the regional government in managing housing and residential areas, especially in terms of organizing infrastructure, facilities and utilities. Housing

<sup>6</sup> Kornelius Benuef, 'Metodologi Penelitian Hukum Sebagai Instrumen Mengurai Permasalahan Hukum Kontemporer', *Jurnal Gema Keadilan*, 7.1 (2020), 145-60 <<https://doi.org/10.24246/jrh.2019.v3.i2.p145-160>>.

<sup>7</sup> Abdulkadir Muhammad, *Hukum Perdata Indonesia*, 1st edn (Bandung: Citra Aditya Bakti, 2014).

<sup>8</sup> Johny Ibrahim, *Teori Dan Metode Penelitian Hukum Normatif* (Malang: Bayumedia Publishing, 2005).

<sup>9</sup> A Prayogo and N Sopiah, 'Sistem Informasi Geografis Pemetaan Lahan Perkebunan Dan Pertanian Di Kabupaten Ogan Komering Ilir', *Bina Darma Conference on ...*, 2.6 (2021), 743-50 <<https://conference.binadarma.ac.id/index.php/BDCCS/article/view/2537%0Ahttps://conference.binadarma.ac.id/index.php/BDCCS/article/download/2537/1103>>.

and residential areas in Ogan Komering Ilir Regency are implemented based on Ogan Komering Ilir Regency Regional Regulation Number 13 of 2022 concerning the Provision and Delivery of Infrastructure, Facilities and Utilities in Housing and Settlement Areas<sup>10</sup>.

The reason why the Ogan Komering Ilir Regency Government has made this Regional Regulation on public infrastructure, facilities and utilities is that apart from being an implementing regulation for the above statutory regulations, it is also to provide a safe, comfortable and good and healthy environment for home owners.

Management must be available, continuous, and reliable. Therefore, to maintain sustainability it must be handed over from housing developers to local governments. Although in its implementation there are still challenges and obstacles in the process of handing over public facilities and infrastructure from the developer to the Ogan Komering Ilir Regency Government.

The Ogan Komering Ilir Regency Government, in this case the Regent of Ogan Komering Ilir Regency, delegates its authority to the relevant Regional Apparatus Organization (OPD) in carrying out the implementation of infrastructure, facilities and public utilities for housing and residential areas, namely to the Public Housing and Settlement Area Service of Ogan Komering

Ilir Regency in accordance duties and functions.

The duties and functions of the Ogan Komering Ilir Regency Housing and Settlement Area Service are regulated in Ogan Komering Ilir Regent Regulation No. 47 of 2021 concerning the Organization and Work Procedures of the Public Housing and Settlement Area Service of Ogan Komering Ilir Regency.

From the research results, it is known that in Kayuagung District, Ogan Komering Ilir Regency, there are 11 housing developers and 20 housing developments, which can be seen from the table below.

Table.1 Housing and Housing Developer in Kayuagung City District.

Developer Name	Housing Name
11 Pengembang Perumahan	20 Buah Perumahan
1. CV. Sinar Matahari	1. Taman Permata
2. PT. Rimbang Jaya	2. Taman Hijau 1
3. PT. 4 Pilar Bersaudara	3. Taman Permata Hijau 2
4. PT. Agung Nafiro Qahhar	4. Taman Permata Hijau 3
5. PT. Untung Abadi Sempurna	5. Taman Permata Hijau 5
6. PT. Amanah Mandiri Gold	6. Griya Barokah 1
7. PT. Dwi	7. Griya Barokah 2

<sup>10</sup> Supriadi, 'Analisis Peranan Pemerintah Daerah Dalam Penyelenggaraan Perumahan Di Kota Makassar', *Fakultas Ilmu Sosial Dan Ilmu Politik*, 2021.

Mitra Asaba	7. Griya
8. PT. Sukaria	Barokah 3
Chandra	8. Perumahan
Abadi	Apernas
	Agung
	Residence

The task of this verification team is to carry out a periodic inventory of infrastructure, facilities and utilities built by developers in the OKI Regency area, carry out an inventory of requests for the delivery of infrastructure, facilities and developers, prepare work schedules, verify requests for the delivery of infrastructure, facilities and utilities by developers, prepare inspection minutes, prepare handover minutes and prepare and submit complete reports on the results of inventory and assessment of infrastructure, facilities and utilities periodically to the Regent. The verification team assesses the correctness or deviation between the infrastructure, facilities and utilities specified in the site plan and the reality on the ground, as well as the suitability of the technical requirements for the infrastructure, facilities and utilities to be delivered with the specified requirements. (Results of an interview with Mr Muhammad Iqbal, S.T, M.Si, as Secretary of the Public Housing and Settlement Area Service, on October 24 2023 at the DPRKP office at 10:00 WIB).

The role of the Regional Government, in this case the Ogan Komering Ilir Regency Government, is in organizing infrastructure, facilities and utilities for housing and residential areas, which will hereinafter be abbreviated. Implementation of the Housing PSU begins with the handover of the Housing PSU by the housing developer to the Ogan Komering Ilir Regency Government.

The handover of Housing PSU from the developer to the Regency aims to protect Regency Government assets and ensure the continuity of maintenance and management of facilities and infrastructure, as well as utilities in areas, housing and settlements as well as making optimal use of infrastructure, facilities and utilities for the benefit of the community.

Based on the results of an interview with Mr. Muhammad Iqbal, S.T, M.Si, as Secretary of the Public Housing and Settlement Area Service and also head of the Verification Team for the delivery of housing and settlement infrastructure, facilities and utilities, stated that the verification team was appointed by the Decree of the Head of the Public Housing Service and District Residential Area. OIC, which consists of 1 Chairman, 1 Secretary, and several members.

The handover of the Housing PSU is carried out with a Handover Minutes from the Director of the housing developer to the Regent of Ogan Komering Ilir. The handover minutes consist of administrative handover minutes and physical handover minutes. The administrative handover minutes contain the identity of the parties carrying out the handover, details of the type, number of locations and size of objects to be handed over,

as well as the schedule/time for physical handover of infrastructure, facilities and utilities.

The minutes of the physical handover must also be accompanied by a list and drawing of the site plan (site plane, zoning, etc.) which explains the location, type and size of the infrastructure, facilities and utilities being handed over, minutes of inspection results/verification of suitability for technical standards and requirements. infrastructure, facilities and utilities handed over, and also a Notarial deed stating the release of rights to land and/or building infrastructure, facilities and utilities by the developer to the local government. The results of the handover become regional property and are recorded in the regional property register.

After handing over housing infrastructure, facilities and utilities from the developer to the regional government, the status of the housing infrastructure, facilities and utilities changes to regional assets. Therefore, management is carried out as regional assets are managed. Based on Article 6 of the Minister of Home Affairs Regulation Number 17 of 2007 concerning Technical Guidelines for Management of Regional Property, the Regional Head as the holder of the authority to manage regional property has the authority:<sup>11</sup>

1. establish regional property management policies;
2. determine the use, utilization or transfer of land and buildings;
3. establish a policy for securing regional property;
4. submit a proposal for the transfer of regional property which requires DPRD approval;
5. approve the proposal for the transfer and deletion of regional property within the limits of its authority; And
6. approve proposals for the use of regional property other than land and/or buildings. The handover of housing infrastructure, facilities and utilities from the developer to the regional government has the consequence of increasing regional assets.

Regulations regarding the management of housing infrastructure, facilities and utilities that have been handed over to regional governments must be adjusted to the regulations regarding asset management as regulated in this Minister of Home Affairs regulation<sup>12</sup>.

The status of the use of infrastructure, facilities and utilities is determined no later than 3 (three) months from the signing of the Minutes of Physical Handover. Determination

<sup>11</sup> Tim Tenaga Ahli DPRD Kota Salatiga, *Rancangan Peraturan Daerah Kota Salatiga Tentang Penyerahan Prasarana, Sarana Dan Utilitas Perumahan*, 2021.

<sup>12</sup> Kartika Amiri, 'Pengelolaan Barang Milik Negara (Bmn) Secara Akuntabel Menuju Good Governance', *Potret Pemikiran*, 20.2 (2016), 1-44 <<https://doi.org/10.30984/pp.v20i2.753>>.



of the status of use of infrastructure, facilities and utilities is determined by a Regent's Decree. For infrastructure, facilities and utilities in residential areas, which existed before the enactment of Regional Regulation Number 13 of 2022, it is mandatory to carry out an inventory and complete ownership documents.

From the research results, data was obtained on several housing developers who had handed over PSU Housing assets to the Ogan Komering Ilir Regency Government and had signed the Minutes of Administrative Handover and Minutes of Physical Handover.

The infrastructure, facilities and utilities for housing and residential areas that have been handed over to Ogan Komering Ilir Regency are fully the responsibility of the Regency Government. However, the Regency can also collaborate with developers, private business entities and/or the community in managing Housing PSU.

In the event that the regional government collaborates in managing infrastructure, facilities and utilities with developers, private business entities and the community, the physical maintenance and funding of infrastructure, facilities and utilities is the responsibility of the manager. Managers cannot change the designation of infrastructure, facilities and utilities for housing and settlements.

Based on the results of an interview with Mr. Ageng Laksono, S.Kom, as Head of the Planning, Evaluation and Reporting

Subdivision at the Public Housing and Settlement Area Service, he stated that several activity programs were carried out by the Public Housing and Settlement Area Service of Ogan Komering Ilir Regency, in terms of management Infrastructure, facilities and utilities for housing and residential areas, including the following:

1. Construction of a Drinking Water Supply System (SPAM) that is not a pipe network, namely the work of constructing drilled wells to provide clean water.
2. Development of a Residential Scale Centralized Domestic Waste Water Management System (SPALD), namely the construction of MCK.
3. Construction of an Environmental Drainage System, namely work to build drainage/culverts in residential and residential environments;
4. Rehabilitation of Environmental Drainage Channels, namely work to rehabilitate or repair drainage/culverts in residential and residential environments;
5. Road construction, namely the construction of cast concrete roads for residential and residential areas, both building new roads and simply carrying out repairs.
6. Provision of Public Infrastructure, Facilities and Utilities in Housing to Support Residential Functions, namely work in building networks and building

public street lighting or what is often known as LPJU in residential and residential areas.

7. Management of Biodiversity Facilities and Infrastructure, namely the maintenance of parks/green open spaces. (results of an interview with Mr. Ageng Laksono, S.Kom, as Head of the Planning, Evaluation and Reporting Sub-Division at the Public Housing and Settlement Areas Service, on October 26 2023 at the DPRKP office at 10:00 WIB).

### 3.2 Obstacles in the Implementation of Infrastructure, Facilities and Public Utilities for Housing and Settlement Areas in Ogan Komering Ilir Regency

The first obstacle in the implementation of infrastructure, facilities and public utilities for housing and residential areas in Ogan Komering Ilir Regency is the lack of available data. In fact, data collection on housing infrastructure, facilities and public utilities (PSU) is an initial effort in dealing with problematic conditions in the implementation of housing PSU. The availability of PSU is a complete and inseparable part of efforts to develop housing and residential areas<sup>13</sup>.

The availability of PSU which is not yet optimal can cause several problems in housing and residential areas, for example, good road infrastructure is only built up to the main entrance, while the road leading to the housing plots is a rocky road or even dirt. Non-compliance with standards in this infrastructure creates discomfort for residents. Problems with PSUs mean that the solution to overcome them is to collect data on PSU needs. Therefore, it is very important to collect PSU data.<sup>14</sup>

Housing PSU data collection requires several things as completeness in collecting information. PSU data collection requires information regarding inventory (both those that have been recorded as assets and those that have not). Inventory data collection in the PSU includes housing name, developer, location, type, size, coordinates and area of the housing PSU. Through PSU data collection activities, apart from identifying inventory, PSUs can be used as a basis for consideration in assessing the feasibility of handing over PSUs originating from developers to the government. PSU data collection is one of the crucial things for housing development<sup>15</sup>.

Lack of socialization and public understanding of the importance of handing over PSUs can cause several problems, for

<sup>13</sup> Agus wijaya kusuma, 'Permasalahan Dalam Penyediaan PSU', *Perkim*, 2021 <<https://perkim.id/tantangan-penyediaan-psu/permasalahan-dalam-penyediaan-psu/>>.

<sup>14</sup> E K A Setiajatnika, Rima Elya Dasuki, and Iwan Mulyana, *Dan Permintaan Rsh / Rumah Umum Di Kota-Kota Metropolitan*, 2011.

<sup>15</sup> Martin Roestamy and Abraham Yazdi Martin, *Perkembangan Hukum Properti Indonesia (Sebuah Catatan Tentang Prospek)*, 2021.

example PSUs are abandoned due to unclear management authority. This is also related to the constraints and obstacles in terms of delivering PSU housing. When handing over PSUs, developers often face several problems. For example, paying off PBB payments. Apart from that, the PSU certificate is still integrated with the master site plan so it must be separated first<sup>16</sup>.

Housing developers certainly hope that there is a facilitator or someone who can bridge the process, of course the developer will not suffer much loss, but the community as housing residents if the developer considers that the construction of facilities and infrastructure such as road and highway infrastructure, damaged drainage will be increasingly neglected due to the absence of repair and maintenance costs<sup>17</sup>.

The next obstacle is the absence of Service Operation Standards (SOP) issued by the District Public Housing and Settlement Area Service. OKI in terms of services for the implementation of facilities, infrastructure, utilities for housing and residential areas<sup>18</sup>.

#### IV. CONCLUSION

In managing infrastructure, facilities and public services in Ogan Komering Ilir

Regency, the role of local government is very important. The Ogan Komering Ilir Regent's government, through the Public Housing and Settlement Service, is tasked with implementing infrastructure, facilities and public services to support the function of settlements to ensure the welfare and comfort of the people who live in Ogan Komering Ilir Regency. The Government of the Regent of Ogan Komering Ilir has issued Regional Regulation Number 13 of 2022 concerning the Provision and Implementation of Public Infrastructure, Utilities and Services for Housing and Residential Areas. This shows the local government's commitment to providing a safe, comfortable, healthy and good environment for home owners. The obligation of the Regional Government after handing over public housing infrastructure, facilities and services is to carry out management, including maintenance, development, use, registration and supervision of the public infrastructure, equipment and services. To carry out the functions and functions of the Ogan Komering Ilir Regency Public Housing and Public Housing Department, several operational programs have been created to support the implementation of management of infrastructure, facilities and public services for

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<sup>16</sup> Mamik Kusia, Hadi Susanto, and Sri Mulyani, 'Implementasi Peraturan Bupati No 45 Tahun 2021 Tentang Penyerahan Prasarana, Sarana Dan Utilitas Perumahan Di Kabupaten Probolinggo', *MAP (Jurnal Manajemen Dan Administrasi Publik)*, 6.2 (2023), 138-47  
<<https://doi.org/10.37504/map.v6i2.536>>.

<sup>17</sup> Leli Yulita, 'Implementasi Penyerahan Prasarana, Sarana Dan Utilitas Umum (PSU)

Perumahan Dan Pemukiman Di Kota Tasikmalaya', *JAK PUBLIK (Jurnal Administrasi & Kebijakan Publik)*, 1.3 (2020), 90-95.

<sup>18</sup> Juan, Vecky, and Anna, 'Tanggung Jawab Hukum Dari Pengembang (Developer) Atas Produknya Dalam Kaitannya Dengan Perlindungan Konsumen Perumahan', *IX.13 (2021)*, 5-14.

housing and residential areas in the area. Therefore, local governments, especially the Ogan Komering Ilir Regent Government, have a very important role in organizing infrastructure, utilities and public services for housing and residential areas. Through good policies, regulations, management and support programs, it is hoped that the residential environment in Ogan Komering Ilir Regency can continue to improve for the welfare of the community. However, in the implementation of public housing infrastructure, equipment and services in Ogan Komering Ilir Regency, several obstacles have been encountered, for example the lack of availability of data regarding public housing infrastructure, equipment and services. Collecting data on housing infrastructure, facilities and infrastructure is the first effort to overcome problematic conditions in the implementation of housing PSU. Then there are challenges and obstacles in the process of transferring public infrastructure and facilities from the developer to the Ogan Komering Ilir Regent Government. Although existing, sustainable and reliable management must be maintained to ensure sustainability, challenges and obstacles still remain in the provision of public infrastructure and facilities. Budgets and human resources in managing housing infrastructure, equipment and public services are limited. This can affect the quality and quantity of services provided by local governments. To overcome these obstacles, planned and coordinated efforts are needed

from local governments, real estate developers and local communities.

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