

**IMPLEMENTATION OF THE *PERATURAN BUPATI SIDOARJO NOMOR 72 TAHUN 2017* POLICY CONCERNING PROCEDURES FOR THE PROVISION OF AND RENEWAL OF CERTIFICATES OF APPROPRIATE FUNCTIONALITY**

**Study at the *Dinas Perumahan Permukiman Cipta Karya dan Tata Ruang Bidang Tata Bangunan* in the Sidoarjo Regency**

**Shandy Octafialdo**

Public Administration Department,  
Faculty of Social and Political Sciences  
University of 17 Agustus 1945 Surabaya  
[shandyoctafialdo37@gmail.com](mailto:shandyoctafialdo37@gmail.com)

**Supri Hartono**

Public Administration Department,  
Faculty of Social and Political Sciences  
University of 17 Agustus 1945 Surabaya  
[suprihartono@untag-sby.ac.id](mailto:suprihartono@untag-sby.ac.id)

**ABSTRACT**

Indonesia is one of the countries that open cooperation in the industry in the world of course, investors from abroad will work with colleagues in the east java region. Sidoarjo regency is the most business district/company in East Java, businesses that need administrative documents. This researcher knows the implementation of the regulation policy of Sidoarjo Regent on the procedure of granting and renewal of the certificate of building function. The focus of the study was based on four implementation models according to Edward III and implementation variables according to Grindel. To support this study, researchers used 5 people as informants using qualitative data analysis. Based on the results of the study, the implementation of the regulation policy of the regent of Sidoarjo went quite well according to four implementation models and one implementation variable but one implementation model has not worked well, namely communication and information resources so that businesses have not been fully informed about the procedure of granting and renewal of certificates laik building functions.

**Keywords:** *business actors, procedures for granting and renewal, certificate of laik building functions*

**A. INTRODUCTION**

As time goes by, human civilization is always evolving, starting from the pattern of life, lifestyle, and buildings from time to time, it is undeniable that buildings began to emerge from small and large ones. Buildings are a very important part of human life, the building itself is intended as a place for activities ranging from residential, social, cultural and business functions.

In Indonesia itself, many buildings have sprung up starting in various places ranging from village level to city level, these buildings can be used starting from schools, religious places, residences, or used as businesses or companies. Based on the 2016 Economic Census (SE2016) activities There are 26.7 million businesses or companies engaged in various businesses outside of agricultural business activities in Indonesia. Compared to 2006 which amounted to 22.7 million businesses or companies. The distribution of businesses or companies on the island of Java reaches 60.72 percent in Indonesia, which includes East Java, West Java and Central Java. East Java Province from the results of SE2016 the number of businesses/companies in Sidoarjo Regency had 206,934 recorded in 2016, this number increased by 18.56 percent compared to SE2006 with 174,528 the number of businesses/companies. Based on the results of the 2016 Economic Census listing in Sidoarjo Regency, there were 1,261 businesses or companies. Businesses or companies do not necessarily carry out their business activities but also need regulations that regulate all their business needs and other administrative requirements.

Policies from each region are needed so that the buildings produced and used are decent buildings that are in accordance with their functions, are reliable, and are suitable for the conditions of the area. By looking at this, the policy regarding buildings in each region must take into account the conditions of the scope of the area it regulates. Administrative requirements for buildings require several administrative requirements including land rights status, building ownership status and IMB (License of Building). Business actors in organizing buildings need to be regulated and fostered for the sake of building suitable for humans who are in these buildings. Business actors or companies of course want to fulfill the administrative requirements of their company buildings, the Sidoarjo government issued a policy that regulates this.

The *Dinas Perumahan Permukiman Cipta Karya dan Tata Ruang Bidang Tata Bangunan* in the field of Sidoarjo Regency as the implementer of the regulations that have been set by the regulations of the Sidoarjo regent. In the structure of the Housing Settlements, Cipta Karya and Spatial Planning in the field of Building Planning, it serves a variety of services, one of which is the service of providing and extending the Function-worthy Certificate or what is usually abbreviated as SLF for Buildings.

A functional Eligibility Certificate is a certificate issued by the regional government except for buildings with special functions by the central government, to declare the function of the building as a condition for use. Function-worthy certificates (SLF) are intended for function suitability, building layout requirements, safety, comfort, and building convenience. Occupants or guests feel safe in the building because it has been reviewed by a team of building experts.

For business actors or companies in Sidoarjo Regency, there are still several company buildings that do not yet have a Building Functionality Certificate, therefore the Sidoarjo Regent issued a policy to follow up on the regulation of the *Peraturan Menteri Pekerjaan Umum dan Perumahan Rakyat Indonesia Nomor 27/PRT/M/2018* regarding Certificates of Feasibility of Building Functions, the government of Sidoarjo district issued a regulation from the Regent of Sidoarjo

concerning Procedures for Granting Certificates of Feasibility of Building Functions. The contents of the Sidoarjo Regent's regulatory policy are the administrative requirements needed in the issuance and extension of the Certificate of Feasibility of Building Functions in Sidoarjo Regency.

## B. RESEARCH METHOD

In this study, using qualitative methods to explain the problem systematically through the process of collecting data from sources and then analyzing it, so that it can clearly understand the object of research and then draw conclusions.

The focus of this research is the *Dinas Perumahan Permukiman Cipta Karya dan Tata Ruang Bidang Tata Bangunan*, Sidoarjo Regency in granting and extending the Certificate of Feasibility of Building Functions, one of which is buildings for companies that do not yet have a Certificate of Feasibility.

The location of research was carried out in the area of the *Dinas Perumahan Permukiman Cipta Karya dan Tata Ruang Bidang Tata Bangunan*, Sidoarjo Regency which is located on Jl. Ahmad Yani, Pucang, Sidokumpul, Kec. Sidoarjo, Sidoarjo Regency, East Java 61219.

How many kinds of sources were used by researchers in this study, namely primary data and secondary data. Primary data collection researchers conducted interviews and observations. For primary data, the researcher collects the archives contained in the building layout.

Researchers conducting research using data analysis techniques to solve problems. The process of analysis activities, namely data collection, data condensation, data presentation, and drawing conclusions.

## C. RESULT AND DISCUSSION

To find out the implementation of the Sidoarjo regent's policy, the researcher used 4 models of policy implementation according to Edward III and the implementation variable according to Grindel, namely the context of implementation.

Implementation model according to Edward III:

### a. Communication

Employees how to provide information to the public as the target of a specified policy so that the policy is in accordance with the desired goals. In this case, the Building Planning Division has given and extended the SLF to applicants in Sidoarjo Regency. Will provide socialization as soon as possible to business actors. The granting and extension of the SLF for Buildings carried out by the Building Planning Division through one of its sections on the technical planning of government buildings has provided information regarding the SLF. The Certificate of Building Functionality is focused on fulfilling the administrative requirements of the building.

### b. Resource

In this study, these resources are human resources to support the implementation of the Sidoarjo regent's regulatory policy, the Building Planning Division through employees does not have specifications or

classifications in the granting and extension of the Building Construction SLF. Employees cooperate with building construction services. Resources Facilities and infrastructure to support implementation in the Building Planning Sector in terms of facilities and infrastructure are quite good, but the researchers did not see a brochure during the observation which as a suggestion informs the requirements of what administrative documents are needed by business actors / applicants that should be placed in the front office so that it is easy for the applicant to reach it, while other means, namely a standing banner, the researcher did not find the standing banner after asking the head of the field and the employee always answered that he was in the waiting room, in fact the standing banner was placed at the end of the waiting room which was piled up by other standing banners. so that it is not visible to researchers and applicants who are in the Building Layout room.

c. Disposition

The attitude of the implementers in the suitability of the issuance in the implementation of the granting and extension of the Building SLF. The researcher concludes that the attitude of the implementer is correct in providing information because all implementers who implement the policy are in accordance with the SOP for granting and extending the SLF.

d. Bureaucracy Structure

The Building Planning Division has the structure of the head of the field then the task is continued to the sections and sections are seconded by staff. There are several tasks that cover the field of building planning, one of which is the issuance and extension of this SLF. The section assigned to handle the Function-worthy Certificate is the technical planning section of public buildings, during this research the research did not see the section working on or assigned by the head of the building planning division, but the government building technical planning section assisted by the building technical planning section staff.

Implementation variables according to grindel:

Context of implementation)

a. Powers, Interests, and Strategies of the actors involved

The DP2CKTR in the Building Planning Sector has the power to grant and extend the SLF for Buildings where the applicant is not complete in administrative matters, the Building Planning Sector does not issue the proposed SLF for Buildings. The interest in this implementation is that DP2CKTR employees in the Building Planning Sector carry out their interests in the contents of the policy so that the policy runs well.

b. Characteristics of Institutions and Rulers

The character of the Building Planning sector in providing information services related to the provision and extension of the SLF is quite good so that it can carry out policies in line with the policy objectives of the Sidoarjo regent.

c. Compliance and Responsiveness

The compliance of these DP2CKTR employees in the Sidoarjo regent's policy is good, the observations in the research of these DP2CKTR employees are

obedient in providing information on administrative requirements because they have SOPs in providing information related to administrative requirements and flow.

#### D. CONCLUSION

Based on the results of the discussion and findings in the field that the researchers have described in chapter IV. Here, the researcher concludes the results of the researchers regarding the policy of granting and extending the Functional Function Certificate (SLF) for the Building itself using the implementation variable from Grindle and supported by the implementation model from Edward III. Implementation model according to Edward III:

- a. Communication  
Quite good, the applicant cooperates with building construction services, and construction services communicate with building planning.
  - b. Resource  
Good enough, but in terms of facilities and infrastructure it is still not well maintained.
  - c. Disposition  
It is in accordance with the SOP that has been determined and implemented properly.
  - d. Bureaucracy Structure  
Quite good because he was given a temporary assignment to the technical planning section of government buildings while there was still no replacement
- Grindel Variables
- a. Powers, Interests, and Strategies of the actors involved  
Having an interest in carrying out the policy of granting and extending SLF  
This building well.
  - b. Characteristics of Institutions and Rulers  
Good enough in conveying information related to the granting and extension of the Building Functionality Certificate.
  - c. Compliance and Responsiveness  
Quite obedient because all tasks adhere to the SOP that has been set.

#### REFERENCES

- J. Moleong, L. (2014). *Metode Penelitian Kualitatif*, edisi Revisi. Bandung : PT. Remaja Rosdakarya
- Lutfi, M., & Syaifullah, B. N. (2020). Analisis Kelayakan Bangunan Gedung Pasar Sukarsari Bogor Melalui Pendekatan Laik Fungsi Bangunan. *Astonjado*, 9(1), 14. <http://doi.org/10.32832/astonjado.v9il.2726>
- Rian Nugroho. (2018). *Public policy (dinamika kebijakan publik, Analisis Kebijakan Publik, Manajemen Politik Kebijakan Publik, Etika Kebijakan Publik)* PT. Elex Media Komputindo (Kompas Gramedia).