

Analysis of Management Services Modeling Flat Surabaya and the Impact on the Comfort of the Residents

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Abstract

In the era of globalization, the rapid development of development is followed by increasingly varied processes from planning, implementation, to building maintenance. Building maintenance is carried out to maintain, update and repair all building components in accordance with predetermined standards. However, increasing building construction is generally not accompanied by good maintenance. This study aims to determine the maintenance of Surabaya Flats. This research refers to the (*Settlements, Directorate General of Human Regulation of the Minister of Public Works Number: 24/PRT/M/2008 Concerning Guidelines for Building Maintenance and Maintenance, Ministry of Public Works, 2008*) concerning Guidelines for Building Maintenance and Maintenance. The research data was obtained by distributing questionnaires to the residents of the Flats with a total of 18 respondents. Data analysis was carried out using the mean and standard deviation methods to determine whether or not there were maintenance and maintenance activities in the Surabaya Flats building. Based on the results of the analysis, the maintenance division of the Surabaya Flats got a mean value of 0.888 (very good).

Keywords:

Buildings, Building Maintenance, Flats

1. Introduction

The MBKM research/Final Project for the Indonesian Innovation Talent Program for the 2021 Fiscal Year is entitled analysis of management services modeling of flats in Surabaya and its impact on occupant comfort. It focuses on solving community problems, especially the safety and security of urban workers. Flats stands for simple rental flats. The government built a multi-story building in a residential area and rented it out to underprivileged families with monthly payments. Flats are residential units used separately, where the ownership status is rental, with the primary function as a residence. The government builds it with the State or Regional Revenue and Expenditure Budget funds. In collaboration with the Ministry of Public Housing, the local government aims to provide decent housing for all Indonesian families, especially low-income people, who cannot yet buy a house. The Surabaya City Government controls 18 flats:

1. Wonorejo Flats on Jalan Raya Wonorejo Surabaya.
2. Penjaringansari II Flats on Jalan Penjaringansari Surabaya.
3. Randu Flats on Jalan Randu Agung Surabaya.
4. Tanah Merah Flat I Phase I on Jalan Tanah Merah Surabaya.
5. Tanah Merah Flats Phase II on at Jalan Tanah Merah Surabaya.
6. Penjaringansari Phase III on Jalan Penjaringansari Surabaya.
7. Grudo Flats on Jalan Grudo Surabaya.
8. Pesapen Flats on Jalan Pesapen Selatan Surabaya.
9. Jambangan Phase I Flats on Jalan Jambangan Baru Selatan Surabaya.
10. Siwalankerto Flats on Jalan Siwalankerto Selatan Surabaya.
11. Romokalisari Flats on Jalan Rusun Romokalisari Surabaya.
12. Bandarejo Flats on Jalan Raya Bandarejo Surabaya.
13. Gununganyar Flats on Jalan Gununganyar Tambak Surabaya.
14. Dukuh Menanggal Flats on Jalan Dukuh Menanggal XII Surabaya.
15. Keputih Phase I Flats on Jalan Keputih Tegal Timur Surabaya.
16. Keputih Phase II Flats on Jalan Keputih Tegal Timur Surabaya.
17. Tambak Wedi Flats on Jalan Tambak Wedi Lama Surabaya.
18. Jambangan Phase II on Jalan Jambangan Baru Selatan Surabaya.

Figure 1. Workforce and Construction Work of Flats in Surabaya



The objective of the study is to:

1. How is the implementation of the maintenance of the Surabaya Flats building,
2. To know the physical condition of the Surabaya Flats building.

The benefits of implementing the MBKM Research/Final Project for the In(Dipohusodo, 1996)donesian Innovation Talent Program for the 2021 Fiscal Year are:

1. Completion of Research or Final Project,
2. To Analyze the management services modeling of flats in Surabaya and its impact on the comfort of residents.

Projects are organized efforts to achieve goals, objectives, and expectations using available funds and budgetary resources that must be completed within a certain period (Dipohusodo, 1996).

Work accidents are unwanted and even unexpected events that can occur in construction, industrial, or related projects, which cause losses such as property, time, and loss of life (Tarwaka, 2012).

Simple linear regression analysis is an analytical tool used to measure the influence between the independent variable (x) and the dependent variable (y) (Sugiyono, 2011).

2. Methodology

This activity starts on October 14, 2021, until November 30, 2021. It focuses on the output required by the Higher Education, Research, and Technology Ministry of Education, Culture, Research, and Technology, which is the availability of publications in international proceedings indexed as first author or author appropriate

Scope of activities carried out:

1. Collected data on 18 flats in Surabaya,
2. Distributed questionnaires to several apartments,
3. Performing the calculation of the data from the questionnaire using the Mean and Standard Deviation methods with the Microsoft Excel program application,

2.1. Respondent Data

The respondent's data is divided into three classifications: age, last education, and length of stay. From this classification, data about respondents are obtained as follows:

1. on Age

From the table below, it can be concluded that generally the residents of the flats are occupied by respondents aged 31-35 years and >36 years with a percentage of 44.4% or 8 people each. Respondents aged <25 years and aged 26-30 with the same percentage of 5.6% or 1 person each.

Table 1. classification by age

No	Age	N	Percentage
1	<25 years	1	5.6%
2	26-30	1	5.6%
3	31-35	8	44.4%
4	>36	8	44.4%
	Total		100%

2. Last education

From the table below it can be concluded that generally the residents of the flats are occupied by respondents with the last education of elementary school with a percentage of 11.2% or 2 people, respondents with junior high school education with a percentage of 16.6% or 3 people, respondents with education the last is high school with a percentage of 44.4% or 8 people, and the last educated respondent is in college with a percentage of 27.8% or 5 people.

Table 2. classification by last education

No	Education	N	Percentage
1	SD	2	11.2%
2	SMP	3	16.6%
3	SMA	8	44.4%
4	Universities	5	27.8%
	Total		100%

3. Length of stay

From the table above, it can be concluded that generally the residents of the flats are occupied by respondents who have lived in the flats for 1-2 years with a percentage of 22.2% or 4 people, respondents who have lived for 3-4 years 8 people with a percentage of 44.4%, and respondents who occupy flats for more than 4 years 33.4% or 6 people.

Table 3. classification by residence time

No	Time Of Residence	N	Percentage
1	1-2 Years	4	22.2%
2	3-4 Years	8	44.4%
3	>4 Years	6	33.4%
	Total		100%

3. Results And Discussion

3.1. Questionnaire Results Implementation of occupational health and safety facilities

From the results of taking a questionnaire with 18 respondents from 18 flats, which means that each flat is taken one respondent with variable x is the question asked. Calculation of the questionnaire using Microsoft excel with the following results:

Table 4. questionnaire input results

responden	X1	X2	X3	X4	X5	X6	X7	X8	X9	X10	X11	X12	X13	X14	X15	X16
1	1	1	1	1	1	0	1	1	0	1	1	1	1	1	1	1
2	1	0	1	1	1	1	1	0	1	1	1	1	1	1	1	1
3	1	0	1	1	1	1	1	0	1	1	1	1	1	1	1	1
4	1	0	1	1	1	1	1	0	1	1	1	1	1	1	1	1
5	1	0	1	1	1	1	1	0	1	1	1	1	1	1	1	1
6	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	1
7	1	1	0	1	1	0	1	1	1	1	1	1	1	1	1	1
8	1	1	1	1	0	1	1	1	1	1	1	1	1	1	1	1
9	1	0	1	1	1	1	1	1	0	1	1	1	1	1	1	1
10	1	1	1	0	1	1	1	1	1	1	1	1	1	1	1	0
11	1	1	1	1	1	0	1	0	1	1	1	1	0	1	0	1
12	1	1	0	1	1	1	1	1	1	0	1	1	1	1	1	1
13	0	1	0	1	1	1	1	1	1	0	1	1	1	1	1	1
14	1	1	0	1	1	1	1	1	0	0	1	1	1	1	1	1
15	0	1	1	1	1	1	1	1	1	1	1	0	1	1	1	0
16	1	1	1	0	1	1	1	1	0	1	0	1	1	1	1	1
17	1	1	1	1	1	1	1	1	0	1	1	1	0	1	1	1
18	1	0	1	1	0	1	1	1	1	1	1	1	1	1	1	1

3.2. Mean and Standard Deviation Calculation Results

Table 5. mean and standard deviation calculation results

No	Information	Mean	SD
1	Is the cleanliness of the walls and glass good?	0.888	0.323
2	Is there a maintenance officer assigned to control the cleanliness of the Flats?	0.666	0.485
3	Is the cleanliness of the floor/carpet surface good?	0.777	0.427
4	Do you think the condition of the door is good?	0.888	0.323
5	Do you think the condition of the ceiling is good?	0.944	0.235
6	Do you think the cleanliness of the curtains or curtains is good?	0.777	0.427
7	Do you feel comfortable about maintaining the Flats?	1	0
8	Do you think the quality of the air conditioner is good?	0.722	0.460
9	Do you think that the cleanliness of the window glass is good?	0.666	0.485
10	Do you think the cleanliness of the dirty water channels around the building is good?	0.833	0.383
11	Do you think the condition of the paint on the outside of the building is still good?	0.944	0.235
12	Do you think the cleanliness of the bathroom is good?	0.944	0.235
13.	Do you think the condition of the water faucet is good?	0.888	0.323
14	Do you think that the cleanliness of the sink, sitting toilet, squat toilet, urinal is good?	1	0
15	Do you think the condition of the frame is good?	0.888	0.323
16	Do you think the cleanliness of the bathroom walls is good?	0.888	0.323

From the results of this questionnaire, it can be seen that on average each question has a mean result of above 0.2 and it can be said that the Building Operation Maintenance & Management at the Rusunawa Building in Surabaya is quite good.

For officers, maintenance, data collection, the distribution of facilities is quite high for the figures from the results of this questionnaire, this is quite affecting also the residents or workers and managers of the flats. This affects the comfort of the residents.

The results above also show that the Rusunawa in Surabaya have paid attention to all the maintenance and cleanliness of the existing facilities, the cleanliness of the water channel is also a positive thing.

4. Conclusions and Suggestions

4.1. Conclusions

Based on the analysis and discussion of the data, the authors came to the conclusion that can be drawn from the study of management services in 18 Rusunawa modeling in Surabaya as follows:

1. Based on analysis of the data showed that the majority of subsidized apartments in Surabaya shows that the implementation of maintenance has been very good.
2. Based on the results of the analysis of the data, it shows that the officers who carry out maintenance on the facilities, observe conditions and routine checks have been going well in each rusunawa.

4.2. Suggestions

The suggestions in this study are the maintenance of Surabaya Flats to pay more attention to the cleanliness of the waterways and the smallest components, especially doors and windows to support the comfort of the residents and also the beauty of the Surabaya Flats.

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Biographies

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