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Analysis Of Policy Impact On Requirement Of Minimum Land Area of Each Housing Unit In Depok City

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Abstract: *This Study was conducted to determine the regulation impact on requirement of minimum land area of each housing unit in Depok City. This study used Regulatory Impact Assesment (RIA) to analyze the impact of the policy implementation. Analytical tool used in this RIA method was CBA obtained from AHP questionnaire. Result of this study indicated that the most appropriate policy alternative to overcome problems was to repeal the policy on requirement of minimum land area for each housing unit in Depok City. For Depok City Government, it is suggested to repeal provisions in Regional Regulation No. 13 of 2013 and regional regulation draft concerning Depok City Spatial Plan of 2012-2032 regulating the requirement of minimum land area of 120 square meters for each housing unit.*

Keywords: *Housing; Land-use; Regulatory Impact Assesment.*

INTRODUCTION

The 1945 Constitution of the Republic of Indonesia, Article 28H paragraph (1) states that every person shall have the right to live in physical and spiritual prosperity, to have a home and to enjoy a good and healthy environment. The state is responsible for protecting all Indonesian people through the implementation of housing and residential areas so that the community is able to live and inhabit decent and affordable homes in a healthy, safe, harmonious and sustainable environment in all regions of Indonesia.

Housing and settlements are important aspects of regional and urban economic analysis. The reason is because housing and settlements are one of the main activities in the economic activities of urban areas. This is in accordance with the mandate of Law No. 1 of 2011 concerning Housing and Settlement Area which confirms that housing is one of the basic human needs in order to increase and equalize people's welfare.

Jabodetabekpunjur (Jakarta, Bogor, Depok, Tangerang, Bekasi, Puncak, and Cianjur) are the national strategic areas in Indonesia stipulated by Government Regulation No. 26 of 2008 concerning National Spatial Planning (RTRWN). One of the strategic areas is Depok City. Depok is a city located in West Java province with high population growth. Based on data from the Central Statistics Agency (BPS) in 2014, the population of Depok city in 2013 was 1.96 million. The population growth of Depok City in the 2007-2013 period reached 27 percent. This shows that Depok City has an attraction for the population of Indonesia.

The population of Depok City is expected to continue to grow as an implication of the development of local and private governments. The impact of the development includes new job opportunities as the people's attraction to migrate to Depok City. Other factors affecting the increase in population include the strategic location of Depok City seen from the functions of the city, especially services, trade and settlements. In addition, the location of Depok City is directly adjacent to the Indonesia Capital City of Jakarta. Unaffordable price of land and buildings in Jakarta causes some people to look for alternatives by looking for relatively affordable housing in the periphery of Jakarta, in this case Depok City. This leads to an increase in demand for housing and settlements in Depok.

Increasing demand for housing and settlements in Depok City shows positive economic growth. The economic growth rate (EGR) of Depok City in 2008-2012 was relatively accelerating, although it had experienced a slowdown in 2008-2009 due to the impact of the global financial crisis. In 2012, the growth of West Java Province was only 6.21

percent/year, while Depok City experienced a growth of 7.15 percent/year. This means that the economy of Depok City was growing faster than West Java Province and several Regencies/Cities in West Java.

EGR of Depok City in 2011-2012 was 7.15 percent (yoy) contributed significantly by EGR of the building/construction sector (10.84 percent) and the financial, leasing and business services sector (5.78 percent), trade-hotel-restaurant sector (7.24 percent), and the transportation-communication sector (3.69 percent). According to the Department of Spatial Planning and Settlement, the use of land for settlements in 2006-2009 showed that there was a housing construction of approximately 125 ha/year and this data made clear why the building/construction sector contributed significantly to economic growth.

The growth of the building/construction sector has restricted the available land for buildings, the implication is that the Green Open Space (RTH) in Depok City decreases. Due to the limited urban land area and poor market mechanism, the regulation of land-use is needed to maintain the environmental quality of urban areas. In accordance with the provisions in Law No. 26 of 2007, the regulation of urban land use is generally carried out through the preparation and determination of the Regional Spatial Plan (RTRW). Regional spatial plan aims to create harmony, conformity and balance in spatial planning in every corner of the region. Likewise, the development of regional spatial development carried out in Depok City shall be based on the planned and prepared RTRW. Therefore in realizing this plan, the Government of Depok City issued a policy governing the establishment of buildings carried out by the community as individual or organization. The regulation of building construction is carried out to assist in the realization of regional spatial planning in accordance with the planning.

Through the Regional Regulation (Perda) of Depok City No. 13 of 2013 concerning Building and Construction Permits, the Government of Depok City seeks to resolve the problems in land use with the motive of increasing green open space and saving the

environment. (Article 2 of Regional Regulation of Depok City No. 13 of 2013) Regional Regulation of Depok City No. 13 of 2013 Article 2 states that this Regional Regulation is arranged in principles of: (a) Control of spatial use; (b) Benefits, safety, balance and harmony of buildings with their environment; (c) Law legality; and (d) Service efficiency.

However, in its implementation, the policy has received criticism from the community and developer. The developer is concerned about the regulation that the developer shall have a minimum land area of 120 square meters to build, sell and market the housing. This has an impact on the potential for a decline in housing sales, especially for the sales of landed house by 20-30 percent. In terms of consumers, particularly low-income community (LIC), they may find difficulty in owning housing and settlements due to the higher prices. In other words, the LIC will not afford housing price according to the provisions stipulated in the Perda (Regional Regulation). This policy only closes the opportunity for middle and lower class people to own a house. This is due to the high price, where the cheapest price of house type 36 with land area of 90 square meters is Rp. 500 million.[1]

The implementation of the Regional Regulation No. 13 of 2013, especially the provisions of Article 97 letter (b) concerning the requirement of minimum land area of 120 square meters for each housing unit is a concern in this study so as not to cause problems such as the difficulty of low income community (LIC) to own a house due to higher price. This condition will cause the LIC to build housing and settlements without taking into account the provisions of regulation that eventually triggers the emergence of slum areas. As a result, it will be difficult to maintain the cleanliness and comfort of the city and the good quality of the environment. Based on the background above, the problem formulation in this study is: *how is the impact of policy related to the requirement of minimum land area for each housing unit in Depok city?*

[1]Republika.co.id (2013). *Perda RTRW Bikin Bisnis Properti di Depok 'Mati Suri'*. http://www.republika.co.id/berita/nasional/daerah/14/09/11/nbpynz-perda-rtrw-bikin-bisnis-properti-di-depok-mati-suri. (accessed on February 5, 2015)

METHOD

The type of approach used in this study was normative juridical. In this legal research, the law was conceptualized as what is written in law in books or the law was conceptualized as a rule or norm as a standard of human behavior deemed appropriate.[2] This concept views the law as identical with written norms made and promulgated by the institution or authorized state officials. This conception views law as a normative system that is independent, closed and apart from real community life.[3] The study approach used statute approach to examine all existing laws and regulations related to the formation of legislation and overview of a comprehensive, systematic and closed system.

DISCUSSION

Von Thunen in Sjafrizal, states that theoretically, the determination of an optimal location in agricultural activities is in the form of circle known as 'Von Thunen Ring'. Meanwhile, the main variable determining the optimal location of agricultural activities is the comparison between the value of Bid-Rent (the ability to pay land rent) and land rent requested by the land owner.

William Alonso and Richard F. Muth conducted further study from the Von Thunen Model specifically to discuss the framework for urban land use and known as the Alonso-Muth Model. In this model, the space structure is assumed in Monocentric City (City in one center). The determining variable in this model is Bid-rent, not only in agricultural activities, but also activities mostly found in urban areas such as industry, trade, services, and housing. This land use model is then the main basis for determining the pattern of Urban Area Planning (City Planning) properly and efficiently.

In determining the location and urban land use, there are two forms of location choice, namely industry location such as manufacturing, trade, services and agriculture and resedential location. The location choice of industrial activities is carried out by using Bid-rent Theory, while for housing location, it is

[2]Amiruddin and Zainal Asikin. (2006). Pengantar Metode Penelitian Hukum. Jakarta: PT Raja Grafindo Persada. p. 118.

[3]Ronny Hanitijo Soemitro. (1990). Metodologi Penelitian Hukum dan Jurimetri. Jakarta: Ghalia Indonesia. p. 13-14.

generally used Alonso-Muth's Land Market Model recognized as the standard of Urban Land Use Theory.

Policy of Arrangement of Urban Land Use

As Von Thunen's theory of location, as a basis for analyzing urban land use with bid rent as the main variable with a market mechanism, this does not mean that land use does not need to be regulated by the city government. This is due to the limited land available in urban areas and the poor market mechanism, so that the regulation in land use by the government needs to be carried out to maintain the efficiency of land use and at the same time maintain the quality of environment or open green space in urban areas.

In accordance with the provisions in spatial regulations that apply to urban areas, the regulation of urban land use is generally carried out through the preparation and determination of the RTRW. RTRW includes the determination of zoning which can be used as a tool for space management. This RTRW document basically contains three main things, namely: (a) the purpose of spatial use, (b) the structure and pattern of spatial use, and (c) the pattern of controlling the spatial use. This RTRW is determined by the relevant Regional Regulation or city so that the provisions are binding and have legal implications when violated.

In addition to the general RTRW, the city government is required by law to prepare Spatial City Details Plan (RDTRK) covering all branches of the relevant city. Even the city government is required to prepare detailed Technical Urban Spatial Planning (RTRK) to describe the land that has been used for each activity. With the existence of these three spatial planning documents, the directed regulation and supervision of urban land-use can be carried out.

The law grants authority to the city government to be able to control and supervise the implementation of regional spatial planning by regulating the issuance of land certificates managed by the Municipal Land Office. In addition, the city government is granted the authority to provide Building Construction Permits (IMB) that function both to control and increase the regional revenue (PAD) of the city. Thus,

people who plan to use a plot of land to build a building shall have two permits, namely land certificate and IMB. Violation of these provisions shall be sanctioned in the form of postponement of permits or demolition of buildings when the construction has been completed.

In this study, the policy carried out by the Government of Depok City in maintaining the efficiency of land use and at the same time maintaining environmental quality, especially Green Open Space (RTH), is by drafting local regulation of the Regional Spatial Plan (Raperda RTRW) in 2012-2032 and stipulating Regional Regulation No. 13 of 2013 concerning Building and Construction Permits.

Role of Road Network System in Urban Development

A good road network system is a basic requirement that shall be met to support the growth of an urban area. The road network system is determined by taking into account the geographical conditions and the direction of city development in the long term. In addition, the road network needs to pay attention to efforts to preserve the urban environment. In addition, the road network system is closely related to land use patterns.

The road network system carried out in an urban area is aimed at supporting the mobility of goods and passengers between the city center (CBD) and industrial estates and services, offices, and housing and residential areas as well as hinterland.[4] Furthermore, the road network system aims to support the function of the city as a center of growth and to encourage equitable development in the city and its relation to the surrounding regions. In general, urban road network system can be divided into primary road and secondary road connected to urban hierarchies.

In relation to the road network as a sub-system of the city, the road network development strategy needs to be pursued in order to realize an efficient and effective transportation system according to the function and structure of the city and the socio-cultural characteristics of the city. As a comparison, major cities in Asia

[4]Sjafrizal. (2012). *Ekonomi Wilayah dan Perkotaan*. Jakarta: Raja Grafindo Persada. p.12.

such as Bangkok, Hong Kong, and Tokyo have an average road ratio above 10%. Likewise the big cities of developed countries in Europe with a road ratio of more than 20%. While in Jakarta, Indonesia, for example, the road ratio to land area remains around 6%.

Concept of Housing

According to Rykwert, in the word *house* has two different terms, namely house and *housing*. 'House' is a building for shelter or in other word it can be called 'shelter'. In this case, house is a space with the dominant function for residence. Whereas the definition of 'housing' can be divided into two, namely housing as a noun, which means settlement and housing as a verb, which means activity of housing. Housing as a noun means an area consisting of several housings that form a neighborhood, while housing as a verb means matters related to housing activities, including an activity to build or inhabit.

This is in accordance with the explanation of F.C. Turner, where the housing has two meanings, as a noun (commodity or product) and as a verb (activity or process). Housing as a noun means a dwelling (land and house) as a form of production or commodity, while housing as a verb means human processes and activities occurring during construction or the process of inhabiting it.

Housing demand is a number of housing products requested at various price levels. This is due to the desire for consumption of housing service to meet the household needs. The factors affecting consumer demand for housing include: location, population growth, consumer income, ease of access to loans, public facility and infrastructure, housing market price, and laws or regulations.

Supply of housing product is a number of housing products to be supplied to the community at various price levels. The determinant factor of housing supply includes several aspects related to housing construction activities, including: price of housing products, price of building materials and building construction technology.

Concept of Housing Backlog

In discussing the housing data, Kemenpera (Ministry of Public Work and Housing) uses the term backlog. In the BPS perspective, housing backlog is defined as a housing

occupied by household has ownership status, rent, contract, or other (for example, official housing). While according to the perspective of the Ministry of Public Work and Housing (Kemenpera), housing backlog is a number of housings suitable for living by households.[5]

Thus, the definition of housing backlog is interpreted as housing deficit, there is no obligation to have environmental infrastructure and facilities but equipped with environmental infrastructure and facilities. The terminology of "equipped" and "with or as a part of" will have derivative consequences that are very different in their implementation, not only related to costs but also other problems. It is understandable when there are of complaints through various media about the lack of optimal infrastructure and facilities in the neighborhood and the lack of response. This is because the upstream of the mandate of order in the law states so. However, the author believes that it is not the reason, because there is a handling priority by the government since the limited budgeting, or the maintenance of environmental infrastructure and facilities is not the government responsibility.[6]

Concept of Economic Rent

Economic Rent is the difference between the amount of money willing to pay by company for production input minus the minimum amount of money needed to purchase the input. In competitive market, economic rent is often positive in the short and long term, even though the profit is zero.[7] But in the long run, in competing markets, the producer surplus obtained by the company from the output consists of all economic rents enjoyed from all rare inputs.

One example of the factors supplied with inelasticity is land. The supply curve is completely inelastic because land or housing is fixed, at least for the short term. With land supplied with inelasticity, the price is completely determined by demand. If the supply of land is perfectly inelastic, then the market price of the land is determined at the point of

[5]Dimyati, Muh. (2010). *Mengatasi Backlog Perumahan Bagi Masyarakat Perkotaan*. http://penataanruang.pu.go.id/bulletin/index.asp (accessed on May 20, 2015)

[6] *Ibid.*
[7] *Ibid.*

intersection with the demand curve. Thus, all values of the land is an economic rent. If the demand is provided by D1, economic rent per acre will be provided by S1, and if the demand rises to D2, the rent per acre rises to S2.

Concept of Production Quota

In addition to being able to enter the market and purchase production output to increase total demand, the government can increase the price of goods by reducing supply. This can be carried out by issuing a policy, the government sets a quota to be produced by each company.[8] By setting the proper quota, the price will be forced to rise up to each desired level.

Regulatory Impact Analysis (RIA)

Regulatory Impact Analysis (RIA) is a technique to increase the empirical basis for making decisions carried out systematically and consistently by examining the potential impact arising from government action and communicating this matter to decision makers. Potential impacts are identified with positive impact (benefit) and negative impact (cost), and information is conveyed to decision makers so that they can determine the cost and benefit generated by a policy.[9]

In particular, RIA has met the criteria of a good policy making,[10] as follows:

1. To increasing the comprehension of the cost and benefit of a government policy, RIA is a decision-making approach based on empirical evidence, in which the measurement of costs and benefits commonly used is economic evidence.
2. To integrate several policy objectives, RIA can be used as an integration framework in identifying and comparing the relationship and impact of changing economic, social and environmental policies.
3. To increase transparency and consultation, RIA is associated with a public consultation process, which strengthens the transparency of the RIA process, provides quality control for impact analysis, and improves information provided for decision making.
4. To increase government accountability, RIA can increase the involvement and accountability of decision makers by conveying information needed in

[8] *Ibid.*

[9] Kicpatrik, Colin and Parker, David (2003). *Regulatory Impact Assesment : Developing its Potential for use in Developing Countries*. Manchester: *Working Paper Series*. *Paper No. 56*. University Of Manchester, p. 15

[10] *Ibid*., p. 17-18

decision making and demonstrating the policy impacts on the community.

Use of AHP for Cost and Benefit Analysis

The use of AHP for benefit and cost analysis can improve this traditional decision making tool. First, after structuring the cost and benefit problem in hierarchical analysis, it can be used a scale with equal comparison for intangible assessment, currently ineffective non-economic factors can be applied to decision making. In addition, this hierarchy allows to make explicit, sacrificial information among criteria for choosing a policy/project.

The first level of this hierarchy, as in the other hierarchies, is the main goal or focus of the problem where the benefit side is added the word benefit or positive side, while the cost side is added the word cost or negative side. For a simple cost benefit analysis, criteria level can be placed directly below the first level, but to analyze the long-term cost benefit, the period (short, medium and long term) can be placed at level two. Level three of cost benefit analysis consists of beneficial criteria to a problem (for the benefit hierarchy) or detrimental criteria to a problem (for the cost hierarchy). The relationship between level two and three may be a reciprocal relationship because both of them may affect one another. The mandate of Law No. 26 of 2007 states that green open space (RTH) consists of public and private RTHs. The proportion of RTH in urban areas is at least 30 (thirty) percent of the total area of the city, consisting of 20 percent of public RTH and 10 percent of private RTH. Based on this classification, the public RTH in Depok City in 2009 is 1,787.23 Ha (8.92 percent) while the private RTH is 1,472.01 Ha (7.35 percent). Through the Regional Regulation Draft of Depok City concerning RTRW in 2012-2032, the Government of Depok City plans 4,008.97 Ha (20.01 percent) of Public RTH and 3,469.38 Ha (17.32 percent) of Private RTH.

In terms of land use, Regional Regulation draft of Depok City concerning RTRW of Depok City in 2012-2032 records that the proportion of built-up land increased rapidly in the last 5 years, from around 9,299 Ha or 46.49 percent in 2005 to 10,461.99 Ha or around 52.30 percent of the

land area of Depok City. This means that the average growth of built-up land reaches 3.14 percent/year. Settlements dominate the designation or use of built-up land with an area reaching 9,540.64 ha or 48.57 percent of the land area of Depok City.

Based on the overview of housing by type, it can be identified that:

1. Most of housings in Depok City are permanent housings by 74.75 percent of the total number of housings.
2. There are 4 sub-districts with a number of temporary housings of above 5 percent, namely Cipayung, Cilodong, Tapos and Cinere.

Table 1.
Number of Housings by Type in Depok City in 2013

Sub-District	2013					
	Permanent		Semi Permanent		Temporary	
	Amount (Unit)	Percentage (%)	Amount (Unit)	Percentage (%)	Amount (Unit)	Percentage (%)
Sawangan	17,195	76.78	5,134	22.92	67	0.30
Bojongsari	24,612	86.59	3,038	10.69	772	2.72
Pancoran Mas	23,618	77.85	6,718	22.15	0.00	0.00
Cipayung	16,429	77.79	3,076	14.56	1,615	7.65
Sukmajaya	35,196	71.62	13,492	27.46	453	0.92
Cilodong	25,506	68.71	9,499	25.59	2,116	5.70
Cimanggis	18,438	94.80	1,012	5.20	0.00	0.00
Tapos	30,218	58.52	18,124	35.10	3,295	6.38
Beji	12,708	59.87	7,596	35.79	921	4.34
Limo	17,788	94.43	911	4.84	138	0.73
Cinere	13,825	89.7	690	4.48	889	5.77
Total	**235,533**	**74.75**	**69,290**	**21.99**	**10,266**	**3.26**

Source: Depok in Figures in 2013/2014

Based on data from Housing and Settlement Development Plan (RP3KP) of Depok City, the needs of public housing in Depok City will increase following the pattern of population growth from 2011 to 2032. The following is presented the projection of housing needs based on proportion of balanced residential housing in accordance with the mandate of Law No. 26 of 2007.

The condition of housing and settlement in Depok City continues to grow, this can be seen from the number of real estate development in several sub-districts in Depok City.

According to data of Distarkim of Depok City in 2009, the number of developers applied for a Space Utilization Permit (IPR) has reached 130 developers. The total of self-supporting housing area is 1,112.27 ha or 19 percent of the total housing area and formal housing area of 5,266.17 hectares or 81 percent of the total residential land or around 26.29 percent of the total area of Depok City. Where the Cinere Sub-District has the largest formal housing area of 51.54 percent (544.32 ha), while Tapos Sub-District has the lowest formal housing area of 11.18 percent (371.56 Ha).

Table 2

Formal Housing Area of Depok City in 2009

No	Sub-District	Land Area (Ha)		%
		Formal Housing	Administration	
1	Beji	651.82	1,457.12	44.73
2	Bojongsari	342.40	1,926.84	17.77
3	Cilodong	415.75	1,618.78	25.68
4	Cimanggis	566.72	2,156.45	26.28
5	Cinere	544.32	1,056.14	51.54
6	Cipayung	299.48	1,146.96	26.11
7	Limo	343.39	1,185.21	28.97
8	Pancoran Mas	583.21	1,803.74	32.33
9	Sawangan	481.45	2,618.38	18.39
10	Sukmajaya	666.07	1,735.35	38.38
11	Tapos	371.56	3,324.03	11.18
	Depok City	**5,266.17**	**20,029.00**	**26.29**

Source: Satellite Imagery Map of Depok City in 2009

In its implementation, Regional Regulation No. 13 of 2013 concerning Building and Construction Permits Article 97 letter b raises problems, including:

1. In accordance with the Letter from one of the housing developers, namely PT. DAS aimed to the Mayor of Depok, it states that with the enactment of the policy, it will affect the higher price of housing that eventually affects the sales due to the decline in community demand for housing. In this case, the housing developer states that the decline in housing sales was 70

percent. As a result, housing developers suffered losses of 20-30 percent.

2. The implication of higher or rising housing price is a decrease in people's purchasing power, especially middle and lower income community or LIC. Assuming a 120 square meter plot of land with a housing type 54, the selling price of the housing reaches Rp. 315 Million. With the simulation of credit calculation, the installment period of 10 (ten) years is Rp. 3.4 Million. With banking rules of 30 percent of income, people who can access housing type 54/120 are those who earn at least 12 million per month.
3. Due to the increase in housing price, there are indications of human rights violations against the right of the people of Depok City to access a housing because they have to earn a minimum income of Rp. 12 million per month to purchase a housing in Depok City, whereas not all people in Depok City have a large income.
4. In addition, an increasing housing price and a requirement of minimum income of Rp 12 million per month to access housing increase social inequality in Depok City.
5. The other problem obtained from the interview is the domino effect of the policy implementation, the permit process is hampered because there are several housing developers owning land, but cannot obtain building and construction permits. The implication for consumers is that financing through loans becomes stagnant and the producer may find difficulty to utilize the capital. The impact on the government is that the potential for Regional Revenue (PAD) decreases.
6. The implementation of this policy causes a potential increase in the number of housing backlogs or housing deficits in Depok City, this is because the demand for housing in Depok City has increased from year to year due to an increase in population. However, due to this policy, the housing built in Depok City were housing with high price, so that the people of Depok City were not affordable. Further, the community will look for a housing or build a

house without taking into account spatial rules, so that it will create slum areas.

7. The other problem related to the enforcement of the regulation was that the land owners built housings for sale without taking into account the existing regulation. The results of the interview stated that there were people with land ownership who built housing without taking into account the regulation. This means that they built a housing with the requirement of a residential housing. In the end, the built housing was a commercial housing. This has an impact not only on the loss of potential of PAD through the UN and BPHTB, but also on the environment, because the potential of RTH through the PSU is not fulfilled. This occurs because there was a high demand for small type housing by the community.

Based on the results of study on the facts in the field, the main problem is that **the middle to lower income community in Depok City or the LIC group finds difficulty in owning housing**. The specific problems are as follows:

1. The increase in small housing price is higher than the increase in income;
2. The purchasing power of LIC is stagnant. However, the housing price incrases, so that it is not affordable for the LIC group.
3. It creates a domino effect that impedes the issuance of building permit (IMB) and all subsidized facility or housing finance;
4. It triggers an increase in housing backlog or deficit;
5. It triggers the expansion of slum areas, and
6. It violates the fulfillment of human rights on housing.

CONCLUSION

The problem of regulation/policy implementation on the requirements of minimum land area of housing unit in Depok City is that the middle and lower income community or LIC group finds difficulty to purchase a housing because:

1. An increase in small housing price is higher than an increaase in income;
2. The purchasing power of LIC is stagnant. However, the housing

price increases, so that it is not affordable for LIC group;

3. It creates a domino effect that impedes the issuance of building permit (IMB) and all subsidized facility or housing finance;
4. It triggers an increase in housing backlog or deficit;
5. It triggers the expansion of slum areas, and
6. It violates the fulfillment of human rights on housing.

Based on these problems, the following should be considered:

1. The government should include the stakeholders in making the policy/regulation, so that its implementation does not create new problems and has greater benefits than the cost of construction and its sustainability.
2. The government of Depok City in preparing housing-related policy should consider the similar regulations in other regions which tend not to regulate the minimum land area for each housing unit.
3. The government of Depok City can nullify the formulation of the provisions concerning the minimum land area of 120 (a hundred and twenty) square meters for each housing unit regulated in Regional Regulation No. 13 of 2013 concerning Building and Construction Permits, and Raperda of Depok City concerning RTRW in 2012-2032, as well as other regulations governing housings in Depok City.

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