

## Implementation of the Building Policy in the River Frontage Line Area in Sintang Regency

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**Abstrak:** This research aims to analyze how the implementation of building construction policies in the Melawi River border area in Sintang is based on the Edward III Model: communication, resources, disposition and bureaucratic structure. The main problem in this research was that there was an inconsistency in the conditions on the ground with the provisions prohibiting building construction in the Melawi River border area in Sintang in Regional Regulation No. 13 of 2017 concerning Public Order and Regional Regulation no. 20 of 2015 concerning the RTRW of Sintang Regency which refers to the Regulation of the Minister of Public Works and Public Housing Number: 28/PRT/M/2015 of 2015 concerning Determination of River and Lake Boundary Lines. This inconsistency has implications for the issuance of building approval permits (PBG). This research is a qualitative research. This research describes the implementation of building construction policies in the Melawi River border area in Sintang based on facts from conditions in the field and from Sintang Regency Government documents relating to policies for controlling and planning the Melawi River border area in Sintang. This research was conducted in the Melawi River border area in Sintang Regency, West Kalimantan Province with research subjects in the form of Sintang Regency Government documents relating to the development of the Melawi River border area in Sintang. The policy implementation model that researchers use in this research is Direct and Indirect Impact on Implementation which was developed by George C. Edward III. In the researchers' conclusion, the implementation of the policy on building buildings in the Melawi River border area in Sintang is not in accordance with the Public Order Regional Regulation and RTRW Regional Regulation of Sintang Regency as well as PERMENPUPR Number: 28/PRT/M/2015 of 2015 concerning the Determination of River and Lake Boundary Lines. This discrepancy has implications for the inability to issue Building Approval Permits (PBG) along the Melawi River border area in Sintang .

**Abstract:** This research aims to analyze how the implementation of building policies in the Melawi River borderline area in Sintang is based on the Edward III Model: communication, resources, disposition and bureaucratic structure. The main problem in this research is that there is a misalignment between the situation in the field and the provisions of the prohibition of building in the Melawi River borderline area in Sintang in Regional Regulation No. 13 of 2017 concerning Public Order and Regional Regulation No. 20 of 2015 concerning the Spatial Plan of Sintang Regency which refers to the Regulation of the Minister of Public Works and Public Housing Number: 28/PRT/M/2015 of 2015 concerning Determination of River and Lake Border Lines. This misalignment has implications for the issuance of building approval permits (PBG). This research is a qualitative study. This research describes the implementation of building policies in the Melawi River border area in Sintang based on facts from existing conditions in the field and from Sintang District Government documents related to the policy of controlling and managing the Melawi River border area in Sintang.



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This research was conducted in the Melawi River border area in Sintang Regency, West Kalimantan Province with research subjects in the form of Sintang Regency Government documents related to the development of the Melawi River border area in Sintang . The policy implementation model that researchers use in this study is the Direct and Indirect Impact on Implementation developed by George C. Edward III. The implementation of the building policy in the Melawi River border area in Sintang, in the researcher's conclusion, is not in accordance with the Local Regulation on Public Order and the Local Regulation on Spatial Planning of Sintang Regency and PERMENPUPR Number: 28/PRT/M /2015 of 2015 concerning Determination of River and Lake Border Lines. This non-conformity has implications for the inability to issue Building Approval Permits (PBG) along the Melawi River boundary line area in Sintang.

## **INTRODUCTION**

Population development always leads to population density which certainly drives an increase in the need for land, whether for housing, life support facilities, industry, or others. To overcome land shortages, productive agricultural land is often used for housing and construction of living facilities and infrastructure.

An inventory of forest land should be carried out to provide housing, agriculture, industry and plantations, apart from those mentioned above. Even though it is often seen as a solution, these activities can basically damage the environment and disrupt environmental balance. Ultimately, increasing population density increases the likelihood of environmental damage. Apart from clearing forest land, increasing population density can also cause environmental damage in areas that should be protected, such as lakes, conservation areas and river watersheds.

One of the environmental areas that must be protected and managed well is river watersheds (DAS), this is because almost all areas in the archipelago make rivers the lifeblood of community groups.

Physically, a watershed is an area bounded by ridges that receive and collect rainwater, sediment and nutrients, then flow through the main river and exit at one outlet point .

In Government Regulation Number 37 of 2012 concerning Watershed Management, it is stated that a watershed is a land area which is one unit with a river and its tributaries, which functions to accommodate, store and channel water originating from rainfall into a lake or sea.

natural, the boundary on land is a topographical divider and the boundary at sea is up to water areas that are still affected by land activities.

A watershed has a good hydrological function if it is able to provide water of good quality so that it can be used to meet the needs of humans and other living creatures. Water quality refers to the pollutants in the water which make the water unfit for consumption, for example pollution by chemicals such as fertilizers, pesticides and industrial waste as well as pollution by dissolved soils which cause the water to become cloudy.

Environmental damage, especially related to the quality of river or watershed water, is caused by several factors, including pollution due to household waste and industrial waste. Regarding pollution caused by household waste, this usually occurs because many people still build houses in areas along river lines so that the resulting waste or rubbish is dumped into the watershed, as is what happens in rivers in West Kalimantan Province .

The results of field research show that in the Melawi River border area in Sintang, there is usually an uncontrolled distribution of physical buildings around the river flow, which results in a decrease in river water quality and an increase in water discharge during the rainy season. Apart from that, people who live in the Melawi River border area in Sintang usually throw their rubbish and waste directly into the river or border line. Meanwhile, rivers play an important role in the lives of the people of Sintang Regency as one of the main sources of water. This shows that Regional Regulation

Number 13 of 2017 concerning Public Order and Regional Regulation Number 20 of 2015 concerning Regional Spatial Planning are not in line with the conditions on the ground.

The facts on the ground are contrary to the policy of constructing buildings in the river border area. It is necessary to carry out an in-depth study to find out, describe and analyze the success of the implementation of the policy of building buildings in the Melawi River border area in Sintang so far. Determining the success of policy implementation depends on the indicators contained in the implementation, where these indicators depart from the theory or model of policy implementation used in studying or analyzing it, so that the analysis carried out is more focused and directed. If we refer to the Edward III Model, the indicators used in implementation are communication, resources, disposition and bureaucratic structure which Edward III (1980:10) explains are the 4 (four) main factors or variables in determining whether the policy is implemented well or not.

The success of communication depends on transmission, communication must be clear and consistent. Second is resources, which include staff resources, information, authority, and facilities. The last one is disposition, which is related to the effectiveness of the performance of policy implementers. Policy implementers must not only know what to do, but must also have the ability to carry it out, so that there is no bias. The next factor is the bureaucratic structure, because complex policies require cooperation from many parties.

## **RESULTS AND DISCUSSION**

### **Building construction policy**

Implementation of building construction policies is closely related to the issuance of permits in river border areas. The issuance of the permit in question is PBG (Building Approval), before the PBG used was a Building Construction Permit (IMB) which was later changed to Building Approval (PBG) based on the regulations in Law Number 11 of 2020 concerning Job Creation and Government Regulation Number 16 of 2021, which is then further regulated in the Job Creation Law. The basis for issuing PBG is RTRW (Regional Spatial

Based on the explanation of the problem above, the problem in this research can be formulated as how to implement building construction policies in the Melawi River border area in Sintang based on the Edward III Model: communication, resources, disposition and bureaucratic structure. This research aims to analyze how the implementation of building construction policies in the Melawi River border area in Sintang is based on the Edward III Model: communication, resources, disposition and bureaucratic structure.

## **METHOD**

The type of research that will be used is qualitative. This research aims to find out how the factors according to Edward III's model affect the implementation of building construction policies in river border areas in Sintang City. According to Moleong (2018:6) qualitative research will focus on the form of words, in a special natural context and by utilizing natural methods. Qualitative research was chosen to reveal symptoms thoroughly and in context by collecting data from natural settings, using the researcher himself as the main tool. Researchers act as the main data collection tool in this research. Instruments not owned by humans are also used, but they function as helpers. At the beginning of the research, the problem, focus, data and research results were not yet clear, which resulted in placing humans as the main instrument.

Planning) and RDTR (Detailed Spatial Planning).

As a basis for issuing PBG, RDTR is always paired with PERDA related to RTRW, PERDA No. 20 of 2015 concerning Regional Spatial Planning (RTRW) of Sintang Regency which regulates river border management as explained by the Head of the Infrastructure and Regional Division of BAPPEDA, Sintang Regency.

"The RTRW Regional Regulation was established with the aim of structuring the area so that community activities in carrying out social and business activities can be in line with the provisions that have been

regulated for the sake of creating good regional spatial planning (interview results on 9 May 2023 in the Office of the Head of the Infrastructure and Regional Division BAPPEDA Sintang Regency)”

In the Sintang Regency RTRW Regional Regulation, the river border area is included in the local protected area, as stated in Article 21 that the local protected area consists of:

- 1) River border areas;
- 2) Lake/reservoir border areas;
- 3) Lake border areas exposed to flooding;
- 4) Water spring border areas; And
- 5) Green open space area (RTH);

Local protected areas are land designations that are part of protected areas which have the main function of protecting life support systems to regulate water management, prevent flooding, control erosion and maintain soil fertility.

The RTRW Regional Regulation regulating river borders explains that river border areas are on the Kapuas river, Melawi river, Ketungau river and their tributary borders with the following provisions:

- 1) at least 100 (one hundred) meters left and right from the bank of a large river outside the residential area;
- 2) at least 50 (fifty) meters left and right from the edge of a small river outside the residential area;
- 3) for rivers in residential areas, the river border is between 10 - 15 (ten to fifteen) meters which is estimated to be sufficient to build an inspection road; And
- 4) for areas prone to flood disasters, the river border is set at 150 (one hundred and fifty) meters from the river bank.

Based on the provisions in the RTRW Regional Regulation above, it can be seen that the border area of the Melawi River which is a large river is determined that for the Melawi River border area which is not a residential area, the distance is at least 100 (one hundred) meters left and right from the

river bank and for the Melawi River border which crosses the residential area, the distance is between 10 - 15 ( ten to fifteen) meters which is estimated to be sufficient for building an inspection road, and meanwhile for the Melawi River border area which is prone to flooding, the river border is determined at 150 (one hundred and fifty) meters from the river bank.

The rules related to distance explained above explain that this distance is a protected area that is free from buildings and business premises. In other provisions, Regional Regulation No. 13 of 2017 concerning Public Order in Article 23 paragraph (1) letters a and b explains that every person or entity is prohibited from polluting and/or damaging rivers, water channels, irrigation, ponds, river borders, reservoirs, lakes. , and/or reservoirs, and build toilets, residences/dwellings, and/or business premises on riverbanks or within reservoir and/or lake areas.

### **Efforts to Overcome Obstacles in Implementing the Policy for Building Buildings in the Melawi River Border Area in Sintang**

The policy of constructing buildings in the Melawi River border area in Sintang as explained in the previous subchapter has experienced obstacles in its implementation, of course there have been efforts made by the Regional Government OPD of Sintang Regency to overcome these obstacles, including the provision of sufficient facilities and technical personnel. The current provision of facilities is quite good, this can be identified by the sound of the one-stop licensing service counter located at the Sintang Regency One-Stop Integrated Capital Investment and Licensing Service. These service counters include building construction permit (IMB) services which have now been changed to Building Building Approvals (PBG) and business premises permits, as well as the availability of information and services electronically which can be accessed using the internet on the website of the Sintang Regency DPMPTSP

One of the one-door integrated service counters is tasked with receiving PBG/IMB

application files, verifying the completeness of the files for further follow-up by the technical team according to their duties and functions. This counter service time is 5 (five) working days with hours. Service starts at 08.00 to 16.00 WIB, except Fridays only until 11.00 WIB. The PBG/IMB service counter officers are Sintang Regency DPMPTSP staff who are coordinated by the Satun Pintu Integrated Service Coordinator, Intermediate Expert Licensing Organizer.

The technical personnel come from the Land and Spatial Planning Service which is in charge and tasked with providing technical recommendations in the form of controlling City Plan Decree (KRK) and Building Layout Plans (RTLB) and the Public Housing and Settlement Area Service which is tasked with providing technical recommendations in the form of controlling Certificates. Building Ownership (SKBG), Certificate of Functional Suitability (SLF), and Planning Work Permit Certificate (SIBP). The Sintang Regency Investment and One-Stop Integrated Services Service requested technical personnel from the Regional Apparatus Organization (OPD). This is as explained by the Head of the One Stop Integrated Service Coordinator for the DPMPTSP Middle Expert Licensing Arrangement, as stated below.

"DPMPTSP staff are empowered by licensing service administration officers, while technical personnel come from each technical department. According to a request from DPMPTSP, this proposal came from the PBG/IMB technical team and from the Spatial Planning and Land Service and the Sintang Regency Housing and Settlement Area Service .(interview results on June 20 2023, Work Room of the One Stop Integrated Service Coordinator for Middle Expert Licensing Arrangers).

Technical recommendations for building permits, which are the responsibility of technical officers, are provided after a field review involving the permit applicant and DPMPTSP staff. Lack of survey personnel and travel costs for site inspections are field problems. This is as explained by the Head of the Building Arrangement and Residential Area Development Section of the Sintang Regency Public Housing and Settlement Area Service.

"The obstacle in field inspection is limited survey personnel. "Currently there is only 1 staff carrying out field surveys and travel costs for this survey are also not budgeted for in DP A due to budget efficiency (interview results on June 14 2023, Work Room of the Head of the Building Arrangement and Residential Area Development Section)."

To overcome the above problems, field inspections are carried out simultaneously for several adjacent buildings, and the party applying for permission pays the travel costs. To implement building construction policies in the Melawi River border area in Sintang, there must be many technical agencies that handle permits and space utilization. The regional apparatus organizations (OPD) responsible for issuing building construction permits are the One-Stop Integrated Investment and Licensing Service, the Land and Spatial Planning Service, the Public Housing and Settlement Area Service, and SATPOL PP.

According to Sintang Regent's Regulation Number 112 of 2016, the One Stop Integrated Service Coordinator for Licensing Management, Middle Expert, Sintang Regency Investment and One Stop Integrated Service Service (DPMPTSP) has the following duties and functions:

1. Checking licensing service application documents;
2. Verify the implementation of licensing services;
3. Coordinate the implementation of licensing services;
4. Issuing licensing service documents;
5. Prepare and evaluate reports on the implementation of licensing services.

DPMPTSP Sintang Regency is responsible for the issuance of PBG/IMB, starting from initial filing to issuing licensing documents, based on the duties and functions mentioned above. Technical recommendations for building construction permits are provided by the Land and Spatial Planning Service and the Sintang Regency Public Housing and Settlement Area Service.

in the form of issuing City Plan Decrees and Building Layout Plans (KRK/RTLB), Building Ownership Certificates (SKBG), Functional Worthy Certificates (SLF), and Planning Work Permit Certificates (SIBP) which are the basis for recommendations for approval or rejection of permit issuance.

### **Implementation of the policy of building buildings in the Melawi River border area in Sintang based on the Edward III model Communication**

Without communication, policy implementation will not be successful. Policy communication is the process of sending information about policies from policy makers to policy implementers. In implementing the policy of building buildings in the Melawi River border area in Sintang, the Regional Government of Sintang Regency gave responsibility to the OPD (Regional Apparatus Organization) involved in implementing the policy, building buildings on the river bank. We can conclude from this explanation that because Regional Regulations go through many stages from drafting to ratification, there is no reason for OPD not to know or understand the existence of PERDA No. 13 of 2017 concerning Public Order and PERDA no. 20 of 2015 concerning RTRW. Based on a statement from the Secretary of the Sintang Regency DPRD

"Both regional regulations relating to public order and regional regulations on RTRW and RDTR before they are legalized, there is a stage called pre-regulation, because the government should not issue regulations without the public knowing. "Outreach is carried out to the community as well as government levels that have authority regarding matters that are regulated in the regional regulations, even down to the RT and RW levels, they must participate in conveying to the community that there are regulations that must be obeyed by the surrounding community." (Interview on May 31 2023 in the room of the Secretary of the Sintang Regency DPRD).

In accordance with the statement by the Secretary of the Sintang Regency Spatial Planning and Land Service who stated that

"Since the issuance of the Regional Regulation regarding the policy of building buildings in river border areas, the regional government, involving various agencies, has invited the public to attend socialization regarding river border areas." (Results of an interview on June 15 2023 in the office of the Secretary of the Sintang Regency Land and Spatial Planning Service)

Communication is important because it provides information about government programs or policies to the public. A good communication model is sharing and writing in print media and electronic media. According to the Big Indonesian Dictionary (KBBI), socialization can be defined with at least three meanings. The first is an attempt to change a person's or individual property into public or state property. The second is the process in which a member of society learns to recognize and appreciate the culture of the community around him. The third is an effort to socialize something so that it is known (KBBI, 2016). When viewed from the perspective of public policy studies, the meaning of socialization explained in the KBBI can be explained as follows:

In public policy studies, the notion of socialization is based on the idea that public policy is essentially a "public" domain, or the authority and authority possessed by the government. Thus, the process of changing ownership into public property is not part of the policy process conceptually (giving meaning to the main concept), but is one of the issues that can be used as policy substance. From this understanding, a change in ownership is a government action that changes ownership status from belonging to an individual or company to belonging to the state or the general public.

The study of the learning process of an individual member of society is not carried out in the context of public policy. In contrast, this research refers to the collective activity of society or the public in its interaction with public problems. Apart from that, in the context of public policy, this research will not study the learning process being carried out by a member of society regarding the social values of society and the environment. So that policies can be implemented well and get public support,

the public must know about them. Then seen from its meaning, public policy studies are about how the public understands policies and then complies with them or is involved in their implementation. However, this term is also not entirely correct. This is because in public policy studies, "socializing" policies is limited to the target community groups covered or regulated in the content or substance of the policy, and does not cover all members of society as a whole.

Public policy studies consider socialization as the provision of various sources of knowledge that enable people to behave and act as good members of society and be aware of their social functions, which is different from the understanding of the term socialization. According to Erwan (2012: 86), the best solution is to involve the target group in the process of formulating policies that will have an impact on them. Target group participation can be done through public consultation, where policy formulators convey matters relating to the policy or program to obtain input and approval from the target group to which the policy or program will be addressed. Public communication is carried out by the State Civil Apparatus (ASN) which is responsible for spatial planning to implement building construction policies in the Melawi River border area in Sintang. This socialization process is carried out through discussion group forums (FGD) involving ASN at the sub-district and sub-district levels, as well as local community leaders from the areas where regional policies are implemented .

### **Resource**

Even though the contents of the policy have been communicated well, implementation will not be successful if the implementer does not have the resources to carry it out. Human resources, such as implementer capabilities and financial resources, can be these resources. Resources are essential for effective policy implementation. Without resources, policies will only remain on paper and will not turn into documents. Resource success variables include staff, information (about policy implementation and implementer compliance data with government rules and regulations), authority, and facilities.

This resource factor is related to staff in regional apparatus organizations (OPD), who are responsible for implementing building construction policies, especially those related to administration and supervision functions, during the use of the Melawi River Border space in Sintang. Below is the information conveyed by the Head of the Infracwil Division of BAPPEDA, Sintang Regency.

"Technical agencies responsible for space utilization and regional permits are responsible for administration and supervision. Each technical agency has sufficient operational employees to carry out the main tasks and functions. (Interview results on June 5 2023, Head of Infrastructure Work Room and Regional BAPPEDA)

To carry out permits, administrative and technical staff are required. According to the Head of One Stop Integrated Service Coordinator for DPMPTSP Middle Expert Licensing Management:

"Operational staff consists of administrative staff and technical staff. Administrative staff handles verification of PBG application files submitted to the department, while technical staff handles site reviews and provides recommendations according to their duties and functions. (Interview results on June 20 2023, Integrated Service Coordinator Room One DPMPTSP Middle Expert Licensing Management Door)

According to Erwan (2012: 167), a policy implementer must not only focus on the structural division of tasks, but must also understand the policy objectives and interpret these objectives into more practical language. The ability to collaborate with other institutions is an additional responsibility that implementers have. There is a clear division of delegation to each agency according to their duties and functions in the building permit process which allows researchers to identify the distribution of authority in the process. In addition, the policy objectives have been well understood regarding the implementation of building construction in the Melawi River border area in Sintang. In

the process of making recommendations for building permits, the technical staff pays close attention to the provisions governing boundary line areas. Below is the correspondent address from the Secretary of the Sintang Regency Spatial Planning and Land Service who received this statement.

"Technical staff, in collaboration with the permit applicant and the DPMPTSP Service, conducted a field inspection to directly ascertain the condition of the land and buildings. This inspection took into account the provisions on building and area boundaries." (interview results on June 15 2023, Office of the Secretary of the Land and Spatial Planning Service)

Spatial planning of the Melawi River Border in Sintang requires support from facilities and budget in addition to human

### **Disposition**

Disposition is the character and traits possessed by the implementer, such as commitment, honesty and democracy. The policy implementation process will be effective if the implementer has a good disposition and can carry out the policy well as desired by the policy maker. Conversely, if the implementer has a different attitude or perspective from the policy maker, the policy implementation process will also be ineffective. Appointment of bureaucrats and incentives are important factors in the disposition variable.

The commitment of implementors is very important to comply with the provisions regarding border areas when constructing buildings in the Melawi River border area in Sintang. Inconsistent commitment of implementers in the field can be caused by tug-of-war interests. The policy of transitioning from IMB to PBG has had a positive impact on regional income, according to the Head of the Infrastructure and Regional Division (Infraswil) of BAPPEDA, Sintang Regency. However, the purpose of issuing permits is not only to generate profits for local governments. The provisions governing the Melawi River Border Area, namely the arrangement of development and regional development, are still taken into account during the licensing process.

resources . It is considered that the availability of facilities, which include survey/field inspection aids and DPMPTSP licensing service counters, is quite good. Lack of survey staff and budget shortfalls for field inspections remain problems. Nevertheless, this review activity plays an important role in forming technical licensing recommendations. According to the Secretary of the Sintang Regency Land and Spatial Planning Service, this problem.

"One of the obstacles in field inspections is limited survey personnel. Currently there is only one staff member conducting field inspections, and due to budget efficiency, travel costs outside Sintang District are not budgeted for in the DPA" (interview results on 15 June 2023, Ruang work of the Secretary of the Department of Spatial Planning and Land).

"In area utilization, the provisions on the Melawi River boundary in Sintang are used as a basis. The issuance of PBG/IMB must be in accordance with licensing administration regulations and not only to increase PAD." (interview results on 5 June 2014, Office of the Head of Infrastructure and Regional Affairs, BAPPEDA).

According to the One Stop Integrated Service Coordinator for Licensing Management, Associate Expert DPMPTST, several people in the community still do not understand how the Melawi River border in Sintang is regulated. This group usually believes that, once a permit application has been submitted, all applications can be processed and permits can be granted. In other words, this group only thinks permits must be issued without understanding the processes and procedures that must be followed. In situations like this, the integrity and commitment of PBG organizers is very important because if there is dishonesty, the licensing process will not run according to the law.

"Certain communities do not understand the provisions, but they only focus on PBG without following the correct flow and mechanisms. In this case, the integrity and commitment of implementers must be the main priority in administering permits." (Results of interviews on 20 June 2023, Integrated Service Coordinator Room



One-Stop DPMPTSP Associate Expert Licensing Arranger).

The process of appointing executors and the compensation provided are additional components that influence the commitment of executors in administering this licensing. According to the One Stop Integrated Service Coordinator for DPMPTSP Middle Expert Licensing Management, the implementation recruitment process was carried out after receiving proposals from each technical agency. The requirements made by DPMPTSP are as follows:

"DPMPTST staff are provided by licensing service administration officers, while technical personnel come from each technical department. The Spatial Planning Sector of the Sintang Regency Land and Spatial Planning Service is the source of this proposal, which is a request from DPMPTST. (Results of interviews dated June 20 2023, One-Stop Integrated Service Coordinator Room for Licensing Arrangement, Associate Expert DPMPTSP).

According to data collected in the field, this incentive will only be given to employees who are proposed and have been determined by the Decree of the Regent of Sintang. This incentive is charged to the Sintang Regency DPMPTST budget according to the regional budget capacity. For survey personnel and others who assist in implementing building construction permits, the budget is borne by each technical agency. This also applies to PBG survey travel costs, which are charged to the Land and Spatial Planning Service. Considering the efficient use of the budget in Sintang Regency, this condition will definitely cause problems because the budget for travel costs cannot be accessed.

### **Bureaucratic Structure**

Policy implementation is strongly influenced by organizational structure. According to Edward in Widodo (2011:11), this organizational structure element includes two elements: the bureaucratic

structure itself and the mechanism. The first aspect is the mechanism; Standard operating procedures (SOP) are usually created to help implementers carry out policies so as not to deviate from their goals and objectives. Bureaucratic structure is the second aspect. Bureaucracy that is too long and fragmented tends to weaken supervision and produce complicated and complex procedures, which causes organizational activities to be inflexible.

The building permit service procedure in the Melawi River border area in Sintang includes the following stages: (Results of Compilation of Interviews dated 20 June 2023, One Stop Integrated Service Coordinator, DPMPTSP Middle Expert Licensing Arranger):

- 1) Submission of the PBG application by the applicant to the Sintang Regency One Stop Investment and Licensing Service (DPMPTSP). Files attached to this application include:
  - a. Application letter;
  - b. applicant's KTP;
  - c. Land Certificate I, proof of other valid land ownership documents;
  - d. Building plan drawing;
  - e. Building cost budget plan;
  - f Neighbor's permission letter (HO).
- 2) Verification of administrative files by Sintang Regency PMPTSP Service staff. (If the verification results for the completeness of the administrative files are declared incomplete, then the files are returned to the applicant to be completed again).
- 3) Verification of technical files by Sintang Regency Land and Spatial Planning Service (DPRP) staff. (If the results of the verification of the completeness of the technical files are declared incomplete, then the files are returned to the applicant to be completed again).
- 4) Field inspection by DPRP staff, DPMPTSP staff, and IMB/PBG applicants. (Completed with the signing of the location inspection report);
- 5) Submission of Technical Recommendations by the Head of

the Sintang Regency DPRD to the Head of the Sintang Regency DPMPTSP.

- 6) Payment of IMB/PBG levies by the applicant (made if the technical recommendations have been approved to be followed up with the issuance of the IMB/PBG)
- 7) IMB/PBG issuance by the Head of the PMPTSP Service to the IMB applicant.

Based on the results of a compilation of interviews (2023), the Sintang District Land and Spatial Planning Service observed that obstacles in the PBG/IMB implementation mechanism often occurred during field inspections and reviews of technical recommendations. The locations of buildings, both those that have been standing for a long time and those that have just applied for PBG/IMB, are located around the Melawi River border in Sintang. The 100 meter Melawi River border line measured from the river bank is designated as a local protected area and may not be used by the public. It is not possible to apply for a permit to build a building in the Melawi River border area in Sintang because of the above regulations.

This condition often causes disagreements between the community and field officers. The community claims they are building on their own land and are trying to comply with government regulations by applying for an IMB or now PBG. On the other hand, there are regulations that limit border areas which allow local governments to accommodate.

Carrying out coordination in the implementation of licensing services is the aim of Sintang Regent Regulation Number 122 of 2016 concerning the Organizational Structure and Work Procedures of the Sintang Regency Investment and One-Stop Integrated Services Service (DPMPTST). Collaborating with the Public Works Department and the Land and Spatial Planning Service as well as the Sintang Regency Public Housing and Settlement Area Service, the Sintang Regency DPMPTST is responsible for administering building construction permits. Meanwhile, the Public Works Department and the Land and Spatial

Planning Service as well as the Sintang Regency Public Housing and Residential Area Service are responsible for verifying administrative files and issuing permits.

The absence of technical recommendations as a basis for payment of levies and issuance of PBG/IMB is a common obstacle faced when planning PBG/IMB in the Melawi River Border area in Sintang. As mentioned previously, this problem is caused by regulations that limit construction in the area. According to the Sintang Regent's Regulation Number 122 of 2016 concerning the Organizational Structure and Work Procedures of the Sintang Regency Investment and One-Stop Integrated Services Service (DPMPTST), the Sintang Regency DPMPTSP has the authority to supervise spatial planning, control space utilization, and discipline violations of space utilization in the district area. and district strategic areas.

### **Culture**

PU Ministerial Regulation No. 28/PRT/M/2015 regulates river boundaries. This regulation was created to ensure that conservation, utilization and control of river resources can be carried out in a manner that is consistent with its objectives:

- 1) So that the function of the river is not disturbed by activities developing around it.
- 2) So that utilization activities and efforts to increase the beneficial value of river resources can achieve optimal results.
- 3) Maintaining the sustainability of river functions.
- 4) So that the destructive power of water on rivers and the environment can be limited.

Apart from that, there are directions for zoning regulations for river borders, which consist of:

- 1) Activities permitted according to the designation: use of river borders for green open space; installation of a stretch of electric power

transmission network; drinking water pipe; development of water traffic infrastructure; water collection and disposal buildings; buildings supporting city infrastructure systems; provision of disaster evacuation locations and routes; and construction of buildings to monitor disaster threats.

- 2) Activities that are permitted with conditions include agricultural activities with types of plants that do not reduce the strength of the soil structure, and activities that do not interfere with the function of river borders as local protected areas. One of them is the installation of advertisements and notice boards, the construction of buildings that are only used for river transportation, water recreation activities, and buildings for inspection and monitoring of river water levels.
- 3) Activities Not permitted: activities that change the natural landscape, disrupt soil fertility and durability, hydrological and hydraulic functions, preservation of flora and fauna, preservation of environmental functions, utilization of standing products, blocking and closing disaster evacuation spaces and routes, waste disposal, and other activities which disrupts the function of local riverine protection areas.

Residents use the river for bathing, washing and toileting. People who live around the Melawi River border in Sintang use river water for household needs and daily life. The river is used for household needs, such as bathing, washing and toilets (MCK), by both old and new residents living on the Melawi River Border in Sintang.

For daily activities, such as washing clothes, washing household utensils, bathing, and even defecating, people who live along the Melawi River are used to using river water for daily needs such as MCK

(Bathing, Washing and Toilet). ). People use rivers both directly and indirectly. The first is by using a water pump to fill the water reservoir at home, and the second is by drawing river water or bathing, washing and toileting (MCK) directly in the river.

## CONCLUSION

Communication that shows that the policy for developing the Melawi River border area in Sintang is not working as it should, as shown by the fact that there are still people who don't know about it. When they applied for a building permit, some people just learned about this provision. A small portion of the budget is spent on field visits and policy publications and dissemination. These deficiencies have a direct impact on how well licensing services are provided to the public. The staff implementing building construction permit services are ASN staff within the Sintang Regency DPMPTSP and Sintang Regency Land and Spatial Planning Service staff, each of whom has duties according to the main duties and functions of their respective services. This causes employees to experience workload overload. Disposition It is very important for implementers to comply with border line provisions when constructing buildings in the Melawi River border area in Sintang. If there is a conflict of interest, this can cause implementation commitments in the field to be inconsistent. Adequate incentives will improve the performance of licensing service staff to increase their work morale. It is hoped that this incentive will help prevent the practice of extortion. Bureaucratic structure: In implementing the policy of constructing buildings in the Melawi River border area in Sintang, the licensing implementation mechanism is quite good, as shown by the clear flow of the stages of file verification, field inspection, submission of technical recommendations, and issuance of PBG/IMB. However, because of the policies stated in the RTRW of Sintang Regency. Culture, Old residences around the Melawi River border line have existed for a long time and have been used for bathing, washing and toilets (MCK) there. Even though the Melawi River is the main water source for Sintang City, the government is still unable to

implement a policy to build buildings around the river border because there is land mass around it.

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