ANALYSIS OF RENTAL PUBLIC APPARTMENT NEED FOR LECTURER AND STAFF AT ITS SURABAYA

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ABSTRACT

The development of rental public housing has spread in Indonesia including at ITS Surabaya. The aim of rental public housing development with small space unit such as type 21 is attended as short-term residence for low salary society. It is hoped that by living in rental public housing for a time the users can receive better salary so they are able to access buying their own house later. Therefore type 21 rental public housing research is chosen because of appropriation for those who are not or just married.

The objective of this present research was to identify the rate of type 21 rental public housing need for lecturer and staff of ITS qualifying civil servant or not yet, who live outside the house estate of ITS lecturer and staff. To answer the objective of research it was used stratified random sampling method to 94 respondents consisting of 35 lecturers, 31 staffs and 28 daily servants.

From the result of analyzing the rate of need it was that 72 respondents or 76,70 % respondents interested in living at public rental housing with composition of respondents; lecturer 22 persons or 62,86 %, staff 26 persons or 83,87 % and daily servant 24 persons or 85,71 %. Meanwhile, 22 respondents or 23,30 % respondents stated refusing to live at rental public housing. The reason of willingness to live at rental public housing was primarily caused the nearness of working place. Meanwhile the main reason of unwillingness to live at rental public housing was the sense of emotional factor to present living place and the sense of less convenience to rental public housing form. The result of studying the characteristics of lecture profile is salary group between Rp 1.000.001 to Rp 1.700.000, married transportation vehicle motorcycle, master degree and working period 1 to 5 year. Staff profile is transportation vehicle motorcycle, married, most of man, salary group Rp 1.000.001 to Rp 1.700.000 and the number of house member ≥ 5 persons. On the other side, daily servant profile is transportation vehicle motorcycle, married, most of man, salary group ≤ Rp 1.000.000 and the number of house member ≥ 5 persons. The rental price of Willingness to pay and market value is in range from Rp 150.000 to Rp 298.000.

Key words: ITS Surabaya, Need, Rental Public Housing
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