

ABSTRACT

This research is motivated by the large number of building owners that do not have building permits in the Lembang District area. Based on the research background, the formulation of the problem is as follows: How to control ownership of building permits in the District of Lembang, what are the inhibiting and supporting factors in Lembang District in controlling ownership of building permits, and what efforts are made to overcome these obstacles.

The purpose of this study is to describe the ownership control of building permits in Lembang District to building owners who do not have building permits in Lembang District.

The theoretical approach used is the theory of control methods from Hasibuan which includes direct control, indirect control and exception control.

This study uses a descriptive research method with a qualitative approach. Data collection techniques are carried out through observation, interviews and documentation. The informants of this study were the Head of the Public Works and Public Housing Office of West Bandung Regency, the Head of Lembang Sub-District, the Head of Maintenance of Public Facilities and Infrastructure, Lembang District, Community Figures and Café Entrepreneurs with purposive sampling technique. The research location is the PUPR Office of West Bandung Regency and Lembang District.

The results of the research found that buildings such as hotels, buildings in tourist attractions, restaurants, commercial residences, supermarkets, commercial villas, cafes, and residential houses that do not have building permits, so there are still many buildings in Lembang District that are still in violation. these rules. In controlling the ownership of building permits in Lembang District, there are still obstacles that prevent the control from running optimally, namely building owners who often violate building ownership permits, such as violating building volume regulations, lack of monitoring and weak sanctions imposed by the PUPR Office of Bandung Regency West.

In overcoming these obstacles, efforts are made to overcome obstacles, namely making rules, imposing sanctions in the form of warning letters and carrying out optimal supervision and coordination.

ABSTRAK

Penelitian ini dilatar belakangi masih banyaknya kepemilikan bangunan yang tidak memiliki izin mendirikan bangunan di Wilayah Kecamatan Lembang. Berdasarkan latar belakang penelitian, rumusan masalahnya sebagai berikut: Bagaimana pengendalian kepemilikan izin mendirikan bangunan di Wilayah Kecamatan lembang, apa saja faktor penghambat dan pendukung di Kecamatan Lembang dalam pengendalian kepemilikan izin mendirikan bangunan, dan upaya apa saja yang di lakukan dalam mengatasi hambatan tersebut.

Tujuan dari penelitian ini mendeskripsikan pengendalian kepemilikan izin mendirikan bangunan di Kecamatan Lembang kepada para pemilik bangunan yang tidak memiliki izin mendirikan bangunan di Wilayah Kecamatan Lembang.

Pendekatan teori yang di gunakan adalah teori cara-cara pengendalian dari Hasibuan yang meliputi pengendalian langsung, pengendalian tidak langsung dan pengendalian pengecualian.

Penelitian ini menggunakan metode penelitian deksriptif dengan pendekatan kualitatif. Teknik pengumpulan data dilakukan melalui observasi, wawancara dan dokumentasi. Informan penelitian ini adalah Kepala Dinas PUPR Kabupaten Bandung Barat, Camat Kecamatan Lembang, Kasi Pemeliharaan Sarana dan Prasarana Umum Kecamatan Lembang, Tokoh Masyarakat dan Pengusaha café dengan teknik *purposive sampling*. Lokasi penelitian adalah Dinas PUPR Kabupaten Bandung Barat dan Wilayah Kecamatan Lembang.

Hasil penelitian ditemukan bangunan-bangunan seperti hotel, bangunan di tempat-tempat wisata, restoran, hunian komersial, supermarket, villa komersil, café, dan rumah pemukiman yang tidak mempunyai kepemilikan izin mendirikan bangunan sehingga masih banyak bangunan-bangunan di Kecamatan Lembang yang masih melanggar aturan tersebut. Dalam pengendalian kepemilikan izin mendirikan bangunan di Kecamatan Lembang masih ditemukan hambatan-hambatan yang membuat pengendalian tidak berjalan maksimal yaitu pemilik bangunan yang sering melanggar aturan izin kepemilikan bangunan seperti salah satunya melanggar ketentuan volume bangunan, kurangnya monitoring dan lemahnya sanksi yang diberikan oleh Dinas PUPR Kabupaten Bandung Barat.

Dalam mengatasi hambatan-hambatan tersebut dilakukan upaya-upaya dalam mengatasi hambatan-hambatan yaitu membuat aturan-aturan, memberikan sanksi berupa surat teguran dan melakukan pengawasan serta koordinasi yang optimal.