priviet lab.
RESEARCH & PUBLISHING

Priviet Social Sciences Journal

Volume 6
Issue 1 January, 2026

Article 32

14-01-2026

Local government strategies for providing Adequate Housing Infrastructure, Facilities, and Public Utilities (PSU) in Lamandau Regency

Mancini Pratama Timbung

To cite this article: Timbung, M. P. (2026). Local government strategies for providing Adequate Housing Infrastructure, Facilities, and Public Utilities (PSU) in Lamandau Regency. *Priviet Social Sciences Journal, 6*(1), 334-343.
https://doi.org/10.55942/pssj.v6i1.1495

To link to this article: https://doi.org/10.55942/pssj.v6i1.1495

Private Social Sciences Journal
E-ISSN 2798-866X
P-ISSN 2798-6314
https://doi.org/10.55942/pssj.v6i1.1495

Volume 6
Issue 1
January Edition 2026

Local government strategies for providing Adequate Housing Infrastructure, Facilities, and Public Utilities (PSU) in Lamandau Regency

Mancini Pratama Timbung

Muhammadiyah University of Palangkaraya, Jl. RTA Milono Km 1,5, Kelurahan Panarung, Kecamatan Pahandut, Kota Palangka Raya, Kalimantan Tengah, Indonesia
e-mail: manciniprata ma36@gmail.com

Received 15 December 2025
Revised 06 January 2026
Accepted 14 January 2026

ABSTRACT

Housing development in Lamandau Regency has grown alongside rising demand, but the adequacy of housing Infrastructure, Facilities, and Public Utilities (PSU) remains uneven and often falls short of technical standards. This gap increases the risk of poor accessibility, inadequate basic services, and delayed PSU handovers from developers to the local government. This study examines local government strategies for ensuring adequate and sustainable PSU housing provision in Lamandau Regency. This study adopts a descriptive qualitative approach using triangulation through in-depth interviews with key stakeholders (local agencies, developers, and communities), field observations in housing areas, and a documentation review of relevant regulations and technical archives. pasted SWOT analysis was employed to identify the internal and external factors shaping PSU governance and to formulate actionable strategic directions. The findings indicate persistent implementation problems, including substandard road and drainage quality, incomplete PSU delivery against approved site plans, and reactive supervision that intensifies only near the handover requests. The study concludes that Lamandau needs a shift from reactive to proactive, integrated, and law-enforcement-based governance through four pillars: harmonized inter-agency SOPs and an integrated verification team, mandatory financial guarantees and consistent sanctions, GIS-based asset monitoring, and optimized financing by leveraging central government programs and bank guarantees to rectify problematic assets.

Keywords*:* housing PSU; local government strategy; supervision; GIS; developer compliance

1. INTRODUCTION

Housing refers to a cluster of houses that function as places of residence and are supported by various facilities and infrastructure to sustain residents' daily lives. Housing encompasses not only residential buildings but also the surrounding environment, including roads, drainage systems, green open spaces, public facilities, and social facilities (Arifin et al., 2021). Provision of adequate housing is a key priority for regional development to improve the community's quality of life. Lamandau Regency, as a developing region, faces challenges related to population growth, increasing housing demand, and the expansion of new residential areas that require sufficient Public Infrastructure, Facilities, and Utilities (PSU). PSU provision is not only about ensuring the availability of housing units but also about ensuring that residential environments are safe, healthy, orderly, and sustainable (Aziyati, 2016; Bunyani, 2022).

In general, the SOP framework for housing administration consists of three stages: The SOP for the Licensing and Commitment Stage (Pre-Construction) aims to ensure that PSU planning is approved and that developers have financial guarantees before construction begins. The SOP for the Quality Supervision Stage (Construction Period) regulates oversight that must be proactive and carried out regularly, not only during licensing or at the time of handover. The SOP for the Handover and Asset Recording Stage ensures that the transferred assets are feasible and legally recorded as such. Under existing regulations, the administration of housing and residential areas is governed by Law Number 1 of 2011 on Housing and Residential Areas, Government Regulation Number 14 of 2016 on the Administration of Housing and Residential Areas, and Lamandau Regent Regulation Number 05 of 2024 on the Administration of PSU for Formal Residential Areas, which emphasizes that fulfilling PSU requirements is an obligation in all housing developments. These provisions mandate that PSU development must meet technical standards and be planned in an integrated manner to optimally support the functioning of residential environments (Dewi et al., 2025). In addition, the local government plays an important role in planning, controlling, fostering, and supervising PSU provision, including the process of handing over PSU from developers to the local government (Handayani & Yuliastuti, 2014).

In Lamandau Regency, the growth of housing development by private developers underscores the need for more targeted sustainable planning aligned with the regional spatial plan. Available data indicate an increase in permits for new housing locations, with an additional four housing locations in the last five years (Ilmah, 2025; Irfan, 2023). Without adequate PSU planning to accommodate this growth, residential areas risk facing several problems, including limited access, insufficient basic infrastructure, low-quality utility services, and the emergence of slum areas. This situation can lead to declining environmental quality, deteriorating public health, and reduced efficiency in future settlement management, particularly because housing areas older than five years have reportedly not yet been handed over and require immediate repairs (Irfan,2023).

Therefore, a strategy for providing adequate housing PSU is needed as a guideline for the Public Works and Spatial Planning Office, Housing and Residential Areas Office, and the Land Affairs Office of Lamandau Regency to direct housing development in accordance with technical standards, community needs, and prevailing laws and regulations. This strategy is expected to improve coordination among local governments, developers, and the community, strengthen supervision mechanisms, and ensure the availability of quality PSU in every residential area, thereby creating livable, safe, and sustainable residential environments for all Lamandau Regency residents.

2. LITERATURE REVIEW

2.1. Housing and Settlement Theory

According to Law No. 1 of 2011 on Housing and Residential Areas, housing is defined as a cluster of houses located in urban or rural areas that is equipped with Infrastructure, Facilities, and Public Utilities (PSU) as part of efforts to fulfill the provision of decent and livable housing. Housing is an essential component of settlements, which are formed by housing units that include the residential environment and supporting infrastructure, such as PSU, to facilitate daily life. Housing and settlements constitute a

system that covers the guidance, implementation, maintenance, improvement, prevention, and quality enhancement of housing and slum settlements.

Turner's concept of housing emphasizes not only the physical aspects of a house but also the completeness of infrastructure, facilities, and utilities that must be properly provided to support residents' comfort and well-being. This theory assesses housing quality not only from building quality but also from the availability and quality of public facilities and infrastructure accessibility. A well-functioning settlement involves zoning arrangements for housing, social facilities, open spaces, and connectivity with economic centers.

2.2. Infrastructure, Facilities, and Public Utilities (PSU)

Table 1 explains the components of Infrastructure, Facilities, and Public Utilities (PSU) based on the general standards for housing and settlement development (referring to Law No. 1 of 2011).

Table 1. Standards for Housing and Settlement Development

Component	Brief Definition	Types / Examples	Main Function
Infrastructure	Basic physical elements of the residential environment that meet specific standards to ensure decent, healthy, safe, and comfortable living	Neighborhood road networks, drainage channels, wastewater channels, and solid waste systems	Forms the physical structure of the area and facilitates mobility and basic sanitation
Facilities	Facilities within the residential environment that support the organization and development of social, cultural, and economic life	Places of worship, education, health services, parks and green open spaces, and other public facilities	Supports social interaction, individual well-being, and environmental comfort for residents
Public utilities	Supporting elements for residential environmental services	Clean water networks, electricity networks, telecommunications, and public street lighting	Provides daily basic needs managed by public service providers or specific operators

The provision of housing PSU must meet the required standards and fulfill the criteria and needs necessary to create a good-quality residential environment, in line with SNI 03-1733-2004 on the Procedures for Planning Urban Residential Environments.

2.3. Policies and Regulations

Housing and residential area administration is regulated by Law No. 1 of 2011 on Housing and Residential Areas, Government Regulation No. 14 of 2016 on the Administration of Housing and Residential Areas, and Lamandau Regent Regulation No. 05 of 2024 on the Administration of PSU for Formal Residential Areas.

2.4. Conceptual Framework

The conceptual framework of this study is grounded in a fundamental gap between (1) the ideal regulatory requirements for developers to provide adequate PSU and (2) the real conditions of housing PSU in Lamandau Regency, which often fail to reach optimal standards, as evidenced by technical issues and delays or failures in the transfer of assets to the local government. To address this gap, this study applies a qualitative method focusing on three main analytical aspects: first, describing the current condition of PSU (such as the physical quality of roads, drainage systems, and green open spaces); second, identifying in depth the implementation barriers arising from institutional factors, regulations, and developer commitment; and third, examining the oversight approach that has been implemented by relevant agencies. The findings from these analyses were integrated to determine the main sources of problems and the most critical intervention areas. The final output is the formulation of a strategic model for efficient and innovative PSU provision, complemented by specific policy recommendations (such as strengthening sanctions or simplifying bureaucratic procedures in the handover process) as a strategic direction for the Lamandau Regency offices responsible for Public Works and Spatial Planning, Housing and Residential Areas, and Land Affairs to ensure the overall adequacy of residential space.

3. METHOD

3.1. Type of Research

The most appropriate and relevant approach for examining "Local Government Strategies in Providing Adequate Housing Infrastructure, Facilities, and Public Utilities (PSU) in Lamandau Regency" is a descriptive qualitative design. This choice aligns with the main objective of the study: to describe the complex processes, real-world situations, and implementation barriers that cannot be fully captured through numerical data. A qualitative approach enables the researcher to explore motives, understanding, and inter-institutional dynamics through in-depth interviews with key actors (government agencies, developers, and the community), direct field observations, and regulatory and document analyses. In this way, the study does not merely quantify outcomes but interprets the quality and effectiveness of existing PSU provision strategies, allowing the formulation of context-specific and practical strategic recommendations to improve the livability of residential areas in Lamandau Regency.

3.2. Research Location and Time

This study focuses on both policy decision-making loci and implementation sites in Lamandau Regency. The primary location is the Office of the Department of Public Works and Spatial Planning, Housing and Residential Areas, and Land Affairs of Lamandau Regency, which serves as the main source of policy information, archives, and intensive interviews with key decision-makers regarding PSU planning and supervision. To complement and validate the data, additional locations include several housing complexes in Lamandau developed by private developers. These sites will be used for field observations to directly assess the PSU's physical condition and for interviews with community representatives as end-users.

3.3. Data and Data Sources

The core data for this study were obtained through two complementary collection methods: interviews and field observations. In-depth interviews will be conducted with key informants from relevant government agencies, developers, and community representatives to extract detailed qualitative information on implementation constraints (e.g., coordination difficulties and weak enforcement of sanctions), PSU quality perceptions, and the most-needed strategic initiatives. Field observations will be used to verify PSU conditions directly in housing areas, such as the quality of roads, drainage systems, and green open spaces, thereby strengthening the interview evidence and ensuring the accuracy of the findings. Observations also function as a validation tool by recording factual conditions and the physical adequacy of the PSU (including roads, drainage, and public facilities).

In addition, secondary data will be used as supporting, complementary, and comparative materials, particularly to understand the regulatory and planning frameworks. These include laws, government regulations, and regent regulations related to housing and settlement administration and PSU obligations, as well as data on the number of housing developments, PSU handover status, and housing site plans in Lamandau Regency.

3.4. Data Collection Techniques

This descriptive qualitative study applied triangulation to ensure the validity and depth of information, comprising in-depth interviews, direct observations, and documentation reviews. Interviews serve as the primary method and are directed to key stakeholders (leaders in relevant agencies, developers, and community members) to capture perspectives, experiences, and strategic interpretations of implementation barriers, coordination problems, and proposals for innovative strategies. As verification, direct observation will be undertaken in housing areas to document and confirm the actual conditions and physical adequacy of the PSU, such as roads, drainage systems, and public facilities. The documentation review will gather supporting data from formal regulations and official documents (e.g., regent regulations, strategic plans, and SOPs for handover), serving as legal references and benchmarks against field practices.

The integration of these three techniques ensured comprehensive coverage of policy, implementation, and on-the-ground conditions in Lamandau Regency.

3.5. Data Analysis Technique

This study employs SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis as the most suitable approach for a strategy-focused research design. SWOT analysis can be applied to analyze the strategies of the Lamandau Regency Department of Public Works and Spatial Planning, Housing and Residential Areas, and Land Affairs to provide adequate PSU for housing. The rationale is that SWOT supports strategic formulation by integrating internal factors (strengths and weaknesses) and external factors (opportunities and threats) and by producing strategy options that are practical and context-sensitive to the local conditions.

4. RESULT AND DISCUSSION

4.1. Overview and Key Issues in Housing PSU Provision in Lamandau Regency

Lamandau Regency is one of the regencies in Central Kalimantan Province, with Nanga Bulik as its capital. Geographically, Lamandau is located in the western part of Central Kalimantan and directly borders West Kalimantan Province. Lamandau was officially established on August 3, 2002, through an administrative split from West Kotawaringin Regency. The Lamandau Regency Government functions as a local extension of both the central and Central Kalimantan provincial governments. It is led by a Regent and Vice Regent, supported by the Regional Secretariat, regional apparatus organizations, and other agencies/units responsible for sectors such as education, health, the economy, infrastructure, and population administration. Settlement growth in Lamandau is driven by population growth and increasing economic activity, and it tends to concentrate in urban areas, especially in Bulik District, while the availability of Housing Infrastructure, Facilities, and Public Utilities (PSU) continues to develop but varies across residential areas.

In general, the main problems in housing PSU provision in Lamandau, similar to challenges faced by many regions in Indonesia, include: (a) PSU quality that does not meet technical standards, reducing residents' comfort, particularly in subsidized housing where neighborhood road pavement and drainage are often substandard; (b) developers not completing PSU components in accordance with the approved site plan, resulting in housing areas that are not fully livable; (c) constraints in PSU asset handover, where the transfer of PSU from developers to the local government is hindered by weak, reactive supervision field inspection, which is typically intensified only when developers request handover, not from the early construction stage, leading to frequent non-compliance with standards, subsequent repair requests, and delays, while developers often show limited responsiveness after units have been sold; and (d) management and maintenance issues, where delays in asset handover create unclear authority and neglected PSU, and even after handover, limited local budgets can slow major rehabilitation.

Beyond these general issues, Lamandau faces more specific challenges: an imbalance between PSU availability and developers' compliance; geographic and technical constraints (e.g., soft soils or flood-prone conditions that require higher construction standards and costs); legal and administrative uncertainty in PSU asset ownership due to slow or incomplete handovers; and the need for stronger regulatory enforcement and supervision across all developer scales—from subsidized to large projects to ensure that PSU meets technical standards and that social and public facilities function properly.

4.2. Existing Conditions of Housing PSU in Lamandau Regency

Housing development in Lamandau has increased along with the rising demand for housing, including subsidized housing for low-income households (MBR). Several developers are active in Lamandau, as shown in Table 2.

Table 2. Housing Developers in Lamandau Regency (Research Results)

Housing Developer	Number of Housing Locations Built	Number of Housing Units
PT. Berkat Surya Mahakarya	5 locations	605
PT. Windu Karya Abadi	2 locations	155
PT. Bumi Parahyangan Mandiri	1 location	41
PT. Selo Emas Agung Abadi	1 location	55
PT. Mimbar Raudah Mubarok	1 location	100
PT. Yudhapathie Gifari Perkasa	1 location	91
PT. Panen Indah Jaya	2 locations	64
PT. Pandu Bintang Rejeki	1 location	175
PT. Mendawai Putra Mandiri	1 location	107

4.3. Developer List and PSU Implementation Issues

Across several housing areas, developers have generally provided neighborhood road access for residents' mobility. However, road conditions often do not meet technical standards; pavement quality is not optimal, and many roads show minor to moderate damage due to limited maintenance by developers. In some housing areas, drainage does not function effectively and does not meet technical standards because developers sometimes only create excavated drainage channels, which can trigger erosion and damage road structures. Temporary waste disposal facilities are also not optimal in several locations; some are placed too close to housing areas, causing air pollution and disturbance, whereas some housing areas do not provide such facilities (Kusia et al, 2023).

In terms of facilities, developer-provided services remain limited: education and health facilities are generally unavailable in built housing areas; parks and green open spaces are not well maintained; however, religious facilities (such as mosques and prayer rooms) have been provided and are used by residents. For public utilities, clean water networks are generally well provided through PDAM and bore wells, and electricity networks are typically available and functioning, with units connected to the PLN. Overall, these conditions indicate the need for stronger supervision, tighter compliance with approved site plans, and higher developer commitment to deliver PSU that meets standards to achieve livable, safe, and sustainable housing for Lamandau's residents (Permana & Rahdriawan, 2029).

4.4. Strategic Analysis

SWOT analysis is a strategic planning tool used to identify the Strengths, Weaknesses, Opportunities, and Threats of an organization or project. It helps assess internal conditions (strengths and weaknesses) and external factors (opportunities and threats) to design effective strategies, improve decision-making, and identify areas for improvement or growth. In this study, SWOT analysis was used to formulate strategies for the Lamandau local government to provide adequate housing PSU (Prastica, 2024).

Housing PSU provision is a key determinant of settlement quality in Lamandau, Borneo, Indonesia. The Department of Public Works and Spatial Planning, Housing and Residential Areas, and Land Affairs of Lamandau Regency plays a strategic role in directing housing development to meet feasibility and sustainability standards, and support community welfare. Therefore, SWOT analysis is positioned to identify internal and external conditions that influence the effectiveness of the department's implementation.

4.4.1. Strengths

The main strengths of the Lamandau Regency Department of Public Works and Spatial Planning, Housing and Residential Areas, and Land Affairs in ensuring the adequate provision of Housing Infrastructure, Facilities, and Public Utilities (PSU) are primarily grounded in its formal regulatory authority and institutional resources. One of the most important strengths is the existence of a strong legal foundation, particularly through the Regent Regulation, which clearly defines developers' responsibilities and the procedure for asset handover. This regulation provides the Department with a firm basis for

enforcing compliance and applying sanctions. In addition, a well-structured organization reflected in the presence of a dedicated unit or division specifically responsible for housing PSU demonstrates a clear institutional commitment and facilitates the assignment of accountability at each phase of the PSU process. Another critical strength is the Department's control over administrative and technical archives, such as site plans and technical documents. These data resources enable the Department to use standardized benchmarks to compare the planned "ideal" conditions with the actual field conditions, and they support efficient communication with developer associations and relevant institutions (Rohmah, 2021).

4.4.2. Weaknesses

Weaknesses are internal factors that can hinder the achievement of PSU goals. One major weakness is the limited number of field supervisors capable of verifying the quality and quantity of PSU across all housing developments in Lamandau. As PSU development needs continue to increase along with the growth of housing areas, the existing human resource capacity has not been sufficient to fully address these demands. Moreover, the supervision of developers has not been optimal. There are still housing areas built without adequate PSU standards and cases where developers have not handed over PSU assets to the local government as required. This situation is influenced by the limited number of field-inspection personnel. Another weakness is the lack of integration of housing and PSU data into a digital information system, such as a GIS-based platform. This fragmentation reduces the effectiveness of the planning and mapping. From the perspective of both the community and developers, understanding PSU adequacy standards and the asset handover mechanism also remains insufficient. This can lead to PSU quality falling below standards because of low awareness and compliance. In addition, the Lamandau Regency local budget (APBD) allocated for PSU oversight is limited. This financial constraint prevents the department from funding routine and thorough field inspections during the housing construction period. Budget limitations also worsen the situation after PSU assets are handed over, as routine maintenance is often far from adequate. Consequently, the technical department cannot promptly respond to and repair minor damage; small defects are left to worsen and accumulate into major deterioration, ultimately requiring far higher rehabilitation costs and longer time.

4.4.3. Opportunities

Opportunities are external factors that can be leveraged to strengthen PSU-provision strategies. Major opportunities arise from central government support through assistance programs such as housing PSU support for low-income households (MBR), the KOTAKU program, and special allocation funds (DAK) for sanitation and drinking water. These programs can help compensate for the limited regional funding. Simultaneously, rising investment and private-sector housing development provide room for the local government to establish strategic cooperation, including collaborative schemes between the government and developers in PSU provision. Technological advancements, especially GIS-based information systems, e-planning, and digital licensing, represent another opportunity to accelerate and improve PSU planning accuracy. These technologies create an opportunity to build an integrated database as a basis for decision-making. Additional opportunities arise from strengthening national regulations that increasingly emphasize the importance of PSU provision and improved housing governance, thereby supporting the Lamandau Regency Department in enforcing policies at the local level.

4.4.4. Threats

Threats are external factors that may hinder the effectiveness of housing PSU provision strategies in the future. Uncontrolled housing growth that does not consistently align with spatial plans is a major threat. If not properly managed, this can create a PSU backlog, generate spatial disorder, and increase the risk of substandard settlements. Lamandau's geographic conditions a large territory with varying accessibility—raise the costs of PSU development and maintenance, challenging equitable basic service provision. Economic conditions, both local and national, can affect implementation. When the economy weakens, developers may reduce construction quality or postpone their obligations to provide public PSU.

Another threat is rapid regulatory changes in building licensing and asset governance, which, if not anticipated, can create policy implementation gaps and misalignment.

Based on this SWOT analysis, the development of strategies for adequate housing PSU provision in Lamandau Regency requires stronger institutional capacity, improved supervision, and the modernization of data-driven planning systems. The Department's strengths can serve as a foundation to leverage major opportunities from central government programs and digital technologies, while weaknesses and threats must be addressed through improved regulatory quality, cross-sector coordination, and tighter control of housing growth.

4.5. Research Results: Strategy Directions Based on SWOT

Housing PSU provision is essential to ensure safe, healthy, and sustainable residential environments for the people of Lamandau Regency, Indonesia. In the context of growing housing areas and the need to improve residents' quality of life, the Lamandau Regency Department of Public Works and Spatial Planning, Housing and Residential Areas, and Land Affairs plays a strategic role in guiding housing development in accordance with basic infrastructure feasibility standards. The following strategic directions were formulated based on the SWOT analysis.

4.5.1. Strengthening Institutions and PSU Planning Governance

Building on existing strengths, the department is supported by a comprehensive organizational structure and adequate technical human resources. However, institutional effectiveness should be strengthened through integrated planning across units, such as Cipta Karya, Housing and Residential Areas, Spatial Planning, and Land Affairs. This integration enables alignment between spatial plans, land requirements, and basic infrastructure provision. Key strategies include strengthening internal coordination in preparing a PSU master plan, refining SOPs for PSU planning and handover, and establishing a dedicated coordination forum to address housing and settlement concerns. This will improve the department's capacity to plan PSU in a more directed and consistent manner

4.5.2. Modernizing Housing and PSU Information Systems and Databases

Complete and integrated data are critical for successful PSU planning. The weakness of an underdeveloped housing database can be addressed by leveraging digital technology. Developing a GIS-based Housing and PSU Information System is necessary to map existing housing locations, PSU needs, priority areas, and the condition of basic infrastructure. Through such a system, the Department can accelerate PSU needs identification, monitor housing development progress, and prepare more targeted work plans for PSU housing. Data modernization is essential for supporting evidence-based decision-making.

4.5.3. Optimizing Financing and Partnerships

Limited regional budgets are an internal weakness that should be addressed using alternative financing strategies. Central government support, such as the PSU program for MBR, housing sector DAK, and funding for sanitation and drinking water, should be maximized. The Department needs to proactively prepare proposals, technical documents, and clear needs justifications to access these programs.

4.5.4. Strengthening Supervision and Enforcing Developer Compliance

A core issue in PSU provision is the suboptimal supervision of housing developers. Threats such as uncontrolled housing growth and PSU quality below the standards can undermine settlement livability. The Department should strengthen supervision through: (a) establishing a PSU Monitoring and Evaluation Team; (b) technology-based oversight (geotagged photos and a monitoring dashboard); (c) creating a blacklist for non-compliant developers; (d) enforcing administrative sanctions in line with regulations; and (e) strengthening control at the licensing stage by integrating building approval (PBG)

with housing and PSU data. Strong oversight will ensure that developers meet PSU standards, from neighborhood roads and drainage to clean water and sanitation.

4.5.5. Improving Education and Participation of Communities and Developers

Low awareness among communities and developers regarding adequate PSU should be addressed through socialization and educational programs. The Department should implement capacity building focused on: minimum PSU standards; the PSU handover process; the community's role in monitoring housing development; and infrastructure maintenance after handover. Improving housing literacy will empower communities to demand better-quality housing while also encouraging developers to comply more consistently with regulations.

4.5.6. Developing a Lamandau Housing PSU Roadmap

To guide medium- and long-term policy, Lamandau needs a Housing PSU Provision Roadmap that includes a map of PSU needs by area, 5–10 years development priorities, technical standards and adequacy indicators, multi-source financing plans, and monitoring and evaluation mechanisms. This roadmap will help the department set a more systematic, measurable, and sustainable development direction.

5. CONCLUSION

The findings of this study indicate that achieving adequate and sustainable housing Infrastructure, Facilities, and Public Utilities (PSU) in Lamandau Regency requires the Department of Public Works and Spatial Planning, Housing and Residential Areas, and Land Affairs to shift its operational approach from reactive to proactive, integrated, and firmly grounded in legal enforcement. This approach is intended to address three core problems: slow bureaucratic coordination, limited regional budget (APBD) allocations for supervision and maintenance, and weak sanction implementation problems that are further aggravated by developers' noncompliance risks. Accordingly, this approach should be implemented through four key pillars. First, Strengthening Integrated Institutional Governance, which requires harmonizing Standard Operating Procedures (SOPs) for inter-agency PSU handover and establishing an Integrated Verification Team. Second, Enforcing Compliance and Financial Guarantees is operationalized through mandatory bank guarantees as a licensing prerequisite and the consistent application of strict sanctions (such as blacklisting). Third, Modernizing the Asset Monitoring System by developing a PSU Geographic Information System (GIS) to enable data management and technology-based supervision. Fourth, Optimizing Financing by maximizing central government funding sources and utilizing bank guarantees to rectify problematic assets. The effectiveness of this approach ultimately depends on leadership commitment to enforce binding SOPs and ensure that every PSU asset handed over meets feasibility standards, thereby enabling the creation of safe and sustainable residential areas in Lamandau Regency.

Ethical Approval

Not Applicable

Informed Consent Statement

Not Applicable

Authors' Contributions

Not Applicable

Disclosure Statement

The Authors declare that they have no conflict of interest

Data Availability Statement

The data presented in this study are available upon request from the corresponding author for privacy.

Funding

This research received no external funding.

Notes on Contributors

Mancini Pratama Timbung
Mancini Pratama Timbung is affiliated with Muhammadiyah University of Palangkaraya

REFERENCES

Arifin, A., Kadir, I., Hasan, L. O. A., & Ma'ruf, A. (2021). Studi Penataan Permukiman Pesisir Lamanggau Di Pulau Tolandono Kecamatan Tomia Kabupaten Wakatobi Sebagai Kawasan Wisata yang Berkelanjutan.

Aziyati, G. S. (2016). Perencanaan penyediaan prasarana, sarana, dan utilitas (PSU) perumahan oleh Dinas Tata Kota Bekasi. [Skripsi, Universitas Padjadjaran].

Bunyani, A. (2022). Optimalisasi pengawasan pemerintah dalam penyediaan prasarana, sarana, dan utilitas umum bagi pengembang perumahan di kota banjarbaru. *Tesis Master of Development Studies*, *1*(1).

Dewi, N. S., Wicitra, J. S., & Darajat, A. H. (2025). Implementasi kebijakan penyerahan prasarana, sarana, dan utilitas perumahan dari pengembang kepada pemerintah daerah. *Transgenera: Jurnal Ilmu Sosial, Politik, dan Humaniora, 2*(2), 134–149. https://doi.org/10.35457/transgenera.v2i2.4867

Handayani, A. D., & Yuliastuti, N. (2014). Identifikasi ketersediaan dan kualitas sarana prasarana lingkungan di urban fringe area Kelurahan Pudakpayung. *Jurnal Wilayah dan Lingkungan, 2*(3), 197–208. https://doi.org/10.14710/jwl.2.3.197-208

Ilmah, I. N. (2025). Implementasi kebijakan pemerintah daerah terhadap pemanfaatan penyelenggaraan bangunan gedung di Kota Parepare. [Skripsi sarjana, IAIN Parepare]. https://repository.iainpare.ac.id/id/eprint/11204

Irfan. (2023). Implementasi kebijakan persetujuan bangunan gedung di Kabupaten Sidrap (Analisis siyasah maliyah wal iqtishadiyah) [Skripsi sarjana, IAIN Parepare]. https://repository.iainpare.ac.id/id/eprint/6211/

Kusia, M., Susanto, H., & Mulyani, S. (2023). Implementasi Peraturan Bupati No 45 Tahun 2021 tentang penyerahan prasarana, sarana dan utilitas perumahan di Kabupaten Probolinggo. *MAP (Jurnal Manajemen dan Administrasi Publik), 6*(2), 138–147. https://doi.org/10.37504/map.v6i2.536

Permana, A., & Rahdriawan, M. (2009). *Studi ketersediaan sarana prasarana berdasarkan standar dan penilaian penghuni Perumnas Bukit Beringin Lestari Kota Semarang* [Karya ilmiah di repositori Universitas Diponegoro]. https://eprints.undip.ac.id/41033/1/adhityap05new.pdf

Prastica, E. P. (2024). *Analisis kualitas prasarana, sarana, dan utilitas umum (PSU) di kompleks perumahan Sleman, Yogyakarta* [Skripsi sarjana, Universitas Islam Indonesia]. https://dspace.uii.ac.id/bitstream/handle/123456789/54561/18511141.pdf

Rohmah, A. (2021). *Implementasi Peraturan Daerah Kota Bandung No. 7 Tahun 2013 tentang penyediaan, penyerahan, dan pengelolaan prasarana, sarana, dan utilitas perumahan dan permukiman ditinjau dari siyasah dusturiyah* [Skripsi sarjana, UIN Sunan Gunung Djati Bandung]. https://digilib.uinsgd.ac.id/40668/