

Implementation regulation minister work general and housing area people number 05/Prt/M/2016 regarding building construction permits in gayo lues regency

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Abstract

This research discusses the importance of Building Construction Permits (IMB) in creating safe building layouts and for land use. The IMB provides legal recognition and protection for land and buildings and allows building owners to process business and location permits. However, in Gayo Lues Regency there are still many buildings without IMB, even those built on sidewalks, changing the function of the sidewalk, and not complying with the initial application. This research aims to analyze the implementation of Minister of Public Works and Public Housing Regulation Number 05/PRT/M/2016 in DPMPTSP Gayo Lues Regency and the inhibiting factors. The research method used is descriptive with qualitative analysis, involving observation, interviews, documentation, and literature study. The research results were tested with George Edward III's Policy Implementation theory, showing that implementation had been carried out but was not optimal. Obstacles involve aspects of communication, limited human resources, minimal disposition, and ineffective bureaucratic structures. Suggestions involve collaboration between DPMPTSP and the PERKIM Service in outreach to the community, increasing the quantity and competency of human resources, providing budgets and incentives, as well as improving coordination with relevant stakeholders.

Keywords: Implementation, building permit regulations

Introduction

As a developing country, Indonesia is a country with a fairly high level of development, in line with the rapid population growth rate. The consequence of this fairly high population growth is that it requires the development of various facilities to serve the increasing interests of society (Afandi & Erdayani, 2022) ^[1]. This causes development in all sectors of life to be very important in supporting the development of a country, especially in today's modern life. Development that can support human livelihoods, such as housing, buildings, health facilities, educational facilities, and other facilities, has become a demand that must be met. This development will have a positive impact which is then expected to bring prosperity to the community (Hukum, 2014) ^[9].

The process of constructing a residence, building, or other structure requires careful planning from both individuals, the private sector, and the government (Haeba *et al.*, 2021; Wrihatnolo & Dwijowijoto, 2006) ^[7, 19]. If a development is not planned properly, the development may hurt the surrounding environment, including floods, fires, and building collapse, and it can also cause environmental damage and loss of life. In this case, supervision and control from the government are needed so that the impact of the development carried out does not damage the environment and harm the community. In connection with this, the government is required to be able to regulate the course of development, especially physical development, by establishing regulations regarding procedures for implementing development to create dynamic conditions (Pane & Yuliani, 2012) ^[13]. Constructing a building not only requires good and thorough planning but also requires permission from a regional authority. A building construction permit (IMB) is a permit issued by the

government to a building owner to change, construct, or renovate an existing building, and maintain the building by administrative and technical requirements (Kadir & Tarigan, 2018; Sari, 2018; Syukurman *et al.*, 2021) ^[10, 15, 18].

The building construction permit aims to control and supervise every development so that it creates a good order, a comfortable, safe atmosphere that has economic value, a place for social activities, as well as a legal umbrella for its residents (Darwis, 2019) ^[5]. Building construction (IMB) is expected to be used as a standard for adapting buildings to the surrounding environment, constructing houses or other buildings in a planned manner will guarantee environmental conditions, therefore every recognition of someone's rights to a building must be based on strong evidence and is valid according to law (Chairi *et al.*, 2019; Gürbilek, 2013) ^[4, 6]. Without written evidence or recognition before the law regarding the legal object, it becomes invalid. So the existence of an IMB will provide certainty of legal guarantees to the public, therefore about licensing services, especially the building permit (IMB) policy, the government is trying to create an optimal system. One form of effort to improve public services to the community, especially in administrative services, is the establishment of a Stop Integrated Service for processing various permits, one of which is building construction permits. The One Stop Integrated Service itself aims to create a service process that is fast, easy, transparent, and measurable by applicable standards so that people do not have to worry about going directly to the agency/department that authorizes licensing (Hedyanti & Fathurrahman, 2022; Pane & Yuliani, 2012) ^[8, 13].

In the implementation of obtaining a building construction permit, some conditions must be fulfilled by the community as contained in Law Number 28 of 2002 concerning

Buildings, in article 7 paragraphs (1), (2), and (3) which states that in constructing a construction and buildings must meet specified administrative and technical requirements, namely land ownership, building ownership and permits as well as building design and building condition requirements. Apart from that, the Government also issued a Regulation of the Minister of Public Works and Public Housing Number 05/PRT/M/2016 concerning Building Construction Permits to regulate the direction of development so that environmental sustainability is maintained (Ratna, 2020)^[14]. Gayo Lues Regency, one of the regions in Aceh Province, is experiencing physical development which is marked by the growth of buildings and housing. Based on Law Number 4 of 2002, this district is located at 03° 40'26" - 04° 16'55" N latitude and 96° 43' 24" - 97° 55' 24" E longitude, with an area of 5,549.91 km². This district is often referred to as the "Land of a Thousand Hills". Initially, it consisted of 5 sub-districts, 12 Mukim, and 69 villages, but underwent changes according to Qanun Number 3 of 2007 which resulted in 11 sub-districts, 25 Mukim, and 144 villages.

The area is located at an altitude of 100-2000 meters above sea level, with 56.08% of the area being at an altitude of 1000-2000 meters and 43.93% being at a slope above 40%, part of which is part of the Gunung Lauser National Park. The population in 2011 reached 81,382 people, with Blangkejeren District being the largest (30.71%) and Pantan Weather District being the smallest (4.38%). The population density that year was 14.66 people/km², with Blangkejeren District having the highest density (57.18 people/km²) and Pining District having the lowest density (3.27 people/km²). The Gayo Lues Regency Government has given authority to the Gayo Lues Regency Investment and One-Stop Integrated Services Service (DPMPTSP) to handle building construction permits (IMB), as part of the implementation of the Building Construction Permit policy. However, even though there is a one-stop integrated service provision, the Gayo Lues Regency DPMPTSP is only responsible for issuing IMB letters, while recommendation permits remain the authority of the Housing and Settlement Areas Service. Regulations regarding IMB in Gayo Lues Regency refer to Minister of Public Housing Regulation Number 05/PRT/M/2016, but in practice, there are still obstacles.

These obstacles include the lack of public awareness in managing IMBs, which is reflected in the decrease in the number of IMB processing applications from 35 applications in 2022 to only 11 applications in 2023. The majority of IMB processing is focused on business interests, while for private houses there are still many people who build without IMBs. Apart from that, there are problems such as buildings built on sidewalks, building designations that are not by application, lack of disclosure of information on building permit processing procedures, less efficient services, and a lack of support from adequate facilities and infrastructure. Cost constraints incurred by the community are also a factor that influences IMB processing.

In previous research, several aspects related to the issuance of Building Construction Permits (IMB) in various regions have been explored. Research by Endah Setiyorini from Sultan Syarif Kasim Riau State Islamic University in 2013 discussed the factors that caused delays in IMB issuance services at the Dubai City Investment and Integrated Services Agency. Research findings show that the IMB issuance process still requires improvement, with factors such as regulations and capabilities causing the delays. As a

solution, it is recommended to carry out regular meetings, staff training, and increased supervision (Setiyorini, 2013)^[16]. Furthermore, research by Syukurman, Andi Muhibbuddin, and Zainuddin Mustafa in 2021 regarding the implementation of the IMB policy at the Pangkep Regency Investment and One-Stop Integrated Services Service (DPMPTSP), shows that policy implementation has not been effective, mainly due to limited resources and lack of political support. Likewise, Montgomery Werbal's research in 2021 in Ambon City, highlighted the lack of compliance with regulations by employees and low discipline in carrying out IMB letter services (Syukurman *et al.*, 2021)^[18]. Finally, research by Muhammad Darwis in 2021 in North Mamuju Regency concluded that the implementation of the IMB policy there was already underway, but not optimal due to the lack of changes desired by the community and limited resources. The conclusions of these various studies provide an overview of the obstacles and recommendations for improving the implementation of IMB policies in various regions (Darwis, 2019)^[5].

This research aims to overcome problems that have been identified by previous research. First, this research analyzes the implementation of Minister of Public Works and Public Housing Regulation Number 05/PRT/M/2016 concerning Building Construction Permits in the Gayo Lues Regency Investment and One-Stop Integrated Service (DPMPTSP) Service. This analysis aims to evaluate the extent to which these regulations have been implemented and implemented in practice in the region. Apart from that, this research also has a second aim, namely to analyze the factors that hinder the implementation of the Minister of Public Works and Public Housing Regulation Number 05/PRT/M/2016 concerning Building Construction Permits in the One Stop Investment and Integrated Services Service (DPMPTSP) Gayo Lues Regency. By analyzing these inhibiting factors, it is hoped that this research can provide a deeper understanding of the obstacles that can influence the effectiveness of implementing these regulations at the local level. Through this research, it is hoped that solutions or recommendations can be found to improve the implementation of these regulations and improve the process of granting building permits in the Gayo Lues Regency.

Research Method

This research uses a qualitative approach with descriptive analysis methods, aiming to provide a complete and detailed picture of the various phenomena studied. A qualitative approach is used to describe the current state of the research subject/object by utilizing observable facts, to understand phenomena such as behavior, perception, and motivation to act. This research aims to obtain a general understanding, which emerges after analyzing the phenomena that are the focus of the research and concluding the form of a general understanding of these facts (Sugiyono, 2021)^[17].

The qualitative descriptive method was chosen because it can cover more aspects than other research methods. The research process involves asking questions, collecting specific data from participants, and analyzing the data. This research is descriptive and explanatory, providing a detailed description of the background, nature, and characteristics of the cases investigated (Sugiyono, 2021)^[17]. The aim is to gain a deeper understanding of the implementation of Minister of Public Works and Public Housing Regulation

Number 05/PRT/M/2016 concerning Building Construction Permits in the Gayo Lues Regency Investment and One-Stop Integrated Services Service, as well as to identify the factors that hinder the implementation.

This research was carried out at the Gayo Lues Regency Investment and One-Stop Integrated Services Service (DPMPTSP), which is located in Buntul Tajuk Hamlet, Bustanussalam Village, Blangkejeren District, Gayo Lues Regency, Aceh Province. The research will be carried out from November 2023 to January 2024.

Research informants, as explained by (Bah *et al.*, 2020a, 2020b) ^[2, 3], include several types, namely key informants, main informants, and additional informants. Key informants are individuals who have knowledge and background information that is important for research. The main informants are those who are directly involved in the social interaction being studied, while additional informants are those who can provide information even though they are not directly involved in the interaction.

This research uses purposive sampling to select informants who can provide comprehensive, relevant, and complete information to the research objectives. A total of four informants were involved, namely the Head of the DPMPTSP Integrated Services Division, the officer who handles IMB services at DPMPTSP, the IMB administration officer at the Housing and Settlement Area Service (PERKIM), and the community requesting building permit services. By involving various parties who have different roles and knowledge, it is hoped that the information obtained can provide a comprehensive picture of the implementation of Regulation of the Minister of Public Works and Public Housing Number 05/PRT/M/2016 concerning Building Construction Permits in the Department of Investment and Integrated Services One Door Gayo Lues Regency.

The research uses observation, interviews, and documentation studies to understand the implementation of Minister of Public Works and Public Housing Regulation Number 05/PRT/M/2016 in the Gayo Lues Regency Investment and One-Stop Integrated Services Service. Data analysis was carried out using the interactive model of Miles and Huberman (1992), through four steps: data collection, data reduction, data presentation, and concluding. The research aims to provide an understanding of the implementation of building permit regulations and the factors that influence them in the Department (Miles *et al.*, 2014) ^[11].

Results and Discussion

Implementation of Regulation of the Minister of Public Works and Public Housing Number 05/PRT/M/2016 concerning Building Construction Permits in DPMPTSP Gayo Lues Regency

Implementation of public policy is a crucial step in realizing the goals that have been planned through public decision-making. In this research, the implementation of Minister of Public Works and Public Housing Regulation Number 05/PRT/M/2016 concerning Building Construction Permits in the Gayo Lues Regency Investment and One-Stop Integrated Services Service (DPMPTSP) is the focus of analysis. Researchers use George Edward III's Theory, as presented by Nugroho, that there is no universal policy implementation model, and each public policy requires a different approach. The dimensions proposed by George

Edward III are considered relevant by researchers as an analysis guide, highlighting crucial aspects in the implementation of the policy. The results of field interviews indicate that the implementation of IMB in DPMPTSP Gayo Lues Regency is influenced by various aspects. It is hoped that synergy and effectiveness in managing these aspects can optimize policy implementation and achieve policy goals optimally. George Edward III's theory (Nugroho, 2023) ^[12], is used as an analytical framework to explore the dynamics of policy implementation.

A. Communication.

1. Information Transmission

The research highlights efforts to disseminate information on building permit (IMB) policies in Gayo Lues Regency's DPMPTSP. Despite utilizing electronic media, interview results indicate varied perceptions among the public regarding the effectiveness of socialization efforts. Challenges such as limited budget and government focus on urgent issues like stunting and COVID-19 hinder the effectiveness of IMB socialization. Addressing these challenges requires a review of budget allocations and outreach strategies to ensure comprehensive dissemination of IMB-related information. Achieving a uniform understanding within the community is essential for smoother implementation of IMB policies, benefiting all stakeholders.

2. Information Clarity

Despite facing challenges such as the lack of internal meetings, implementers within the DPMPTSP and PERKIM Service demonstrate a solid understanding of Building Construction Permit (IMB) regulations and procedures. Both agencies emphasize the importance of internal coordination through regular meetings to discuss IMB-related issues. Additionally, effective communication with relevant agencies ensures harmonious implementation of IMB policies. Despite obstacles, the performance of implementers remains commendable, supported by a strong foundation of understanding and coordination. Through continued internal coordination and effective communication, smoother implementation of IMB policies is expected with full support from all involved parties.

3. Information Consistency

Implementers at DPMPTSP and PERKIM Service acknowledge their good internal understanding of Building Construction Permit (IMB) activities. However, there's inconsistency in conveying information to the public due to limited direct socialization in the community and lack of formal coordination between agencies. Although there's good communication in the file submission process, overall information consistency needs improvement for a uniform understanding of IMB policies. Efforts to enhance socialization and coordination between agencies are crucial to reduce ambiguity and improve public understanding of IMB. Communication plays a vital role in policy implementation to reduce distortions. Observations highlight indicators such as information transmission, clarity, and consistency in socialization and coordination efforts by implementers at DPMPTSP Gayo Lues Regency. Internal communication on building permit regulations is lacking, with socialization mainly through social media and intermittent information dissemination. However, there's

clarity in understanding regulations among implementers, without conflicting policy messages.

B. Resource

An important condition for the functioning of an organization is ownership of resources. The resources or "resources" referred to by Edward III are things that include staff, information, and facilities. Among all things related to resources, the indicators of staff, information, and facilities are the things that are considered to have the most significant influence towards policy implementation. Insufficient resources will result in planning failure and results not being as expected (Nugroho, 2023)^[12].

1. Human Resources (HR) / Staff

There is a discrepancy between informants and the community regarding the adequacy of Human Resources (HR) in implementing the building permit (IMB) policy. While some informants, particularly from DPMPTSP and the PERKIM Service, advocate for more personnel due to increasing workload, others believe the current workforce is adequate, especially with the online service system's efficiency. A comprehensive evaluation is crucial to determine whether additional human resources are necessary to enhance the efficiency and effectiveness of IMB policy implementation. This evaluation may entail workload analysis, response to permit requests, and skills training to build capacity. By considering diverse perspectives, a balanced solution can be devised to improve IMB service quality without overburdening existing resources.

2. Information

Implementation of the Building Construction Permit (IMB) policy faces significant obstacles in terms of the lack of information needed for training and developing Human Resources (HR) competencies. According to implementers at DPMPTSP and PERKIM Service, special training regarding IMB has not been carried out, and the availability of relevant information is still very limited. While there are views stating the sufficiency of information, it is important to highlight the real need for implementer involvement in IMB-specific training.

This condition shows the need for initiatives to increase implementers' understanding of the latest regulations in line with changes in policy dynamics. By identifying information gaps and involving implementers in relevant training, their ability to better implement IMB policies can be improved. This can make a positive contribution to the efficiency and quality of building permit services, as well as ensure that implementers have a deep understanding of the latest regulations in force.

3. Facility

Limited supporting facilities, including budget, infrastructure, and equipment, pose significant challenges to the effective implementation of IMB policies. Constraints in budget allocation hinder activities such as field surveys, training, and procurement of necessary equipment at both the DPMPTSP and the PERKIM Service. Despite differing opinions among the public, the majority of informants agree that facilities such as computers, printers, and internet networks are insufficient, and the allocated budget falls short of operational needs. Effective policy implementation

relies not only on clear and consistent communication but also on adequate resources. Observations and interviews conducted by researchers reveal that human resources, information availability, and facility resources are critical indicators in implementing building permit regulations. Regarding human resources, it is evident that there is a shortage of staff and a lack of professional expertise, particularly in technical teams for building measurements at the PERKIM Service. Furthermore, implementers lack comprehensive information about building permit policies, and they have not received skills training or capacity building from either regional or central governments. Moreover, inadequate budgetary support from the regional government is reflected in the insufficient facilities and infrastructure currently available to support implementation activities.

C. Disposition

1. Bureaucratic Appointments

IMB policy implementers at DPMPTSP Gayo Lues Regency showed good responses and actions as well as a high commitment to policy implementation. They consider this task as part of the commitment stated in the SK, with a job description that requires providing the best service. High commitment was also expressed by implementers at the Department of Housing and Settlement Areas (PERKIM), where they stated that obstacles did not reduce their commitment to their work, even though they faced various obstacles. The community who requested permission also provided support for the implementer's commitment, saying that the officers were quite friendly and responsive to the community's needs.

2. Incentive.

The incentives provided to implementers of the Building Construction Permit (IMB) policy are minimal and insufficient. With a very limited budget, existing incentives are only allocated to special Online Single Submission (OSS) officers, excluding IMB processing officers. These implementers receive only their monthly salary without any additional incentives, even for tasks such as building measurements. Some officers must cover their own expenses, particularly for distant survey locations. Despite their positive disposition and commitment, the lack of incentives poses a significant obstacle to policy implementation.

Implementers' attitudes play a crucial role in policy implementation effectiveness. Positive attitudes generally lead to supportive actions, while negative attitudes may hinder implementation due to conflicts of interest or other reasons. In this context, bureaucratic appointments and incentives influence implementers' actions. Despite their positive attitude towards IMB regulations, the absence of incentives affects their motivation and innovation in policy implementation.

D. Bureaucratic Structure

1. Bureaucratic Structure (SOP)

In the context of the Bureaucratic Structure related to Building Construction Permits (IMB), there are discrepancies in information regarding Standard Operating Procedures (SOP) and related regional regulations, which shows challenges in disseminating consistent information. Several informants expressed confidence that the IMB SOP

already exists is standard, and can be accessed via the DPMPTSP website. However, some informants did not know for certain the existence of the SOP, creating confusion and differences in understanding within the internal bureaucracy.

Differences in understanding are also reflected in the perspective of the IMB applicant community, which shows a lack of uniformity in the information conveyed to them. Some communities expressed uncertainty regarding the existence of the IMB SOP, creating doubt in their permit application process. Moreover, there is an impression that the government has not provided enough outreach regarding IMB to the public, indicating the need to increase communication efforts and disseminate information regarding regional regulations and IMB SOPs.

2. Fragmentation (Diffusion of Responsibilities).

Responsibilities for implementing Building Construction Permit (IMB) policies are divided between DPMPTSP and the Department of Housing and Settlement Areas (PERKIM), but coordination between these agencies is not optimal. While both implementers and the community view IMB support positively for increasing Original Regional Income (PAD) and community welfare, there are weaknesses in inter-agency coordination.

The bureaucratic structure plays a crucial role in policy implementation by mobilizing resources to achieve goals. Fragmentation or distribution of responsibilities and the availability of regulations or Standard Operating Procedures (SOP) are key aspects of bureaucratic structure. In Gayo Lues Regency, there is an SOP for building permit flow, but it lacks effective socialization, leading to varied interpretations among implementers and the community. Although there are attempts to delineate responsibilities in DPMPTSP documents, coordination between implementers remains minimal, particularly with related stakeholders.

Overall, the implementation of building permit regulations at Gayo Lues Regency's One-Stop Integrated Service Investment Service (DPMPTSP) has not been optimal or effective due to inadequate coordination and socialization of SOPs among implementers and the community.

Factors Inhibiting Implementation of Regulation of the Minister of Public Works and Public Housing Number 05/PRT/M/2016 concerning Building Construction Permits in DPMPTSP Gayo Lues Regency

Based on interviews conducted with informants, factors inhibiting the implementation of Minister of Public Works and Public Housing Regulation Number 05/PRT/M/2016 concerning Building Construction Permits in DPMPTSP Gayo Lues Regency can be identified. The results of interviews with informants regarding inhibiting factors are as follows:

a. Communication

There is minimal dissemination of information to the public regarding the Building Construction Permit (IMB) regulations. This can be seen from the results of interviews conducted with informants who were not aware of the implementation of information dissemination activities in the form of socialization carried out by the Gayo Lues Regency Investment and One-Stop Integrated Services Service (DPMPTSP) or related stakeholders such as the Housing and Settlement Area Service. There has not been

intense communication between implementers at the DPMPTSP and implementers at the Department of Housing and Settlement Areas regarding the implementation of building permit regulations, this can be seen from the communication that occurs only regarding obstacles in the field. The dissemination of information carried out by the Gayo Lues Regency Investment and One-Stop Integrated Services Service (DPMPTSP) has not been consistent. This is based on socialization activities which are only carried out through social media and data and information updates regarding IMB are also not carried out continuously.

b. Resource

The existing resources at the Gayo Lues Regency DPMPTSP which include human resources, information, and financial resources or facilities are an inhibiting factor in implementing the Building Construction Permit policy in Gayo Lues Regency, this is based on Implementing Human Resources which are still limited in terms of numbers, including This includes the lack of technical human resources or the Professional Team of Building Measurement Experts at the PERKIM Service. There are no activities in the form of skills training or capacity building regarding building construction permits. The lack of financial resources available at the Gayo Lues Regency DPMPTSP and the PERKIM Service has resulted in a lack of facilities and infrastructure supporting the building permit policy, such as computers which are still shared with other officers at the DPMPTSP, the absence of other supporting facilities such as mobiles for carrying out field surveys in PERKIM Department. Currently, the only supporting facilities available are activity stationery.

c. Disposition

In the disposition aspect, the obstacle or obstacle in implementing Building Permit regulations is the lack of incentives given to implementers. This can be seen from the current budgeting which does not include a budget for incentives for implementers, where we know that one way to encourage implementation actions is by manipulating incentives. Apart from that, another inhibiting factor is that there has been no monitoring and evaluation carried out by DPMPTSP or the PERKIM Service regarding the Building Construction Permit policy, so there is no benchmark that can be used as a reference for the success of the activities that have been carried out.

d. Bureaucratic Structure

Bureaucratic structure is a factor that is no less important in implementing a policy. In the implementation of Building Permit regulations, the thing that is an obstacle in the aspect of the bureaucratic structure is that the existing SOPs or Standard Operating Procedures have not been properly socialized so implementers and the public have different views regarding the flow of processing Building Permits. There is still a weak coordination system for implementing the division of tasks between the DPMPTSP and the PERKIM Service, where up to now no formal coordination has been carried out regarding the implementation of building construction permit regulations.

Apart from the inhibiting factors mentioned above, there are external factors that become obstacles in implementing the Building Permit Regulations, namely:

1. There is no emphasis or sanctions from the Regional Government on people who have not processed building permits so the regional government is deemed not to be serious about implementing the building permit regulations.
2. The current regulations regarding building construction permits, namely regarding PBG, are considered inadequate as a reference for the legal basis for activities, especially as the latest regulations regarding PBG are still being drafted by the Regional Government, so the latest technical guidelines for building construction permits are not yet available.
3. There is no data on the number of houses that do not have an IMB in the Gayo Lues Regency because there are no human data collectors either at the PERKIM Service or at the DPMPTSP.
4. Retribution fees for building permits are considered by the community to be too burdensome for the community so the community is reluctant to take care of the IMB.

Conclusion

Implementation of Regulation of the Minister of Public Works and Public Housing Number 05/PRT/M/2016 concerning Building Construction Permits in DPMPTSP Gayo Lues Regency has been implemented but is not running optimally. This is reflected in the activities carried out, including the dissemination or dissemination of information on building permit activities on social media, holding internal coordination meetings at DPMPTSP regarding permits and building permits, as well as high commitment in the form of support from implementing human resources in implementing building permit regulations.

Factors inhibiting the implementation of Regulation of the Minister of Public Works and Public Housing Number 05/PRT/M/2016 concerning Building Construction Permits in DPMPTSP Gayo Lues Regency include minimal outreach to the community, lack of communication with relevant stakeholders, and the absence of general dissemination of building construction permit information. Apart from that, there are limited numbers and quality of implementing human resources, a lack of facilities and infrastructure, a lack of incentives, no socialization of SOPs for building construction permits, and a lack of monitoring and evaluation of mediation policies. The lack of emphasis or sanctions from the Regional Government on people who have not obtained building permits is also an obstacle. The latest regulations regarding building permits are considered inadequate as a legal reference because they are still being drafted, and data on the number of houses that do not yet have an IMB is not available. The fees for building permits are considered too burdensome for the community, causing unenthusiasm in processing the IMB.

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