

ABSTRACT

An Assessment of the Comfort of Living in Rusunawa Gebang Raya, Tangerang City, Based on the Livability Concept

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The population growth rate for Tangerang City obtained from BPS data for Tangerang City for 2020 to 2022 shows that Tangerang City has the second highest population growth rate among regencies and cities in Banten Province, after Tangerang Regency. This will also affect the demand for housing, which is increasing from year to year. As a result, land prices will rise as the population increases due to space constraints. Even if poverty persists in big cities, it will also lead to the emergence of slum settlements in these cities. The problem of slum settlements is rampant in almost every city in Indonesia. One of the government's efforts to overcome this problem is the procurement of flats. In fact, the low-income flats, which should be a solution to improving the quality of settlements for low-income people (MBR), have not optimally addressed these issues and problems, including the Gebang Raya Rusunawa. Thus, the feasibility of Gebang Raya Rusunawa needs to be evaluated based on the concept of livability. The methods used in this research are descriptive qualitative and Importance Performance Analysis (IPA). The results of this study illustrate that there are several sub-variables from both physical and non-physical aspects that need improvement and quality maintenance. Even so, the assessment of the Gebang Raya Rusunawa infrastructure is good, both from the occupants' perceptions and measurements.

Keywords: *Flat, Livability, Importance Performance Analysis (IPA)*

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