


Implementation of Baubau Mayor Regulation on Building Boundary Guidelines

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Article Info	ABSTRACT
Keywords: Policy implementation, Building Boundary Lines	The purpose of this study is to determine the Implementation of the Baubau Mayor's Regulation Policy on Boundary Line Guidelines in Baubau City. The research method is descriptive qualitative. Data collection techniques use observation, interview and documentation techniques. The data used are primary data and secondary data. Data analysis techniques include data reduction, data presentation and drawing conclusions. The study shows that the implementation of the Mayor's Regulation policy Number 56 of 2022 concerning boundary line guidelines in Baubau City has been implemented, although there are still some obstacles in the field. This can be seen from the Standards and Policy Targets that are clear and easy to understand will be implemented well and more regularly, planned, organized, Adequate resources help in implementing a policy properly, effectively, the character of the policy implementers must be tough and strict to make the community obey the applicable legal sanctions, communication of the policy implementers is quite good, the disposition of the policy implementers related to spatial planning is good but sometimes gets rejection on the grounds that the policy is not appropriate, the socio-cultural environment in the implementation according to the character of the community towards accepting policies from the government is more open.
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INTRODUCTION

Based on the statement of the Head of the PUPR Office of Baubau City, it was explained that for every building construction activity, the community must first take care of and obtain a Building Construction Permit in accordance with applicable provisions. According to the Head of the PUPR Office, there are several things needed in building construction, including clarity on the status of the land in question, in accordance with the City Spatial Plan, having a Building Construction Permit (IMB), and monitoring of building technical standards/normalization. The determination of building boundaries is carried out by the Baubau City government by considering aspects of security, health, comfort, convenience, as well as balance and harmony with the environment.

Empirically it is known that some developments that do not comply with spatial planning regulations are developments that do not consider certain zones or spatial functions such as development around airports, development of stalls or housing in protected areas

such as forests or agricultural land that should be protected, such as in the Sorawolio fort area, or development of warehouses and livestock in residential areas that cause pollution. Another example is the use of land that does not comply with the established spatial plan, such as the development of stalls in front of Bulog warehouses, stalls in front of Bataraguru Village, and development on the banks of the Bataraguru River. Normatively The Baubau City Government has issued a Regional Regulation on Building Permits and a Mayoral Regulation on Guidelines for Building Boundaries. However, in reality, there are still problems found in the field, including permits that are always late and many violate the Building Boundary Lines that have been determined. Related to this, based on observations by researchers and explanations from the Head of Spatial Planning, who explained that many developments in Baubau City still utilize excess space, especially along the roads in the Bataraguru, Tomba, Wale, Batulo, Baadia, Lipu, and Kotamara areas, many of which do not comply with the rules, current conditions certainly affect the width of the road, the distance between buildings becomes close, overlapping, or even crosses the road boundary. If the front of the building or in front of the building is a one-way road, then the calculation of the road axis limit for the boundary line is to the end of the road. Meanwhile, if the front of the building is a two-way road, then the calculation of the road axis limit is in the middle of the road or on the median of the road. Not to mention the low level of public awareness that causes people to build following the lines of old buildings with the reason "they can do it, but we can't", so they build based on the distance from old buildings that existed long before the Regulations regarding building boundaries were issued, even before the founding of Baubau City itself.

Policy implementation according to Van Meter and Van Horn in Kasmad (2020), explains that policy implementation is an action taken by either individuals/officials or government or private groups, which is directed at achieving the goals in policy decisions. What is done has a similar logic to the decision, and policy implementation requires a lot of manpower, funds, and organizational capabilities from what already exists. According to Van Meter Van Horn (Kasmad, 2020), the variables that influence the success of policy implementation that are of concern as described by Van Meter and Van Horn are (1) policy standards and targets, (2) resources, (3) characteristics of the implementing organization, (4) communication between organizations, (5) disposition or attitude of the implementers and (6) social, economic and political environment (Rulinawaty Kasmad; 2020). The researcher will examine the implementation of the policy of the Mayor of Baubau Regulation Number 56 of 2022 concerning the guidelines for the Baubau City Boundary Line using the Van Meter Van Horn Theory (1975) because the indicators are variables that are still lacking in the implementation of the rules on boundary lines in Baubau City.

Previous research has been conducted regarding boundary line guidelines and IMB. First Nuzula Hidayah Brilia Nissa (2016) who studied building violations with a case study of building boundary line violations in Gajah Mungkur Village, Semarang City. The results of the study showed that the factors that caused people to build buildings exceeding the Building Boundary Line (GSB) in Gajahmungkur Village were low legal sanctions, limited number of Satpol PP personnel, limited facilities and infrastructure, especially operational vehicles, public ignorance about regulations prohibiting the construction of buildings and buildings exceeding

the GSB, and individualistic community culture. Second, Muchamad Taufiqur Himawan, et al. (2022) who studied the Identification of the application of building boundary line (GSB) regulations on Jalan Kelapa Gading in North Jakarta. The results of the study showed that out of 765 buildings on Jalan Boulevard Raya, 39.7% of buildings violated GSB regulations. The impacts of building boundary line violations that occurred were congestion, minimal open space, parking activities on the road, and the loss of pedestrian paths. Third, Supernatural S. et al (2012) who studied Building Expansion Violations in Housing Complexes in Surabaya City. From the results of the study it was found that it was initially built in accordance with the provisions of the Surabaya City spatial plan. However, after being occupied, the house was expanded to the front which exceeded the Building Boundary Line (GSB). The expansion that was not in accordance with the GSB caused the building to become untidy; reduced yards and open spaces; and blocked the view for buildings on corner lots.

The three studies mentioned above examined the problem of violations of boundary lines, but did not examine more specifically the specific aspects of policy implementation, especially according to Van Meter and Van Horn (1975) who said that policy implementation...it will be influenced by the policy dimension. Based on the focus of the research above, the purpose of this study is to describe or describe. The size and purpose of the Implementation of the Baubau Mayor's Regulation policy on the Baubau City Boundary Line guidelines, Factors that influence the Implementation of the Baubau Mayor's Regulation policy on the Baubau City Boundary Line guidelines.

METHOD

This study uses a qualitative design. This study is to describe data that is the result of data collection through interviews, observations, document studies. The reason for using qualitative research is because qualitative research is not limited to data, objects, or research procedures, but qualitative research is easy to define and easy to understand.

Data sources can be obtained from institutions or environmental situations, informant subjects, institutional documentation, agencies, historical or other documentation, between relevant and irrelevant (Mukhtar; 2022). There are two sources used in this study, namely Primary and Secondary. To determine the number of informants in this study, key informants were previously determined where a key informant was taken based on certain criteria. Bungin (2022: 41) through considerations including:

1. People who have personal experience relevant to the problem being researched.
2. The person concerned is of adult age.
3. The person concerned is neutral and has no personal interest in badmouthing other people.
4. The person concerned has extensive knowledge regarding the problem being researched.

Based on the above limitations, the key informants in this study are the Head of the PUPR Service, and the Head of the relevant Spatial Planning Division, Spatial Planning and Supervision Staff, and the community. The researcher compiled a list of questions and

interviewed parties related to development policies that are guided by the boundary lines in Baubau City. The researcher will also conduct direct observations in conducting the research.

The data collection techniques used in this study were Interviews, Observations, Documentation/Document Studies and Data Combination (Triangulation). The data analysis technique used by the researcher is the data analysis technique according to Miles and Huberman (Sugiyono; 2022) that the activities in data collection analysis are reduction, data display and conclusion drawing/verification.

RESEARCH RESULTS AND DISCUSSION

Implementation Baubau Mayor's Regulation Policy on Boundary Line Guidelines

Policy implementation can begin when the goals and targets that were originally general in nature have been detailed, action programs have been designed and a certain amount of funds/costs have been allocated for realizing those goals and objectives. Implementation of the policy connects between policy objectives and their realization with the results of government activities. This is in accordance with the view of Van Meter and van Horn (Grindle, 1980: 36) that implementation is building a network that allows public policy objectives to be realized through the activities of government agencies involving various stakeholders. Implementation is considered the main form and a very decisive stage in the policy process. To measure the performance of policy implementation, it must emphasize certain standards and targets that must be achieved by policy implementers. Policy performance is basically an assessment of the level of achievement of these standards and targets. According to Van Meter and Van Horn (Kasmad, 2020), there are six variables that influence policy implementation, namely: (1) policy standards and targets, (2) resources, (3) characteristics of the implementing organization, (4) communication between organizations, (5) disposition or attitude of implementers and (6) social, economic and political environment.

a. Policy Standards and Targets

Based on research and interview results, it is also known that one of the regional planning activities by supervising GSB and GSP in accordance with Mayoral Regulation No. 56 of 2022 concerning building boundaries is a sustainable development program where the policy targets in this program are:

1. Policy Building boundaries aim to create order, security and comfort in development, as well as maintain balance and harmony with the environment, by setting a minimum distance between buildings and land boundaries.
2. Creating Order in Land, Buildings and the Environment:
The building boundary policy aims to regulate spatial planning and development to be in accordance with the planned function of the area, so that order is created in land use, development and the environment.
3. Maintain Security and Safety:
By having a minimum building distance limit, this policy helps reduce the risk of fire, flooding and other hazards that may arise from irregular construction.
4. Improving Comfort and Balance with the Environment:

This policy ensures that development does not disrupt the comfort of residents and maintains ecological balance, such as by providing green open spaces and maintaining the beauty of the environment.

5. Ensuring Availability of Open Space:

Building Boundary Lines (BSB) help ensure the availability of adequate open space, such as streets, yards, and green spaces, which are important for the quality of life and public health.

6. Basis for Planning and Control:

Building boundary policies serve as a basis for planning and controlling land ownership and control, implementing development, and preserving the environment.

7. Preventing Haphazard Development:

This policy prevents people from building houses or buildings carelessly, so that settlements can be present neatly, safely and comfortably.

8. Water Resources Protection

In the context of river and lake boundaries, this policy aims to protect water resources, prevent erosion, and maintain the quality of the water environment.

b. Resource

The implementation of a program in a policy must be supported by resources that help in the implementation of the policy so that it runs smoothly. These resources are the main key to the success of the implementation stage of the policy. If the contents of a policy have been communicated consistently and clearly, but if the implementer lacks resources to implement the policy, the implementation will not run effectively. These resources can be realized as human resources, namely the competence of the implementer, financial resources or equipment/infrastructure. Without support from resources, a policy will only be data that is displayed on paper. At the time of implementation, a policy needs to be supported by resources that can contribute to providing positive and useful support in implementing a policy. Adequate resources will certainly help in the implementation of a policy so that it runs well, effectively, optimally and efficiently.

1. Human Resources

a. Quantity

From the interview, the quality of human resources has a significant effect on the effectiveness of the PUPR organizational performance. Effective implementation of work will improve ASN performance which will ultimately improve the performance of OPDs as a whole, especially GSB spatial planning. Therefore, the PUPR Service always makes efforts to improve the quality of its human resources, both through training and education, which are expected to increase the effectiveness of work implementation, which will improve the performance of the PUPR Service. From the study, it can be seen that the quality of ASN in the Baubau City PUPR Service. It appears that the majority of the Baubau City Public Works and Spatial Planning Department staff already have a bachelor's degree (S1), namely 41 people or 67.21%, followed by a high school education level of 9 people or 14.75%, and a postgraduate degree (S2) of 7 people or 11.48%.

2. Budget Resources

Based on the research, it is known that basically the responsibility for preparing the budget and implementing other budgeting activities lies with the Head of the Service, and is responsible for the overall OPD activities, but this is also the responsibility of the Secretary of the Service as the person in charge of administration. Thus, the task of preparing and compiling the budget and other budgeting activities does not have to be handled by the Head of the Service. The results of the study also found that budgeting in the PUPR Service of Baubau City involves each Sector, each of which is in charge according to the type of activity that is adjusted to the budget of each sector which is the target for achieving the program for the following year. From the study, it is known that the budget for the program related to spatial planning is Rp. 6,594,063,085, - this is far from the total PUPR budget and only 8.23% with a broad work program target, namely:

1. Water Resources Management Program (SDA);
2. Drinking Water Supply System Management and Development Program;
3. Wastewater System Management and Development Program;
4. Drainage System Management and Development Program;
5. Building Arrangement Program;
6. Building and Environmental Planning Program;
7. Road Maintenance Program;
8. Construction Services Development Program;
9. Spatial Planning Implementation Program

From the research, it is known that the IMB/PBG compliance ratio indicator is 100% of the target of 55.09%. This achievement is supported by the maximum implementation of programs, activities and sub-activities related to this target, namely the Building Arrangement Program. In this program, there are activities for the Implementation of Building Construction in the Baubau City Area, Granting of Building Permits (IMB) and Certificates of Building Function Suitability, where throughout 2024 there were requests from the Community in managing PBG as many as 192 PBG recommendations issued. In the indicator, the number of information documents on the suitability of space utilization to the RTRW is 336 documents from the target of 224 documents. This achievement is supported by the maximum implementation of programs, activities and sub-activities related to the targets of Spatial Planning, Buildings and the Environment.

In spatial planning, there are activities of Coordination and Synchronization of Regional Spatial Utilization Control which regulate the suitability of spatial utilization for the Community who will build buildings so that the Development to be carried out is in accordance with its designation and in line with the existing RTRW. The study also found that Public Awareness of spatial control can be seen from the number of technical consideration recommendations issued throughout 2024 as many as 336 Recommendations.

Based on the results of the study and the table Overall, the author interprets that with budget indicators supporting the sources used in its implementation are quite adequate. Where ideally a policy can be successfully implemented if supported by existing resources,

both human resources and financial resources to be able to implement all the objectives of the existing policy.

c. Characteristics of the Implementing Organization

Agentexecutorin enforcing this spatial planning policy includes all human resources involved in implementing this policy regulation. This is important because the implementation of spatial planning policies, especially GSB and GSP, will be greatly influenced by the right characteristics and suitability of the implementers. This is related to the context of the policy being implementedonSome policies require firm, strict and disciplined policy implementers. In other contexts, democratic and persuasive implementing agents are needed. In addition, the scope or area of the area is an important consideration in determining the policy implementing ASN. Based on current research, a firm commitment is needed in implementing spatial planning policies, because currently there have been many violations of spatial planning which have resulted in irregular development patterns, this is also in accordance with the explanation of KAdis and Secretary of the PUPR Service of Baubau City explained thatThe main characteristics of a bureaucratic structure are: *Standard Operating Procedures*(SOP). SOP PUPR as an internal response of Dians PUPR to the limited time and resources of the implementer for uniformity in working in all complex fields and widespread areas. Routine SOPs are designed for situations that may hinder changes in policy because they are not in accordance with new situations or programs.

System fragmentation mainly comes from outside the PUPR OPD, such as legislative committees, interest groups, executive officials, constitutions and the nature of policies that affect public bureaucratic organizations. Fragmentation is the spread of responsibility for a policy area among several organizational units. The more actorsinvolvedin this particular spatial planning policy and the more interrelated their decisions are, the less likely the implementation of this spatial planning policy is to be successful. In the study, it was found that this happened and there were several development areas that were not in accordance with the rules but when enforced they clashed with conscience, for example the construction of community stalls whose roofs exceeded the sidewalk and many developments that were not in accordance with the GSB policy but until now there has been no action because they prioritize the heart in enforcing the rules, not to mention the interference of officials and certain people in backing the development that was not in accordance with the reasons for livelihood. This is very ironic between the rules and the heart in enforcing the policy.

d. Inter-Organizational Communication

Based on research, it is known that the main benefits of communication between PUPR OPDs and other government OPDs are:

1. Increased Efficiency and Coordination

Effective communication allows PUPR OPD and other OPDs to share information, resources, and knowledge, so as to increase efficiency and coordination in implementing tasks and programs.

2. Synergy in Public Service

With good communication, PUPR OPDs can work together synergistically to achieve more optimal public service goals.

3. Better Decision Making

Smooth communication allows PUPR OPD to obtain input and information from various parties, so that it can support more comprehensive and effective decision-making.

4. Preventing Conflict and Problem Solving

Effective communication can prevent conflicts or disputes between OPDs, and help resolve problems that arise constructively.

5. Improving the Quality of Public Services

With good synergy and coordination, the quality of public services provided by OPD can be improved.

6. Improving PUPR Organizational Performance

Good communication can improve the overall performance of the PUPR organization, because the PUPR service can work more efficiently and effectively.

7. Building Trust

Transparent and open communication can build trust between PUPR OPDs and other OPDs with the community.

8. Improving Understanding

Effective communication can improve understanding between OPDs regarding their respective tasks, functions and programs.

From the research results, other benefits of PUPR Service communication in running its programs are that individuals can understand their individual positions in the PUPR organization, can strengthen relationships between members and leaders of the PUPR organization, facilitate the achievement of PUPR organizational goals in terms of achieving policy programs, make ASN adapt and position themselves well in the organization, know the duties of a leader towards members in the PUPR organization.

In the study it was found that Understanding organizational communication can make us as individuals aware of the tasks as a leader or member in a government organization, this awareness can improve the work and effectiveness of the PUPR organization to achieve the goals that have been set together. In addition, communication in the PUPR organization makes leaders and members aware that they can facilitate all visions in the PUPR Service. With the ability to communicate in the organization, it will build a flow of information and the same understanding between each other. Therefore, according to the PUPR leadership, it must emphasize the importance of communication.

e. Disposition or Attitude of the Executors

From the research, it is clear that attitudes and understanding of policy objectives are important. Because, when the implementers of the Mayoral Regulation No. 56 Challenges the GSB Guidelines do not fully understand and even reject the standards and objectives of this policy, ASN as implementers in the field may be wrong in taking actions that fail to implement this Mayoral Regulation policy, because they reject what is the policy objective on the grounds that this policy has not or is not appropriate to be implemented in the local area. On the other hand, deep acceptance of the objectives of the Mayoral Regulation No. 56 of 2022 concerning the GSB Guidelines, carried out responsibly, is a great potential for the success of the

implementation of this policy. Ultimately, the disposition of the implementers can influence the implementation (performance) of the policy. The lack or limited intensity of this disposition can lead to the failure of policy implementation. Based on research, it is also known in several cases that the attitudes or tendencies of the implementers are not optimal because the policies implemented are not the result of the formulation of local residents who know the problems that occur, but the policies implemented are top-down policies that allow decision makers not to know the problems that must be resolved in the lower sector.

f. Socio-Economic and Political Environment

From the research based on the assessment of each factor that influences the implementation according to the van Meter and van Horn model in Subarsono (2019), the following will conclude that overall, the assessment of the implementation of spatial planning policies that are guided by boundary lines in the category is still quite good. Although quite good, the implementation of Mayoral Regulation Number 56 of 2022 concerning Building Boundary Line Guidelines is not yet optimal because there are still factor-factors that influence implementation in the field. Clarity of program implementation that is not yet supported by strict regulations, delivery of management implementation instructions, information received by the community, resources that are not yet adequate and budgets that are still not maximized to finance the socialization of the policy, perceptions of the success of spatial planning, understanding of the apparatus regarding the objectives of spatial planning, public awareness as implementers, social conditions of the community, political conditions in the city of Baubau are factors that support the implementation of policies on spatial planning related to GSB and GSP.

Factors Influencing the Implementation of the Mayor's Regulation Policy Baubau on Boundary Line Guidelines.

Based on the research results in implementing the policy program, especially related to GSB by the Baubau City government must have obstacles that make this policy not optimal. Based on study, the problems often faced by the PUPR Department of Baubau City in the program of implementing building boundary lines in development activities in Baubau City are as follows:

1. Funding Limitations

From the results of the interview, it can be concluded that the work program related to the policy of handling the order of development based on building boundaries that has been carried out has been carried out but has not been maximized and is carried out in stages due to budget limitations. Currently, all supervision activities and programs will be carried out in stages according to the available budget.

2. Still Lack of Resources

From the research, it is known that for the PUPR Office of Baubau City, training is a very important process in providing competent and qualified ASN to meet the needs of work standards. Of course, it will have a positive impact on the performance of the PUPR organization if it has competent workers/ASN. Unfortunately, the PUPR Office of Baubau City still lacks in terms of the number of qualified employees and employees in their fields, so that there are still civil servants who do double work or placements that do not match their skills

so that they are not so optimal in terms of professionalism, in terms of work planning policies too, there are still many programs that have not sufficiently provided for the needs of improving ASN performance with training. The gap between the large need for personnel regarding training and the facilities for providing training services at the PUPR Office is currently being overcome by doing one of which is e-learning-based training which is currently also being used due to technological developments and its effectiveness for use today. From the research results, it is also known that currently the PUPR Service still lacks field officers, especially supervisors, so the PUPR Service is still working together with the Civil Service Police and Sub-districts/Wards in enforcing regulations and supervision, considering that the PUPR Service cannot always supervise the community and considering that Baubau City is so large.

3. Lack of Coordination

In the research of PUPR Service of Baubau City in carrying out the function of the government's role, there has been a lot of coordination both with the internal PUPR Service and other OPDs, but it is still considered not optimal because all work program activities in PUPR Service of Baubau City are not evenly distributed, and the role of sub-districts and villages is only to help temporarily, while in the government itself, the nature is to make people independent in the sense that the community is invited to be independent with their respective abilities in following all applicable rules, but that independence is only for a certain time. Most people will follow the rules when supervised, once the government that is present as a supervisor has left, the community tends to return to its original state. This often happens in market areas and other trading areas. Another obstacle here which is included in technical communication obstacles is the limited facilities communication. Viewed from a technological perspective, these obstacles will be reduced with the emergence of new discoveries in the field of communication technology and information, so that communication channels can be relied on and are efficient as a communication medium. Based on the research, it is also known that the types of technical obstacles in the PUPR service from communication. Among them are the absence of a clear work plan, lack of information or an explanation for some parties, especially the community, Lack of digital map reading skills, inappropriate media selection so that it is not accessed evenly by the community.

4. Lack of Legal Support

Based on the research results, it is known that there are still many. Our general understanding states that regional legal products made by regional governments cannot be separated from the national legal system. It is an important concern in making regional legal products, that legal products do not only look at the limits of formal competence or the interests of the region concerned, but must also see the potential impact on other regions or national interests. This regulation, apart from being a further elaboration of higher laws and regulations, is also a legal instrument made by the regional government in exercising its authority to realize the autonomy it has.

From the research, it is also known that the Mayor's regulation on the regulation of the boundary line has not determined the actions to be taken for the community who violate it, even though the essence of the mayoral regulation as a means of elaborating or concretizing

the law on the laws and regulations above it, only contains an instrument for delegating tasks based on assistance tasks for the regions requested assistance. This means that Baubau City no longer has a deconcentration relationship with higher government units, so the Baubau City Mayoral Regulation as an elaboration of the Regional Regulation and higher laws and regulations, is only possible in assistance tasks. If the existence of this Mayoral Regulation policy is viewed from the perspective of legal science, then several main studies can be found, including the analysis of the process, determination, supervision, which are clearly the duties and responsibilities of the region and the Government is obliged to implement the rules in it so that the implementation of spatial planning policies, especially Mayoral Regulation No. 56 of 2022 concerning the Baubau City Border Line guidelines, is more optimal in its implementation.

In this study it is also known that to obtain maximum results of spatial planning policy implementation by not ignoring procedural aspects, because this concerns the procedures and procedures for implementing regulations normatively. Ignoring this aspect can cause substantial aspect defects, concerning the main material regulated in a policy (background, objectives and objects of making the Regulation). Ignoring this aspect means that there is no harmonization of will through aspirations with its maker. Technical aspects are also very urgent to be questioned, concerning the form and technical issues of compiling this policy Regulation as regulated in the provisions on the Technique of Compiling Legislation. It should be remembered, the existence of the Mayor's Regulation, because it is made by an independent (autonomous) government unit with an independent authority environment. Therefore, its testing of legislation is based on its authority environment so that it is ensured that the legal products implemented in the region are more optimally implemented

Discussion Of Research Results

Implementation of the Policy of the Mayor of Baubau Regulation Number 56 of 2022 concerning boundary line guidelines in the field are as follows:

Policy Standards and Targets

SuccessThe implementation of a policy implementation is also closely related to several aspects of policy makers' considerations, commitment with high consistency of policy implementers, and target behavior. A policy is followed by actions taken to achieve policy objectives. The implementation of this policy is also based on the RPJMD and the Baubau City Renstra document. This Renstra is expected to be used as a guideline and direction in efforts to achieve the development targets that have been set, where development is the planning of the arrangement of the height distance and elevation of buildings both on a single building scale and groups of buildings in a larger environment.

Based on the research, several policies of the PUPR Service were found in overcoming the problems of development and spatial planning with the Baubau City Building and Environmental Plan which are intended to control the use of space, building and environmental planning in each zone of the region, as well as provisions for building and environmental programs, general plans and design guidelines, investment plans as areas that are central to activities in land areas that have the potential for very rapid development and growth. The need for anticipatory steps by the Baubau City government to respond to the

development and physical growth of areas in several zones of Baubau City and for the integration of development in office areas, residential areas and warehouse areas, as well as coastal areas and their connecting routes which are based on guidelines for environmental/area building planning (RTBL). This is intended to control the use of space, building planning and contains the main material for provisions for building and environmental programs, general plans and design guidelines, provisions for plan control, and guidelines for controlling the implementation of environmental/area development which are always guided by RBTL to provide architectural direction to technical plans/building designs that will be built in an area. So, it is hoped that it will be able to overcome change-changes in land use caused by land conversion, regional expansion and development of space requirements in accordance with the policies that are the objectives of implementing this policy.

The above findings are relevant to the findings Brilliant Guidance of Nissa (2016) on building violations. The results of the study showed that the factor causing people to build buildings exceeding the GSB was people's ignorance about the purpose of the building construction ban, so that which occurs beyond GSB. This study is also in line with Muchamad Taufiqur Himawan, et al. (2022) who studied the Identification of the application of building boundary line (GSB) regulations on the North Jakarta Road section which shows that the development of economic and business activities in DKI Jakarta has an impact on the high intensity of land use and the emergence of the purpose of violating building boundary line regulations, especially on the front of the building. The results of the study showed that of the 765 buildings on Jalan Boulevard Raya, 39.7% of buildings violated GSB regulations. Other studies Supernatural S. et al. (2012) who studied the purpose of Building Expansion Violations. From the results of the study it was found that it was initially built in accordance with spatial planning provisions. However, in its development after being occupied by residents, there was an expansion towards the front that exceeded the Building Boundary Line (GSB) which caused the building to become untidy; reduced front yard and open space; and endangered road users who were going to turn because their view was blocked by buildings on the corner lot.

All elements play a role in the implementation process so that it can be implemented optimally. Referring to Grindle in Ismail Nawawi (2020), the success of public policy implementation is influenced by two fundamental variables, namely the content of policy and the implementation environment (context of implementation) which have clear standards and targets that are easy for PUPR Asn to understand so that implementation is carried out properly. development is more orderly, planned, organized, and can increase the economic and aesthetic value of development based on boundary lines border buildings so that harmony is created between spatial structure and spatial pattern, a balance of growth and development between well-organized areas can be realized.

Resource

Based on Charles O. Jones and Edwar III (2019) programs in policies must be supported by resources that help in the implementation of policies so that they run smoothly. Resources are the main key to the success of the implementation stage of a policy. If the contents of a

policy have been communicated consistently and clearly, but if the implementer lacks resources to implement the policy, the implementation will not run effectively. These resources can be realized as human resources, namely the competence of the implementer, financial resources and equipment/infrastructure. Without support from resources, a policy will only be data that is displayed on paper. This is in line with research conducted Brilliant Guidance of Nissa(2016) who studied building violations. The results of the study showed that the role of HR in disseminating the Semarang City Regional Regulation on Buildings to the community as a prevention of building violations exceeding GSB. Other research by Muchamad Taufiqur Himawan, et al (2022) who researched Identification of the application of building boundary line (GSB) regulations and from the research results Supernatural S. et al. (2012) who studied Building Expansion Violations in Housing Complexes, the role of human resources must be maximized so that they know in the development of construction exceeding the Building Boundary Line (GSB). Violations committed by building owners must require more resources to be able to regulate all types of existing violations.

Budget resources in the PUPR Service are guidelines for action through its fields following the revenue, expenditure, transfer, and financing plans measured in monetary units for a certain year period. Based on the results of the study, the budget used by the PUPR OPD is quite adequate but still needs to be carried out in stages. Where ideally a policy can be successfully implemented if supported by existing resources, both human resources and financial resources, to be able to implement all the objectives of the existing policy.

Characteristics of the Implementing Organization

Policy implementation in the Implementation of policies by the PUPR Office of Baubau City with its spatial planning program, the PUPR implementing agent must be characterized as intelligent, understanding, obedient and strict to the rules of spatial planning guidelines and sanctions for violators. In addition, the scope or area of implementation of this policy also needs to be taken into account when determining the implementing agent, the greater the number of agents involved. Based on research and according to Van Meter and Van Horn (2019), several elements that may influence the PUPR Office in implementing policies: HR competence, Level of hierarchical supervision of decisions in implementing OPDs, Political sources of an organization such as support from legislative and executive members, Vitality of an organization, Level of communication with individuals outside the organization and Formal and informal links of an agency with "decision makers" or "decision implementers".

From the research results, it was also found that for each strategic position, the head of the division, and the person in charge of the program were occupied by people who had worked for more than three years and had field experience that was in accordance with the current program and position. The researcher saw that the placement of people in these strategic positions also proved the commitment of the PUPR service to provide good service. This is related to the context of the policy that will be implemented in some policies, it is required that the policy implementer be firm, strict and disciplined. In other contexts, a democratic and persuasive implementing agent is needed. In addition, the scope or area of the area is an important consideration in determining the implementing agent of the policy. Based on current research, a firm commitment is needed in the implementation of spatial

planning policies, because currently there have been many violations of spatial planning which have resulted in irregular development patterns, this is also in accordance with the opinion of K. The Head of PUPR of Baubau City explained that The main characteristics of the PUPR bureaucratic structure are: *Standard Operating Procedures* (SOP) and System Fragmentation. (Edward III, 1980) states that the more actors involved in this spatial planning policy, the more interrelated their decisions are, the less likely the policy implementation decision is produced quickly and the less likely it is to succeed. In the study, it was found that there were several development areas that were not in accordance with the rules but clashed with conscience in their enforcement, until now no action has been taken because currently the character of the PUPR Service organization prioritizes the heart in enforcing the rules, and other reasons that are very ironic between the rules and the heart in enforcing the policy. This is in accordance with the three (3) previous studies where each found violations in the policy which were then taken appropriate action in order to overcome the violations so that everything returned to its original state.

Inter-Organizational Communication

Van Horn and Van Mater (Subarsono 2019) stated that the objectives of the policy must be well understood by individuals (implementors). In this study, the policy according to Perwali Number 56 of 2022 concerning guidelines for building boundaries, the objectives must be understood by ASN as policy implementers. The PUPR Service is responsible for achieving policy objectives, therefore standards and objectives must be communicated to policy implementers and the government in general. With this clarity, ASN implementing the policy can know what is expected of him and knows what to do. Based on the research results, it is also known that the PUPR Service as a government, communication is a complex process where the process of transferring policies is in the form of orders or news downwards within the OPD or from one OPD to another OPD, and to other communicators, often experiences obstacles, both intentional and unintentional. If PUPR as a different source of communication provides different interpretations of the objectives of the Perwali 56 of 2022 policy concerning the GSB guidelines, or is full of conflict, then other parties as policy implementers will find an incident that is more difficult to implement a policy intensively due to differences in perception. Thus, effective policy implementation is largely determined by consistent communication to policy implementers. In addition, the better the coordination between the parties involved in the implementation of this policy, the smaller the errors will be, and vice versa.

The PUPR Service requires good communication with all other government OPDs. The importance of establishing good communication between OPDs is also able to realize the PUPR Service which is able to form ASN in it must be able to interact well with each other and establish good relationships with each other. Good PUPR Service communication is communication that is established with uniformity or similarity of opinion among communication actors, especially communication between government OPDs so that there are no disputes due to differences of opinion. PUPR organizational communication can run effectively when process communication is going on positively. This is in accordance with Edward III (1980) who stated that someone who has the task of delivering a message or

communicator can deliver the intended messages to the community or to the recipient of the message well. The PUPR Service always communicates with other OPDs such as sub-districts and villages regarding the implementation of spatial planning policies due to limitations of the PUPR Service.

This is also in accordance with three (3) previous studies that are known from the PUPR Service's communication in running its program is to make an ASN adapt and position themselves well in the organization, know the duties of a leader and member in the PUPR organization. Understanding organizational communication can make us as individuals aware of the duties as a leader or member in a government organization, this awareness can improve the work and effectiveness of the PUPR organization to achieve the goals that have been set together so that findings of violations of construction that are not in accordance with GSB, use of the road shoulder, development of buildings that violate can be coordinated together regarding what attitude must be taken towards the violations found, In addition, communication in the PUPR organization makes leaders and members aware that they can facilitate all visions in the PUPR Service. With the ability to communicate in an organization, it will build a flow of information and the same understanding between each other in the future.

Disposition or attitude of the implementers

Disposition is the attitude of ASN commitment to policies, especially executor who is the implementer of Perwali no. 56 of 2022 concerning GSB guidelines. This disposition includes the commitment, perception, and motivation of the implementer towards the policy being implemented, which can influence the success or failure of the policy. In the study, it was found that the existence of ASN as a policy implementing apparatus has a large role and determines the success of a policy in its implementation.

Based on the research, it can be seen that the attitude of ASN of the PUPR Service as the policy implementer is influenced by their views on the GSB and GSP policies and how they see the influence of the policy on the interests of OPDs and their personal interests and for the interests of the community. Referring to the opinion of Van Mater and Van Horn (2019), they explain the disposition that policy implementation begins with prior filtering through the perception of the implementer within which the policy is implemented.

This phenomenon is in line with research by Nuzula Hidayah Brilia Nissa (2016) and Suprapti Ds et al (2012) who researched violation Building construction and Muchamad Taufiqur Himawan, et al. (2022) who studied the identification of the application of building boundary line (GSB) regulations on road sections which both emphasize the importance of understanding about objective policy. Because when the implementers of this policy rule do not fully understand and even reject the standards and objectives of the policy and the direction of the policy disposition towards the standards and objectives of the mayoral regulation no. 56 of 2022 concerning the GSB guidelines, ASN as implementers in the field may fail to implement this policy, because they reject what is the goal of a policy on the grounds that this policy has not or is not appropriate to be implemented in the local area. On the other hand, widespread and deep acceptance of the standards and objectives of this policy and being responsible for implementing the policy, is a potential for the successful

implementation of the policy rules of the mayoral regulation policy regarding the GSB guidelines. Based on research in several cases, it is also known that the attitude of policy implementers in implementing the policy is not optimal, this is because the policy implemented is not the result of the formulation of local residents who know the problems that occur, but the policy implemented is a top-down policy that allows decision makers not to know the problems that must be resolved at the lower level.

Socio-Economic and Political Environment

From the research, it is known that economic differences in society are often used as factors and reasons for policies. The differences that exist are used as provocation material between one group and another. But the division will not occur if the community understands the meaning of Pancasila, and applies the values of Pancasila in the socio-cultural life of society. This is the basic thing that every society must have because we are a country of law, policies related to spatial planning GSB and GSP are legal products that must be implemented by all parties and accepted with well by the community. Referring to the opinion of Charles O. Jones (2018), he stated that socio-cultural dynamics continue to change and human life patterns continue to change. Social and cultural change can be explained as changes in people's lives, including cultural changes, where values and lifestyles have changed from traditional to modern. These changes cause changes in the social system, including values, attitudes and behavior of the community, so that the community's response to the Perwali policy no. 56 of 2022 concerning the GSB guidelines varies, and makes the implementation of this policy get different responses in each region. The more modern the lifestyle, the more people are apathetic and become indifferent to their surroundings. This is what happens if the policy is implemented in a modern area that is already apathetic to its surroundings. Technological advances also lead to almost all aspects of community life and will also change a person's lifestyle in interacting. They no longer care about what happens to other people except for themselves. Changes in social life are also marked by the entry of western culture among teenagers. The entry of this foreign culture is due to the ease with which people accept negative cultures that enter and the lack of knowledge values, as well as the lack of supervision.

in line with the research of Nuzula Hidayah Brilia Nissa(2016) and Suprpti Ds et al (20120 and Muchamad Taufiqur Himawan, et al (2022) who researched (GSB) which both emphasized the importance of punderstanding of policy objectives Because when theexecutorThis rule policy does not fully understand the direction of the policy disposition towards the standards and objectives of the policy that has been set by the government which can harm others, but they argue that this is all just to meet their needs without considering the interests of others, especially traders along the road due to economic factors, so that ASN as implementers in the field may fail to implement the policy because they prioritize humanitarian factors. In the study it was also found that in violations of the use of special roads in the Nugaraha and Wameo market areas, sometimes traders reject what is the purpose of a policy on the grounds that this policy is not appropriate to be implemented in the local area and because of circumstances.

Implementation assessment according to the van Meter and van Horn model (Subarsono, 2019) Therefore, the assessment of the implementation of Mayoral Regulation No. 56 of 2022 concerning boundary line guidelines can be interpreted as still quite effective, even though Not yet maximum because there are still factors that influence implementation in the field. Factor-factors that influence implementation Implementation of the Mayor's Regulation Number 56 of 2022 concerning boundary line guidelines in the field are as follows:

1. Funding Limitations
2. There is still a lack of Human Resources Skills
3. Lack of Coordination
4. Lack of Legal Support

CONCLUSION

Based on the discussion, the following conclusions can be drawn: Implementation of the Mayor's Regulation Number 56 of 2022 concerning guidelines for boundary lines According to the van Meter and van Horn model (Subarsono:2019), it is quite effective when seen from the following factors: *Policy Standards and Targets* which is quite clear, the same perception about the targets and objectives of spatial planning policy, *Resource* still limited in quality and quantity, financial resources have been budgeted, but are still limited so that the implementation of the policy program is still gradual, adjusted to the existing budget, Characteristics of the Implementing Organization which is tough and strict on the rules, makes the community obey the existing legal rules, Communication between Organizations is already running, The PUPR Service is communicating with all OPDs, sub-district and sub-districts under GSB supervision to build understanding related to the same policy, Disposition or attitude of the Implementers is implemented, but there are still obstacles to community acceptance who do not fully understand and some even reject the direction of the policy, there are multiple policies, Socio-Economic and Political Environments that are still different, getting different responses in each region according to the character of the community targeted by the policy, The more modern, the less caring, but inversely proportional to the quality of human resources and the economy so that acceptance of a policy is more open. Factors that influence the implementation Implementation of the Mayor's Regulation Number 56 of 2022 concerning boundary line guidelines in the field are as follows: Limited Funds, Lack of Human Resource Skills, Lack of Coordination, Lack of Legal Support, Based on the conclusions above, the researcher can provide the following suggestions: For other researchers who are interested in the same problem, it can be carried out in an integrated manner by the Regional Government, Private Sector and the community. The PUPR Service as a technical agency should have a more binding pattern of cooperation with OPDs and sub-district and village agencies regarding the enforcement and supervision of development.

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