

EVALUATION OF IMPLEMENTATION OF THE BUILDING PERMITS POLICY IN REGION

Cherry Amelia, Abyandi, and Hafiza Khairina

Andalas University

E-mail: Cherryamelia19@gmail.com, Abyandi04@gmail.com, khairinahafizah@yahoo.com

ABSTRACT

Building permits is one form of the control over the buildings in Padang. But so far, still there are so many buildings deviation. There are so many buildings that did not have license, long way to take the license and the process of making the license that take times caused so many people did not make their buildings' license. There is a policy about the building license for every buildings owner is started from 1990. This license is made by the licensing and supervision department of the city development until 2008. From 2008 until now, the responsibilities in making this license become the responsibility of department of spatial, building, and housing in Padang. Theory that is used in implementation theory that is found by Daniel Mamanian and Paul Sabatier that contains of three variables: 1) the characteristics of the problems, 2) The characteristics of the policy, 3) environment variables. The result of this research shows that the cause of the irregularity of the building in Padang that is caused by the old buildings that did not have the license. Meanwhile the department of spatial, building, and housing in Padang did not have any tasks to process those old buildings. Beside that, the narrow mindset and the low education level affected the willingness to make the license. It can make the implementation of Building permits license in organizing the city get a problem, because the old buildings that did not have license will be not detected. To solve this problems, it needs to do some repairing in the policy to complete the weaknesses in the implementation.

Key Words: Evaluation of the implementation, building license

Introduction

Spatial plan of the city is the policy that has a solid and legal basis of law that is strong and very binding in the form of local regulations so that people should follow the regulations in all of the development components. One of the way to minimize the deviations in the development process is by controlling the spatial by giving the building license to the people as on of the process in build the building. Because of that, the Padang government should make a rule that every building should have the building license to create the city spatial in order, organized, and well balanced as well as the organization of the buildings were immaculate, beautiful, comfortable in Padang.

Licensing in build a building is the license that is given by the local head to the building owner to build a new, or repair, expand, reduce, and/or caring the building in accordance or based on the regulations that is used. Building license is one the law product in making a

certain organization of the city so that it can make the immaculate, safety, comfortable, and also the law for the buildings. But in fact, through the pra-observation toward the building development in Padang can be said that it is not well organized and did not based on the city building plan. Most of them is caused by the house that is under control so that the house is not well organized based on the city building plan.

In making the license, there are some policies that control the proceure of the making of the license, it is Padang Mayor Regulation Number 13, 2011 about the retribution of a certain license, that rules about the retribution of the building license, in that regulations is explained about the fee to the building that will be made the license. Then, another regulations that rules the procedure of making the sicense, it is the regional gazette number 6, 1990 on building structure, in that regional gazette is explained clearly how is the mechanism of making the license starts from requesting the license, but it also set the sanction of the building that did not based on the license or did not have the license. Regional gazette in this context is kind of local regulations that is made by the local head. This regulations still kind of regional gazette because it was made for City in the second level in Padang.

Building Permits

Building lecnese is published on August 25th, 1949 for the first time, then in 1960, this building license become the responsibility of Public Works Service. In 2000 the merger between the Department of city planning and licensing department, where the licensiing become the responsibility of this department of licensing and city development control (DP3K). But right after the establishment of the organization and functioning of the regional office in the city of Padang regulations No. 16 of 2008 and then revised into regulation No. 14 of 2012, it has consequences for the Building permits are the responsibility of the Department of Spatial Planning, Building and Housing Padang.

Padang as the capital city of West Sumatra with an area of 694.96 km², or equivalent to 1.65% of the area of West Sumatra (Based on the data from BPS on February 18th, 2014). Padang, is including the city which has the largest population distribution in West Sumatra, compared to the city or other districts in West Sumatra. For more details, the data can be seen in Table 1.1. below:

Table 1.1. Population in West Sumatera based on the districts and cities

Districts/Cities		Population						
		2007	2008	2009	2010	2011	2011	2013
1	Kab.Kep. Mentawai	66.332	67.217	68.097	68.964	76.173	77.376	78.511
2	Kab.Pesisir Selatan	429.647	435.960	442.257	448.488	429.246	433.632.	437.638
3	Kab. Solok	347.288	351.515	355.705	359.819	348.566	351.976	355.077
4	Kab. Sijunjung	192.997	197.606	202.275	206.982	201.823	204.738	207.474
5	Kab.Tanah Datar	334.258	335.132	335.926	336.604	338.494	340.893	342.991
6	Kab.Padang Pariaman	381.803	384.536	387.195	389.735	391.056	394.143	396.883
7	Kab. Agam	426.767	428.345	429.822	431.153	454.853	459.487	463.719
8	Kab.Lima Puluh Kota	327.203	329.521	331.771	333.921	348.555	352.396	355.928
9	Kab.Pasaman	248.930	253.148	257.374	261.579	253.299	256.226	258.929
10	Kab.Solok Selatan	128.614	130.358	132.093	133.804	144.281	146.422	148.437
11	Kab Dharmasraya	170.347	175.573	180.915	186.354	191.422	195.103	198.614
12	Kab Pasaman Barat	322.356	327.788	333.192	338.567	365.129	371.000	376.548
13	Kota Padang	819.765	838.190	856.815	875.750	833.562	844.316	854.336
14	Kota Solok	55.784	57.120	58.473	59.837	59.396	60.301	61.152
15	Kota Sawah Lunto	53.327	53.913	54.307	54.685	56.866	57.493	58.068
16	Kota Padang Panjang	49.779	52.017	54.218	56.491	47.008	47.619	48.187
17	Kota Bukittinggi	102.515	104.278	106.045	107.805	111.312	112.912	114.415
18	Kota Payakumbuh	104.084	105.048	105.994	106.911	116.825	118.435	119.942
19	Kota Pariaman	70.356	70.499	70.625	70.726	79.043	79.992	80.870
Sumatera Barat		4.632.152	4.697.764	4.763.099	4.827.973	4.846.909	4.904.460	4.957.719

Source: West Sumatra in Figures (BPS West Sumatra Province from 2007 to 2013)

It can be seen from Table 1.1 that Padang has the largest population and the highest population distribution in West Sumatra. That's because Padang is the center of government, commerce, industry, education, tourism and others that would affect the population in Padang. Due to the increasing in the population in Padang, the city need a good arrangement in accordance with urban planning so it is not disturb the environment in urban areas and minimize conflicts in urban environments.

The spatial of Padang is not followed the long term plan that had been made. A lot of things related to the arrangement of the city that is not become the government's concern anymore. Based on the news in Padang Media on February 18th 2014, many houses are not in order, along with population growth in the city of Padang. One of the triggers of this irregularity in Padang is due to the issuance of building permit. This irregularities should be addressed through the issuance of building permit administered by the Department of Spatial Planning, Building and Housing Padang, because the building license issued by Department of Spatial Planning, Building and Housing Padang should refer to all policies related to the building license. If the building license is conducted in accordance with the regulations, and the people would also comply with relevant government policies permit, so that it will be able to arrange a good city spatial in Padang.

The urgency in the study of implementation evaluation building license was done so that development goals can be realized by making the layout of the city a comfortable, orderly and balanced. This study used a qualitative approach and descriptive type. Data collection techniques that is used were interviews and documentation. Informant selection technique is purposive sampling. To describe the evaluation of the implementation of the issuance of building permits or building license by the Department of Spatial Planning, Building and Housing Padang, the informant that is chosen was the informant who directly related to the implementation of the program in this case is the Department of Spatial Planning, Building and Housing Padang. The data will be analyze by using implementation model by Daniel Mazmanian and Paul Sabatier.

By using the implementation theory proposed by Mazmanian and Sabatier, it can be seen how the Evaluation implementation of Building Permit Issuance or building license by the Department of Spatial Planning, Building and Housing Padang. It also will be found factors and constraints which have caused the irregularity and inbalance in Padang.

Evaluation of Implementation Of The Issuance Of Building Permit/Building License

According Mazmanian and Sabatier (Solichin Abdul Wahab: 1991) "Studying the problem of policy implementation means trying to understand what happened after a program being enacted or formulated." They are the events and activities that was happened after the program was being encated, it can be related to the administration or another activities that give some certain effects to the society. This not only affects the behavior of the institutions

responsible for the target (target group) but also give the attention to various political forces, economic, social influence on state policy implementation.

Mazmanian explains that there are three variable factors that affect the successful implementation of the approach Mazmanian and Sabatier, they are: (1) Tractability of the problems, (2) Ability of the statute to structure implementation, (3) nonstatutory variables affecting implementation. (Mazmanian and Sabatier : 2012)

Difficulties in the implementation of the policy are there are some problems that appear. This relates to the characteristics of the problems that it can be easy or it can be controlled, so that according Mazmanian and Sabatier, there must be an understanding of clarity on technical problems aspects, the behavior that will be set is not too much, involving only a small group of people, and the scope of change in behavior from target group which is small. The following aspects will affect the implementing agency in the implementation of the issuance of building permit by the Department of Spatial Planning, Building and Housing Padang for the achievement of the objectives outlined in the variable conceptually easy or not the problem is controlled.

Mazmanian and Sabatier explain the technical difficulties are the difficulties to measure changes in the seriousness of the problems associated with the nature of the problem that is handled. it is seen how the issues involved, including whether the social problems that are technically easily resolved or in the category of social issues that are technically difficult to solve. The nature of the problem being addressed is the policy that will affect whether or not that policy will be implemented. The problems are handled through the building license in changing the behavior of target groups, which is considered as quite difficult things to be implemented because this policy is aimed to create spatial orderly and balanced that should be supported by every part of the city. Part of which is of course not only focused to the community, but involves all aspects of the environment of a city, including government policy makers, as well as a service implementor is Department of Spatial Planning, Building and Housing Padang.

The scope of building license policy is the whole people in Padang, they are certainly people who owns the building. Department of Spatial Planning, Building and Housing know a building that does not have a permit by conducting direct monitoring, for new buildings and buildings under construction, then with the presence or absence of a signpost Building permits mounted in that building and by asking directly to the building owner related to the building permit. Buildings that do not have a permit will be extremely detrimental to the owner of the building, if the building was hit by a government project because the building owner should let their building to be torn down. This will only happen if the building does not have a permit, whereas if the building has a permit, the building owners will get compensation for the building.

Department of Spatial Planning, Building and Housing also difficult to arrange the development in Padang, coupled with a culture that is not willing to comply with all regulations relating to the rules of levy and other levies. By looking at these conditions, it

should be a concern for policy-makers, further this consideration would be able to make the government enhance the people's level of compliance with its policy to do an approach to the society.

The level of technical difficulties of the problem can be determined by the following criteria:

1. The extent of policy, if the policy is extended to many people, the technical problems is quite difficult. It can be seen from the number of people in Padang who becomes the target of building license policy.
2. Differentiation in social level, it can be seen through public education, because the things that sets them apart is the mindset of the society itself.
3. Differentiation in the economy level, it is becoming one of the factors that may affect the technical difficulty of a problem, because the Building permits collect fees related policies that lead to economic factors into the considerations.

So it can be concluded that the technical difficulties problems in policy implementation of building license is to change the mindset of society to comply with the rules or policies that have been set by the government, this happens because of the tendency of people who will not be harmed by the building license retribution, but without realizing the future will also be detrimental to society if the community remains in disobedience in matters of management of Building permits.

According Mazmanian and Sabatier, technical difficulty is the difficulty in measuring changes in the seriousness of the problem is related to the nature of the problem that is handled. In this case we look at the case of Building permits, how the problems occurred, including whether the social problems that are easily solved or technically categorized as a social problem that is technically difficult to solve. And the researchers found was, building license is a social problem which is technically difficult to solve, this is because it is involving all sectors of society in Padang, which has every building, it means that almost all of the population is the targeted of the policies.

The diversity of the target group of building license policy implementation in Padang is concerning social and economic conditions of the people that there have different understandings toward the policy. Diversity can be seen from the variations in the behavior of individuals in handling the building license. Social and economic factors is one of the reason that people have different behavior in addressing the building license policies, this is because the fees for issuing the building license become a consideration for people in medium economic level, because their income sometimes just enough to fulfill their needs in everyday life.

The diversity of the economic level of the community is very influential on the quantity of people who make the building license. Most of the community is aware of the importance of building license even reluctant to make changes in their building license at the time of the development process, but further, for a building with building license will not make a

considerable problem later on, but when people understand the importance of the order and the convenience to improve the awareness of building license will present by itself. It becomes a consideration for the government at the time to evaluate the building license management policies, so then the building license will not only set the city well, but also able to consider the needs and capabilities.

According to the theory expressed by Mazmanian and Sabatier, the more diverse behavior will set difficulties to make the rules clear, thus more difficult to make the rules clear and becomes the less likely the policy objectives will be achieved. It means that the diversity of the group's behavior will have a great influence in the implementation of a policy. The target group of this policy almost the entire people in Padang, it means that the diversity of the group's behavior varies greatly, starting from differences in people's mindsets, differences in socio-economic status, and a difference of behavior of society, and this led to difficult to achieve the objectivity of the policy. This can be proved by the problems of city planning that has not been resolved to the maximum, ranging from buildings that do not have a license which can be seen from the number of calls issued Department of Spatial Planning, Building and Housing, the eviction process building on the edge of the road that could interfere with the widening of the road like a house along the 2 lines road in bypass, and the people who do the demonstration because their building is demolished, but did not get redress.

The proportion of the target group toward the total population in the sense that a policy or program will be easier to implement when the target only a certain group of people or just a fraction of all the existing population rather than the entire population of the target group concerning itself. The target group is people that takes care of building license in Padang. The percentage is judged from a comparison of the target group by the total population.

The findings is Department of Spatial Planning, Building and Housing not specify the target group of Building permits /building license, the people who take care of building license not become their target, they only have the building license retribution targets to be achieved every year. Researchers find that Department of Spatial Planning, Building and Housing only specify the budget targets to be achieved in issuing the permit, causing the staff work will be focused on the achievement of budget targets from the building license and ignores the purpose of the policy itself, although money is got from IMB is not their money and become locally-generated revenue.

As expressed by Mazmanian, the greater proportion of the target group, the more difficult the policy to be implemented. So does the building license, as there are many people in Padang, causing difficulties in Building permits policies to be implemented. Although the findings of researchers in the field that the last few years the realization of the building license levy has always exceeded the target. But there are still many buildings that do not have the license. Supposedly, one of the steps in creating the regularity of the town is to find flaws that occurred in the previous Building permits policy implementation as an improvement in the future. Then inability of the offices in record the people who have buildings that have stood previously, both the building new and old buildings, there should be

the improvement or evaluation in these stages, so that the building that does not have a building license is no longer an issue that needs to be made in the factors causing the irregularity in this city.

The scope of the expected behavioral changes regarding how to change the behavior of the target group expected with existing programs. A policy or program will be more easily to be implemented when the program is more cognitive and provide knowledge. Meanwhile, the program is changing attitudes or behavior of the community tends to be quite difficult to implement as well as to take care of this building license. Researchers see these indicators through some of the results of interviews with Department of Spatial Planning, Building and Housing staff.

The scope of the changes in expected behavior regarding how to change the behavior of the target group toward the Building permits policy is compliance with public building permits policy that the city can be well ordered, and no more problems arise with the onset of the unrest caused by the refusal of society to be moved because the building exposed the widening of the road and do not receive compensation. Besides of the data that has been described in the background related to the number of calls to people who do not have a building license can be concluded that changes in behavior and mindset of the people in the care of Building permits is still small, the evidence more details can be seen also from the number of people who take care of Building permits 2014, they are about 869 people. Mazmanian and Sabatier according to the requirements of the widespread changes in behavior or problems would be manageable if the level and scope behavioral changes are simple. Finally, based on the change of desired behavior, it can be concluded that the level and scope of the desired behavior change is quite large and would be difficult in the process of achieving the expected results in Building permits policies.

In principle, the policy framework is designed to structure the implementation process in addressing the problems and achieving goals. Mazmanian and Sabatier says that in structuring the process of the implementation so it is explained about the policy objectives, implementation agencies that meet policy requirements, the authority, financial resources and provide the participation of parties outside the implementing agency to participate. The following is the policy capabilities that permit issuance by the Department of Spatial Planning, Building and Housing Padang in structuring the process of policy implementation:

In this study, the clarity and consistency of policy content viewed from the Building permits Publishing policy objectives in creating good city plan. The overall objective of the policy is clear that in the process of the implementation, the implementor understand the policy and no deviation in the implementation of the policy.

Policies that ruled the issuance of building permit not only one, in issuing the Building permits should consider Perwako Padang No. 13, 2011 on levies a certain license, in Perwako that there is a setting related to the levy of building permits levied on granting building permits, later described how the process of the fee of levy for each building to be issued the license. And the last is local gazette number 6, 1990 on building structure, which is explained

how the mechanism Building permits issuance is, start from the request of the license, but it also set related sanctions against buildings that do not fit or do not have a license.

Researchers believe that this policy is clear enough to help the implementor in issuing the license because by following three policies, Building permits policy would not undermine the regional spatial plan of Padang. However, the problems that the researchers found was, policies related to building structure contained in the local gazette number 6, 1990 regarding the procedure of building is too old and no longer relevant to the conditions in today's society and no change to the policy, while partially most of those policies associated to building permits is written in the policy. In the local gazette, executor of building permits is still Licensing and Supervision Department of Urban Development, although there has been a change on education and the establishment of Department of Spatial Planning, Building and Housing through regulation number 16, 2008 on the establishment of the Office in Padang.

The policy related to the building permits used about 25 years without any changes, for the past 25 years there have been many changes in the spatial city of Padang, one was the earthquake that struck Padang in 2009 that threatened the existence of residents at the coast with the predicted Tsunami will happen in time that can not be predicted, therefore, the pattern of urban space will be changed to avoid the possibility of major damage caused by the disaster. Clarity of policy is necessary because according to Mazmanian and Sabatier, it is useful to provide assistance in the evaluation of policies, directives for enforcement officials from an ambiguous, and resources to support the policy objectives. It was concluded that the policy of building permits is not able to provide the proper sequence and clear instructions to the officials about implementing the policies governing due to the long and complicated process with a short time.

In building permits policy, the urgency is reaching an orderly and balanced city planning, related to this indicator, researchers wanted to see how the policy of building permits have a causality in organizing the town in order to achieve regularity and availability of empirical explanation or at least a theoretical support that building permits can structured the desired goal.

Department of Spatial Planning, Building and Housing Padang does not have specific guidelines that are able to structure the policy of building permits in achieving the objectives of those policies. The Implementor who has role in the process until the publication of an building permits hoped the presence of specific guidelines, at least technical and operational guidelines in issuing building permits in order for the objectives achievement of policy itself can be structured and more clearly.

As according to Mazmanian and Sabatier, a policy should contain a causal theory that capable to explaining the achievement effort of goals through the policy implementation. In the discussion it was found that in the implementation of building permits policy, does not have a sufficient causal theory yet for the achievement of the objectives and the desired changes since have not provided the adequacy of theoretical causal theory, the strategies and approaches, that have been able to contain the renewal efforts in the structured building permits policy in achieving the objectives policy to sets the city. The finding in the field can

explained that the Department of Spatial Planning, Building and Housing Padang did not have specific guidelines that are able to structure building permits policy in achieving the objectives of those policies. The Implementor who was tak a role in the process of publishing an building permits also feel overwhelmed by the process in the absence of specific guidelines that structured the policy building permits in achieving the objectives of the policy.

Whether the funds available in the implementation of the policy on the issuance of building permits has been accompanied by allocating sufficient resources or not. In addition this indicator can be seen from the source of the allocated funds. Thus the availability of financial resources allocation is expected to be able to support in the achievement of the implementation of the building permits policy of issuing.

Up to this point in the context of financial resource in publishing building permits did not experience mean constraint, this has been explained by some staff at Department of Spatial Planning, Building and Housing Padang. For implementor environment, they have no shortage of funds in implementing the policy of IMB, however for the community environment, the economic factor is very influential towards the process of publication of building permits, this is because building permits charge a levy on top of the buildings they build.

Mazmanian and Sabatier explains, the availability of funds on the threshold needed to open opportunities for the sustainability achievement of the objectives and the availability of funds above the threshold will be proportional to the achievement of the goal opportunities. Inadequacy of funds at the level of the threshold will cause difficulties in implementation of the program. The results indicated that the availability of funds in Department of Spatial Planning, Building and Housing Padang in issuing building permits have no constraints, while the problems that give rise to difficulties in the implementation of the building permits policy contained in community that asked for retribution over the building.

An important feature will need to posses a good policy according to Mazmanian and Sabatier is having the ability to combine the implementing agencies hierarchy because the major obstacle in the implementation of policies is the difficulty of getting the coordinated action. Alignment is needed to support the Agency's actions in common direction and executing the implementation of the policy. The implementing agency responsible for the implementation of the policy of building permits is Department of Spatial Planning, Building and Housing Padang city of Padang as implementor. Researchers found that coordination does not occur between satpol PP with Department of Spatial Planning, Building and Housing Padang, that should happen in a partnership between the two institutions, through a subpoena that decided the matter related to sealing or crashing down over the buildings that do not have a building permits though has done some calls. And the findings of the situation shows that the absence of direct coordination between the party service with satpol PP in doing city planning, only if there is a case that could not being controlled by Department of Spatial Planning, Building and Housing Padang they just collect the files and pass them to the Court for later being follow up.

The implementing agency or implementor of a policy should be given clarity of rules of consistency in order to not happen confusion which led to the failure of implementation. In this case it can be known whether policies set clearly related the issuance of building permits,

in which case the regulation in question is the local gazette No. 6 of 1990 about the layout of the building, as well as the *Perwako* Number 13 in 2011 regarding the licensing of certain levy so that goal makes the city tidy, orderly, balanced also a neat building layout, beautiful, comfortable and beautiful, where already the jobs and the function of the Department of Spatial Planning, Building and Housing Padang.

It can be concluded that there are already consistency rules on implementing the Agency's, but for clarity of the rules on implementing agencies haven't been able to provide adequate incentives in improving obedience of target group. This is because the implementor dealing directly with the building permits still experience difficulties in processing the building permits with rules that are quite difficult to grasp in the form of *Perda*, and the absence of any form of separate decisions by the implementor in providing ease of processing building permits by the officials of the organization with a relatively short time. This is not in accordance with the statement of Mazmanian and Sabatier that the clarity and consistency of the rules from implementor can provide adequate incentives for obedience of target group, and thus the clarity and consistency of the rules which is owned by the implementor is quite influential on the obedience of the policy target groups building permits.

One of the main factors in the success of the implementation of a policy is the existence of a strong commitment from the apparatus in carrying out its work. The commitment covers the seriousness and solemnity so that the application of a rule or policy can run well and accepted and followed by a goal from policies. We can know this indicator with the level of obedience implementor toward the issuance of building permits in Padang the commitment that includes the seriousness and solemnity of implementor in applying existing policy in the issuance of building permits.

Some building permits has been published by Department of Spatial Planning, Building and Housing Padang takes more than 30 weekdays, While in the Local gazette number 6 in 1990 article 12 of decision granting building permits written expressly in article 3 that the issuance of building permits no later than 30 days after the application for building permits given so it can be inferred that the implementor does not abide by the rules that have been set up in the building layout related to *Perda*.

The delay in the issuance of building permits is not only due to the slowness of the process of data verification by the Department of Spatial Planning, Building and Housing Padang, but also influenced by the ability and willingness of community in paying retribution. Not rarely found out that the length of the process due to a lack of building permits officials at the commitment of time. While according to Mazmanian and Sabatier one of the main factors the success of the implementation of a policy is the existence of a strong commitment from the apparatus in carrying out its work. The commitment covers the seriousness and solemnity so that the application of a rule or policy can run well and accepted and followed by a goal from policies. Thus the level of commitment of officials being a factor which led to the implementation of the policy of building permits have not so good results in setting the city of Padang.

Opportunities outside of the implementing agencies in the achievement of the objective policies affecting the issuance of building permits that may affect the achievement of the objectives of formal programs i.e. opportunities of external actors that influence the implementation. In the issuance of building permits it is possible for allowing formal access

from outside parties who are involved in the implementation. For example an NGO engaged in the Affairs of the disaster to facilitate the process of implementation. After disaster at 2009, the layout of Padang City changed, so the outside parties needed to be involved in creating spatial Padang city. A program will get a lot of support when outside groups, in terms of outside parties to policy makers as the community get involved in these policies and not only made them as the audience about the existence of a policy or program in their region.

The 3rd party that teaming up with Department of Spatial Planning, Building and Housing Padang was a consultant and planner that helps in the structure layout, thus Department of Spatial Planning, Building and Housing party simply helped because their work quite reduced and the publishing process of building permits has taken over in one stage. This is in accordance with the theories stated by Mazmanian and Sabatier that opportunities from outside of the implementor in the achievement of the policy objectives affecting the issuance of building permits may be able to affect the achievement of the objectives of the program formally. And the purpose in organizing the city's space structure helped by the existence of this 3rd party.

The difference in the conditions of social, economic and technology can affect the implementation of the policy. Based on the variations described Mazmanian and Sabatier that at least there are four possible that variations in social, economic and technological conditions can affect policy. First, variations in socio-economic conditions can affect the perception of how the relative importance of the problems dealt with policies, related to the level of seriousness of the problems encountered. Second, the success of a given implementation becomes more difficult because of variations in local socio-economic conditions. These variations produce insistence to produce flexible rules and a considerable administrative discretion on the local unit. Third, support for policies aimed at environmental protection or consumer or safety seems to be correlated with the economy of the target group. Lastly, in the policy that is associated directly with the technology, the changes in technology are clearly important give influence on the implementation of the policy.

The discussion in this indicator researcher want to describe the final variation is policies that are directly related to the technology. Because other variations indirectly already answer by the other variation. Socio-economic conditions of society involves about the state of a society in general, that's start from education, economic, and social conditions that are simply to say to the people who have an open and modern society and traditional closed. Modern society already open will be more receptive to programs of reform than society is still closed and traditional. In the other hand, the technology it self as a helper to facilitate the implementation of a program. Increasingly modern technology would be more easier. What socio-economic conditions and technology developed in the city of Padang support policy implementation.

Availability of technology in Department of Spatial Planning, Building and Housing is inadequate, so to follow the technological developments as well as facilitate the work of enforcement officials who publishes building permits, Department of Spatial Planning, Building and Housing facilitate their own needs with goods belonging to employees. Because

one of the indicators that led to the implementation of a program to run well is the availability of adequate technology.

Public support be the biggest support when the output of policies are providing incentives or convenience. Somehow, the support will less when those policies are disincentives and make the society got the disadvantages. Looking for Padang society for knowing about the support of Publishing As well as polling building permits retribution, It will know from responses society against the relevant policies.

Basically, every policy certainly has its Accept and reject. That's causes social factor, economics and Education Level of society to understanding the policy that Made by A government. However, several obstacles and complaints of society should be also a concern for every policies in order to the policies have too many benefits for the society. According to Mazmanian And Sabatier that public support against A policy will facilitate implementor hearts achieving the policy objectives. So when the society understand the importance of building permits and support the policy that will simplify Department of Spatial Planning, Building and Housing to increase awareness hearts of hearts society publishes building permits and organize city of Padang that the city Chick Safe, Comfortable, Organized And Balanced.

The implementing agency's commitment to realize the goals that have been set forth in the policy is the most crucial variable. implementor agency must have skills in prioritizing goals and further realization of these objectives priority. Implementor in this case is Department of Spatial Planning, Building and Housing. Seen from Integrity their commitment to policies and their efforts in achieving the policy objectives of this permit. Skills implementor will be looks that how they do service to the people who take care of building permits, is there any new innovations or so in attracting attention and public awareness to care of building permits.

Basically Department of Spatial Planning, Building and Housing staff has done to reform the methode to sosialization building permits to the public. However, the method actually does not concern the public, because that's not all people who read newspapers, watch TV even mentioned. From a few people that researcher interviewed, many people don't know the socialization conducted by the Department of Spatial Planning, Building and Housing. Then, according to Sabatier Mazmanian and implementing agency commitment to realize the goals that have been set forth in the policy is the most crucial variable. Apparatur implementing agency must have the skills to achieve the objectives of a policy, relating to these indicators dissemination is one of the skills Department of Spatial Planning, Building and Housing public awareness on the importance of building permits, but the way that has been done Agency has not been able conveyed properly to the public, although how that is done is more advanced because adapted technological developments.

Mazmanian and Sabatier explained that the support of the boss is very influential in helping implementor improve its performance in implementing the policy. It can be seen from how much the role of employers in improving the performance of the implementor in

achieving policy objectives, in this study the researcher looked at how support from superiors, especially the head office in increasing its staff in serving the community, so that the staff Department of Spatial Planning, Building and Housing always trying to improve their performance.

Department of Spatial Planning, Building and Housing boss is very supportive of his subordinates in order to have a good performance in doing its job, with the reward system, will add the spirit of its staff in carrying out tasks in the future. Mazmanian and Sabatier explained that the support of the boss is very influential in helping implementor improve its performance in implementing the policy, with the support of superiors Department of Spatial Planning, Building and Housing against staff working quite helpful in improving the performance of its society.

The purpose of the policies should be translated to give more analysis concrete and the actual application such as the availability of output policy. Output building permits policy implementation as policy direction, so that the implementation building permits consistent with the objectives set out in the presence of indicators of successful implementation of the program. That is :

1. The creation of building a harmonious, orderly, beautiful, comfortable and orderly
2. listed building in spatial
3. The building has a definite legal force

Output building permits policy is issued by Department of Spatial Planning, Building and Housing, then after there is clarity of output. The next stage implements a policy that needs to be known by the implementor is the technical problems to be faced, it is associated is whether or not the problem is controlled, to see if a problem is easy or not to be controlled, Mazmanian has some indicators to measure, such as technical difficulties , the diversity of the group's behavior, the proportion of the target group of the population and the scope of behavioral change.

The diversity of the group's behavior will have a great influence in the implementation of a policy. And it turns out that researchers have found in the field is the target group of this policy almost the entire society of Padang, it means that the diversity of the group's behavior varies greatly, starting from differences in the public mindset, the difference socioeconomic status, up to a difference of behavior of society, and this has led to policy objectives difficult to achieve. This is evidenced by still adanyai urban planning issues are not resolved to the maximum, ranging from buildings that do not have a permit, the eviction of the building, until teradinya demonstration by the community, this is because the building is demolished, but no redress.

Thus, after knowing the policy set by the output can be concluded Department of Spatial Planning, Building and Housing Obstacles encountered in implementing the building permits are:

1. The level of public awareness of the importance of building permits is quite less, this can be evidenced by the calls to the people who have put up buildings, but do not take care of the building permits. When it should permit should have been there before the building is founded
2. The building permits levies to be paid sometimes causes people reluctant to take care of building permits. This is because different levels of the local economy, it has also been described previously, where some people complained building permits levy to be paid is difficult to be met resulting in the detention of building permits, while the need for shelter is important.
3. The level of public education led to different mindset they understand the importance of building permits. So as materialized views in the community that the building permits will be taken care of when problem happen in the building
4. But there are also other possibilities were found, such as the people who are economically well off, well educated, but are not concerned with these policies, as well as they understand but there is no concern

Department of Spatial Planning, Building and Housing is quite difficult to curb development in the field, coupled with a culture which in part would not obey its rules levies and other charges. It should be able to be a study for policy makers, the consideration is capable of making the government to further enhance the level of adherence to the policy of its communities by approaching the society.

Implementation building permits policy aims to control, supervise, organize and carry out the physical development of the city so neat, comfortable, beautiful and orderly city spatial plan accordingly. The fourth goal is something that should be achieved by the Department of Spatial Planning and Housing Building of Padang in creating good urban planning. Discussion of the real impact of the policy output, the researchers describe the changes or increases the number of people who do maintenance with building permits. In recent years building permits conducted by Department of Spatial Planning, Building and Housing not always increasing, there is a decrease and an increase they get, but in 2014 has again increased the number of people who carry out the maintenance of the building permits. In fact it was found that building permits is not yet public awareness.

However, building permits policies are should capable of structuring urban development so neat and able to provide comfort to its citizens in order to avoid the problems that will be detrimental to the community itself. The real impact of perceived output policy is the creation of communities in managing building permits integrity so as not to cause problems which will be detrimental to the community itself, this can be seen through some of the results of interviews with staff Department of Spatial Planning, Building and Housing. Coverage changes expected behavior regarding how to change the behavior of the target group of policy building permits is obedient public policy building permits that the city of Padang can be arranged again, and no more problems arise with the onset of the unrest caused by the refusal of society to be moved because the building is exposed widening the road and do not receive compensation. Besides of data that has researchers describe in the background related to the number of calls to people who do not have a building permit can be

concluded that changes in behavior and mindset of the people in the care of building permits is still small, the evidence more details can be seen also from the number of people who take care of building permits 2014 as many as 869 people. Mazmanian and Sabatier while according to the requirements of the widespread changes in behavior or problems would be manageable if the level and scope of simple behavioral changes. Finally, based on the desired behavior change, concluded that the impact and scope of the desired behavior change is big enough it will be difficult in the achievement of expected results in building permits.

From the findings in the field can be said that the fact that the constraints of the building permits is not only on the level of compliance with the public, but also the rules governing the building permits, according to findings from the field with rules that has long been used from 1990 would need to be a revision of the regulation, given the conditions development of population growth in the fast growing and sustainable development that continues to cause the need for improvements of the regulation. Moreover, the regulation No. 6 of 1990 on the procedures of the building, which became the implementor who published building permits is Department of Licensing and Supervision of Urban Development. Whereas now the implementors is Department of Spatial Planning, Building and Housing city of Padang, of course, many changes must be made based on the findings in the field.

As implementor of building permits described in the general part of the policy is Department of Licensing and Supervision of Urban Development which deals with, but now the Department of Spatial Planning and Housing Building Padang City was established through the Regional regulation 16 of 2008 on the establishment of local service organizations of Padang and developed in Padang Mayor regulation No. 34 of 2008 which describes the description of the main tasks and functions. Which replaces Department of Licensing and Supervision of Urban Development, Department of Spatial Planning and Housing Building Padang City is implementing elements of local government in the field of spatial planning.

Some parts of the regulations related to the building permits researchers think it is no longer used in publish the building permits, because after building permits published, Department of Spatial Planning, Building and Housing should be required to determine who should undertake the construction of the building, such as the workers or the designer of the building. This can be seen in Article 22 paragraph 1 and 2 are:

- a. Executing the building is a natural or legal
- b. When implementing a building is a statutory body to him required to have a work permit.

And in fact today Department of Spatial Planning, Building and Housing only issue a permit only, for the technical implementation of the field carried out by the applicant without being watched again. On regulation No. 13 of 2011 related to certain licensing fees described what building materials are used for a building, but it is also not enforced by Department of Spatial Planning, Building and Housing,

Department of Spatial Planning, Building and Housing not fully implement the content of the regulations in issuing the building permit, under the pretext of going to further complicate the job. Basically, the policy was issued must consider various aspects. Such as the determination of building materials should be used, consideration is for the safety of the building standing. This is because the desert city regions that are vulnerable to earthquake. As well as consideration of other aspects that would not be detrimental to the public.

Building permits policies with regulation No. 6 of 1990 has been a very long time is used, a lot of things that were not in accordance with the environmental conditions and the times today which continues to undergo many changes. Thus should be revision of legislation that is no longer feasible to use because of the changing times and the needs and capabilities. Each policy must undergo several processes that take into account various aspects as well as the condition of society in his time. Ideally, a policy can be evaluated based on the implementation of the policy for the creation and refinement for any shortcomings

Conclusion

Building permits implementation process conducted by the Department of Spatial Planning and Housing Building Padang city has now started running well in achieving policy objectives. It can be seen through the research results obtained, that any new buildings that do not have a building permit has been getting the action that should be done, although not yet fully capable of managing the city of Padang. Dialing and threats seal is able to make people worry about the buildings that were built without the use permit. The findings of the researchers in the field is evidently the cause layout of buildings in the city of Padang is a building that has stood but did not have a permit. While the Department of Spatial Planning and Housing The building itself does not have a duty to follow up on building a long-standing and does not have a building permit. This would make the implementation of building permits in managing the city of Padang city and to realize a comfortable, orderly and balanced constrained, because the building has a long standing and do not have a building permit is not detected.

Based on the findings in the discussion, the obstacles encountered in the implementation of permit issuance related to the difficulty level is relatively difficult problem being addressed is to increase public awareness in the care of building permits. This is based on social and economic conditions of society are uneven and education levels of the people who make the public mindset is different to the building permits policies.

Moreover, by simply referring to the regulations that exist in the issuing building permits quite difficult staff Department of Spatial Planning, Building and Housing, this is because too many grooves considerations that exist within the regulations and make the flow of the publication permit long enough, staff complain about it, no one can be trimmed from the publishing process building permits is there. The length of the process of issuance of permit to be one factor building permits ever issued, but it is also for people who disappeared

after receiving the results of the calculation of the levy building permits, causing overlapping due to building permits file unpaid retribution so that the building permits can not be excluded. building permits to levy directly into the local treasury, because Department of Spatial Planning, Building and Housing itself does not receive public money or picked up in person, people just submit proof of payment before the permit is issued. The magnitude of the target group policy implementor sufficient cause difficulties in implementing the policy.

Should be revision of the rules is the reference building permits, particularly local regulations No. 6 years 1990, the regulation has been up to 25 years without any revision, because of changing times and the needs and capabilities of society has changed compared to the current environment. Each policy must undergo several processes that take into account various aspects as well as the condition of society in his time. Ideally, a policy can be evaluated based on the implementation of the policy for the create any reduce for the perfection that policies.

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