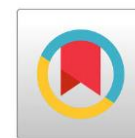


Evaluation Of Building Approval Policy in Pademangan District

Evaluasi Kebijakan Persetujuan Bangunan Gedung di Kecamatan Pademangan



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ARTICLE INFORMATION

<p>Keywords PBG Policy; IMB; Building Permits;</p>	<p>ABSTRACT This study evaluates the implementation of the Building Construction Approval Policy (PBG) in Pademangan District, North Jakarta. The transition from a Building Construction Permit (IMB) system to a PBG system aims to simplify bureaucracy and support orderly and legal urban development. However, this change faces several challenges, particularly in densely populated areas like Pademangan, which has many unlicensed buildings. Using William Dunn's policy evaluation theory and descriptive-qualitative methods, this study assesses the effectiveness, efficiency, equity, responsiveness, adequacy, and appropriateness of the PBG policy. Data collection techniques included interviews with officials and residents, field observations, and literature studies. The results indicate that although the digital SIMBG system improves transparency and efficiency, public understanding of the PBG procedure remains low. Technical barriers, limited digital access, and a lack of government outreach are key obstacles. On the other hand, government initiatives in implementing online systems and providing public services have been supporting factors. This study concludes that the PBG policy in Pademangan needs to be optimized, particularly in terms of outreach and institutional coordination to ensure equitable access, legal compliance, and sustainable urban development.</p>
<p>Kata Kunci Kebijakan PBG; IMB; Izinan Pembangunan;</p>	<p>ABSTRAK Penelitian ini mengevaluasi pelaksanaan Kebijakan Persetujuan Bangunan Gedung (PBG) di Kecamatan Pademangan, Jakarta Utara. Peralihan dari sistem Izin Mendirikan Bangunan (IMB) ke PBG bertujuan menyederhanakan birokrasi dan mendukung pembangunan kota yang tertib dan sesuai hukum. Namun, perubahan ini menghadapi sejumlah tantangan, khususnya di wilayah padat penduduk seperti Pademangan yang banyak memiliki bangunan tidak berizin. Menggunakan teori evaluasi kebijakan William Dunn dan metode deskriptif-kualitatif, penelitian ini menilai aspek efektivitas, efisiensi, kesamaan, responsivitas, kecukupan, dan ketepatan kebijakan PBG. Teknik pengumpulan data meliputi wawancara dengan pejabat dan warga, observasi lapangan, serta studi literatur. Hasil menunjukkan bahwa meskipun sistem digital SIMBG meningkatkan transparansi dan efisiensi, pemahaman masyarakat tentang prosedur PBG masih rendah. Hambatan teknis, keterbatasan akses digital, dan kurangnya sosialisasi dari pemerintah menjadi kendala utama. Di sisi lain, inisiatif pemerintah dalam menerapkan sistem online dan menyediakan layanan publik telah menjadi faktor pendukung. Penelitian ini menyimpulkan bahwa kebijakan PBG di Pademangan perlu dioptimalkan terutama dalam aspek sosialisasi dan koordinasi kelembagaan agar menjamin akses yang adil, kepatuhan hukum, dan pembangunan kota yang berkelanjutan.</p>
<p>Article History Send 26th June 2025 Review 6th September 2025 Accepted 10th November 2025</p>	<p>Copyright ©2026 Jurnal Aristo (Social, Politic, Humaniora) This is an open access article under the CC-BY-NC-SA license. Akses artikel terbuka dengan model CC-BY-NC-SA sebagai lisensinya.</p>



Introduction

In this modern era, development occurs in almost every sector of life, be it economic, infrastructure, or social. Likewise in the development sector, and regional equality, the main goal of development is to support the national economy and achieve social welfare for all citizens. Development is an important part of human life. Houses/buildings are physical forms of construction work that are integrated with the place where the population lives. Partly or entirely above or in the land/water where humans carry out activities in daily life whether for housing or residence, places of worship, entrepreneurial activities, social and cultural activities or special residential activities (Dian Ariestadi, 2008) building construction and related permits As in the previous regulations Law Number 28 of 2002 concerning building construction and as last amended to Law Number 11 of 2020, namely concerning building approval.

Buildings are the primary place for every human being to live, live, or shelter. North Jakarta has six sub-districts, namely Penjaringan, Pademangan, Tanjung Priok, Koja, Kelapa Gading, and Cilincing. Buildings are often the main reason for licensing and unlicensed issues. The impact of not having permits is that buildings can be considered illegal by the government, illegal construction can reduce regional revenue from taxes and levies, and the impact of illegal buildings also causes environmental damage. Unlicensed buildings, if not located in areas that do not comply with the spatial plan, will impact green open spaces and public areas, and can reduce open spaces that are important for the community. In accordance with Gubernatorial Regulation 31 of 2022 concerning the detailed spatial plan (RDTR), to improve the investment climate and make Jakarta a global business center by providing legal certainty in the use of space.

In 2024, the population of Pademangan District is estimated to reach around 170,883 people. (BPS Kota Jakarta Utara, 2024) with a relatively large and densely populated population, Pademangan is characterized by densely populated buildings and irregular spatial planning, both in terms of permanent and non-permanent structures. Buildings with Building Permits (IMB) for non-residential buildings/houses that have now undergone a Building Construction Permit (IMB) conversion to Building Construction Approval (PBG) are being implemented to simplify the permitting process and increase construction efficiency. This step also aims to support investment and accelerate the implementation of development projects in accordance with applicable regulations.

Table 1. Realization of Building Permit Services by District 2020-2023

Year	2020	2021	2022	2023
Penjaringan	393	323	267	213
Pademangan	48	72	84	39
Tanjung Priok	248	285	350	185
Koja	-	-	-	-
Kelapa Gading	226	332	348	165
Cilincing	281	184	344	143
Total Amount	1.447	1.603	1.986	1.102

Sources: PTSP North Jakarta

Before the PBG policy existed, based on table 1 presented, Pademangan sub-district recorded the lowest IMB realization rate compared to other sub-districts from 2020 to 2023. IMB was still very minimal for some Pademangan residents to obtain permits. The Building Construction Permit (IMB) was previously an old regulation that was abolished and replaced by Government Regulation Number 16 of 2021, replacing it with the PBG (Building Permit). The provisions for IMB and PBG are somewhat similar; every house built must have a permit and have a letter obtained by the owner before or during construction. In accordance with Government Regulation Number 16 of 2021 concerning Building Construction Approval, the Law that regulates Building Construction is Law (UU) No. 28 of 2002, where Article 4 of this Law regulates provisions regarding building construction, including functions, requirements, implementation, community roles, and guidance. The policy has changed slightly, the mechanism of focus has also changed. IMB focuses on construction permits at the beginning of construction, while PBG Building Construction Approval is carried out to include obtaining, constructing, changing, expanding, reducing, and/or maintaining buildings and building infrastructure.

Implementation of PBG In fact, in Pademangan District, following the change in the PBG policy from IMB in 2023, only 31 residents have applied for the permit (Direct Research Interview with the Head of the Citata Sub-Division). This illustrates how many residents still refuse to comply with the PBG policy, especially in Pademangan District, which does not yet have a building permit. Various factors influence building owners with buildings of 2 or 3 stories or more who have not yet processed the permits for buildings they have built or that have already been built. The impact of the large number of unlicensed buildings can affect the region's Original Regional Income, with regulations and actions not being carried out by the agencies involved weakening established laws. Government Regulation Number 16 of 2021 protects the rights of building owners and managers and provides sanctions for those who violate the provisions. However, in this case, the regulation is ignored by the community.

Dalam In Law (UU) No. 28 of 2002 Article 45 paragraph (1) for buildings that do not have a PBG will be subject to administrative sanctions. The policy for homeowners who are found not to have a Building Permit will be subject to sanctions such as a fine of 10 percent of the building value, this sanction is given after a series of warnings are given, namely a written warning, temporary or permanent suspension of construction. In addition to administrative sanctions, there are also other sanctions that can be obtained if they are found not to have a permit, as regulated in Article 24 number 37 of the Job Creation Perppu which amends Article 46 of Law 28/2002, namely a criminal sanction of 4 years if they do not have a building permit. (*HukumOnline.id*). PBG as a replacement for Building Construction Permit (IMB) is a form of specific licensing service whose authority is held by the Regency/City Government. Just as IMB provides licensing services and is inherent in the right to collect levies, PBG also provides an opportunity for district/city governments to improve the provision of building permit services and unlock the potential for Regional Revenue inherent in the authority to collect PBG levies. Therefore, the preparation of regional regulations regarding PBG, either as an amendment to or a replacement for regional regulations regarding IMB, is a necessity to provide a legal umbrella for the implementation of PBG and to avoid the loss of potential Regional Revenue from levies.

Regarding the Building Approval policy, there are also 2 differences, namely approval for non-building/residential buildings and building construction, both of which are different. In Pademangan sub-district, especially for permanent residential buildings, this licensing problem is still a common thing, even if a permit is not needed, then that is.

This research was conducted to evaluate the implementation of the Building Permit (PBG) policy in Pademangan District. Due to its dense population and rapid development, Pademangan District requires structured, orderly, and sustainable development management. Law Number 28 of 2002 concerning Buildings establishes the legal framework and basic principles for the implementation of safe, comfortable, and functional buildings, serving as a crucial foundation for urban development. Furthermore, Government Regulation Number 16 of 2021, as its implementing regulation, clarifies the PBG application mechanism, which replaces the Building Construction Permit (IMB), and emphasizes the importance of a certificate of functional feasibility as a guarantee of a building's feasibility and technical standards. The questions posed in this research focus on the PBG evaluation, building owners' compliance with regulations, and the obstacles and challenges encountered in the permitting process. This evaluation is crucial to ensure that the PBG policy is not merely an administrative procedure but truly supports the creation of controlled, safe, and sustainable urban development, in accordance

with the objectives of spatial planning reform and public safety as stipulated in the regulation. This study aims to evaluate the implementation of the Building Construction Approval (PBG) policy in Pademangan District. The PBG policy itself is regulated by Law Number 11 of 2020 concerning Job Creation and Government Regulation Number 16 of 2021, which replaces the Building Construction Permit (IMB) mechanism with a Building Construction Approval system. This policy is intended to improve compliance with building safety, comfort, health, and accessibility standards, as well as to support more orderly spatial planning. (Wijaya & Syafhendry, 2023). In examining the implementation of this policy, this study uses Dunn's (2003) policy evaluation theory, which emphasizes six evaluation criteria: effectiveness, efficiency, adequacy, equity, responsiveness, and appropriateness. This approach was chosen because it can help determine the extent to which the PBG policy has achieved its objectives and identify obstacles that arise in its implementation at the local level.

In addition, studies in several other areas, such as in West Pasaman City, West Sumatra, also found that the implementation of PBG faced obstacles in policy communication, limited resources, and the attitudes of implementers, as explained through the policy implementation model approach (Dewi, 2023). And others show that the implementation of Building Construction Permits (IMB) in Lubuk Begalung District has not demonstrated firmness in enforcing sanctions for building construction. Furthermore, implementers have demonstrated the ability, desire, and commitment to implement the policy. However, problems remain in the implementation of this IMB policy, particularly related to policy targets, a lack of human resources, particularly in building supervision, inter-organizational communication, and consideration of social and economic environmental conditions (Shalma husnila 2024).

Through this literature review, this research emphasizes the importance of a comprehensive understanding of regulations, the readiness of policy implementers, and community participation to ensure the effective implementation of the PBG policy. The use of Dunn's policy evaluation theory helps outline aspects that need to be considered to determine whether this policy is in line with its initial objectives and to formulate recommendations for improvements so that the implementation of PBG in Pademangan District can run more optimally.

Method

This research uses a qualitative approach, which is a research procedure that produces descriptive data in the form of written or spoken words from people and observable behavior. Therefore, the data collected are in the form of words, sentences, or images (not numbers). Qualitative research is descriptive and tends to use in-depth analysis, with processes and meanings (the subject's perspective) being more emphasized in qualitative research. The theoretical basis is used as a guide so that the research focus aligns with the facts on the ground. Qualitative research is also interpreted as research that leads to the study of the natural setting of various social events that occur. In addition, qualitative research is defined as a way to discover and describe an event narratively (Winarni, 2018). order to obtain accurate and relevant data to support the analysis of the Building Approval policy in Pademangan District, the researcher used several data collection techniques. These techniques were carried out systematically to provide a comprehensive picture. The research was conducted qualitatively with informants selected by the Pademangan Land and Public Works Agency and Pademangan residents. Informants were selected because the research relates to the Building Approval (PBG) between the agency and residents. In this study, data analysis techniques using interviews were systematically conducted to uncover the effectiveness of policies, their implementation in the field, and their impact on the community and development actors. Researchers interpreted the presented data to answer the problem formulation, research objectives, and evaluate existing policies. Conclusions were drawn not unilaterally, but through a repeated data verification process to ensure the validity of the analysis results.

Results and Discussion

History and Changes in PBG Policy

Perubahan The shift from building permits to building approvals has been a key instrument in the management and control of development in Indonesia since it was first enacted in various earlier laws and regulations. The concept of development oversight began during the Dutch colonial period, although at that time, oversight focused more on urban planning, particularly in large cities like Batavia (now Jakarta). (I. H. J. Ridwan & S. A., 2023). After Indonesia's independence, attention was paid to management and control. Along with regulatory developments, the IMB system underwent a transformation through the issuance of Law Number 11 of 2020 concerning Job Creation, which replaced the IMB concept with Building Construction Approval (PBG). This change reflects a paradigm shift from a permit-

based approach to a technical approval-based approach, with the hope of simplifying the permitting process, accelerating construction, and maintaining the technical quality and safety of buildings.

The Job Creation Law, passed in 2020, brought significant changes to various regulatory aspects in Indonesia, including the building permit system. One of the most significant changes was the replacement of the Building Construction Permit (IMB) with a Building Construction Approval (PBG). This transition was part of an effort to simplify the permitting process and increase efficiency in infrastructure development in Indonesia. The PBG system no longer focuses on obtaining administrative permits, unlike the IMB, which prioritizes administrative submission and approval. Instead, PBG places greater emphasis on meeting technical standards stipulated by government regulations and other legal instruments, such as Government Regulation Number 16 of 2021, which more specifically regulates technical building procedures and requirements. PBG requires building owners or developers to ensure that their building plans meet specific technical standards related to safety, comfort, and sustainability.

Evaluation of Building Approval Policy in Pademangan District

A building approval policy is an administrative process carried out by the government or relevant authorities to assess and grant permits for the construction of a building or other structure. A building approval is an official permit granted by the government or relevant authorities to an applicant to carry out the construction of a building or other structure. This process involves assessing the development plan to ensure that the project meets all applicable legal, technical, and environmental requirements. The building approval policy aims to ensure compliance with zoning regulations, spatial planning, and building codes, thereby maintaining order in regional development. In addition, this program protects the environment through environmental impact evaluations, ensures public safety and health by meeting safety standards, and assesses the impact on existing infrastructure. Public participation in the decision-making process is also important to build trust between the government and citizens. This PBG policy has a positive impact on increasing property values. If a building is to be sold, even if the building has a building permit, the house will be valuable and ensures an increase in the building's marketability. The emergence of building approval policy objectives is related to rapid urbanization, which increases the need for housing and planned infrastructure. However, the building approval program also faces obstacles, including complex bureaucracy, lack of coordination between government

agencies, and regulatory uncertainty that can hinder investment. Furthermore, environmental challenges such as rigorous impact evaluations, community resistance to development plans, and limited resources within relevant authorities are also inhibiting factors. Limited information and education regarding the approval process, along with unstable social and economic issues, can exacerbate the situation, impacting the program's effectiveness and delaying the approval process. Given these facts, evaluating the Building Approval program is crucial, as it is essential for both the government and the community to ensure orderly administrative activities in the Pademangan District. Thus, in this study the evaluation indicators used are based on Dunn's theory with 6 (six) indicators:

Effectiveness

Effectiveness is a measure that provides an indication of the extent to which targets can be achieved. This opinion states that effectiveness is a benchmark that indicates the extent to which pre-set targets by an institution or organization can be achieved. Effectiveness, which is closely related to technical rationality, is always measured in terms of product or service units or their monetary value. In this study, this can be seen in the question of the effectiveness of the Building Approval (PBG) policy process. Based on an interview with Mr. Martin, Head of the Land and Spatial Planning Subdivision of the Pademangan District Public Works Agency, he stated:

“Previously, building permits were called building construction permits. Since the enactment of the Job Creation Law, building permits have been issued. The PBG has now shifted to an online application system called SIMBG DKI/DKJ. SIMBG DKJ currently focuses on serving residential homes (Interview Results on July 7, 2025)

According to the opinion of the Citata Service, IMB has changed to PBG. In addition, it was also explained that SIMBG can be through PU or SIMBG DKJ and both SIMBG are managed by the provincial government system. In Pademangan District itself, it only manages the DKJ node and does not manage the PU SIMBG node. So this district focuses only on residential homes. In terms of effectiveness, this PBG has been considered effective. However, it is still not perfect. Although the SIMBG DKI/DKJ application system has been introduced to simplify the licensing process, many residents feel that its implementation is still far from effective and does not fully meet their needs. A number of residents in Pademangan District expressed dissatisfaction with the new licensing system.

Based on an interview with a resident named Mr. Saipudin in Pademangan District, he said:

“Meskipun ada aplikasi online, saya masih mengalami kesulitan dalam mengakses informasi dan mengikuti proses pengajuan. Banyak langkah yang kurang jelas, dan terkadang saya harus datang langsung ke kantor untuk mendapatkan penjelasan. Ini membuat saya merasa bahwa sistem ini belum sepenuhnya efektif dan belum memudahkan masyarakat yang Gaptek.” (Interview Results on July 10, 2025).

According to Mr. Saipudin, a resident of Pademangan District, his interview reflected concerns that, despite efforts to improve effectiveness, many challenges remain to be overcome to ensure the licensing system functions effectively and meets public expectations, particularly for elderly people who are technologically illiterate.

Efficiency

Efficiency is a process step taken to measure and compare outputs and inputs. Efficiency also measures the ratio of output produced to input used. This means determining how efficient the policy change from the previous IMB to PBG was.

“Since the changes to the PBG (Regional Land Use Tax) system, the process has become more efficient with the implementation of a real-time online system. The Jakarta Metropolitan Area Agency (DKJ) inputs data directly and forwards it to the District Human Settlements Office (Cipta Karya), where officers assess and inspect buildings with two stories. For buildings with more than two stories, the assessment is conducted by an Expert Assessment Team (TPA), which receives the documents and submits the assessment results through the DKJ SIMBG. If all administrative and technical requirements are met, the process continues with the calculation of the retribution fee, and a regional retribution assessment letter (SKRD) is issued. This efficiency in preparing PBGs can be done anywhere and in real time. Currently, there are 31 DKJ SIMBGs operating in Pademangan District.”

Thus, it can be seen that changes in the PBG (Building Permit) process have brought significant efficiency, especially in terms of time. With an online system that allows real-time data input through the SIMBG DKJ, the permit process is faster and more integrated. After input, the files are forwarded to the sub-district office for assessment, where officers will inspect buildings with two floors. For buildings with more than two floors, the assessment is carried out by an Expert Assessment Team (TPA), which will receive the files and submit the results through the SIMBG DKJ. If all administrative and technical requirements are met, the process will continue with the calculation of the retribution fee, which then produces a Regional Retribution Determination Letter (SKRD). Thus, time efficiency in preparing PBG can now be done anywhere and in real time.

Adequacy

Adequacy indicators in evaluation theory according to Dunn refer to the criteria used to assess the extent to which a program or policy meets the goals and expectations that have been set. Seeing from how far a level of adequacy of a value of needs and satisfaction, or services and information provided by the Department of Public Works and Spatial Planning, which from the community or residents do not have or agree to PBG with aspects of the community who still do not know about the method and use of the SIMBG and the extent to which assessing the available resources (for example, labor, information, and facilities) is sufficient to support the building approval process. Based on the results of an interview with Mr. Martin, Head of the Sub-Division of the Public Works and Spatial Planning Land Sector of Pademangan District, he said:

"The available resources and facilities are still insufficient. We only have four human resources and three computer facilities. Therefore, processing incoming PBG applications is a bit slow, so please understand. However, we are always optimizing our efforts for the community." (Interview Results on July 7, 2025)

Equality

In the Building Construction Approval (PBG) application process, there is a principle of equal treatment before the law. However, the implementation of this principle can vary, and it is possible that not all applicants receive equal treatment. Based on an interview with Mr. Martin, Head of the Land and Spatial Planning Sector Subdivision of the Public Works Agency in Pademangan District, he stated:

"Applicants are treated equally, without any discrimination, and in accordance with official standards. For questions, complaints, and corrections, we can contact SIMBG if applicants wish to file other requests, such as if a certificate has not been issued, or if there is no clear technical response." (Interview Results on July 7, 2025)

Thus, it can be seen that applicants are treated fairly and without discrimination in the PBG (Building Permit) process, in accordance with the standards set by the agency. Every applicant is treated equally, so there is no difference in application handling. To answer questions, complaints, or requests for corrections, Applicants can use the SIMBG platform, especially if they want to initiate other processes, such as inquiring about the status of unissued certificates. Furthermore, to ensure effective communication, a call center is available for applicants who require more detailed technical assistance or have not received a response. This reflects a commitment to providing responsive and transparent services to the public.

Responsiveness

Public involvement in building approval policies is crucial, yet its implementation is often suboptimal. While efforts to accommodate public input through public consultations are underway, the results often do not reflect community aspirations in a proportional manner. However, an interview with Mr. Martin, Head of the Land and Spatial Planning Subdivision of the Public Works Agency in Pademangan District, stated:

“We welcome public input for improvements. For example, if the public complains about the technical system, we'll forward it to the central agency, as the agency manages the system. But overall, we've implemented and assessed this system as being truly user-friendly, meeting the community's needs and expectations.” (Interview Results on July 7, 2025)

Thus, it is clear that public input regarding improvements to the Building Permit (PBG) system is highly valued and well-received. If the public complains about technical aspects of the system, the input will be forwarded to the central agency responsible for system management. Overall, the team believes the current system is adequate and user-friendly, making it easier for the public to access services. Furthermore, the public's needs and expectations regarding the PBG policy are deemed highly appropriate, reflecting efforts to continuously improve service quality and responsiveness to public aspirations.

Accuracy

In the processing of Building Construction Approvals (PBG), accuracy is a crucial aspect. This process includes a comprehensive assessment of several important factors, such as the building's safety and structure, spatial function, and suitability in terms of cleanliness and health. With this approach, authorities strive to ensure that each approved building not only meets technical standards but also contributes positively to the environment and public health. Furthermore, transparency and timeliness in the PBG processing process are further enhanced through the implementation of a digital system. This system allows the public to independently access information and more easily follow each stage of the application process. This allows the public to be more involved and obtain clarity regarding the status of their applications, which in turn increases trust in the ongoing administrative process. Based on an interview with Mr. Martin, Head of the Land and Spatial Planning Sector Subdivision of the Pademangan District Public Works Agency, he stated:

“In terms of accuracy during the PBG process, we assess the building's safety and structure, spatial planning, and cleanliness and health suitability. We also ensure transparency and timely processing of the PBG, as we utilize a digital system that allows the public to access and follow each stage of the process independently.” (Interview Results on July 7, 2025)

These responses indicate that the Building Permit (PBG) process has been carried out meticulously, taking into account various important aspects such as security, building structure, spatial planning, and hygiene and health requirements. The process is also characterized by transparency and timeliness thanks to the implementation of a digital system, which allows the public to independently access information and more easily follow each stage of the process. This demonstrates a commitment to increasing efficiency and accountability in building permit management. Based on the results of an interview with a resident named Mr. Rendi in Pademangan District, he stated:

“There's no PBG yet, because most of the residents here don't have a Building Permit (IMB), and I also just learned about PBG, so I haven't applied for it yet.” (Interview Results on July 10, 2025)

According to an interview, a resident named Mr. Rendi feels that the PBG policy is still inappropriate because he also just learned about the policy. All he knows is the IMB and that too has not been processed, another factor is also because in Mr. Yadi's area, residents around him also do not have IMBs, perhaps a strong reason that IMB/PBG is not very important as long as there is no action from officers or related agencies, and also there are no activities from related agencies that socialize the importance of PBG permits.

Inhibiting Factor

The inhibiting factor of the Building Approval Policy (PBG) is that the community or applicants are still unaware, for various reasons and factors, namely the still minimal socialization of the Citata Service to the community. and the meaning of PBG in terms of administration and submission of course, as well as understanding the system and technicalities according to standards until document submission. And also the community of Pademangan sub-district is still relatively unaware of Digitalization, which results in the PBG application being said to still be running poorly. In addition another problem that is an obstacle is how the community does not comply with regulations or can be said to be apathetic. The community is not sensitive to the rules that have been established by the government. This is evident from how the results of interviews with the community stated that: *Interview with a resident named Mrs. Lilis, a resident of Pademangan District.*

“The buildings here are old, so there’s no way to apply for certificates/permits here because 30 years ago, building a house was just a matter of building it and cultivating the land. So, people are lazy to report it. Not to mention the houses in the surrounding area are also close to each other. So we’re not worried about government permits, because it’s impossible to check them all the way here. The 3 to 4-story buildings here have never been visited or prosecuted by the Department. Even if they were checked, what could the government say? People have been like this for a long time.” Interview with a resident named Mrs. Lilis

This is in accordance with the results of the researcher's observations, that the area around Pademangan where Mrs. Lilis lives does indeed seem to be neglected, so that people are no longer worried about government regulations.

Supporting Factor

This encompasses various elements that can improve the effectiveness and efficiency of the building permit application process. Increasing public awareness of the importance of building permits, along with effective education and outreach programs, can help people understand the necessary procedures. Furthermore, implementing a digital system for PBG applications makes it easier for the public to access information and monitor the status of their applications. Digitalization also facilitates transparent public data accessibility, including the provision of easily accessible information and the use of the SIMBG application or website created by the government as a digital platform for publishing data and information related to PBG Building Approvals.

Conclusion

An evaluation of the building approval policy in Pademangan District shows that the permit process has undergone various improvements, particularly in terms of transparency and efficiency. Although the implementation of digital systems has facilitated public access to information, challenges remain in public understanding of applicable procedures. Furthermore, coordination between relevant agencies needs to be improved to ensure compliance with established regulations and standards. The evaluation provides recommendations for increased outreach, increased human resources by the local government, and training for officers, as well as strengthening oversight mechanisms to ensure more effective building approval policies and optimally benefit the community and the environment.

With the building approval policy running smoothly, Pademangan sub-district residents will continue to be aware of existing government regulations and rules, ensuring that development and the surrounding environment remain neat and comfortable, ensuring

the legality of the buildings is clear, and preventing violations of two-story, or even three-story, buildings without a Building Permit (PBG). This is a must for the government.

It is recommended that the Pademangan District government conduct a more intensive education and outreach program for the community regarding the procedures and requirements for submitting building permits. This will ensure the public is aware of permits and adheres to the law, from the smallest elements to the largest. This can be done through seminars, workshops, or the distribution of easy-to-understand information materials, so that the public is more aware of their rights and obligations in this process. Furthermore, digital optimization will be implemented to further improve the quality of PBG services. The weaknesses of this study include the lack of a clear rationale for the PBG policy, the lack of awareness among many, and the limited data provided by relevant parties. Therefore, this research was not fully implemented.

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