

ABSTRAK

MUDAH HARTATI, NPM: 2022418, Judul “IMPLEMENTASI PERATURAN BUPATI HULU SUNGAI UTARA NOMOR 33 TAHUN 2019 TENTANG GARIS SEMPADAN BANGUNAN DAN GARIS SEMPADAN SUNGAI DI KECAMATAN AMUNTAI TENGAH KABUPATEN HULU SUNGAI UTARA (Studi Kasus Kelurahan Kebun Sari dan Desa Palampitan Hulu).” Di bawah bimbingan **Bapak Djayeng Turano Gunade S.Sos, M.A.P** sebagai dosen pembimbing I. **Bapak Dr. Agus Surya Dharma, S.Sos, M.A.P.** Sebagai dosen pembimbing II.

Garis sempadan bangunan (GSB) dan garis sempadan sungai (GSS) merupakan instrumen penting dalam pengendalian pemanfaatan ruang. GSB berfungsi sebagai batas minimal jarak bangunan terhadap tepi jalan untuk menjamin keselamatan, dan keteraturan tata ruang, sedangkan GSS merupakan batas pengamanan sungai guna menjaga kelestarian fungsi sungai. Untuk mengetahui Implementasi Peraturan Bupati Hulu Sungai Utara Nomor 33 Tahun 2019 Tentang Garis Sempadan Bangunan dan Garis Sempadan Sungai di Kecamatan Amuntai Tengah Kabupaten Hulu Sungai Utara (Studi Kasus Kelurahan Kebun Sari dan Desa Palampitan Hulu dan Faktor apa saja yang memengaruhi nya.

Pendekatan penelitian menggunakan pendekatan kualitatif, tipe penelitian deskriptif, *purposive sampling* informan 16 orang. Teknik pengumpulan data observasi, wawancara dan dokumentasi.

Hasil Penelitian disimpulkan kurang baik. Dilihat dari beberapa sub variabel dan indikator implementasi kebijakan. Pertama, sub variabel komunikasi dilihat dari indikator penyampaian informasi kurang baik. konsistensi kurang baik. kejelasan informasi kurang baik. Kedua, sub variabel sumber daya, indikator staf kurang baik. fasilitas cukup baik. informasi dan kewenangan cukup baik. Ketiga, sub variabel disposisi indikator dedikasi pelaksana cukup baik. penghargaan kurang baik. Keempat, sub variabel struktur birokrasi, indikator koordinasi baik. Indikator SOP kurang baik. Faktor pendukung yaitu adanya ketegasan administratif dalam proses penerbitan Persetujuan Bangunan Gedung (PBG) jika tidak sesuai dengan ketentuan GSB dan GSS, terciptanya koordinasi yang baik antarinstansi. Sedangkan faktor penghambat yaitu keterbatasan anggaran dalam penyebarluasan informasi, belum berfokusnya penyampaian substansi Peraturan Bupati kepada masyarakat, belum direalisasinya usulan penambahan personel dan tidak adanya prosedur operasional preventif.

Disarankan kepada DPUPR agar memperkuat sosialisasi yang secara khusus membahas substansi Peraturan Bupati, dengan bahasa yang mudah dipahami dan media sosialisasi yang efektif, mengoptimalkan pembagian tugas, mengusulkan penambahan personel sesuai kebutuhan dan pemenuhan formasi jabatan, menyusun SOP preventif untuk mencegah pelanggaran sejak tahap perencanaan.

ABSTRACT

MUDAH HARTATI, NPM: 2022418, Title “IMPLEMENTATION OF REGENT REGULATION OF HULU SUNGAI UTARA NUMBER 33 OF 2019 CONCERNING BUILDING BOUNDARY LINES AND RIVER BOUNDARY LINES IN AMUNTAI TENGAH DISTRICT, HULU SUNGAI UTARA REGENCY (Case Study of Kebun Sari Village and Palampitan Hulu Village).” Under the guidance of **Mr. Djayeng Turano Gunade S.Sos., M.A.P** as the first supervisor. **Dr. Agus Surya Dharma, S.Sos, M.A.P.** as the second supervisor.

Building Setback Lines (BSLs) and River Setback Lines (RSLs) are important instruments for spatial planning and land-use control. Building setback lines determine the minimum distance between buildings and road boundaries to ensure public safety and orderly spatial development, while river setback lines protect river functions. This study aims to analyze the implementation of the Regent of Hulu Sungai Utara Regulation Number 33 of 2019 concerning Building Setback Lines and River Setback Lines in Amuntai Tengah District, Hulu Sungai Utara Regency, with case studies in Kebun Sari Village and Palampitan Hulu Village, and to identify the factors affecting its implementation.

This study employed a qualitative approach with a descriptive research design. Informants were selected through purposive sampling, involving 16 informants. Data were collected through observation, interviews, and documentation.

The findings show that the implementation of the regulation was generally suboptimal. In the communication variable, the indicators of information dissemination, consistency, and clarity were suboptimal. In the resources variable, the staff indicator was suboptimal, while the facilities, information, and authority indicators were moderately satisfactory. In the disposition variable, the implementers' commitment was moderately satisfactory, whereas the rewards indicator was suboptimal. In the bureaucratic structure variable, coordination was good, while the Standard Operating Procedures (SOPs) indicator was suboptimal. Supporting factors included firm administrative enforcement during the Building Approval (*Persetujuan Bangunan Gedung*—PBG) process for applications that did not comply with BSL and RSL requirements, as well as effective inter-agency coordination. The main obstacles were limited budgets for information dissemination, insufficient communication of the Regent Regulation to the public, the unrealized proposal for additional personnel, and the absence of preventive SOPs.

The study recommends that the Department of Public Works and Spatial Planning (DPUPR) strengthen public dissemination of the Regent Regulation using clear language and effective communication media, optimize task allocation, propose additional personnel based on staffing needs, and establish preventive SOPs to prevent violations from the planning stage.