

Housing Development In Papua For Improved Welfare Of The People

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Abstract: Normatively, a housing development in Papua is a need that can not be ignored. The relationship between economic progress with the level of economic progress, is bidirectional. On one side of the housing development can stimulate economic growth and development. On the other hand, economic growth, particularly the growth of per capita income will increase growth in demand for home or place of residence. Theoretically, the income elasticity of demand for housing is greater than one. When the economy grew 1 percent, then the demand for housing will grow larger than 1 percent. In other words, the demand for housing is very sensitive to economic growth. Having regard to the economic development of Papua today, then greater attention and seriously to the problem of housing, especially housing should have become the government's main agenda of both central and local government of Papua. The issue is whether the real problem of public housing in Papua? The answer to this question is very important, in order to avoid overlapping of activities and housing policy will only be a waste of resources in Papua

Keywords: Housing Development, Public Welfare

1 Introduction

In the context of life in Indonesia, the house is one of the basic needs that must be met, so that people become civilized. Academic terminology life, especially economic development (development economics) of civilized life is a life that reaches high the level of social welfare. Social welfare rate, is the concept the multi-dimensional because it includes not only the economic, but also social, political and culture. Dimensional social welfare can indeed be distinguished, but inseparable. RI Law No.11 of 2009 on Social Welfare Article 1 defines social welfare as a condition of the fulfillment of material needs, spiritual and social life of citizens in order to be worthy and able to develop themselves, so that they can perform their social function. Whereas Article 21 states that one of the efforts to reduce poverty is the provision of housing and access to services or settlement. Furthermore, Act 4 of 1992 on Settlement and Housing stated that national development is essentially complete Indonesian human development and the development of the entire people of Indonesia, housing and adequate housing, healthy, safe, harmonious and orderly is one of the basic human needs in improving the social welfare of the people of Indonesia. According to the World Health Organization (WHO) one of the criteria of a healthy home is a dwelling house has a floor area per person of at least 10 square meters. Based on Simple Healthy House General guidelines issued by the government, in the context of Indonesia, the house can be said to satisfy one of the requirements of healthy, if the per capita floor mastery of at least 8 square meters. Meanwhile, some of the results of the study of the space requirement per person is 9 square meters, with a floor height of the ceiling is 2.80 m. The criteria used for home BPS healthy and suitable as a place to stay is the house that has the widest wall of the wall or wood, with roof tiles, shingles, zinc and asbestos. widest floor houses a decent living, is the availability of clean water as well as its own toilet and is an ideal lighting electricity grid.

Furthermore, staying home ownership status can be used to measure the level of social welfare. In Indonesia, home ownership status include their own house, contract, lease, rent-free, the home office, the house belongs to the parents/siblings or other proprietary status. Of course, a person's well-being is considered to increase, when it is able to own their own home. In social function and role of the home is also very important. Home or place of residence is a vital means, where the formation of human resources (HR) of a nation begins. Without access to the house or dwelling that is ideal for people, then a nation will lose momentum or opportunity to improve and maintain the quality of human resources. Thus the people or countries that do not pay attention to the provision of houses for the people is a nation or a country that does not care about his own future. The provisions of Article 28H paragraph (1) of the Constitution of the Republic of Indonesia in 1945 explicitly guarantees that every person has the right to live physical and spiritual prosperity, reside, and get a good environment and healthy and receive medical care. Similarly, in the preamble paragraph b of Law No. 1 Year 2011 on Housing and Region Settlements (UU-PPK) states that the state is responsible for protecting all Indonesian citizens through the implementation of housing and residential areas so that people can live and occupy decent housing and affordable housing that is healthy, safe, harmonious, and continuing throughout Indonesia. Furthermore, the Act No. 39 of 1999 on Human Rights in Article 40 states that every person has the right to reside and lives viable. The fulfillment of the right to housing as a fundamental right derived from the survival and dignity of human life. In developing countries such as Indonesia minimum basic needs are theoretically constructed as the right to food, clothing and shelter. In addition to maintaining the dignity of life is still necessary guarantees of the right to health care, education, employment, and so on. The right to housing is a human right, therefore, create an obligation on the state to protect, respect and implement them. The state's obligation has been clearly stated in Article 8 of Law No. 39 of 1999 on Human Rights, namely "Protection, promotion, enforcement and fulfillment of human rights primarily the responsibility of the state". The construction of housing and residential areas that rely on community rights and provide greater opportunities for people to participate. In line with the community's role in the development of housing and residential areas, and local governments have a responsibility to be a facilitator, to provide

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assistance and convenience to the public, and conduct research and development covering various aspects related to, among other things, spatial planning, land, environmental infrastructure, industrial materials and components, construction and engineering services, financing, institutional, human resources, local knowledge, as well as laws and regulations that support. General policies of housing construction is directed to:

1. Meet the needs of decent, affordable housing in safe and healthy environments are supported infrastructure, facilities, and public utilities are sustainable and capable of reflecting the personality of a society that Indonesia;
2. Availability of funds long-term sustainable cost to meet the needs of home, housing, housing, and urban and rural residential environment;
3. Create a harmonious and balanced housing in accordance with the spatial and land use efficient and effective manner;
4. Provide a right of use without sacrificing the sovereignty of the country; and
4. Encouraging foreign investment climate.

In line with the general policy direction, implementation of housing and settlements, both in urban areas and in densely populated rural areas wider availability of land is necessary to realize their order and legal certainty in manage. Governance and local governments need to provide facilities for the acquisition of home-income communities the low through the planning program of housing construction in stages in the form of facilitation of financing and/or construction of infrastructure, facilities, and public utilities in the residential neighborhood. The setting operation of housing and residential areas carried out to provide legal certainty in the implementation of housing and residential areas, supporting the structuring and development of the region as well as the distribution of the population that is proportional with the growth of residential environment and residential areas in accordance with the layout to achieve a balance of interests, especially for Low-Income Communities (MBR), increase the effectiveness and efficiency of natural resources for housing development with due regard to the preservation of the environment, both in the residential environment for urban and residential environment rural areas, and ensure the realization of the house livable and affordable in an environment that is healthy, safe, harmonious, organized, planned, integrated, and sustainable. Implementation of housing is done to meet the needs of the home as one of the basic human needs for improvement and equalization of social welfare, which includes estate planning, real estate development, utilization and control of residential housing. Implementation of the settlement area is made to realize the region that serves as a residential environment and activities that support life and livelihood are planned, comprehensive, integrated, and sustainable in accordance with the spatial plan. Implementation of the settlement area is aimed to meet the citizens' rights to adequate housing in a healthy environment, safe, harmonious and orderly and provide assurances resides, which must be implemented in accordance with the direction of the development of settlements Integrated and sustainable, as provided in the Plan Spatial. Act No. 1 of 2011 on Housing and Region Settlement also includes maintenance and repairs that are intended to maintain the function of housing and residential areas in order to function properly and sustainably in the

interests of improving the quality of life of the individual who carried out the houses and infrastructure, facilities, and public utilities in residential, residential, residential environment and residential areas. In addition, it also made arrangements prevention and improvement of the quality of the shantytowns and slums are being made to improve the quality of life and livelihood slum-dwellers. Settlement is carried out based on the principle of certainty settled that guarantees the right of every citizen to occupy, have and or enjoy a dwelling, which performed in line with the policy of providing land for construction of housing and residential areas. The above descriptions show how important and strategic housing provision for improving the welfare because it, studies on the development or the provision of housing for the people, should be done in a systematic and sustainable. Papua province, which is located at the end of East Indonesia is a province that has a bright future for several reasons. The first is, Papua natural resources are relatively many and varied, such as mines, forests, soil fertile and varied land and sea area rich in fish and non-fish resources. Second, Papua geographical position is very strategic, because it borders with neighboring countries in the South China Sea, the Pacific Ocean and the Sea of Hindia. States is a very potential market for the products of the provinces in Eastern Indonesia (KTI). Thirdly, about the last thirty years, demographic developments in Papua increasingly dynamic, not only because of migratory activity, but also increased quality human resources. if well managed population dynamics that occurred in Papua, a huge capital to accelerate the progress of Papua and KTI. However, without any improvement of the quantity and quality of housing or shelter for the people, then the potential demographic and natural resources will not be realized. In other words, normatively, a housing development in Papua is a need that can not be ignored. The relationship between economic progress with the level of economic progress, is two way. Di one side of a housing development can stimulate economic growth and development. On the other hand, economic growth, particularly the growth of per capita income will increase growth in demand for home or place of residence. Theoretically, the income elasticity of demand for housing is greater than one. When the economy grew 1 percent, then the demand for housing will grow larger than 1 percent. In other words, the demand for housing is very sensitive to economic growth. Having regard to the economic development of Papua today, then greater attention and seriously to the problem of housing, especially housing should be the main agenda of the government both central and local governments Papua. The problem is whether the real problem of public housing in Papua? The answer to this question is very important, in order to avoid overlapping of activities and housing policy will only be a waste of resources in Papua. This paper outlines see if it was true, Papua requires efforts to accelerate the construction of housing (the people). If yes, then how prospects and any constraints? The results of this initial study is expected to provide information and suggestions for further study, so that housing policy in Papua province, will be able to optimally improve the welfare of the people. Based on the above, the proposed formulation of the problem, as follows:

1. How is the development of public housing in the province of Papua today?
2. What are the prospects and constraints of housing development in Papua?

Based on what has been presented on the background of the above research, it is the purpose of this research is:

1. To know and review progress housing in Papua province today.
2. To determine and assess the prospects and constraints of housing development in the province of Papua.

2 RESEARCH METHODOLOGY

1. Types of Research

This research is qualitative, that particular tradition in social science that is fundamentally dependent on the observations in humans both in the region and in their terminologies.

2. Data Sources

The main data sources in qualitative research are secondary data from the use of documents. The documents used are the official documents. Document divided over internal documents and external documents. Document form of memos, notices, instructions, rules of a particular community institutions that are used in their own circles. External documents contain information materials produced by a social institution, for example magazines, bulletins, statements and news broadcast to the mass media.

3. Data Analysis

The collected data were then analyzed qualitatively. Qualitative data analysis is the effort made by working with the data, organize data, sorted them into units that can be managed, synthesize, search and found patterns, identifying what is important and what is learned, and decide what can be narrated to others ,

3 RESULTS AND DISCUSSION

1. Provision of Services to the Community by the Government Housing and Local Government

Akbar Tanjung argued that the concept of housing is not limited to the shape of the building house livable in a healthy and orderly settlement is one of the basic human need and an important factor in the increase in dignity, dignity, quality of life and livelihood, the function. The house is as a place to stay in an environment that is properly equipped with the necessary infrastructure and facilities to promote himself human. The house is expected to give tranquility of life, safety and socio-cultural activity centers. John Turner put forward the concept of housing as follows:

1. Residents are major elements of housing construction.
2. Housing is not just a "shelter" rather it is a process or an activity.
3. The house should not be seen from the physical aspects, but rather on the meaning and value for the occupants.
4. Housing construction should be done by the community itself with a little help from the government.

There are several requirements that must be met in order for housing and settlement construction completely livable. Housing development can not be separated from the process of living, namely the presence of people in the living room dimension create social, cultural, economic and environmental. Dense housing in urban areas (villages) by means of latrines and wells used by some families, the lack of

places to play children/recreation, as well as the narrow streets of the village is a settlement that is not healthy. The above situation is not really desired by the community itself, but forced by their low income levels that should live in settlements not health. Structurally, housing and settlements inhuman generally occupied by poor people. If all parties have the same commitment in the fight against poverty, housing and settlement development should be oriented to the Small House (RS) and especially Houses Very Simple (RSS). During this time, there is a false perception of the majority of our society that the development of RSS is not different from the construction of houses RSS development must consider the spatial plan. Wise land available should be sufficient for the construction of at least 50 units of RSS and equipped with environmental infrastructure, as well as social facilities available inside. Clean water, children's playground, waste water disposal, electricity networks and places of worship included in the package development RS and technical RSS. Required also that the site conditions RSS should be free of flooding. Tens of million of Indonesian people do not have a home at this time, and forced to live cheek by jowl in a rented house, or even occupy the building is unfit to live on the land. Reality Emerald portrait of poverty in Equatorial State, which finally sparked the declaration of one million housing program for the people of Indonesia, A total of 20.5 percent of Indonesia's population currently does not have a place to stay. This means, only 79.5 percent of the 251 million people who own a home. This data is based on the research Institute of Demography, University of Indonesia, which is used as the basis of development policies based folk houses demographics. Provision homes livable for residents, became one of the jobs for the country, including Indonesia, given as mandated by the 1945 Constitution Article 28 H paragraph (1) which states that every person has the right to live physical and spiritual prosperity, reside, and get a good living environment and healthy and the right to services health. Law 1 Year 2011 on Housing and Settlement Region Article 5 (1) that the state is responsible for implementing housing and settlements fostering implemented by the government. Starting from this legislation, the government finally intervened with a million house. Launched a program is done considering the rapid population growth from year to year in Indonesia. The need for residents to stay home has increased. unfortunately, this requirement can not afford filled property developers. Director General of Housing Provision Sharif Burhanuddin said the housing program is a form of attention of the government to improve the welfare of the community. Housing needs for population each year is about 800 thousand while, property developers the ability to provide shelter only around 400 thousand housing units per year. governance should only seek a breakthrough so that the next day, all the people own their home. Especially by targeting the construction of houses for low income people (MBR) and non-MBR. The tendency of the government to build more houses for the MBR, based on the concept of balanced residential accordance with Rule Ministerial No. 7 of 2013, which regulates every development 1 (one) luxury homes, should be offset by the construction of two (2) medium homes and 3 (three) simple house. Based on the report on the distribution of mortgage by each participating banks until November 2015, the amount of lending is 42.3 trillion idr. The value of the portfolio consists of mortgage-FLPP portfolio value of Rp. The amount of 11.9 trillion were channeled for 120 491 housing units MBR. While the value of

commercial mortgage portfolio amounted to Rp. 30.4 trillion to 97 134 units of commercial houses (Non-MBR).

2. Development of Public Housing in Papua Nowadays

Table 1 below shows an outline of the development of several

indicators of housing in Papua. To get better results comprehensive then these developments compared with the development of national and provincial nearest neighbors, namely West Papua province.

Table 1
Some Indicators of Housing in the province of Papua in 2010

description	Papua	West Papua	National
1. Status Ownership (% total):			
One's Own	81.71	62.75	78
Contract	2.23	4.94	5.24
Lease	6.68	10.28	5.07
Free Rent	1.33	6.3	2.12
Official Residence	3.83	7.29	1.32
Owned Parent/Brother	3.29	8.02	7.57
More	0.92	0.42	0.67
2. Luas Floor Per Capita (m ² / capita)	10.17	15.24	21.05
3. House Quality (% total):			
Floor not land	70.25	93.17	88.5
Concrete roof	57.68	95.14	96.55
Wall/wood	95.65	95.98	90.13
Households with latrines premise equipped cesspool	30.99	56.3	60.87
Households with electric lighting source	25.66	48.87	50.8
	42.71	83.29	94.15

Source: Adapted from the BPS various years

The data in Table 1 above shows that when evaluated based on the ownership status, it can be said that the development of housing in Papua relatively in 2010, amounting to 81.71 per cent home ownership status in Papua are the property. Table show that the most people Papua province already have their own home. Angkarasio are higher than the ratios in the province of West Papua which is 75 persen. Angka home ownership ratio in Papua is even higher than the average national average is 78 percent. Furthermore, the data in Table 1 above shows that when viewed by the floor area per capita, housing in Papua even already meets the international standards set WHO. Pada 2010 per capita floor area of the house in Papua is 10.2 m² yang means that every individual in Papua life with home average rata 10,2 m². This figure is lower than that of West Papua, which reached 15.24 m² and the national average, which reached 21.05 m². However, these figures show that the per capita floor area of the house in Papua is adequate when measured by the standards of WHO which is 10 m² per capita, as well as by national standards, which is about 9 m² per capita. When incorporating more data in Table 1 above, it can be concluded that the main problem of housing in the province of Papua is the poor quality of house in 2010 only 70 percent of homes in Papua-storey non-land. This figure is much lower than the average of West Papua, which reached 93.2 per cent and the national average, which reached 88.5 percent. Only about half of the houses in Papua roofed concrete and even this figure is much lower than the average of West Papua is 95.1 percent and the national is 96.6 percent. When evaluated by a wall or wood, then the quality of houses in the province of Papua has been good because it reached 95.7 percent. This ratio is relatively good compared to the same, but slightly better than the national average which was 90.1 percent. The data in Table 1 above

shows that one of the most serious problems in housing in the province of Papua turns out is the quality of sanitation. In 2010 only 30.9 percent of homes in Papua who have a source of clean drinking water. This figure is much lower than that of West Papua which is 56.3 percent and was lower than the national average which is 60.87 percent. Likewise with toilet facilities. In 2010 only 25.7 percent of homes in the province of Papua, which has a toilet equipped with a septic tank. This figure is much lower than the average of West Papua province which is 48.9 percent and the national average is 50.8 percent. Evaluated on the source of electricity which is owned, the quality of housing in the province of Papua could also be said to be bad. In 2010 only 42.7 percent of homes that have a source of electricity. This figure is also much lower than the average number of West Papua province, which is 83.3 percent and the national average, which is 94.2 per cent. The poor quality of houses in Papua, will be more visible when using data at the district / city. Data in Table 2 below, gives a general overview of housing issues at the district / city in the province of Papua.

Table 2
Some Indicators of Housing Regency / City Papua Province Year 2010

No.	Regency / City	Individual Ownership Status	Access to the Electric Lighting	Individual latrines equipped with Septic Tank
1	Nduga	99.37	0.22	0.31
2	Intan Jaya	99.26	0.76	2.38
3	Kab.Lanny Jaya	99.22	0.06	1.32
4	Puncak	99.2	0.09	3.72
5	Deiyai	99.07	1.09	1.62
6	Tolikara	98.37	3.13	8.16
7	Membramo Tengah	98.04	1.02	50
8	Yahukimo	97.92	3.3	4.51
9	Paniai	97.48	5.59	4.6
10	Yalimo	95.83	8.31	13.18
11	Pegunungan Bintang	94.76	9.33	11.11
12	Puncak Jaya	92.87	5.73	9.31
13	Membramo Raya	91.33	32.63	41.1
14	Jayawijaya	88.88	15.54	46.95
15	Supiori	86.46	57.31	68.71
16	Dogiyai	86.29	4.31	9.32
17	Mappi	82.44	8.78	34.6
18	Asmat	79.9	15.75	26.6
19	Provinsi Papua	79.19	38.83	48.16
20	Waropen	75.82	67.83	68.59
21	Sarmi	74.12	70.94	72.39
22	Keerom	72.81	80.37	48.23
23	Kep.Yapen	71.19	65.36	73.88
24	Biak Numfor	66.73	86.44	79.06
25	Nabire	65.35	71.48	74.06
26	Merauke	63.62	72.85	52.25
27	Jayapura	62.86	90.44	74.1
28	Mimika	53.79	79.91	83.32
29	Boven Digoel	53.66	65.65	52.25
30	Kota Jayapura	45.6	97.77	85.39

The data in Table 2 above shows that home ownership status in the District / Municipality in Papua, is relatively good, because it is generally more than 70 percent of homes in the district / city in Papua province, the status of its own. Only a few portions of the region have their own homes, about 50 percent or less. These areas are Mimika (53,8persen), Digoel (53.66 percent) and Jayapura (45.6 percent). The low percentage of their own house in the city of Jayapura showed that symptoms of the adverse effects of urbanization, had begun in Papua. The data in Table 2 above, also shows that the pattern of areas that have poor access to electric lighting, also has the quality of latrines worse. example areas that house with electric light source portion is very poor (less than 10 percent), it turns out the sanitary quality of the pit is also very worse. It can be said overall, that one of the housing issues in Papua, is the poor quality of housing, particularly sanitary quality.

3. Prospects and Constraints Housing Development in Papua province

a. Development prospects Housing in Papua Province

Theoretically, the outlook for the housing market is largely determined by the amount and composition of the population, and the development of economic. If viewed from two aspects, the potential for the housing market in the province of Papua can be said is very good. There are some indications that housing development in Papua is actually very prospective. These indicators include growth and economic development, changes in the structure of population and land area are relatively very wide. Data in Table 3 below, provides an overview of some of the major indicators that show prospects for the housing market in the province.

Table 3
Economic development and the Papuan People's Welfare.

economic indicators	2000	2005	2010
Aggregate production:			
- Role of the Primary Sector	77,0		58,6
- Role of Secondary Sector	7,2		11,5
- Role of Tertiary Sector	15,8		29,9
In the context of Indonesian Papua	22,0	-	16,7
- Surface area (% area of Indonesia)	1,08	0,88	0,90
- Total population (% total population of Indonesia)	1,0	0,8	0,90
- The number of households (% of households Indonesia)	4,0	5,0	5,7
- Density (% of population density Indonesia)			
- Real GRDP (% of real GDP Indonesia)	2,0	1,3	0,98
- Real GDP / capita (% of real GDP / capita Indonesia)	190	148	116

Source: Adapted from the BPS various years

1) Growth and Economic Development

Data in the table above, shows that during the period 2000-2010 there has been a decline in the economic role Papua. In 2000, the economy of Papua accounted for 2 percent of the national economic pie (real GDP Indonesia). However in 2010 decreased its contribution to less than 1 percent of the economic pie national. The decline in this role, is due divided Papua into two provinces, namely Papua with an area of about 320,000 km² and West Papua, with an area of about 100,000 km². Overall during the period of 2010, the economic development of the province of Papua has improved. The data in Table 3 above, shows that during the period 2000-2010, aggregate production structure of the economy of Papua, is getting better or impartial. It was shown on the declining dominance of the primary sector (agriculture and mining) of 77% real GRDP in 2000, to 58.6 percent in real GRDP 2010. Data-data showed that the economy of Papua has been reduced dependence on natural resources, particularly forests and mine. While the role of the secondary sector. Increased from 7.2 percent real GRDP in 2000, to 11.5 percent of the GDP real terms in 2010. Thus, during the period 2000-2010 the role of secondary sector has increased an average of 4.7 percent annually. Improvement was also seen in the role of the tertiary sector (or better known as the service sector), ie 15.8 percent of real GRDP in 2000, to 29.9 percent of the GDP real terms in 2010. Thus, during the period 2000 to 2010 the role of the tertiary sector increased by an average percent 6,6 per year. Structural development of aggregate output as described in the above paragraph, indicating that the economy has begun to reduce the high dependence on the primary sector, particularly mining and forestry. The growing role of secondary and tertiary sectors is expected to create employment diversification is increasingly widespread, which in turn is leading to expansion (quantity and quality) of employment opportunities, improve the future of work and also improve wages or labor income. Improvements is what will stimulate the growth of demand for housing in the province. Prospects housing development in Papua, can also be seen from the figures relative Papua in the national context. During the period 2000 to 2010 real per capita GRDP of Papua province, is always higher than the national per-capita real GDP (Indonesia). In 2000, the rate of real per capita GRDP of Papua is 190 percent or nearly twice the national per capita real GDP. Although the ratio has declined to 148 per cent by 2005 and 116 percent in 2010, the absolute number of real per capita GRDP of Papua still continue to rise. For example, the rate of real per capita GRDP of Papua is around

Rp.11 million which indicates the magnitude of the potential demand for homes.

2) Population and Employment

Although lower, than before the split with West Papua, population and households, are enough for the demand of potential home effective. Data BPS shows that from 1970 to 2010, the rate of population growth in the province of Papua is always higher than the population growth rate Indonesia. For example, during the years 1971-1980 the growth of the population of Papua (at that time was Irian Jaya) is the average of 2.67 percent per year, while the growth of Indonesia's population is 2.32 percent a year. During the years 1981-1990 the growth of the population of Papua (at that time also called Irian Jaya) is the average of 3.46 percent per year, while the growth of Indonesia's population is 1.98 percent a year. Furthermore, during the years 1990-2000 Papuan population growth is an average of 3.22 percent per year, while the growth of Indonesia's population is 1.36 per cent a year. Over the last ten years (2000-2010), the growth rate of the province of Papua is still about 3 percent per year, and remained higher than the rate of population growth in Indonesia, which is 1.4 percent per year. In 2005 the number of households decreased to 0.8 percent of the number of households in Indonesia. But in 2008 increased again to 495,000 households (0.9 percent of total households in Indonesia). Thus during 2005-2008 the number of households in Papua grew on average 3.1 percent per year. If the growth rate of households is stable, then in 2020 to come the number of households in Papua will be 720,000 households. Many people are found within a longer time will increase the population growth and the number of households in Papua. Thus the prospects for housing in Papua will be brighter than the outlook until 2010. In addition to increase in population and households, Papua province also experienced an increase in the labor force and the labor force participation rate. This has to do with a growing portion of the working age population (15-64 years) and improvements in the quality of human resources.

3) Land

Another factor which is a factor supporting housing development is an area of the province of Papua. In 2010 the vast province of Papua is approximately 320.00 km². Based on projections in the above paragraph, the year 2020 is estimated to Papua's population reached more than 3 million inhabitants. If the requirement of adequate housing is 10 m²

per capita, the area of land required for the provision of the house is about 30 million m², or about 30 km². The area of land required is less than 1 percent of the total Papua. Even if the growth of the population of Papua, in the future, much faster than expected, the area of land required for housing, only about 2 percent of the area of Papua. The number of relatively small population where until 2010 the population density of Papua province only 8 inhabitants per km², while the per capita income is relatively high, leading residential development in Papua can be performed in conjunction with improved layout, improving the quality of people's health and environmental quality improvement, Thus the conflict between residential development with environmental damage in Papua there can be minimized.

b. Development Constraints Housing in Papua Province

This list indicates a relatively bright future for housing development in Papua. However, on the other hand are some constraints, which could hamper the acceleration of housing development in Papua. The first obstacle, is still lagging infrastructure in Papua, which includes the physical infrastructure and non physical. Until in 2009, long road in Papua is 15 849 km. About 75 percent of the existing roads in Papua is the district / city roads which both breadth and quality is lower than the provincial road. When the average road width in Papua is 6 meters, the width of the road in Papua in 2009 was approximately 95 km² or about 0.3 percent of the province wide. This figure is far below the ideal standard, namely road width should be about 20 per cent of the total area. In addition to roads, the vehicles support for the mobilization of labor, capital goods and raw materials in Papua, also relatively limited. For example, in 2009 the number of trucks in Papua is only about 18,000 units or 0.4 percent of the number of trucks in Indonesia. In terms of land area of Papua is 16.7 percent of Indonesia's land area. Very limited, physical infrastructure, especially transportation means, the price of goods and services in Papua is very expensive. Likewise, the price of raw materials or building materials required for the construction houses. Non-physical infrastructure which is still sorely lacking in Papua, especially is the financial infrastructure. Without adequate financial infrastructure, the business transactions and value of housing is very high intensity, will be hampered. The second obstacle, is the lack of manpower professional in the field of housing, primarily field. Workers is related to the low quality of human resources Papuan population. These constraints can actually be overcome by inviting workers from other regions, especially on the island of Java. But if not careful, such a move could trigger social jealousy. As a consequence of the first and second constraint, the housing development in Papua is also dealing with a third constraint, ie low interest and ability. housing developers is understandable because the main motivation of the perpetrators housing business is profit. One of the obstacles that need to be taken into consideration is the social, political and culture. Population of Papuans can be grouped by tribes and regions stay. There hundreds of tribes in Papua province to be for hundreds of years, separated or isolated from one another, due to conditions geographical. Interaction between the tribe as intense then occur around the last fifty years. From the standpoint of social science, it can be said inter-ethnic relations are still in the initial process. Data population growth, suggesting that growth due to migration is greater than the natural growth (the difference between the

birth rate and a mortality rate). Therefore, if not consider socio-political factors and Cultural Studies, housing construction in the province of Papua, it will trigger a social envy and social conflict.. The next obstacle is not the stability of economic growth in Papua, for example, only in 2009 the economic growth is very high at more than 20 percent annually, but in 2010 the economic growth was -7.7 percent per year. When using the data in the 2000-2010 period, it can be seen that the economy of Papua, several times experienced contraction (negative growth), for example in 2002 (-12 per cent per year), in 2004 (-3.4 percent per year) and in 2008 (-1, 3 percent per year). Due to the growth of the population of Papua is relatively high, then the GDP growth per capita will decline relatively large, if economic growth is negative. In the long term, fluctuations in economic growth would cause problems of high uncertainty and will exacerbate expectations.

4. CONCLUSIONS

Importance of housing development for the people of Papua in need of a government initiative to stimulate the accelerated development of house. Governance may take the initiative directly, by taking the role as a developer, through the State-Owned Enterprises (SOEs) in the field of housing or Regional Owned Enterprises (enterprises) housing sector. the government, capable of taking the initiative that is indirect, through the acceleration of improvements/development of physical infrastructure such as roads, ports, electricity and water supply and transportation/communication. Improvement is not only useful for the accelerated development of housing, but also accelerate economic growth. Other forms of government initiatives is to make laws or regulations that are simple, yet clearly and unequivocally in the housing sector. Laws and regulations are expected to not only reduce transaction costs, but also lower the selling price of the house and fix the expectations of businesses and prospective buyers. Even technically, the management of housing construction in Papua appears to be addressed, the government must be wise to consider the socio-cultural aspects and politic. To avoid jealousy or social conflicts between local people and migrants as well as among the native population. To give to drink as well as the potential impact of the conflict, the government should start by building pilot projects (pilot project) in some areas, both normal. better yet, when the pilot projects are part of a spatial improvement in all areas of Papua. what is the form of pilot projects, such as whether the satellite towns or flats, should be determined by careful study and is a multi-discipline.

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