

Fenomena Perubahan Tata Guna Ruang Rumah Subsidi melalui Kajian Bertinggal dalam Arsitektur Studi Kasus: Palapa Village Lhokseumawe

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ABSTRAK

Penyediaan rumah subsidi tipe 36 sebagai hunian terjangkau menghadapi ketidaksesuaian antara rancangan awal dan kebutuhan penghuni setelah rumah ditempati. Penelitian ini bertujuan mengidentifikasi bentuk perubahan tata guna ruang, menganalisis faktor pendorongnya, dan menafsirkan makna perubahan melalui kajian bertinggal. Analisis menggunakan kerangka *Fourfold* Heidegger yaitu *Earth, Sky, Mortals*, dan *Divinities* yang didukung konsep adaptasi hunian, *needs-amenities*, serta nilai guna dan nilai tukar. Penelitian menerapkan pendekatan kualitatif dengan strategi studi kasus dan orientasi fenomenologis. Data diperoleh melalui pemetaan kawasan, observasi, dokumentasi visual, pengukuran ruang, perbandingan denah, dan wawancara penghuni. Empat rumah dipilih secara purposif sebagai kasus kontras untuk analisis mendalam. Dari 52 kavling di Palapa Village I, terdapat 48 rumah berhuni dan 4 kavling kosong. Sebanyak 41 rumah atau 85,42% mengalami perubahan, terdiri atas 17 perubahan ringan, 12 sedang, dan 12 berat, sedangkan 7 rumah belum berubah. Perubahan dominan terjadi pada ruang servis dan sosial. Faktor pendorong meliputi pertumbuhan keluarga, aktivitas domestik dan sosial, kenyamanan iklim, kebutuhan spiritual, keamanan, kemampuan ekonomi, status hunian, dan rencana pengembangan. Penelitian menyimpulkan bahwa rumah subsidi berkembang menjadi ruang hidup dinamis; nilai gunanya tetap mendasar dan berlapis dengan potensi nilai tukar sebagai aset keluarga.

Kata kunci: rumah subsidi, perubahan tata guna ruang, bertinggal, *Fourfold*, adaptasi hunian

***Phenomenon of Spatial-Use Changes in Subsidized Housing
Through the Study of Dwelling in Architecture
Case Study: Palapa Village, Lhokseumawe***

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ABSTRACT

Type 36 subsidized housing, intended as affordable shelter, often reveals a mismatch between its initial design and residents' evolving needs after occupancy. This study identifies spatial-use changes, examines their driving factors, and interprets their meanings through architectural dwelling studies. The analysis applies Heidegger's Fourfold framework Earth, Sky, Mortals, and Divinities supported by concepts of housing adaptation, needs-amenities, and use value and exchange value. A qualitative case-study strategy with a phenomenological orientation was employed. Data were collected through site mapping, field observations, visual documentation, spatial measurements, plan comparisons, and resident interviews. Four houses were purposively selected as contrasting cases for in-depth analysis. Of 52 lots in Palapa Village I, 48 were occupied and 4 remained vacant or unbuilt. Forty-one houses, or 85.42%, underwent changes: 17 showed minor, 12 moderate, and 12 major changes, while 7 remained physically unchanged. Changes were concentrated in service and social spaces. The main drivers were family growth, domestic and social activities, climatic comfort, spiritual needs, security, economic capacity, tenure status, and future development plans. The study concludes that subsidized houses evolve into dynamic living spaces; their use value remains fundamental while becoming layered with potential exchange value as family assets.

Keywords: *subsidized housing, spatial-use changes, dwelling, Fourfold, housing adaptation*