

Fenomena Permukiman di Bantaran Sungai Bedera Kota Medan

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ABSTRAK

Penelitian ini mengkaji fenomena permukiman informal di bantaran Sungai Bedera, Kelurahan Terjun, Kecamatan Medan Marelán. Kawasan kumuh ini tumbuh tanpa perencanaan formal di atas lahan negara dan menjadi objek program normalisasi sungai sejak tahun 2022. Penelitian ini bertujuan mengidentifikasi karakteristik fisik permukiman, menganalisis faktor pendorong masyarakat berpenghasilan rendah menetap dan bertahan, serta mengkaji hubungan antara kondisi sosial-ekonomi dengan wujud fisik hunian. Penelitian menggunakan metode kualitatif fenomenologi melalui kerangka teori *Dwelling, Place and Environment* (Seamon) serta *Bridgeheader* dan *Housing as a Verb* (Turner). Data dikumpulkan melalui observasi partisipatif, wawancara semi-terstruktur, dan dokumentasi fotografis. Melalui teknik *purposive sampling* secara bertahap terhadap 86 unit populasi, terpilih sembilan narasumber utama hingga tercapai kejenuhan data empiris. Hasil penelitian menunjukkan karakteristik fisik permukiman meliputi empat dimensi utama: legalitas tanpa izin di lahan negara, empat tipologi material dari darurat hingga permanen seluas rata-rata 35-54 meter persegi, proses *incremental building* secara kontinu, serta pola spasial organik. Faktor utama masyarakat bertahan adalah *zero tenure cost* dan *zero utility cost* untuk menjamin kelangsungan hidup subsistensi, ditambah ketidakcocokan skema pembayaran periodik rusunawa dengan pendapatan harian mereka yang fluktuatif. Hubungan sosial-ekonomi dan fisik hunian dibuktikan dari durasi tinggal, penggunaan material bekas, dan fungsi ganda ruang domestik. Kesimpulannya, fase *bridgeheader* di kawasan ini bersifat permanen secara struktural, bukan transisional. Oleh karena itu, kebijakan relokasi memerlukan kompensasi nyata beserta skema pembayaran fleksibel berbasis penghasilan harian masyarakat.

Kata kunci: permukiman informal, bantaran sungai, fenomenologi arsitektur, *bridgeheader*, *incremental building*

The Phenomenon of Settlement Along the Bedera River in Medan City

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ABSTRACT

This study examines the phenomenon of informal settlements along the Bedera River, Terjun Village, Medan Marelan District. This slum grew without formal planning on state-owned land and has been the object of a river normalization program since 2022. The research aims to identify the physical characteristics of the settlement, analyze factors driving low-income residents to settle and persist, and examine the relationship between socioeconomic conditions and the physical form of their dwellings. It employs a qualitative phenomenological method utilizing the theoretical frameworks of Dwelling, Place and Environment (Seamon) alongside Bridgeheader and Housing as a Verb (Turner). Data were collected through participatory observation, semi-structured interviews, and photographic documentation. Through sequential purposive sampling of 86 dwelling units, nine key informants were selected until data saturation was achieved. Results demonstrate that physical characteristics encompass four dimensions: unauthorized tenure on state land, four material typologies from makeshift to permanent averaging 35-54 square meters, continuous incremental building processes, and organic spatial patterns. The main factor for residents' persistence is zero tenure and utility costs to ensure subsistence survival, compounded by mismatches between fixed subsidized housing payments and irregular daily incomes. Socioeconomic and physical relationships manifest through residence duration, secondhand material usage, and dual-functioning domestic spaces. In conclusion, the bridgeheader phase is structurally permanent rather than transitional. Therefore, relocation policies require genuine compensation alongside flexible, income-based payment schemes.

Keywords: *informal settlement, riverbank, architectural phenomenology, bridgeheader, incremental building*