ABSTRAK

Rumah dinas di perkebunan kelapa sawit disediakan dengan standar yang berbeda menurut jabatan, tetapi penghuninya mengubah rumah tersebut dengan cara yang tidak seragam. Penelitian ini mengkaji perubahan hunian di perumahan PT Asam Jawa, Kecamatan Torgamba, Kabupaten Labuhanbatu Selatan, dan faktor-faktor yang melatarbelakanginya. Data diperoleh melalui observasi, dokumentasi, wawancara, dan kuesioner pada 63 unit hunian yang dipilih secara purposif, terdiri atas rumah karyawan, asisten, kepala divisi, dan manajer, kemudian dianalisis dengan pendekatan metode campuran bertriangulasi konkuren. Hasil penelitian menunjukkan bahwa perubahan paling banyak terjadi pada rumah karyawan, berupa alih fungsi dapur menjadi kamar tidur, pembangunan dapur baru, serta penambahan garasi dan ruang cuci dengan material ringan yang mudah dibongkar. Rumah asisten berubah dengan pola serupa disertai peningkatan kualitas material, sedangkan rumah kepala divisi dan manajer hampir tidak berubah karena sejak awal telah lengkap. Perubahan tersebut dipengaruhi oleh golongan penghasilan, status penguasaan dan tingkat kendali penghuni atas rumah dinas, serta stratifikasi sosial berdasarkan jabatan. Dengan demikian, perubahan hunian di perumahan perusahaan perkebunan mencerminkan kemampuan ekonomi dan batas kewenangan penghuni, dan tidak semata-mata timbul dari kebutuhan ruang.

Kata Kunci: *perubahan hunian, perumahan dinas, stratifikasi sosial, hierarki jabatan, perkebunan kelapa sawit*

ABSTRACT

Company housing in oil palm plantations is provided to a standard that varies by occupational rank, yet occupants modify their dwellings in uneven ways. This study examines housing transformation in the residential compound of PT Asam Jawa, Torgamba District, South Labuhanbatu Regency, together with the factors underlying it. Data were collected through observation, documentation, interviews, and questionnaires covering 63 purposively selected housing units occupied by field workers, assistants, division heads, and managers, and were analyzed using a concurrent triangulation mixed-methods approach. The findings show that transformation occurs most often in field workers' houses, taking the form of converting kitchens into bedrooms, building new kitchens, and adding garages and laundry areas using lightweight materials that can be easily dismantled. Assistants' houses change in a similar pattern, accompanied by upgrades in material quality, whereas the houses of division heads and managers remain largely unchanged because they were fully equipped from the outset. These changes are shaped by income bracket, tenure status and the degree of control occupants hold over their company-owned housing, and social stratification based on occupational rank. Housing transformation in plantation company housing therefore reflects occupants' economic capacity and the limits of their authority, rather than arising solely from spatial needs.

Keywords: housing transformation, company housing, social stratification, occupational hierarchy, oil palm plantation