

## Analisis pengelolaan parkir on street (studi kawasan parkir on street Mayestik Jakarta Selatan) = The analysis of on street parking management a study of on street parking in Mayestik area South Jakarta

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### Abstrak

Tesis ini berisi analisis tentang pengelolaan parkir on street di Kawasan Mayestik, Jakarta Selatan yang terdiri dari parkir on street lingkungan dan on street non lingkungan. Tujuannya untuk menganalisis pengelolaan parkir on street di Kawasan Mayestik, Jakarta Selatan. Penelitian ini menggunakan teori parking management yang dikembangkan oleh Kodransky dan Hermann yang meliputi empat strategi antara lain: mekanisme tarif, pengaturan, desain fisik, serta kualitas layanan kontrak. Pendekatan yang digunakan dalam penelitian ini adalah pendekatan post positivis, dengan metode penelitian deskriptif kualitatif, yang dilakukan dengan wawancara mendalam, dan studi kepustakaan.

Hasil penelitian menunjukkan bahwa pengelolaan parkir on street lingkungan Mayestik berjalan cukup baik walaupun masih dalam proses perbaikan infrastruktur dan fasilitas serta pengawasan dalam hal pungutan ganda. Permasalahan infrastruktur dan fasilitas dapat dilihat dari kondisi jalan di kawasan parkir on street yang masih kurang layak, yakni berlubang dan becek ketika hujan, serta penataan perparkiran yang masih belum rapi. Kemudian banyaknya Pedagang kaki lima yang berimbas pada semakin berkurangnya lahan parkir on street sehingga mengurangi potensi retribusi yang diterima oleh UP Perparkiran. Selanjutnya pada pemungutan retribusi masih dikeluhkan adanya pungutan ganda yang dilakukan oleh petugas parkir di lingkungan Mayestik sehingga pengguna jasa parkir merasa telah membayar biaya parkir dua kali.

Pengelolaan yang cukup baik bisa dilihat dari peningkatan pendapatan retribusi yang diterima oleh Unit Pengelola Perparkiran sejak Kawasan Mayestik menggunakan sistem parkir terpadu dengan Perjanjian Kerja Sama dengan PT. Metroland. Sementara itu, pengelolaan parkir on street non lingkungan belum berjalan baik karena belum sesuai dengan ketentuan yang berlaku. Seperti masih minimnya pengawasan dari aparat terkait tentang ketentuan tarif yang harus dibayar oleh pengguna jasa parkir.

.....The thesis consists of an analysis of On Street Parking Management in Mayestik Area, South Jakarta. The purpose of this thesis is to analyze on street parking management in Mayestik Area, South Jakarta. This research applied the parking management theory that was developed by Kodransky and Hermann. This theory has four strategies, as follows: tariff mechanism, regulation, physical design, and the quality of service contract. Method and techniques that used in this research is Post Positivist approach with qualitative descriptive method, and implemented indepth interview, and literature study. On street parking divided into two parts, which are environmental on street parking and non-environmental on street parking.

The result showed that the management of the environmental on-street parking went quite well, although some improvements still needed particularly in the term of infrastructure, facilities and supervision to reduce the double-tax policy. Infrastructure and facilities problems can be seen from the condition of roads in the area of on-street parking, which is perforated and muddy while it rains and less arrangement of the parking area. The amount of peddler also decreases the area that supposed to be on street parking area. This condition brings the new problem, which is the reduction of potential retribution, that soon will be gathered by a parking institution. The characteristic of well-managed parking management in Mayestik area can be

seen through the rise of retribution income, since there is a contract agreement between the local parking institution and PT Metroland. While in the other hand, the non-environmental on street not run well because it is not fit to the regulation applied. The cause can be lack of supervision from the government about the fare regulation.