

## ANALYSIS OF FACILITIES ASSET QUALITY IN TAMAN LANSIA BANDUNG CITY USING DEVELOPMENT OF THE NEIGHBOURHOOD GREEN SPACE TOOL

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### ABSTRACT

Taman Lansia is a city park managed by the City Local Government of Bandung. This Park is one of the regional assets owned by the City Local Government of Bandung in the form of Green Open Space. All facilities in this park are public and open for use by anyone who visits the park. As a form of public service, the local government provides to its residents, it is essential to ensure that the park's facilities are in good condition when used by society. This research aims to analyze the quality of the asset facilities in Lansia Park using Development of the Neighborhood Green Space Tool (NGST) theory. The research method employed in this study is descriptive with a mixed approach (qualitative and quantitative). The findings of this research include a quality analysis of the park's facilities based on access, recreational facilities, amenities, natural features, and incivilities. The results of this quality analysis can serve as input and recommendations for the management of Taman Lansia, under the purview of the City Local Government of Bandung, for any future improvements needed for the park's facilities.

**Keywords:** Quality Analysis of Assets, Asset Facilities, City Park, Green Open Space, Public Service.

### ABSTRAK

*Taman Lansia merupakan taman kota yang dikelola oleh Pemerintah Daerah Kota Bandung. Taman ini merupakan salah satu aset daerah milik Pemerintah Daerah Kota Bandung berupa Ruang Terbuka Hijau. Semua fasilitas di taman ini bersifat umum dan terbuka untuk digunakan oleh siapa saja yang mengunjungi taman. Sebagai bentuk pelayanan publik yang diberikan pemerintah daerah kepada warganya, maka penting untuk memastikan bahwa fasilitas taman berada dalam kondisi baik saat digunakan oleh masyarakat. Penelitian ini bertujuan untuk menganalisis kualitas fasilitas aset di Taman Lansia dengan menggunakan teori Pengembangan Neighborhood Green Space Tool (NGST). Metode penelitian yang digunakan dalam penelitian ini adalah deskriptif dengan pendekatan campuran (kualitatif dan kuantitatif). Temuan penelitian ini meliputi analisis kualitas fasilitas taman berdasarkan akses, fasilitas rekreasi, amenities, kenampakan alam, dan ketidaksopanan. Hasil analisis kualitas ini dapat menjadi masukan dan rekomendasi bagi pengelola Taman Lansia di bawah lingkup Pemerintah Daerah Kota Bandung untuk perbaikan fasilitas taman di masa mendatang.*

**Kata Kunci:** Analisis Kualitas Aset, Fasilitas Aset, Taman Kota, Ruang Terbuka Hijau, Pelayanan Publik

## 1. INTRODUCTION

The usefulness of assets owned by regional governments is of course expected to provide benefits to the community. Long et al. (2020) explained that assets are all forms that have economic value, financial value and can be owned by individuals, governments or companies. Of course, in the process of managing these assets, it is necessary to apply asset management principles. Runiawati (2017) and Trindade et al. (2019) stated that by implementing asset management, regional governments can certainly realize sustainable development through optimizing asset management. Aira (2014) states that regional asset management is the implementation of management of regional assets/goods based on the principles of asset management for regional assets/goods by following the basis set out by the relevant government regulations. In terms of administrative law, regional asset management in Indonesia is regulated by Minister of Home Affairs Regulation Number 19 of 2016 concerning the management of regional property. This rule is implemented and used by all district/city regional governments in Indonesia in guidelines for implementing asset management (Maharani et al., 2020).

The asset owned by the local government is Green Open Space. Purnamaselfi & Widyasamratri (2021) state that Green Open Space (*Ruang Terbuka Hijau/RTH*) is land filled with plants and has uses for the environment, community welfare and beauty. Functionally, according to Haruna et al. (2018), green open space in urban areas has ecological, planning, aesthetic, social, educational and disaster mitigation functions. A good city can be seen by the availability of green open space in the city area. The existence of green open space, especially in urban areas, can be located anywhere, its position can be in the middle of the city or on the outskirts of the city. Green Open Space (*Ruang Terbuka Hijau/RTH*) can be in the form of city parks, nurseries, cemeteries, river borders, railway borders, conservation forests, critical land (Suciyani et al., 2023). Especially in the Bandung City area itself, one of the manifestations of Green Open Space (*Ruang Terbuka Hijau/RTH*) can be seen in the availability of city parks for community residents. Irwan (2007) and Aram et al. (2019) state that city parks are green open spaces that have the main function of beauty and social interaction. Nadea (2021) explains that city parks have functions consisting of hydrology, ecology, health, aesthetics, social, education and recreation. People generally come to parks with the aim of seeing beauty, such as feeling the fresh air, seeing green plants, flowers and shady trees, and interacting socially with other people, such as just relaxing or exercising with friends or relatives. At least, in the city of Bandung itself there are 768 parks available with a total area of 2,217,560.20 m<sup>2</sup> and can be used by the public.

As regulated in Minister of Public Works Regulation Number 5 of 2008, city parks are divided into six types, namely in the form of parks in the form of green fields equipped with recreational facilities, playgrounds, flower gardens, special parks (Taman Lansias), limited sports facilities and sports complexes. With a minimum green space of 30%. One of the special parks in the Bandung City area is the Taman Lansia. This Park is a park whose users are specifically

intended for elderly visitors. In terms of management, this Taman Lansia is managed under the Bandung City Housing and Settlements Service. Therefore, a good park is expected to provide good facilities that can be used by visitors who come to the park, as well as the facilities at the Bandung City Taman Lansia. Soemitro & Suprayitno (2018) facility assets are a variety of complementary equipment attached to support the functioning of infrastructure or as various physical facilities needed for life. Facilities are more likely to be said to be complementary equipment for a particular infrastructure object which of course aims to provide a use for its users. If the facilities in the park are damaged, visitors will be reluctant to come to the park.

The phenomenon of damage and other problems to the park facilities also occurred at several facilities in the Taman Lansia. At least, from the results of the initial preliminary study the researchers conducted, there were several problematic phenomena that occurred in the facilities at Taman Lansia, including several park chairs that were broken and fragile, the charging station area was damaged and not functioning so it could not be used, garden fences which are dirty and broken, several trash cans which are currently damaged, acts of vandalism on park signs/information boards, in the flow of water channels when it rains, as well as footpaths in garden areas where the tiles are broken and the walking surface is uneven, potentially causing people to trip. The common thread in the background explanation, an indication of the problem in this research, is that there are several facility assets in the Taman Lansia that are dirty, damaged, not functioning, and not functioning according to their function. Based on these problems, the researcher intends to conduct research related to quality analysis of facility assets at the Bandung City Taman Lansia. The problem formulation in this research is what the results of the quality analysis of facility assets at the Taman Lansia based on resident perceptions. The aim of this research is to determine the results of quality analysis of facility assets at the Bandung City Taman Lansia based on resident perceptions. Septiani et al. (2020) and Waterman et al. (2020) analysis is a thinking activity to describe problems from a unit down to the smallest unit. Piskin & Akdeniz (2023) the quality of city parks emphasizes how park users can use city parks comfortably which is supported by the ability of the city park to fulfill user services, accommodate user activities, provide meaning for users and finally ease of access, both access to city parks and access within city parks.

## **2. METHOD**

The location of this research was carried out in the Taman Lansia, Bandung City, West Java. The location of this park is right on Jl. Cisangkuy, District. Bandung Wetan, Bandung City, West Java. This research was carried out from September 2023 to October 2023.

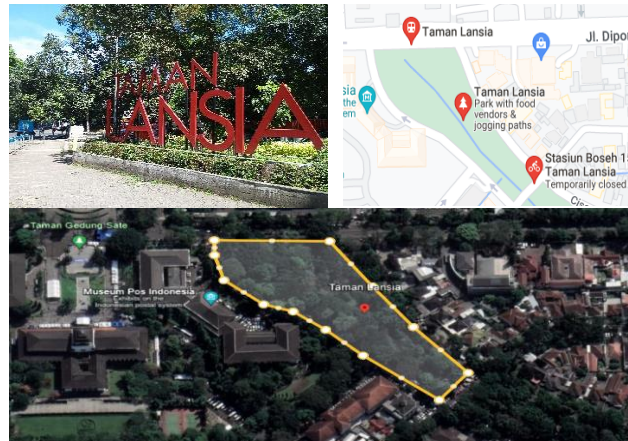


Figure 1. Location of the Taman Lansia (*Taman Lansia*)

The type of research applied in this research uses applied research. Anggara (2015) states that applied research aims to develop something that exists or improve something that has been done. Meanwhile, the research method applied in this research uses a descriptive method using a mix method approach or a combination of qualitative-quantitative methods. The data collection instrument used is for qualitative data using observation, documentation and interview. The interview was conducted with the three elderly individuals. Meanwhile, for quantitative data, use a questionnaire. The questionnaire uses a Likert scale to answer the questions given. The population of this research is aimed at residents of Greater Bandung who are or have visited the Taman Lansia. To determine the sample used, random sampling was used with 30 samples. The facility asset quality analysis tool used in this research is the Neighborhood Green Space Tool theory from Gidlow et al. (2012).

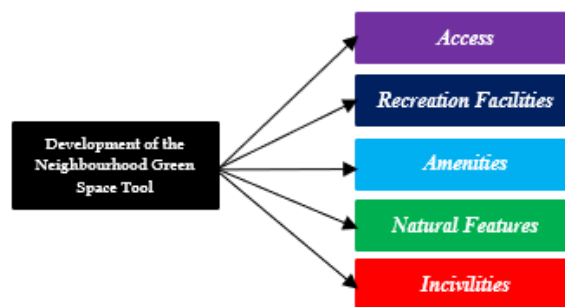


Figure 2. Dimensions of the Development of the Neighbourhood Green Space Tool theory

According to Gidlow et al. (2012) stated that there are at least five dimensions used to analyze the green space environment. The five dimensions consist of Access, Recreation Facilities, Amenities, Natural Features and Incivilities. This theory is a theory that is used as a tool in environmental development in the form of green space and is considered suitable as a tool for analyzing the quality of facility assets in city parks. The reason for using this theory as an analytical tool is that it departs from the phenomenon of problems that occur in the background,

which means that the dimensions and indicators in the NGST theory cover all the problems that exist in the background, so in this study, the researcher decided to use this theory as an analytical tool. These problematic phenomena in the facility assets at the Taman Lansia cover the five dimensions of the NGST theory. For qualitative data results, data analysis was carried out using data presentation and drawing conclusions. Meanwhile, for quantitative data results, the data analysis used uses descriptive statistical tests on average (mean). In accordance with the criteria explained by Sugiyono (2019), the interpretation criteria are divided into the following scales.

Table 1. Criteria for Interpretation of Quality Assessment Results

Scale Range	Quality Category
< 1,79	Very Not Good
1,8 – 2,59	Not good
2,6 – 3,39	Enough
3,4 – 4,19	Good
4,2 – 5	Very good

Finally, to test the validity of the data, for qualitative data, use source triangulation. Meanwhile, the validity test for quantitative data uses validity and reliability tests. Validity tests are carried out to test the validity & correctness of the data. Tugiman et al. (2022) stated that the validity test can be said to be valid if the value of  $r$  is calculated  $> r$  table. Meanwhile, the reliability test is carried out to test the confidence of the data that has been obtained. Taber (2018) states that data can be said to be reliable if Cronbach's alpha value of the data is  $> 0.6$ .

### 3. RESULT AND DISCUSSION

The results of the questionnaire that has been distributed to 30 sample respondents who are/have visited the Bandung City Taman Lansia can be depicted in the chart below.

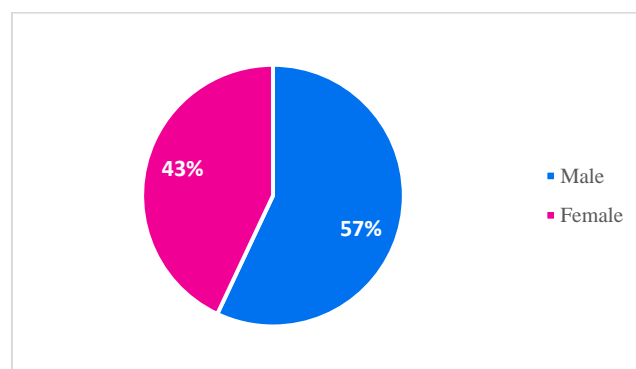


Figure 3. Percentage of Respondents by Gender

The number of research respondents consisted of 17 men and 13 female respondents. The percentage of respondents was 57% male and 43% female.

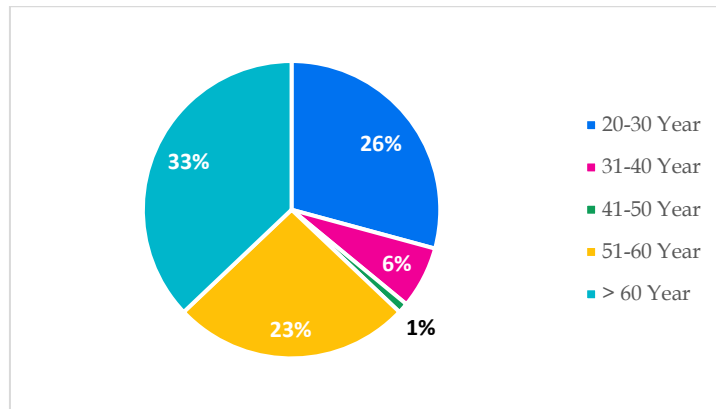


Figure 4. Percentage Age Distribution of Respondents

From the presentation, the respondents who filled out the questionnaire consisted of 26% (8 people) aged 20-30 years, 1% (2 people) aged 31-40 years, 6% (3 people) aged 41-50 years, 23 % (7 people) aged 51-60 years and 33% (10 people) aged > 60 years.

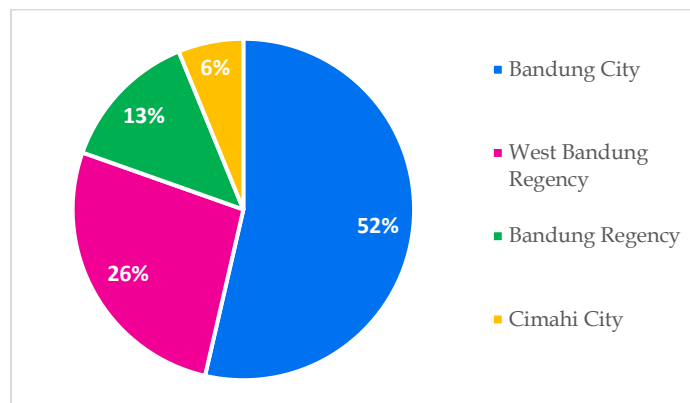


Figure 5. Distribution of Respondents' Domicile

The chart shows that 52% (15 people) live in Bandung City, 26% (8 people) live in West Bandung Regency, 13% (4 people) live in Bandung Regency, and 6% (2 people) live in City Cimahi. The results of the validity and reliability test of the questionnaire obtained show the following results. The r value of the validity test table on 30 samples shows a value of 0.361, which comes from calculations ( $df = n-2$ , namely  $30-2 = 28$ ) with a significance level of 5%.

Table 2. Validity Test Results

Dimensions	Question Number	Results r Count	Information
<i>Access</i>	P1	0,821	Valid
	P2	0,642	Valid
	P3	0,591	Valid
	P4	0,799	Valid
	P5	0,475	Valid
<i>Recreation Facilities</i>	P6	0,483	Valid
	P7	0,459	Valid
	P8	0,640	Valid
<i>Amenities</i>	P9	0,603	Valid
	P10	0,489	Valid
	P11	0,478	Valid
	P12	0,488	Valid
	P13	0,480	Valid
	P14	0,539	Valid
	P15	0,420	Valid
	P16	0,483	Valid
	P17	0,463	Valid
<i>Natural Features</i>	P18	0,546	Valid
	P19	0,463	Valid
	P20	0,543	Valid
<i>Incivilities</i>	P21	0,616	Valid
	P22	0,571	Valid
	P23	0,631	Valid

The results of the data presentation in the previous table state that, for all the answers to the questions that were obtained from the questionnaire that was distributed to 30 respondents, the results showed to be valid because the calculated r value was > from the predetermined r table. Next, namely the reliability test using the SPSS Statistics application results of the reliability test shows that.

Table 3. Reliability Test Results

Cronbach's Alpha	Cronbach's Alpha	Information
0,6	0,889	Reliable

From the results of the reliability test, the results show that Cronbach's alpha as measured by the SPSS Statistics application shows a value of 0.889 and is said to be reliable because the value is greater than the predetermined Cronbach's alpha standard, namely 0.6. From the results of the validity and reliability tests above, of course all the research data obtained has been declared valid and reliable.

The access dimension is a dimension used to analyze the quality of facility assets related to access in city parks. This access dimension consists of several indicators, namely general accessibility, entrance gates, parking lots and footpaths in the park area.

Table 4. Questionnaire Results

<b>Indicator</b>	<b>Average</b>	<b>Interpretation Results</b>
Results of the Access Dimension Questionnaire		
General Accessibility	4,03	Good
Entrance Points	3,33	Enough
Parking Lot	4,16	Good
Path	2,97	Enough
<b>Average</b>	<b>3,70</b>	<b>Good</b>
Results of the Recreational Facilities Dimension Questionnaire		
Sport	1,86	Not good
<b>Average</b>	<b>1,86</b>	<b>Not good</b>
Results of the Amenities Dimension Questionnaire		
Seating	4,13	Good
Picnic Table	3,60	Good
Lighting	4,10	Good
Toilet	4,46	Very good
Litter Bins	3,96	Good
Information Sign	4,26	Very good
Security Facilities	3,36	Enough
Place of Worship (Psalm)	3,73	Good
Charging Area	1,86	Not good
Free Internet (Wifi)	1,50	Very Not Good
<b>Average</b>	<b>3,49</b>	<b>Good</b>
Results of the Natural Features Dimension Questionnaire		
Vegetation	4,40	Very good
Water Features	3,60	Good
<b>Average</b>	<b>4,13</b>	<b>Good</b>
Results of the Incivilities Dimensions Questionnaire		
Litter	4,33	Very good
Graffiti & Vandalism	3,26	Enough
Noise	2,83	Enough
<b>Average</b>	<b>3,47</b>	<b>Good</b>

The results of the questionnaire show that the assessment results of the access dimension of the Taman Lansia facilities show an average value of 3.70. In accordance with the predetermined interpretation results criteria, the quality of the facility assets at the Taman Lansia based on the access dimension is said to be good. The recreation facilities dimension is a dimension used to analyze the asset quality of recreation facilities in city parks. The recreation facilities dimension consists of 1 indicator, namely sport (in the form of bicycle rental facilities). The results of the questionnaire show that the assessment results of the dimensions of recreation facilities at the Taman Lansia facility show an average value of 1.86 and is said to be not good. The amenities dimension is a dimension used to analyze the quality of facility assets in city parks in terms of comfort facilities. These amenities consist of several indicators, including seating, picnic tables, lighting, toilets, trash cans, information boards, security facilities, places of worship (prayer rooms), charging areas, and free internet. The results of the questionnaire show that the assessment results of the amenities dimensions at the Taman Lansia facilities show an average value of 3.49. In accordance with the predetermined interpretation criteria, the quality of the facility assets at



Taman Lansia based on the amenities dimension is said to be good.

The natural features dimension is a dimension used to analyze the quality of facility assets related to natural features in city parks. This natural feature dimension consists of several indicators, namely the availability of vegetation and water features. The results of the questionnaire show that the results of the assessment of the natural features dimension of the Taman Lansia facilities show a value of 4.13. In accordance with the predetermined interpretation criteria, the quality of the facility assets in the Taman Lansia based on the natural features dimension is said to be good (Rigolon et al., 2018). The first indicator is the availability of vegetation (other vegetation) in the Taman Lansia. The results of the questionnaire show that the average value of the quality of vegetation facilities (plants) in the Taman Lansia is 4.40, which is said to be very good. The incivilities dimension is a dimension used to analyze the quality of facility assets related to incivility/discomfort in city parks. This dimension of incivilities consists of several indicators, namely rubbish, graffiti/vandalism, and noise. The results of the analysis of the dimensions of incivilities are presented in tables for quantitative data originating from questionnaires and presented in the form of descriptions for qualitative data originating from researcher observations and documentation. The results of the questionnaire show that the results of the assessment of asset quality from the incivilities dimension at the Taman Lansia facilities show a value of 3.47. In accordance with the predetermined interpretation results criteria, the quality of the facility assets at the Taman Lansia based on the incivilities dimension is said to be good.

First, is acces dimensions. From the results of the questionnaire, the first indicator, namely the quality of general accessibility, shows an average value of 4.03 and is said to be good. This is proven by the results of research observations, which show that the ease of access indicator shows that there are several public transportation and city buses that pass-through Taman Lansia. There are 4 city transportation and city buses that pass through the park, among others.

Table 5. List of Public Transport Passing through the Taman Lansia

<b>Types of Public Transportation</b>	<b>Route</b>
Public transportation	Cicaheum-Ledeng
	Cicaheum-Ciwastra
	Panghegar-Dipatiukur
	Dago-Riung Bandung
City bus	Dipatiukur-Jatinangor

Apart from that, other alternative transportation options to the park can also be accessed via online transportation such as online motorbike taxis or online taxis. The second indicator of this dimension is the entrance points of the park area. The results of the questionnaire show that the quality of the park entrance gate facilities shows an average value of 3.33 and is said to be adequate. From the results of researchers' observations and documentation, there are 5 entrance

gates to the Taman Lansia. To the north on Jl. Diponegoro is 1 door away, east of Jl. Cisangkuy is 1 door away, south of Jl. Cimanuk has 2 doors, and the west side is on Jl. Cilaki has 1 door. However, of the five entrance gates, only 3 gates were opened. The other 2 entrance gates are the northern entrance gate on Jl. Diponegoro and the southern entrance gate on Jl. Cimanuk is closed by iron bars and wooden boards. Based on interviews with the several elderly individuals, they desire the reopening of the entrance gates on the north (Jl. Diponegoro) and south (Jl. Cimanuk) sides so they do not have to detour far to the east or west gates.

The third indicator of this dimension is parking lot. From the results of the questionnaire, the quality of the parking facilities showed an average value of 4.16 and was said to be good. As a result of research observations and documentation, the parking lot in the Taman Lansia area is on the shoulder of the road, precisely along the Jl. Cisangkuy and Jl. Cilaki. In both areas of the road, there are several parking areas for 2-wheeled and 4-wheeled vehicles for visitors who come to the Taman Lansia. If viewed based on theory, the parking pattern uses the on-street parking pattern. Suryadarmawan et al. (2021) state that on-street parking is vehicle parking located on the side of the road. Meanwhile, the parking pattern used for 4-wheeled vehicles in the Taman Lansia parking lot is to form a parking pattern at an angle of 45°. (Yah, 1985) states that the parking position with a 45° angle is 12% wider than the 90° parking pattern. Meanwhile, the parking pattern for 2-wheeled vehicles in the Taman Lansia parking area forms a 90° perpendicular parking pattern. However, parking conditions on the side of the road sometimes cause traffic jams when the weekend arrives. Apart from the many visitors coming to Taman Lansia, there are also many traders of clothes, toys and typical Bandung culinary delights selling their wares along the Jl. Cisangkuy and Jl. Cimanuk.

The fourth indicator of this dimension is paths. The results of the questionnaire show that the quality of the paths facilities in the park area shows an average value of 2.97 and is said to be enough. As a result of the researchers' observations and documentation, there are walking paths within the Taman Lansia area. The width of the path is  $\pm 1$  m, using black to gray ceramics and a layer of cement along the edges. However, unfortunately, there are several ceramic footpaths in the parking area that are broken at several points, and the surface of the footpath is uneven due to pressure from tree roots pushing against the ground surface, resulting in the condition of the footpath becoming uneven. When it rains, the path becomes slippery. In conclusion, from the presentation of the results of the analysis and discussion, it can be concluded that the quality of facility assets at Taman Lansia based on the access dimension from the questionnaire results shows an average result of 3.70. From these average results, the quality of facility assets in terms of access dimensions at Taman Lansia shows good results. However, from the results of observations, documentation and interviews with the several elderly individuals, they suggest that the park management concerned reopen the park entrance gate on the north (Jl. Diponegoro) and also the park entrance gate on the south (Jl. Cimanuk) as well as repair some damaged ceramic

walkways. as well as smoothing paths that are in an uneven condition.

Second, is recreational facilities dimension. The results of the researcher's observations and documentation show that in terms of sports facility quality indicators, namely bicycle rental, the assets of the Boseh Bike Sharing bicycle rental facility in Taman Lansia now only have traces of the station left. Currently, all the bicycles for rent at Boseh Taman Lansia 15 Station are no longer available. This has happened since the COVID-19 pandemic several years ago. The BOSEH Bike Sharing management has withdrawn all circulation of Boseh bicycles from the Taman Lansia, so the status of the BOSEH Bike Sharing facility at the Taman Lansia is now off. In conclusion, from the presentation of the results of the analysis and discussion, the quality of facility assets based on the dimensions of recreation facilities at Taman Lansia shows an average value of 1.86 and the quality of the assets is said to be not good. However, based on interviews with the several elderly individuals, they provide recommendations & suggestions for park managers and managers of BOSEH bicycle rental facilities to re-provide BOSEH bicycle facilities again in the Taman Lansia area. Although not all, but there are still some elderly individuals who are capable and physically strong enough to ride bicycle.

Third, is amenities dimensions. In the first indicator, namely seating, the results of the questionnaire show that the quality of seating facilities shows an average value of 4.13 and is said to be good. The results of the researcher's observations and documentation show that the Taman Lansia has a lot of seating, namely 95 seats, which consist of

Table 6. Seating Inventory

Seating Type	Total number	Damage Amount
Iron chair	21 seats	There isn't any
Wooden chairs	15 seats	3 damaged
Stone Chair	47 seats	There isn't any
Concrete Chair	12 seats	There isn't any
<b>Total</b>	<b>95 seats</b>	<b>3 damaged</b>

However, there were 3 wooden chairs that were damaged. The damage occurred to the wooden chairs which were broken and brittle due to exposure to rainwater. The wooden chair that was damaged was located to the west of the Taman Lansia area. The second indicator is picnic tables, the results of the questionnaire show that the quality of the picnic table facilities at Taman Lansia shows an average value of 3.60 and is said to be good. From the results of researchers' observations and documentation, in Taman Lansia itself there are 4 picnic tables. The picnic tables are spread out at several points, to the west of the park area there are 2, and to the east of the park there are also 2. The results of observations and documentation show that the four picnic tables are currently in good condition and have not suffered any damage. However, according to the interviews with several elderly individuals, there is also a need for additional picnic tables at several other points within the park area, because usually there are also quite a few elderly

individuals who come in groups and have meals together at those picnic tables.

The third indicator is lighting, the results of the questionnaire show that the quality of lighting facilities shows an average value of 4.10 and is said to be good. From the results of researchers' observations and documentation, there are 30 lighting lamps in the park area. The lighting consists of a lamp that has a silver pole and a dark green pole.

The fourth indicator is toilets, the results of the questionnaire show that the quality of toilet facilities shows an average value of 4.46 and is said to be very good. The results of the researcher's observations and documentation, in the Taman Lansia, show that there are 3 toilets. The three toilets include 1 men's toilet, 1 women's toilet and 1 special toilet for people with disabilities. The toilet is equipped with a toilet, clean water, water tap, scoop, bucket and lighting inside. However, using these toilet facilities is not free. There is a fee of IDR 2,000 that must be paid for park visitors if they want to use the toilet.

The fifth indicator is the litter bins. The results of the questionnaire show that the quality of the litter bins facilities at Taman Lansia shows an average value of 3.96 and is said to be good. Azilma et al. (2022) stated that trash cans consist of organic litter bins and inorganic litter bins and have covers on the litter bins. From the results of researchers' observations and documentation, in Taman Lansia itself, there are 23 rubbish bins scattered throughout the park area made of plastic and iron. The trash can has 3 bins, namely special bins for organic waste, inorganic waste and residual waste. Of the 24 trash cans available, 20 trash cans are in good condition and there are 4 trash cans that are damaged (the lid has fallen off).

The sixth indicator is information signs. The results of the questionnaire show that the quality of signage/information board facilities shows an average value of 4.26, which is said to be very good. As a result of the researchers' observations and documentation, there are many signs/information boards scattered throughout the park area in Taman Lansia.

The seventh indicator is security facilities, the results of the questionnaire show that the quality of security facilities shows an average value of 3.36 and is said to be enough. The results of the researcher's observations and documentation show that the security facilities at the Taman Lansia itself already have white garden fences made of iron and CCTV cameras. It is a shame that security posts and guard officers are not currently available. There are several CCTV cameras spread across the park area, these CCTV cameras are connected directly to the management of the Taman Lansia, namely the Bandung City Housing and Residential Area Service. But unfortunately, there is also a garden fence made of iron painted white which is now dirty and the iron is broken at several points in the park area, including to the east at Cisangkuy Street Food Jl. Cisangkuy and also to the west of the park, namely on Jl. Cilaki. According to the interviews with several elderly individuals. Cleaning, repainting, and repairing are needed for the fences which are dirty and broken.

The eighth indicator is a place of worship (mushola), Eryck (2021) terminologically, a prayer room is defined as a place of worship for Muslims, especially when carrying out prayers. The results of the questionnaire show that the quality of the facilities for places of worship, namely prayer rooms, shows an average value of 3.73 and is said to be good. As a result of the researchers' observations and documentation, in the Taman Lansia itself there is a prayer room in the middle of the park area. This prayer room is adjacent to the toilet. The facilities consist of ablution areas, prayer mats and also separate men's rows from women's rows.

The ninth indicator is the charging area. Umar & Parameswari (2019) charging stations aim to fill the batteries in mobile phones or other electronic devices. The results of the questionnaire showed that the quality of the charging facility showed an average value of 1.86 and was said to not good. The results of the researcher's observations and documentation show that, in the Taman Lansia there are 6 charging stations, namely 4 charging stations that have covers covered with blue paint and also 2 charging stations in the shape of blocks with creamy white paint. Of the 4 charging stations that have cover covers, 3 of the charging stations are damaged, the three charging stations are currently missing electrical plugs, so they are not functioning properly. Meanwhile, the other 2 charging stations, namely the block-shaped one with creamy white paint, are currently still in working condition. According to the interviews with several elderly individuals. Cleaning and repairing are required for the charging area which is damaged and not functioning so that they can use it, just like charging a mobile phone battery or power bank.

The tenth indicator is free internet. The results of the questionnaire show that the quality of free internet facilities shows an average value of 1.50 and is said to be very not good. The results of the researcher's observations and documentation show that the condition of the free internet facilities at Taman Lansia after checking via cellphone is no longer available. The facility only has a name sign remaining. According to the interviews with several elderly individuals, They require the re-provision of free internet facilities in the park area, so they can use it and save the internet quota they have.

In conclusion, from the presentation of the results of the analysis and discussion. The quality of facility assets based on the amenities dimension at Taman Lansia shows the results of the questionnaire with an average of 3.49. This value shows that the condition of the facility assets at Taman Lansia based on the amenities dimension is said to be good. However, of all the existing park facilities, there are several facilities that are dirty, damaged and not functioning properly. There are several suggestions that researchers have given to park managers, namely that they are expected to repair the three wooden seats which are broken and brittle, repair the litter bins whose covers are torn off/damaged & the trash cans are missing, repair the park fences which is broken & repaint it. On the fences which are in a dirty condition in the east and west areas of the park, repairs to the charging points where the electrical plugs are damaged and the re-provision of free

internet facilities in the Taman Lansia area.

Fourth, is natural features dimensions. The first indicators results of observations and documentation show that the vegetation, namely ornamental plants, flowers and trees in the Taman Lansia. The questionnaire result shows an average value of 4.40 and very good condition. Maintenance of the plant vegetation is also often done by watering it every day by the park cleaning team. The second indicator is a water feature. In the Taman Lansia itself, there is a water feature in the form of a retention pond. Syofyan (2022) states that a retention pond is a pool or reservoir that holds rainwater for a certain period of time. The function of this retention pond is to cut the peak of flooding that occurs in water bodies or lions. This pool is located to the south of the park, right above the water channel. The results of the questionnaire show that the quality of the water feature facilities shows an average value of 3.60 and is said to be good.

The results of the researchers' observations and documentation show that this pool is in accordance with its function, namely preventing flooding in the water channels in the Taman Lansia. In conclusion, from the presentation of the results of the analysis and discussion, the quality of facility assets based on the natural features dimension in the Taman Lansia shows an average value of 4.13 and the quality of the assets is said to be good.

Last, incivilities dimensions. In the first indicator, namely litter, the results of the questionnaire show that the cleanliness of the park from piled up and scattered litter shows an average value of 4.33 and is said to be good. The results of the researchers' observations and documentation show that in the Taman Lansia itself there was no litter piled up except for dry leaves that had fallen from the trees. The reason is because, at Taman Lansia itself, there is a team of park cleanliness guards who are always diligent in cleaning up rubbish in the park area every day.

For the second indicator. Graffiti & vandalism, the results of the questionnaire show that the condition of graffiti & vandalism shows an average value of 3.26 and is said to be enough. From the results of observations and documentation, researchers show that, although there are not many, there are still several acts of vandalism in the park for the Elderly in several park facilities. This vandalism occurred on park facilities, including park signs/information boards, electricity meters and trash bins. Although not too many, cleaning is still required for the facilities affected by vandalism.

The final indicator is noise, the results of the questionnaire show that the noise condition shows an average value of 2.83 and is said to be enough. The results of the researchers' observations at the Taman Lansia itself show that the noise level in the parking area is quite high; the reason is that this park is in the middle of the city, and there are highways surrounding the park. The noise comes from the sound of engines and exhausts of vehicles passing along the road outside the park area. The four main roads are Jl. Diponegoro (north), Jl. Cisangkuy (east), Jl. Cimanuk (south) and Jl. Cilaki (west). In conclusion, from the presentation of the results of the

analysis and discussion. The quality of facility assets based on the incivilities dimension in the Taman Lansia shows that the results of the questionnaire with an average value of 3.47 indicate that the condition of the facilities in the Taman Lansia based on the incivilities dimension is said to be good. However, from the results of observations and documentation, researchers provide recommendations for the management of the Taman Lansia to clean up graffiti/vandalism found on several facilities in the park area.

#### 4. CONCLUSION

From the results of the research that has been carried out, it can be concluded that the overall average quality of facility assets in Taman Lansia is as follow

Table 7. Average Asset Quality of Taman Lansia Facilities Asset

<b>Dimensions</b>	<b>Average</b>	<b>Interpretation Results</b>
Access	3,70	Good
Recreation Facilities	1,86	Not good
Amenities	3,49	Good
Natural Features	4,13	Good
Incivilities	3,47	Good
<b>Final Average</b>	<b>3,33</b>	<b>Enough</b>

The final results show that the quality of the facility assets at the Taman Lansia received a final average score of **3.33** and the quality was said to be considered **enough**. However, several repairs are also needed on facilities that are dirty, damaged and not functioning as intended, so follow-up action is needed in the form of maintenance of facility assets at the Taman Lansia by the park manager, namely the Bandung City Housing and Settlement Area Service. These improvements are in terms of access to footpaths where the ceramics are broken and leveling footpaths whose condition is uneven and reopening of the entrance gates on the north (Jl. Diponegoro) and south (Jl. Cimanuk). In terms of recreation facilities, it is recommended to re-provide BOSEH Bike Sharing bicycle rentals again. In terms of amenities, need for additional picnic tables at several other points within the park area, repairs are needed on broken park chairs, dirty and broken metal park fences, broken litter bins, damaged battery charging area/stations and the re-provision of free internet facilities. Lastly, in terms of incivilities, it is necessary to clean up park facilities such as informations signs & rubbish bins which are in a dirty condition with graffiti/vandalism by irresponsible people.

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