

# Legal Politics of Spatial Utilization for Residential Areas in the Regional Spatial Plan Regulation of Bima City (2021-2024)

Mustamin<sup>1</sup> | Taufik Firmanto<sup>1</sup>

1. Universitas Muhammadiyah Bima, Nusa Tenggara Barat, Indonesia

Correspondence regarding this article should be addressed to:  
Mustamin, Universitas Muhammadiyah Bima, Nusa Tenggara Barat, Indonesia  
Email address: [lamonci.79@gmail.com](mailto:lamonci.79@gmail.com)

**Abstract.** This study aims to examine the extent to which the regulation of residential areas and the enforcement of spatial utilization laws are implemented under the Bima City Regional Spatial Plan (RTRW) for the period 2021–2024, to identify obstacles in its implementation, and to formulate more effective spatial planning policy recommendations. The main issue addressed in this research concerns the inconsistency between actual land use and the spatial designation stipulated in the RTRW, as well as the weak enforcement of spatial planning regulations in residential areas. This study employs a qualitative approach with a descriptive-analytical design. Data sources consist of primary legal materials in the form of regional regulations governing the Bima City RTRW and other related legislation, as well as secondary legal materials derived from scholarly literature and relevant policy documents. Data were analyzed using qualitative methods through normative interpretation of legal provisions and their implementation in practice. Although regulatory frameworks exist, enforcement of residential spatial utilization remains ineffective. The main obstacles identified include weak supervisory mechanisms, limited institutional capacity, low public awareness and understanding of spatial planning regulations, and the influence of political factors in the law enforcement process. This study recommends enhancing public dissemination of the RTRW, strengthening the capacity and coordination of law enforcement authorities, and applying firm and consistent sanctions for spatial planning violations. It underscores the importance of strengthening spatial planning legal politics to balance residential development and sustainable urban management in Bima City.

**Keywords:** law enforcement; legal politics; residential areas; regional spatial plan; spatial utilization

## Introduction

Urban development in Indonesia faces fundamental challenges in balancing economic growth with environmental sustainability and social welfare. Increasing urbanization has generated significant pressure on land availability, particularly for adequate and affordable residential areas for all segments of society. This condition necessitates comprehensive legal instruments to regulate spatial utilization so that development can proceed in a planned, directed, and sustainable manner. As noted by (Mardiansjah & Rahayu, 2021), Indonesia has experienced rapid urban growth, especially in regency areas, leading to the emergence of new urban zones that require comprehensive spatial planning.

Legal politics, as the fundamental policy determining the direction of lawmaking and law enforcement, plays a strategic role in spatial planning (Mahfud MD, 2020). emphasizes that legal politics constitutes a legal policy or official guideline concerning the law to be enacted in order to achieve state objectives. In the context of spatial planning, legal politics is reflected in various legislative products at

both national and regional levels governing spatial planning, utilization, and control. Understanding this legal-political dimension is essential for analysing how spatial planning policies are formulated, implemented, and evaluated to achieve equitable development goals.

Law Number 26 of 2007 on Spatial Planning, as amended by Law Number 6 of 2023 concerning the Stipulation of Government Regulation in Lieu of Law Number 2 of 2022 on Job Creation, provides a national legal framework requiring each region to formulate a regional spatial plan (Priyanta & Zulkarnain, 2024). In their study published in the *Journal of Law and Development*, explain that the paradigm shifts in Detailed Spatial Plans (RDTR) following the Job Creation Law must be accompanied by a comprehensive transformation to realize an integrated and complementary hierarchical spatial planning system. Regional Regulations on Regional Spatial Plans (RTRW) thus serve as essential instruments translating national policies into local contexts while considering regional characteristics, potential, and specific challenges. Residential areas, as a core component of urban spatial structure, require careful regulation due to their vital function for community life. (Febriansyah et al., 2025), in their research published in *Journal YUSTISI*, reveal that although spatial planning policies are regulated under Law Number 26 of 2007, their implementation still faces various obstacles, including regulatory overlap between central and local governments, weak supervision, economic pressures, and low public participation. Regulation of residential areas in the RTRW must accommodate community needs for adequate housing while ensuring the availability of supporting infrastructure and facilities. These challenges are further compounded by population growth, migration, and changes in economic activity patterns that affect residential land demand.

Previous studies have examined spatial planning and residential areas from regulatory, environmental, and development perspectives (Hakim et al., 2021). However, these studies have not specifically analysed the legal-political configuration underlying spatial utilization policies in regional spatial planning regulations. This study differs by focusing on the legal politics shaping the formulation and implementation of the Regional Spatial Plan Regulation of Bima City (2021–2024), particularly concerning residential land allocation and regulatory direction. In the *Journal of Economics and Public Policy*, analysed the implementation of spatial planning policies in Garut Kota District and found a 42 percent gap between policy directives and actual conditions. (Kultsum, 2023), in *LITRA Journal*, examined the implementation of sustainability principles in provincial and municipal RTRW preparation and emphasized the need to balance economic development with environmental preservation.

Studies focusing on spatial control and supervision include, who identified challenges in harmonizing development and environmental conservation within sustainable spatial planning (Pambudhi, H. D., & Ramadayanti, 2020). In the *Wahana Bhakti Praja Journal*, analysed the omnibus law and spatial planning post–Job Creation Law. Assessed the effectiveness of RTRW in providing green open spaces in Makassar City, identifying persistent implementation challenges. Issues related to residential spatial utilization in Indonesia involve multiple interrelated aspects. (Krisandriyana et al., 2019), in *Desa-Kota Journal*, identified economic, socio-cultural, population density, and governmental policy factors contributing to slum areas in Surakarta. (Subekti & Rohmadiani, 2020), in *Planoeath Journal*, found that industrial zones significantly drive the expansion of rental housing and row houses. (Ariaoktafiani, 2024), in the *Journal of Rural and Agricultural Development*, examined sustainable strategies for transforming slum settlements in coastal areas of Tanjungmas, Semarang.

Legal aspects of spatial planning have also been extensively studied. (Arba, 2019), in *Spatial Planning and Land Use Law*, elaborates on the legal principles underlying spatial planning and land use regulation (Wahid, 2016). In *Introduction to Spatial Planning Law*, discusses foundational concepts, principles, and objectives of spatial planning (Ridwan & Sodik, 2021), in *Spatial Planning Law in the Context of Regional Autonomy Policy*, analyse the relationship between spatial planning law and decentralization.

Bima City, located in West Nusa Tenggara Province, exhibits unique development dynamics and spatial planning challenges. Population growth in Bima City has increased demand for new residential

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areas while necessitating improved management of existing settlements. The Bima City Regional Regulation on the RTRW for 2021–2024 serves as the legal instrument governing spatial utilization, including residential area allocation (Tarigan et al., 2021). in Mendapo Journal of Administrative Law, identify spatial planning issues in Indonesia that provide a relevant analytical framework for understanding similar challenges in Bima City. Spatial utilization issues for residential areas in Bima City require in-depth analysis.(Wahyudi & al., 2023), in COMPACT: Spatial Development Journal, examined spatial utilization conformity and identified discrepancies between planning and implementation. (Susilo & al., 2022), in CR Journal, analysed land-use suitability for residential areas as a basis for spatial pattern recommendations. These studies highlight the complexity of spatial planning problems requiring comprehensive approaches.

A review of existing literature reveals limitations in studies addressing the legal politics of spatial utilization, particularly concerning residential areas in Bima City. Prior research tends to focus on implementation or gap analysis while giving limited attention to the legal-political foundations of policy formulation.(Kurnia Lestari & Ahmad, 2024), in the Journal of Law, Politics and Humanities, emphasize the importance of juridical analysis of spatial utilization regulations in the context of investment climate and ease of doing business. Moreover, studies on the Bima City RTRW remain scarce, underscoring the need for research specifically analysing this regional regulation from a legal politics perspective. Applying a legal politics approach to analyses the Bima City RTRW offers a more holistic perspective than purely technical approaches.(Rahmawati, 2024), in SYARIAH: Journal of Legal Studies, explains spatial planning law within Indonesian positive law as encompassing planning, utilization, and control. Understanding the legal politics underlying residential area regulation allows identification of the values, objectives, and legal choices embedded in the policy framework. This understanding is important not only academically but also for formulating future policy improvements.

The novelty of this research lies in its specific focus on analysing the legal politics of spatial utilization for residential areas under the Bima City RTRW 2021–2024. Unlike previous studies emphasizing implementation or public participation, this research examines the legal-political dimensions, including policy direction, regulatory objectives, and legal choices embedded in the regional regulation.(Waskito & Arnowo, 2019), in Land Registration Administration in Indonesia, emphasize the importance of integrating land administration with spatial planning. This integrative approach is adopted in this study to provide a comprehensive understanding of residential area regulation in Bima City. The findings are expected to contribute to the development of spatial planning law scholarship and provide practical input for improving spatial planning policies in Bima City and other regions with similar characteristics.

Based on the background and problem identification above, this study aims to analyses the legal politics of spatial utilization for residential areas under the Bima City Regional Spatial Plan Regulation for 2021–2024. Specifically, this research seeks to: first, identify the legal-political direction underlying residential area regulation in the Bima City RTRW; second, analyses the conformity of residential area regulation substance with spatial planning objectives and sustainable development principles; and third, examine the challenges and prospects of implementing residential area regulation from a legal politics perspective. Achieving these objectives is expected to provide both theoretical contributions to the development of spatial planning law and practical contributions to improving spatial planning policies in Bima City.

## Method

The methodological approach employed in this study is a normative juridical approach, namely legal research that primarily examines library materials or documents referred to as secondary data, consisting of primary, secondary, and tertiary legal materials (Soekanto & Mamudji, 2015). explain that normative legal research includes the study of legal principles, legal systematics, the level of legal synchronization, legal history, and comparative law (Marzuki, 2011). emphasizes that legal research is

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a process of discovering legal rules, legal principles, and legal doctrines in order to address the legal issues under examination. In this study, the normative juridical approach is applied by analysing Regional Regulation of Bima City Number 4 of 2024 concerning the Bima City Regional Spatial Plan for 2024–2044 as the primary data source. The selection of this approach is consistent with the view of (Marzuki, 2011). who argue that normative legal research positions law as a structured system of norms consisting of principles, norms, and rules derived from legislation, court decisions, agreements, and legal doctrines.

Because this research adopts a normative juridical approach, the type and source of data used are secondary data (Nasution, 2008). defines secondary data as data obtained from library materials rather than directly from respondents or research subjects. The secondary data sources in this study consist of: first, primary legal materials, namely authoritative and binding legal sources, including Law Number 26 of 2007 on Spatial Planning as amended by Law Number 6 of 2023 on Job Creation, Government Regulation Number 21 of 2021 on the Implementation of Spatial Planning, and Regional Regulation of Bima City Number 4 of 2024 concerning the Bima City Regional Spatial Plan for 2024–2044; second, secondary legal materials, which provide explanations of primary legal materials, such as scholarly books, academic journals, research findings, and scientific writings related to the legal politics of spatial planning and residential areas; and third, tertiary legal materials, which offer guidance and clarification and support primary and secondary legal materials, including legal dictionaries, encyclopaedias, and relevant internet-based information sources related to the object of the study.

## Discussion

### Legal Politics of Spatial Planning for Residential Areas within the Framework of Bima City Regional Regulation

Political law arrangement room area settlements in Bima City are not can released from dynamics formation law at the level national which provides runway for spatial planning arrangements in the region (Mahfud MD, 2020). explains that political law is a legal policy or policy line official about the law that will be enforced in frame reach state objectives. In the context of Bima City Regional Regulation Number 4 of 2024 concerning Regional Spatial Planning, politics the law adopted reflect effort government area for balance interest development economy with protection right public on decent housing as guaranteed in Article 28H paragraph (1) of the 1945 Constitution.

Findings study shows that direction policy law arrangement Bima City space for the 2024-2044 period places area settlement as one of the priority main developments. This is in line with Wahid's (2016) view confirms this that spatial planning is expression geographic that reflects policy public related economic, social, and cultural. Determination area settlement in The Bima City RTRW Regional Regulation does not just nature technical-administrative, but rather contain cargo political directed law for realize welfare public through provision room adequate housing.

Analysis to substance The Bima City RTRW Regional Regulation reveals existence transformation paradigm in arrangement area settlements (Hastri, E. D., Rachman, A. M. I., & Shafarinda, R.Perkotaan, 2022). in his research about sanctions law control utilization room settlement through licensing put forward that effectiveness arrangement area settlements are highly dependent on consistency between spatial planning with mechanism licensing. Bima City Regional Regulation has adopted approach This with integrate arrangement area settlement to in system Compliance Activity Utilization of Space (KKPR) as mandated by law Number 6 of 2023 concerning Job Creation.

(Muchtasar et al., 2023) in his study about implementation Constitution Number 1 of 2011 concerning Housing and Residential Areas find that organization housing in various area Still face challenge in matter fulfilment standard infrastructure, facilities and utilities general. Condition similar also found in the context of Bima City where the pressure growth population and urbanization demand provision area settlement adequate new. Politics reflected law in The Bima City RTRW Regional

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Regulation seeks answer challenge This through determination allocation room for area settlement with notice Power support and power capacity environment.

### **Harmonization of National and Regional Regulations in Residential Area Governance**

Arrangement area settlement in The Bima City RTRW Regional Regulation does not can released from framework law national which becomes reference mainly (Hasni, 2008). explains that law arrangement space and management land in Indonesia is hierarchical in which spatial planning area must guide by a more comprehensive spatial plan tall level. Principles This reflected in Bima City Regional Regulation that harmonizes arrangement area the settlement with Constitution Number 26 of 2007 concerning Spatial Planning, Regulations Government Number 21 of 2021 concerning Implementation Spatial Planning, as well as Spatial Planning Plan of West Nusa Tenggara Province.

(Junef, 2017). In his research about enforcement law arrangement space to realize development sustainable emphasize importance synchronization vertical and horizontal between regulation legislation in the field of spatial planning. In the context Bima City Regional Regulation, harmonization This realized through adjustment with change regulations national post its validity The Job Creation Law which brings change significant in system licensing utilization space. (Febriansyah et al., 2025) studied that dynamics determination Post- Spatial Detail Plan the Job Creation Law is demanding quick adjustment from government area for ensure certainty law in utilization room.

(Ginting, 2021) noted that change law arrangement room in The Job Creation Law brings implications to authority government area in control utilization space. Simplification licensing through The Online Single Submission (OSS) system requires area For adapt mechanism control area settlement (Tarigan et al., 2021). found that problem arrangement space in post-war Indonesia the Job Creation Law requires strengthening capacity institutions at the level area for ensure effective implementation.

Arrangement area settlement in The Bima City RTRW Regional Regulation must also be notice provision in Constitution Number 1 of 2011 concerning Housing and Residential Areas that mandate planning area comprehensive settlements (Kurniati, 2014). in his research about fulfilment right on housing and areas decent housing confirm that arrangement area settlement must directed for fulfil right constitutional upper citizens place decent living. Bima City Regional Regulation has accommodated principle This with set standard minimum service area settlements that include availability infrastructure, facilities and utilities general.

### **Implementation of Sustainable Development in Residential Area Regulation**

Principle development sustainable become runway philosophical in arrangement area settlements in Bima City (Rosana & Pasundan, 2018). stated that policy development sustainable and insightful the environment in Indonesia requires balance between aspect economic, social, and ecological. The Bima City RTRW Regional Regulation adopts principle This with set that development area settlement must notice Power support and power capacity environment as well as no threaten sustainability source Power nature.

(Jazuli, 2017) in his research about enforcement law arrangement room in frame realize development sustainable confirm that spatial planning instruments is tool main For direct development to suit with principal sustainability. In the context of area Bima City settlements, implementation principal development sustainable realized through restrictions over function land agriculture productive for interest settlements, determination coefficient base buildings and coefficients floor adequate buildings, as well as condition provision room open green in every development area settlement.

(Sumarja et al, 2021) studied problematic protection land agriculture sustainable post The Job Creation Law has implications for regulations area settlements. Research the find that conversion land agriculture becomes area settlement Still become challenge serious that requires strengthening instrument control. The Bima City RTRW Regional Regulation has respond problem This with

establishing protected zones that do not can converted for interest settlement as well as requires study impact environment for every development area settlement scale big.

(Sari, 2019) in his research about governance integration policy development maritime sustainable emphasize importance integration between sector in realize development sustainable. Principles similar also applies in arrangement area settlements where coordination cross sectoral become key success implementation. The Bima City RTRW Regional Regulation regulates mechanism coordination between agency related in control development area settlement for ensure integration policy.

### **Community Participation in Residential Area Planning**

Participation public is fundamental elements in democratic spatial planning (Solihah et al, 2018). in his study about participation public in arrangement room area urban areas in Indonesia put forward that involvement public can realize in form submission suggestion, giving advice, or submission object to government. Article 65 of the Law Number 26 of 2007 concerning Spatial Planning in explicit mandate that organization arrangement room carried out by the government with involving role public.

(Widiasih, 2022) in his research about participation public in plan arrangement room find that level participation society is very decisive legitimacy and effectiveness the resulting spatial planning policy. Regulation of the Minister of Home Affairs Number 4 of 2019 concerning Procedures for the Role of the Community in Regional Spatial Planning has arrange in a way details mechanism participation community that includes stage preparation, compilation and determination spatial planning. The Bima City RTRW Regional Regulation adopts provision This with open room participation public in every stage planning area settlement.

(Despica, 2014) examines participation public in spatial planning area for urban area development and finding that the deliberation forums planning development become receptacle strategic for accommodate aspirations community. In the context of Bima City, participation public in planning area settlement need improved remember characteristics socio-cultural public local people who have wisdom local in management space (Kristiyanto, 2020). stated that position wisdom local and role public in arrangement space in the area need get confession in spatial planning regulations for strengthen legitimacy and acceptability policy.

Challenge participation public in planning area settlements in Bima City include limitations access information, low understanding technical about spatial planning, and still dominant top-down approach in taking decision. (Nugroho, 2022) noted that constraint main in implementation policy arrangement room is lack of coordination between institution government and limitations participation public in the planning process. To overcome challenge This, the Bima City RTRW Regional Regulation regulates obligation government area for provide access open and easy spatial planning information understood by the community general.

### **Challenges and Prospects of Residential Area Regulation in Bima City**

Arrangement area settlement in Bima City's RTRW Regional Regulation faces various challenges that require handling systematically (Vikriandi, 2020). in his research about change function land agriculture become housing and its impacts to social economy public identify that over function land that is not under control can cause problem Serious for sustainability development. In the context of Bima City, the pressure conversion land agriculture productive become area settlement need strengthening instrument effective control.

(Rahman et al, 2022) studied implementation law to over function land agriculture become land housing and find that enforcement law Still become point weak in control utilization space. (Sinaga, 2020)emphasized that formulation incentives and disincentives related arrangement room is step important in reach sustainable and planned development. The Bima City RTRW Regional Regulation has

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arrange mechanism incentives and disincentives as instrument control development area settlements, however its implementation Still need strengthening capacity institutional.

Prospects arrangement area Bima City settlements to the future depends heavily on consistency implementation Regional Spatial Planning Regulation and strengthening coordination cross sectoral (Darmawati et al., 2015). in his research about implementation RTRW policy emphasizes importance synchronization between spatial planning with plan development area For ensure effectiveness policy . Development area Bima City settlements need directed for accommodate growth population and development economy with still notice principal sustainability and justice spatial.

(Sutaryono, Setiadji, & Ciptaningrum, 2021) stated that that determination clear regulations can push use optimal space, reduce conflict interests, and protect environment. In perspective This, the 2024-2044 Bima City RTRW Regional Regulation is instrument law strategic needs escorted its implementation in a way consistent. Success arrangement area settlement will have determined by commitment all over stakeholders' interest for obey spatial planning provisions that have been set as well as responsiveness government area in anticipate dynamics continuous development develop.

(Arba, 2019) in his book about spatial planning and land use law explain that success arrangement space is very much determined by quality substance law, capacity institutional and cultural law society. Third element This need developed in a way simultaneous in context arrangement area Bima City settlements. With thus, politics law utilization room for area settlement in The Bima City RTRW Regional Regulation can become instrument effective for realize equitable, sustainable and insightful development environment.

(Waskito & Arnowo, 2017) in his book about land, agrarian, and spatial planning emphasize that connection between spatial planning and land nature complementary in which spatial planning policies must supported by administration orderly land management. In the context of development area Bima City settlements, integration between spatial planning with system administration land become prerequisite for certainty law in utilization space. The Bima City RTRW Regional Regulation needs to be followed by updating the map registration land that accommodates change allocation room for area settlements.

(Sudarwanto & Kharisma, 2020) in his research about implementation development of the Sustainable Development Goals in increase welfare public confirm that objective development sustainable must integrated in every policy development area including spatial planning. Bima City as part from Indonesia's commitment to achieving SDGs is necessary ensure that arrangement area the settlement support achievement of Goal 11, namely make inclusive, safe, resilient, and sustainable cities and settlements. The Bima City RTRW Regional Regulation has accommodate SDGs indicators in determination standard area settlements.

More continued (Pambudhi, H. D., & Ramadayanti, 2020). in his study about political law protection environment in the Job Creation Law stated that change paradigm licensing brings implications to mechanism control utilization room including for area settlements. Simplification licensing through OSS system requires strengthening supervision post-licensing for ensure compliance to spatial planning provisions. The Bima City RTRW Regional Regulation regulates mechanism supervision periodically to utilization area settlement for prevent deviation from plans that have been set.

(Oktiana, U. N., Waluyo, W., & Nugroho, 2020). in his research about implementation protection land agriculture food sustainable based on regulations spatial planning finds that conflict interest between need land for settlements and protection land agriculture Still become problem main in many areas. The Bima City RTRW Regional Regulation seeks balance second interest This with establish buffer zones between area agriculture and areas settlement as well as limit expansion settlement to direction land agriculture productive approach This expected can accommodate need residence public without sacrifice resilience food area.

In a way overall, discussion This show that political law utilization room for area settlement in the 2024-2044 Bima City RTRW Regional Regulation has been integrate various aspect important namely protection right constitutional on decent housing, harmonization with framework law national, implementation principal development sustainable, participation public in planning, as well as mechanism control utilization space. Although thus the effectiveness arrangement it really depends on commitment all over thus interest in implementation. Strengthening capacity institutional, improvement coordination cross sectoral, and empowerment public in supervision utilization room is key success political law arrangement room area settlements in Bima City.

## Conclusion

Based on the research findings and discussion presented above, conclusions can be drawn that address the research objectives concerning the politics of law governing spatial utilization for residential areas under Bima City Regional Regulation Number 4 of 2024 on the Bima City Spatial Plan for 2024–2044. These conclusions also demonstrate the contribution of this study to the development of spatial planning law, particularly in the context of regulating residential areas at the regional level.

First, the legal policy on spatial utilization for residential areas in the Bima City RTRW Regulation for 2024–2044 is directed toward fulfilling the constitutional right of citizens to adequate housing as guaranteed by Article 28H paragraph (1) of the 1945 Constitution of the Republic of Indonesia. This legal policy orientation is implemented through the allocation of sufficient space for residential areas while taking into account population growth projections and the housing needs of the people of Bima City. The adopted legal policy reflects a balance between economic development interests and the protection of community rights to decent, safe, and sustainable housing. This represents an important development in spatial planning regulation at the regional level by placing humanitarian values and social justice as primary considerations in spatial policy formulation.

Second, the regulation of residential areas in the Bima City RTRW Regulation has harmonized various national laws and regulations, including Law Number 26 of 2007 on Spatial Planning, Law Number 1 of 2011 on Housing and Residential Areas, Law Number 6 of 2023 on Job Creation, and Government Regulation Number 21 of 2021 on the Implementation of Spatial Planning. This harmonization is realized through adjustments to spatial utilization licensing mechanisms via the Spatial Utilization Activity Conformity (KKPR) system and its integration with the Online Single Submission (OSS) system. The contribution of this research to the field of spatial planning law lies in demonstrating that the effectiveness of residential area regulation at the regional level is highly dependent on the quality of vertical synchronization with higher-level regulations and horizontal synchronization with other related regulations.

Third, the Bima City RTRW Regulation has adopted the principle of sustainable development in regulating residential areas through the establishment of various control instruments, including restrictions on the conversion of productive agricultural land, determination of appropriate building coverage ratios and floor area ratios, requirements for the provision of green open spaces, and environmental impact assessment mechanisms for large-scale residential area development. This study contributes to the understanding that the integration of sustainable development principles in regional spatial planning regulations must go beyond declarative statements and be embodied in operational and measurable control instruments. These findings enrich the body of knowledge on the implementation of sustainable development within the context of Indonesian spatial planning law.

Fourth, community participation in residential area planning has been accommodated in the Bima City RTRW Regulation through various mechanisms, including public consultations, development planning deliberation forums, and the provision of open access to spatial planning information. Nevertheless, challenges remain in improving the quality of community participation, particularly regarding limited access to information and the low level of technical understanding of spatial planning among the public. This research contributes to the understanding that the legitimacy and acceptability

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of residential spatial planning policies are largely determined by the level of community involvement in the planning process. These findings underscore the importance of strengthening participatory mechanisms as an integral part of a democratic legal policy on spatial planning.

Fifth, this study contributes to the development of spatial planning law by revealing that the success of legal policy on spatial utilization for residential areas is determined by three main elements: the quality of legal substance that is responsive to community needs, adequate institutional capacity for implementation and law enforcement, and a legal culture that supports compliance with spatial planning regulations. Compared to the current state of knowledge, which tends to focus on technical aspects of spatial planning, this research expands the scope of analysis by incorporating the dimension of legal politics that influences the process of formulating and implementing spatial planning regulations for residential areas at the regional level.

The novelty of this research lies in its use of a legal politics perspective to analyze the regulation of residential areas in the Bima City RTRW Regulation for 2024–2044, which has not been previously examined. Unlike previous studies that generally focus on implementation or evaluation aspects of spatial planning, this research examines the direction of legal policy underlying the formulation of residential spatial planning regulations. The findings enrich the understanding that legal politics in regional spatial planning is not merely a technical elaboration of national policies, but also reflects local interest dynamics that influence regulatory substance. Accordingly, this study offers a new perspective on the complexity of residential area regulation within Indonesia's spatial planning legal system and may serve as a reference for future research as well as a consideration for policymakers in refining residential spatial planning regulations in other regions.

The theoretical implication of this research is the need to develop a more comprehensive concept of legal politics in spatial planning by incorporating local variables such as socio-cultural characteristics, local wisdom in spatial management, and regional economic-political dynamics. Meanwhile, the practical implications emphasize the importance of strengthening cross-sectoral coordination, enhancing institutional capacity, and empowering communities in monitoring spatial utilization as prerequisites for the successful implementation of legal policy on residential spatial planning. This research recommends that local governments not only focus on drafting spatial planning regulations that meet formal requirements, but also pay attention to sociological and political aspects that influence the effectiveness of their implementation in practice.

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