

Evaluation of the Implementation Program Uma Naroman Project for the Community in Bibileo Village, Sub-District Viqueque City, Viqueque Municipality in 2023

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Abstract

The Uma Naroman ba Povu (UNP) program is a government initiative in Timor-Leste designed to provide decent and affordable housing for low-income families, addressing the fundamental need for adequate shelter as a basic human right. This study evaluated the implementation of the UNP program in Bibileo Village, Viqueque Municipality, in 2023. The research employed a qualitative descriptive method using data collection techniques, including direct observation, in-depth interviews, and literature review. Data analysis was conducted using the interactive model proposed by Miles and Huberman, which involved data collection, data reduction, data presentation, and conclusion verification. The findings revealed several significant and interconnected issues across five key dimensions: physical construction, occupant health, location, facilities, and accessibility. Specifically, many houses experienced poor construction quality, including damaged roofs, cracked foundations, and inadequate sanitation facilities. Health-related standards were not fully achieved due to limited waste disposal systems and insufficient access to clean water facilities. Geographically, many houses were located far from essential public services, such as schools and healthcare facilities, while basic amenities, including dining areas and electricity, were frequently unavailable. Furthermore, the implementation process was affected by weak supervision from the Ministry of State Administration and the Social Audit Unit, resulting in housing outcomes that did not fully meet expected standards. Community involvement in decision-making processes remained limited, creating opportunities for political influence and favoritism in beneficiary selection. This study highlights that improving the effectiveness of the UNP program requires stronger monitoring mechanisms, increased community participation, and stricter compliance with technical and health standards to ensure sustainable benefits for targeted beneficiaries.

INTRODUCTION

The need for shelter is universally recognized as a fundamental human necessity, ranking alongside food and clothing as a basic requirement for individual and family well-being (Saripek et al., 2024). However, the concept of a house extends beyond its physical

structure, as it functions as a center for family education, cultural preservation, and the development of future generations (Turner, 1972; UN-Habitat, 2016). Therefore, housing and settlement development should not be viewed merely as physical construction but as an integrated effort that connects social, economic, and cultural dimensions to support sustainable family and community life (UN-Habitat, 2020).

Globally, providing adequate housing remains a major challenge, particularly in developing countries where rapid urbanization, population growth, and economic inequality contribute to housing shortages (UN-Habitat, 2022). According to the World Bank (2023), approximately 1.6 billion people worldwide live in inadequate housing conditions, with the Asia-Pacific region accounting for a significant proportion of this deficit. In Timor-Leste, a young nation undergoing post-conflict reconstruction and infrastructure development, housing policy has become an important component of the national development strategy (World Bank, 2021).

To achieve these conditions, systematic evaluation of implemented programs is essential. Evaluation is a systematic process of assessing program implementation, collecting relevant data, and making decisions regarding program value and effectiveness (Tsipianitis & Mandellos, 2022). Furthermore, program evaluation consists of a series of activities conducted to determine the extent to which planned activities have achieved their objectives (Arikunto, 2009). Effective evaluation enables policymakers to identify strengths, weaknesses, and areas requiring improvement, thereby enhancing program effectiveness and accountability (Stufflebeam & Coryn, 2014).

A program serves as a foundation for achieving planned activities. Through a well-designed program, objectives and implementation processes become more structured and manageable. A program consists of interconnected projects designed to implement activities systematically in order to achieve broader policy objectives (Howlett & Ramesh, 1995). Therefore, effective program planning and design are essential prerequisites for successful implementation and the achievement of intended outcomes (Pressman & Wildavsky, 1984). Implementation represents a critical stage in the policymaking process, as many well-designed policies fail to achieve their objectives due to ineffective implementation (Hill & Hupe, 2014). In general, policy implementation refers to actions undertaken by government institutions or other relevant actors to achieve policy objectives. In this process, abstract policy formulations are transformed into concrete actions through resource allocation, coordination, and monitoring mechanisms (Edwards III, 1980; Van Meter & Van Horn, 1975).

Within the public policy process, policy implementation represents a practical stage that differs from policy formulation, which is generally considered a conceptual stage. Anderson (1978) described policy implementation as “the application of the policy by the government’s administrative machinery to the problem.” Furthermore, Edwards III (1980) stated that policy implementation represents the stage between policy establishment and the consequences experienced by affected groups. This study adopted the policy implementation model proposed by George Edwards III (1980), which identifies four critical factors influencing implementation: (1) communication, (2) resources, (3) disposition, and (4) bureaucratic structure. These interconnected factors provide a comprehensive framework for analyzing the effectiveness of policy implementation.

In Timor-Leste, the Uma Naroman ba Povu (UNP) program represents the government's commitment to addressing housing needs among poor and vulnerable families. The program, which translates as "House of Light for the People," was designed to provide decent, safe, and healthy housing that meets established standards. However, the effectiveness of such programs depends on various factors, including government capacity, community participation, and monitoring mechanisms (ADB, 2019). The Uma Naroman ba Povu program targeted poor families and families with housing limitations, aiming to provide houses that meet basic safety requirements, minimum housing standards, and occupant health conditions. Through this program, villages were given opportunities to identify eligible poor families within their communities and propose them as housing beneficiaries. The identification process was conducted based on established UNP criteria to ensure equal opportunities for citizens, regardless of gender.

The identification of UNP beneficiaries followed guidelines for low-income families that met four eligibility criteria: housing structure, economic condition (income and social capacity), social condition, and land ownership status. These four criteria served as determining factors in the beneficiary selection process at the suku level. The identification process involved a team established through suku-level meetings, consisting of the Suku Head as team leader, youth representatives, Village Head, President of the Planning and Evaluation Commission as deputy team leader, women representatives, independent representatives from OPS, and veterans. The team was responsible for verifying the conditions of prospective beneficiaries from the village level and conducting selection at the suku level. The National Village Development Program (PNDS) established this verification mechanism to minimize familiarity-based selection, partiality, and potential conflicts of interest.

The Uma Naroman ba Povu (UNP) program represents a policy initiative of the VIII Constitutional Government of Timor-Leste aimed at improving living conditions among communities experiencing poverty and inadequate housing conditions. Based on Decree Law No. 8/2013, which amended previous regulations including Decree Law No. 54/2022 and subsequent amendments under Decree Law No. 94/2022, the program was initially implemented under the Uma Kbi'it Laek (UKL) initiative. During its implementation, technical guidance was provided; however, preparation time for program execution remained limited. Through seminars and workshops, the technical implementation framework adopted the name Uma Naroman ba Povu (UNP), emphasizing the concept of providing improved housing conditions for communities. Although the program name changed, its fundamental objectives remained aligned with the previous Uma Kbi'it Laek (UKL) initiative under the National Village Development Program (PNDS).

To provide contextual background on the research location, this study presents demographic data from Bibileo Village, which consists of eight aldeias. Table 1 presents the distribution of families and individuals across these aldeias

Table 1. Number of Families and Individuals in Bibileo Village in 2025

No.	<i>Aldeias</i>	Total of Populations			
		Families	Male	Female	Number of Populations
1	Hare Oan	118	270	278	548
2	Fato Hosa	73	132	175	364

No.	Aldeias	Total of Populations			
		Families	Male	Female	Number of Populations
3	We Bae	94	88	98	186
4	Maneclaran	96	101	112	213
5	Ai Sahe	72	203	210	413
6	Amarleza	84	120	129	249
7	Lacu Wai	114	207	203	410
8	Balide Oan	77	151	153	304
Total of Families	728	1.674	1.592	3.226	

Sources: Secondary data processed by the researcher, 2025.

As shown in Table 1, the total population of Bibileo Village was 3,226 individuals, consisting of 1,674 males and 1,592 females, with a total of 728 families. This demographic profile highlights the extent of housing needs within the village. From 2021 to 2023, the Ministry of State Administration (MAE), through the PNDS Program, implemented the construction of Uma Naroman ba Povu (UNP) housing in Bibileo Village, beginning with the first phase in 2021 and continuing into the second phase in 2022. Bibileo Village consists of eight aldeias; however, only five aldeias—Hare Oan, Fato Hosa, We Bae, Aisahe, and Lacu Uai—received UNP housing units. A total of 15 UNP houses were allocated, with each of the five aldeias receiving three houses. Meanwhile, three aldeias—Maneclaran, Amarleza, and Balide Oan—had not received UNP housing assistance.

The provision of housing in Timor-Leste reflects the state's responsibility to ensure that communities have access to adequate living conditions. The government is expected to protect and support its citizens by providing housing environments that are safe, healthy, harmonious, organized, planned, integrated, and sustainable. Such efforts represent an important component of improving community welfare and ensuring that people can live in decent and secure housing conditions.

Table 2. Total households that received Uma Naroman ba Povu by Aldeias

No	Aldeia	Chief of Family	Received UNP	Did Not Received
1	Hare Oan	118	3	115
2	Fato Hosa	73	3	70
3	We Bae	94	3	91
4	Maneclaran	96	-	112
5	Ai Sahe	72	3	69
6	Amarleza	84	-	84
7	Lacu Wai	114	3	11
8	Balide Oan	77	-	77
Total Uma Kain	728	15	713	

Sources: Secondary data processed by the researcher, 2025.

Based on Table 2, among the eight aldeias, only five received UNP assistance, while three aldeias—Maneclaran, Amarleza, and Balide Oan—did not receive any assistance. Each of the five recipient aldeias received three housing units, resulting in a total allocation of 15

houses. This unequal distribution highlights the importance of program evaluation to determine whether beneficiary targeting and resource allocation were aligned with community needs.

To provide a clearer overview of program coverage, Table 3 compares the number of families that received UNP assistance with those that did not receive housing support.

Table 3. Number of Heads of Households in Bibileo Village in 2025

No	Number of Families Received UNP	Number of Families did not receive UNP	Total Chief Family
1	15	713	728

Sources: Secondary data processed by the researcher, 2025.

Table 3 revealed that only 15 out of 728 families (approximately 2%) received UNP assistance, leaving 713 families without housing support. Housing is recognized as a basic human need alongside food and clothing, as individuals naturally prioritize the fulfillment of fundamental necessities. The Uma Naroman ba Povu program aims to provide dignified housing that meets international standards through permanent housing structures with modern minimalist designs. The houses are constructed with considerations for ventilation, disaster risk reduction, private ownership, and inclusive design principles to ensure accessibility for all community members, including people with disabilities.

Each house has a total area of 48 m² and was constructed with a budget of \$17,000. The house consists of a living room and dining area measuring 3 × 4 meters, three bedrooms (each measuring 3 × 3 meters), a bathroom measuring 2 × 3 meters, and an outdoor kitchen located in the backyard measuring 5 × 3 meters. The physical construction measurements followed the official UNP design standards, including a door width of 1 meter, window dimensions of 50 centimeters in width and 1 meter in length, and bedroom dimensions of 3 × 3 meters. The house includes a balcony, living room, three bedrooms, bathroom, and kitchen; however, it does not include a dedicated dining room.

Geographically, UNP housing construction sites in Bibileo Village were located in two areas. In Klalerek Mutin, UNP houses were constructed on steep terrain, while in the old Bibileo Village area, houses were constructed on relatively flat land without significant disaster risks. Relocation of these housing sites was not feasible because Bibileo Village is characterized by steep and mountainous topography, and the selected locations had already been identified as suitable alternatives for housing development.

Previous studies conducted by Adriyadi, Rusfiana, and Ernawati (2025), Pele and Elisabet Sunarti (2023), and Sulandari, Upe, and Jabar (2024) examined topics related to program implementation, project management, and housing assistance programs for poor communities. These studies demonstrated that such programs have significant contributions to improving community welfare. However, this study differs from previous research because it focuses specifically on the implementation of the UNP program by evaluating physical construction, occupant health, location, facilities, and accessibility dimensions. Previous research primarily emphasized policy implementation, public understanding, financing, and infrastructure challenges, which resulted in findings related to suboptimal implementation, limited public awareness, inadequate funding, insufficient infrastructure, and unclear regulatory implementation and task distribution.

The research gap addressed by this study lies in the limited empirical evidence regarding the implementation of the UNP program in rural communities of Timor-Leste, particularly in Bibileo Village, Viqueque Municipality. Although previous studies have examined policy implementation at broader levels, limited research has provided a comprehensive evaluation of housing programs by considering physical construction, occupant health, location, facilities, and accessibility within a local context. This study addresses this gap by conducting a holistic evaluation of the UNP program using the Edwards III policy implementation model as an analytical framework.

The urgency of this research is supported by the recognition of housing as a fundamental human right established in Article 58 of the Constitution of the Democratic Republic of Timor-Leste (RDTL), which guarantees citizens' right to adequate housing. Furthermore, the UNP program represents a significant government investment intended to improve living conditions among low-income families. Therefore, evaluating its implementation is essential to ensure that public resources are utilized effectively and that program outcomes remain aligned with policy objectives (Zainal, 2012).

The novelty of this research lies in its comprehensive evaluation of the UNP program across five dimensions: physical construction, occupant health, location, facilities, and accessibility. Unlike previous studies that focused primarily on specific aspects, such as financing or regulatory frameworks, this study provides an integrated assessment of both technical and social dimensions of housing program implementation. Furthermore, the application of the Edwards III policy implementation model within the Timor-Leste context provides additional insights into factors influencing program effectiveness.

The purpose of this research was to evaluate the implementation of the Uma Naroman ba Povu program in Bibileo Village, Viqueque Municipality, in 2023. This research contributes to the broader understanding of housing policy implementation in developing countries and provides practical recommendations for improving the effectiveness of the UNP program. Specifically, this study aimed to identify, analyze, and evaluate housing conditions based on five aspects: physical construction, occupant health, location, facilities, and accessibility.

This research provides both theoretical and practical contributions. Theoretically, it contributes to the literature on housing policy implementation in post-conflict developing countries by applying the Edwards III model. Practically, the findings provide information for policymakers, program implementers, and community stakeholders regarding areas requiring improvement. The recommendations generated from this research may support improvements in program effectiveness, more equitable beneficiary selection, and enhanced quality of life for beneficiaries in Bibileo Village and similar communities throughout Timor-Leste.

Based on the research question, "How was the Implementation Program of the Uma Naroman ba Povu Project (UNP) conducted in Bibileo Village, Viqueque Municipality, in 2023?", this study examined five dimensions: physical housing construction, occupant health, location, facilities, and accessibility. Preliminary observations identified several implementation challenges, including limited community involvement in project decision-making, weak monitoring by the Ministry of State Administration and the Social Audit Unit (SAU), and issues related to housing location, distance, and supervision. Therefore, this study systematically analyzed each dimension to provide a comprehensive evaluation and develop evidence-based recommendations.

SUMMARY IN THE INTRODUCTION

Tabel	Position	Description
Table 1	After the paragraph explaining the UNP program	Demographic data of the eight aldeias in Bibileo Village
Table 2	After the analysis of Table 1	Distribution of UNP beneficiaries by aldeia
Table 3	After the analysis of Table 2	Recapitulation of UNP beneficiaries and non-beneficiaries

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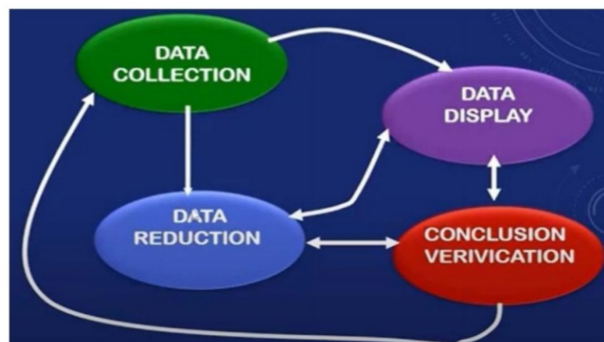
METHOD

This research employed a qualitative descriptive approach, with data collected through observation, interviews, and literature review. This method was used to evaluate the implementation of the Uma Naroman ba Povu (UNP) program by examining participants' experiences, perceptions, and involvement in the program implementation process. Data collection instruments and interview questions were developed to obtain relevant information regarding the implementation of the Uma Naroman ba Povu project.

The research activities were conducted through discussion meetings at the University of East Timor (UNITAL) in Dili and field visits to Bibileo Village, Viqueque Municipality, with the research focus on evaluating the implementation of the Uma Naroman ba Povu (UNP) program in 2023. Informants were selected based on their strategic roles, knowledge, and direct involvement in the implementation process, particularly within the suku planning mechanism. The informants consisted of individuals who had relevant knowledge and understanding of the implementation of the Uma Naroman ba Povu (UNP) project in Bibileo Village.

Data analysis was conducted systematically by organizing and interpreting information obtained from interviews, observations, and documentation. The data were categorized, synthesized, and arranged into patterns to facilitate the interpretation of findings and the formulation of conclusions. This study applied the interactive data analysis model proposed by Miles and Huberman, which consists of four main components: data collection, data reduction, data presentation, and conclusion verification.

Figure 3. Data Analysis Model according to Miles no Huberman



Source :Miles and Huberman, 1984 (in Sugiyono, 2017)

Description:

1. **Data Collection:** This step involves collecting all relevant data for research or analysis. Data can be obtained from a variety of sources, such as surveys, interviews, observations, documentation, and so on. This data collection is usually conducted using methods specified in the research design.
2. **Data Reduction:** After data collection, the next step is data reduction. Data reduction aims to simplify and organize the collected data so that it is easier to understand and analyze. Techniques often used at this stage are data coding, selecting relevant data, data clustering, and data abstraction.
3. **Data Presentation:** After data reduction, the next step is to present the data visually or descriptively. Data presentation can be done in the form of tables, graphs, diagrams, or descriptive narratives. The purpose of data presentation is to make the information contained in the data easier to understand and use in the analysis process.
4. **Drawing Conclusions/Verifications:** The last step in data analysis is drawing conclusions or verifications. In this phase, researchers interpret the data presented and attempt to deduce emerging findings or patterns from the data. Conclusions drawn must be supported by carefully analyzed data. Furthermore, at this stage, the conclusions drawn are also checked to ensure their validity and reliability. This can be done through various techniques, such as data triangulation or discussions with other parties involved in the research or analysis.

RESULTS AND DISCUSSION

The results of this research will be discussed contextually with the theories that form the basis of the results of previous research that will be elaborated with the Constitution of the RDTL Article 58 on housing with its dimensions of physical construction, health for occupants, location of housing, facilities and accessibility. The article states that: everyone has the right to himself, his family, to a house of his size with good conditions, cleanliness and comfort to be able to have intimacy for each person and family privacy.

According to George Edward III, there are four factors that influence policy implementation, which interact with each other to help and hinder policy implementation. Therefore, the ideal approach is to reflect and discuss all of these factors at the same time. These factors or variables are (1) communication, (2) resources, (3) disposition, and (4) bureaucratic structure.

George Edward III model theory approach to elaborate with the Constitution of the RDTL Article 58 is the basis for this research, and to discuss the implementation program of the 's house (UNP) in Bibileo according to dimensions:

Physical Construction

The physical construction of a home is the process of designing, planning, and constructing the entire structure of a home to create a sturdy, safe, and functional dwelling. This process encompasses all stages, from initial preparation to final completion, using a variety of materials and techniques to form the framework, walls, roof, and other physical elements integrated with the ground. Typically, the project owner is the government, either at the national or regional level. Design, financial, and legal considerations remain important considerations, even though the project is primarily nonprofit and prioritizes public services.

According to Kerzner (2009), a construction project is a series of activities to achieve a goal (building or construction) within specific time, cost, and quality constraints. Construction projects require resources, such as people, materials, machines, methods, money, information, and time.

The fundamental construction phase for the construction of the House of Light for the Community (UNP) in its construction stages must be carefully considered to ensure compliance with all technical requirements and safety standards. This study examines and explains the indicators that solidity related to foundations, walls, roofs, and floors must be in good condition and not damaged. The lifespan and durability of a home also depend on the choice of appropriate materials and construction methods. Careful planning between different parties, including its architect, engineers, contractor, and laborers, is crucial to avoid mistakes and ensure that the project is completed on time and on budget.

The results of the research on 15 (fifteen) Uma Naroman ba Povu (UNP) in Bibileo Village discovered that 12 (twelve) houses had bad roofs and during the rainy season water entered and the occupants did not use the rooms that rain water entered. There are also some houses that have water in the floors during the rainy season, the walls are broken, the foundation is hollow.

Based on the research results, the dimension of physical construction of Uma Naroman ba Povu, noted that in the process of implementation of the Ministry of State Administration (MAE) program lack of monitoring of PNDS Sub-district and PNDS suku. Lack of supervision by the Social Audit Unit (SAU)-Prime Minister's Office due to the distance of some projects that make it difficult for Social Audits to control. The Planning and Evaluation Commission (KPA) lacked the maximum evaluation and control of the housing projects that PNDS suku handed over to local workers. In the process of project implementation, there is a lack of communication between the Ministry of State Administration and the Social Audit Unit-Prime Minister's Office to monitor and supervise the program implemented by PNDS. There is no information from the community about the physical construction of the house so that the Social Audit Unit (SAU)-Prime Minister's Office can know.

The results of this research are linked to previous research conducted by Edward III in Widodo (2010), communication is defined as "the process of conveying information from a communicator to a recipient. According to Edward III in Widodo (2010), public policy information needs to be conveyed to policy makers so that they know what they need to prepare and do to implement the policy, ensuring that the policy goals and objectives can be achieved as expected.

In the process of implementing this program, the size of the house is in accordance with world standards, with the type of permanent house and modern minimalist model and the size of the construction of the prototype house is in accordance with the standard of Uma Naroman ba Povu and the results of physical construction show the same size as the UNP design. However, there are some manipulations of construction materials that the quality of construction of the house does not last and the physical condition of the house is not ensured according to technical requirements and construction standards. In the implementation process, material suppliers do not cooperate with the Social Audit Unit (SAU)-Prime Minister's Office, making it difficult to obtain data on the price of goods.

Resident Health

A healthy home is one that meets the requirements of health to support the physically, mentally and socially clean living of its occupants. This means that it must provide protection from previously unfavorable environmental conditions and support the health and well-being of its occupants.

A healthy house is a residential building that meets health requirements, namely a house built with good sanitation, clean water facilities, garbage disposal facilities, good ventilation, adequate housing density. Furthermore, a home is also a place for family activities and accommodation, thus requiring living conditions that can reduce or eliminate the risk of disease for residents (Suhendar, 2016).

Based on the results of research conducted in the UNP of Bibileo, there are still houses that do not meet health standards. Some of these non-compliance conditions include inadequate walls or walls that cause mosquitoes to hide in the walls, inadequate cement flooring that causes the ground to crack and wood to cover. Some houses still lack healthy toilet facilities, lack of garbage disposal facilities, lack of water supply facilities for toilets and bathrooms, lack of water supply and sewage flows in the kitchen and behind the bathroom. This error occurred because the process of implementation of the UNP project in Bibileo sub-district of the Ministry of State Administration (MAE)'s character management and disposal to the PND S Post and PND S Suku Divisions.

This indicator is linked to the theory of Edward III in Widodo (2010), disposition is defined as "the will, desire, and inclination of policy implementers to implement policies diligently so that policy objectives can be achieved." Edward III in Widodo (2010) states that: If policy implementation is to be successful and efficient, implementers must not only know what to do and have the skills to carry out the policy, but they must also be willing to implement the policy.

In project implementation, the disposition or attitude of PND S will create real obstacles to policy implementation because Suku PND S committees do not implement policies according to the wishes of high-level officials. The *Suku* PND S Commission distributed projects to local workers without following the requirements of the implementation program because of the intention of familiarism and partisanship. With this, they are unwilling, and create errors and do not ensure the project prepares garbage dumps and waterways. Therefore, UNP does not meet healthy conditions, and may create a risk of disease for residents. The Planning and Evaluation Commission (KPA) lacks maximum evaluation and control of projects.

To create healthy living conditions in UNP, there must be a garbage dump from the masses and also be able to prepare a pit in the backyard to store garbage that can not impact the health of the occupants. It is also necessary to build waterways and prepare pits to collect water so that it does not flow to give cold to the owners.

Locate the Construction Site

Location is the area or place where something is located. In terms of location, one factor that determines whether a place is attractive to visit is its level of accessibility. Accessibility is the ease of reaching a place from other nearby places (Tarigan, 2006). Accessibility is influenced by the distance, the condition of the transport infrastructure, the availability of various connecting facilities, including their frequency, and the level of safety and comfort of using these routes.

The selection and determination of a location for a Lighthouse for the People varies from person to person, depending on their individual considerations. Ellis (2020) emphasizes the importance of environmental preferences and surrounding features in choosing a residential location. Residential location choice reflects an individual's attempt to balance two conflicting preferences: accessibility to the city center and the amount of available land.

Home location refers to the specific location or position where a UNP is located. This can include the full address, including street, house number, township, post office, city, Municipality, and zip code. Additionally, housing location can refer to the surrounding environment, such as accessibility, nearby public facilities (schools, hospitals, shopping malls), and neighborhood safety.

The results of this research discovered that the location of the UNP construction site from Hare Oan and Fato Hosa *Aldeias* has 6 (six) houses built on the Klalerek Mutin plain and We Bae, Aisahe and Lacu Uai *Aldeias* totaling 9 (six) houses built in the old Village of Bibileo. health post, and market. Reality shows that 3 (three) houses from Aisahe *Aldeia* are built in their own neighborhood but its distance is far from 3 (three) houses in Ue Bae *Aldeia* and 3 (three) houses in Lacu-Uai *Aldeia*. Aisahe *Aldeia* was built in Fahi Loli, Ue Bae *Aldeia* in Heda Latar, and Lacu Uai *Aldeia* was built in Fatu Kilat. To get to these houses, through bad roads, potholed roads and can follow the river. Rainy weather makes it very difficult for transportation movement. They do not have a health center, a parallel school is in Fatu Kilat. The distance of these houses is far from the village center and commercial areas such as markets and large kiosks.

The results of this research are linked to previous research conducted by Edward III in Widodo (2010), an institution has sufficient authority to make its own decisions, which will influence the institution in the implementation of a policy. This authority becomes crucial when faced with a problem that requires immediate resolution through a decision. Therefore, Edward III in Widodo (2010) states that key policy implementers should be given sufficient authority to make their own decisions to implement policies within their authority.

Site selection is determined by individual consideration, over the resources of the authorities which are very important in determining the success of policy implementation. UNP construction site in Bibileo Village is built in 2 (two) places, one place is in Klalerek Mutin built UNP in the ground and another place in the old village Bibileo built UNP in the ground but no risk of disaster. The selection of this site comes from the attempt of individuals and families who want to build on their own land and village. This condition cannot be moved to another place because the topographical nature of Bibileo Village is located in the steep and lowlands in the mountains, which have been identified as alternatives.

Facilities

Amenities are services provided by a housing complex to support the activities of residents. If a housing complex has adequate facilities that meet service standards and satisfy visitors, it can attract more buyers through positive impressions from previous buyers.

Housing facilities refer to all facilities and infrastructure provided in or around the home to support the comfort, needs, and activities of its occupants related to water, electricity, living room, dining room, kitchen, bathroom and basic household materials.

According to Tjiptono (2014), facilities are physical resources that must exist before services can be offered to consumers. Facilities are crucial in the service industry; therefore,

the existing facilities, including the condition of the facilities, must be considered in the completeness of the interior and exterior design, as well as the cleanliness of the facilities, especially since they are closely related to what consumers experience directly.

Based on the above description, a research framework will be presented below that will serve as a guide, reflect the flow of thought and serve as the basis for formulating hypotheses. Sumayang (2013) explained that there are several things that need to be considered when providing facilities. In this study, the facility indicators used were:

- a. Completeness, cleanliness, and tidiness of the facilities offered
- b. Condition and function of facilities offered
- c. Ease of use of facilities offered

Home facilities refer to all the facilities and infrastructure provided in or around the home to support the comfort, needs, and activities of its occupants.

The results of this research discovered that, UNP located in Klalerek Mutin and the old village of Bibileo some houses do not have access to clean water and electricity. From basic amenities such as rooms, living rooms, balconies, bathrooms, kitchens but lack of dining rooms.

Table 4. Basic items for a beneficiary family

No	Sasan	Total	Good Condition	Bad
1	Table	1	1	-
2	Wooden Chair	4	4	-
3	Wardrobe	3	3	-
3	Bed	3	3	-
4	Mattress	3	3	-
5	Curtain	7	7	-
6	Pickle spot	1	1	-
7	Plastic Plates	12	12	-
8	Plastic glas	12	12	-
9	Spoon	12	12	-
10	Profile	1	1	-
11	Bucket	1	1	-
12	Plastic Mug	1	1	-
13	Cauldron	1	1	-
14	Mosquitoes	3	3	-
15	Rice Bowl	1	1	-
16	Plastic Chair	4	4	-
17	Plastic	1	1	-

Sources : Primer data processed by researcher, 2025.

Based on table 4 above, the basic items received by the occupants are different. Some families received dining tables and chairs from wood, there are also some occupying families received chairs and mass veilador. Some families received incomplete items. There are also wooden chairs, which received some damaged because of fake goods, some profiles holes.

The results of this research are linked to previous research conducted by Edward III, as quoted in Widodo (2010), concluding his study by saying, "Budgetary constraints and citizen

opposition limit the acquisition of adequate facilities. This limits the quality of service that implementers can provide to the public."

Budgetary resources \$ 17,000.00 from the Ministry of State Administration (MAE) implemented through the National Village Development Program Division (PNDS) can be substantial to provide assistance to families who can not afford. However, with less human resources, the implementation of the project is not clear and consistent, not transmitted properly, PNDS members responsible in Bibileo sub-district to implement policies do not have the resources to do an effective job, so the implementation will not be effective. Also, there is a lack of control by the Social Audit Unit (UAS)-Prime Minister's Office to PNDS Postu and PNDS Suku to obtain data on the price of goods, and some materials will be stored in the house of the PNDS Suku Commission because the houses or UNPs have not been audited and inaugurated.

Accessibility

House rules include functions, requirement, management, and supervision, as well as sanctions based on the principles of UNP functionality, user safety, balance, and harmony with the surrounding environment. Accessibility must meet the following four elements:

- a. Convenience: Everyone can reach everywhere independently.
- b. Usability: Everyone can use everywhere.
- c. Safety: Every building and environment should prioritize everyone's safety.
- d. Independence: Everyone should be able to reach, enter, and use a space without assistance from others.

Housing accessibility refers to the ease and comfort with which a person can access and use all parts of a home, including its amenities, especially for those with limited mobility or disability. It involves a design that allows residents to move, interact, and use all areas of the home with ease.

Based on the above description, Uma Naroman ba Povu (UNP) must be designed to be accessible to everyone, but also to the elderly, widows, people with disabilities and families with many children. This means there should be facilities that support mobility, specialty for people with disabilities such as wheelchair-friendly entrances, bathrooms with bars, and ample space for safe movement. Affordability is a crucial aspect that is often overlooked, but it significantly determines the quality of life for residents.

Accessibility is the facility provided to people with disabilities to realize equal opportunities in all aspects of life and livelihood, as a means of moving through and using buildings and their environment, while considering smoothness and appropriateness, related to circulation, visual aspects, and components of the environment (Lubis, 2008).

The research results found that the implementation program of Uma Naroman ba Povu comes from the government plan. During the identification, the involvement of the team established through the Suku level meeting with its composition is as follows, the Suku Authority represented by the Suku Head as the team leader, the youth representative, the Village Head, the President of the Planning and Evaluation Commission as the Vice Team Leader, the women's representative. The function of this team is to verify the condition of the candidate beneficiaries starting from the village level and make selection at the Suku level. PNDS established a team to verify the candidacy of beneficiaries to avoid familiarity, partisanship.

This means that the program begins to follow a bureaucratic structure characterized by a clear hierarchy, division of labor and duties, detailed formal rules and procedures, and impersonal relationships between members.

The results of this indicator are linked to the theory of Edward III in Widodo (2010), which states: A fragmented bureaucratic structure can increase communication failure, because the opportunity for instruction to distort is very large. More distortion of policy implementation is needed, more intensive coordination is needed.

Based on the research results, the awareness stage for UNP in Bibileo sub-district was carried out through a bureaucratic structure that involved the sub-district authorities to identify the communities to obtain UNP. However, after the awareness stage, in the process of implementation of the UNP project in Bibileo, there was a failure of communication and lack of intensive coordination between the Suku PNDS committee and the suku authorities. It does not involve communities to participate directly and make their own decisions. In the process of identifying candidate beneficiaries, UNP did not follow the guidelines of housing for poor families. Therefore, in Bibileo, the elderly, widows, people with disabilities, widows and families with many children do not have access to UNP. Therefore, information was obtained from the results of the interview that there is also political influence, familiarity and partisanship from PNDS Suku and some village chiefs.

CONCLUSION

Regarding the research findings and discussion, this study provides conclusions and evaluations regarding the implementation of the Uma Naroman ba Povu (UNP) housing program in Bibileo Village, Viqueque Municipality, in 2023, based on several dimensions and indicators.

Regarding the physical construction dimension, several issues were identified, including rainwater entering the rooms, hollow foundations, waterlogged floors, poorly plastered walls, and inadequate protection against rainfall. These conditions indicate that the program implementation process by the Ministry of State Administration (MAE) lacked sufficient monitoring of the PNDS Post and PNDS suku levels. In addition, supervision by the Social Audit Unit (SAU) under the Prime Minister's Office was limited due to the distance of several project locations, which created challenges in conducting effective monitoring. The Planning and Evaluation Commission (KPA) also did not conduct optimal evaluation and control of housing projects implemented by PNDS suku and delegated to local workers.

Regarding the occupant health dimension, several non-compliance issues were identified. Some houses had wall structures that were not properly constructed, allowing birds to nest inside wall gaps. In addition, inadequate cement flooring caused cracks and required temporary covering with wood. Several houses also lacked adequate sanitation facilities, including healthy toilet facilities, waste disposal systems, water supply for toilets and bathrooms, and proper drainage systems for kitchens and bathroom areas.

Regarding the location dimension, houses allocated in the old village area were geographically dispersed, with considerable distances between houses and limited access to public facilities such as schools, healthcare facilities, commercial areas, and water sources. The findings showed that three houses in Aisahe aldeia were constructed within the community area but were located far from the three houses in Ue Bae aldeia and the three houses in Lacu-

Uai aldeia. Specifically, houses in Aisahe aldeia were located in Fahi Loli, houses in Ue Bae aldeia were located in Heda Latar, and houses in Lacu Uai aldeia were located in Fatu Kilat. Access to these houses required traveling through damaged roads, potholes, and, in some areas, river routes. During rainy seasons, transportation becomes more difficult. The areas also lacked nearby healthcare facilities, while the nearest parallel school was located in Fatu Kilat. Furthermore, there were no commercial facilities, such as markets or large kiosks, available in the surrounding areas.

Regarding the facilities dimension, several limitations were identified, including the absence of dining rooms and insufficient separation between kitchen and bathroom facilities and the main house. The facilities received by beneficiaries varied among families. Some families received wooden dining tables and chairs, while others received chairs and mass-produced household items. Several beneficiaries received incomplete facilities, and some wooden chairs were damaged due to poor-quality materials, including defective profiles and structural weaknesses. These conditions indicate insufficient monitoring by the Social Audit Unit (SAU) under the Prime Minister's Office toward PNDS Sub-District and PNDS suku in verifying goods, prices, and distribution processes. Some items were stored at PNDS suku facilities because the houses had not yet been officially inaugurated and audited.

Regarding the accessibility dimension, PNDS did not sufficiently involve communities in direct participation and decision-making processes related to the UNP program. The identification process for prospective beneficiaries did not fully follow the established guidelines for poor and vulnerable families. As a result, some vulnerable groups, including people with disabilities, widows, and families with many children, did not receive UNP assistance. Furthermore, indications of political influence, favoritism, and partiality involving PNDS suku representatives and some aldeia leaders affected the beneficiary selection process. These conditions demonstrate the need for stronger transparency, community participation, and monitoring mechanisms to ensure that UNP assistance reaches eligible beneficiaries according to established criteria.

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