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Abstract

Rapid urbanization in the Jabodetabek region has triggered significant security challenges, particularly concerning the increasing incidence of property-related crimes. One affected area is Bojong Gede District, Bogor Regency, which has experienced rapid residential development. This study focuses on Puri Bojong Lestari 2 Housing Complex, which, despite its physical and demographic growth, continues to face serious challenges in environmental security due to its open layout, weak security systems, and numerous unmonitored access roads. This research adopts a descriptive qualitative approach to analyze the development of risk management as a crime prevention strategy, grounded in the theory of Situational Crime Prevention (SCP). Data findings indicate persistent weaknesses in the implementation of security systems, including inadequate surveillance, insufficient physical security infrastructure, and low levels of community social participation. The integration of risk management with Situational Crime Prevention (SCP) is believed to enable the development of a more adaptive and effective crime prevention system, encompassing the five key techniques outlined in SCP theory. This study provides practical recommendations for housing managers and policymakers to establish a systematic community security framework.

Keywords: risk management, prevention, criminal acts.

INTRODUCTION

Rapid urbanization has brought significant challenges to security in metropolitan areas, including the Jabodetabek region (Jakarta, Bogor, Depok, Tangerang, and Bekasi). As the largest urban agglomeration in Indonesia, Jabodetabek faces increasing complexity in security management, driven by population growth and the expansion of residential areas. Data from the Jakarta Metropolitan Regional Police indicate that this region contributes the highest number of property-related crime cases in the country. Although there was a decline in crime rates between 2007 and 2011, recent years have shown a renewed upward trend, with a total of 58,055 criminal cases recorded in 2024—an increase of approximately 2% compared to 57,157 cases in 2023. Amid this situation, Bogor Regency—serving as a buffer zone for the capital city—also faces similar security pressures, particularly in the rapidly developing residential area of Bojong Gede District. This rapid growth has created a complex security environment, marked by a noticeable increase in criminal incidents. This condition is supported by data from the Bojong Gede Sector Police, which recorded crime rates in the Bojong Gede District, as illustrated in **Image 1**.



Image 1. Crime Rate in Bojong Gede Police Sector (Processed by the researcher)

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One of the areas of concern is the Puri Bojong Lestari 2 Housing Complex, which—despite showing significant physical development and population growth—faces serious challenges in terms of environmental security. Its open layout, limited security systems, and numerous unmonitored access points have become key factors contributing to the increased risk of criminal activity. This is supported by research conducted by Bayu Munggaran (2019), which states that residential environments are vulnerable to criminal acts due to various factors, including environmental design, lack of social surveillance, and socio-economic conditions. Residents' complaints regarding vehicle theft, burglary of unoccupied houses, and social conflicts further affirm that the existing security system is not yet functioning optimally. The security issues in this housing area not only reflect a lack of response to incidents but also indicate a weakness in structured risk management systems. In this context, the application of risk management becomes highly relevant. Risk management is a systematic process of identifying, analyzing, and controlling potential risks that may disrupt environmental stability. Along with technological advancements and the growing need for secure housing, a proactive security strategy is required—one that involves collaboration among housing management, the community, and law enforcement authorities. This study aims to analyze the development of risk management as a crime prevention strategy in Puri Bojong Lestari 2 Housing Complex and to evaluate the effectiveness of this approach in reducing the risk of criminal acts. Through this research, it is expected that practical recommendations can be formulated for housing managers and policymakers in building a modern, adaptive, and prevention-oriented security system.

METHOD

The approach used in this study is a qualitative method. Qualitative research is a type of descriptive and analytical study that aims to describe and explain events and social phenomena under investigation. It is a method that utilizes narrative to interpret data drawn from various phenomena, events, symptoms, and specific social conditions (Waruwu, 2023). According to Creswell (as cited in Wendi Saputra, 2024), qualitative research is capable of uncovering various human issues through findings that are clearly constructed, explained in a holistic context, and carried out in a natural setting. In this sense, conducting research in a natural setting allows for the production of comprehensive findings in which the problems are presented in full and the solutions can be observed from a holistic perspective. The qualitative research approach was chosen to examine the development of risk management as a strategy for crime prevention, as this method allows researchers to gain a deeper understanding of the experiences and perspectives of the subjects under study. By utilizing recording devices and interview notes during data collection, researchers can accurately and thoroughly capture and analyze information. In this study, data were also obtained from various sources such as books, research articles, and academic journals relevant to the research topic. In other words, qualitative research enables direct interaction between researchers and participants, allowing for the collection of data that is more contextually relevant and supported by existing literature. Therefore, the qualitative research approach is highly appropriate and effective in understanding, addressing, and preventing issues related to risk management as a means of crime prevention.

RESULTS AND DISCUSSION

Identification of Crime Risks in the Puri Bojong Lestari 2 Housing Complex

Based on field observations, documentation, and interviews with crime victims and the neighborhood association (RW) administrators in Puri Bojong Lestari 2 Housing Complex, several types of criminal activities were identified. The most frequently occurring crimes include motorcycle theft and the burglary of unoccupied houses. In addition, some residents reported suspicious activities occurring both during the day and at night, which often go undetected due to inadequate surveillance and insufficient lighting. In this study, the researcher conducted interviews with several informants to obtain primary data. The interview subjects consisted of five crime victims and one community administrator, specifically a local RT or RW leader from the Puri Bojong Lestari 2 housing complex. These informants had relevant experiences related to the development of risk management, crime prevention efforts, and environmental conditions within the residential area, making them highly pertinent to the research topic. The dynamics of security issues must be given serious attention within residential environments in order to foster a sense of safety among the community. The victims' experiences serve as tangible evidence of the shortcomings in the development of risk management systems in addressing criminal acts. Meanwhile, the perspectives of housing administrators and residents reflect the essential role of community participation in ensuring environmental protection and residential security.

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The first informant, Mr. Sutrio, is a resident and LPG gas distributor in Puri Bojong Lestari 2 who became a victim of theft. The incident occurred while he was away from home performing the Hajj pilgrimage. The theft was discovered through a report from his child, who noticed that several gas cylinders placed on the house terrace were missing. Based on CCTV footage accessed via mobile phone, three perpetrators were identified carrying out the theft at approximately 03:05 AM. They used motorcycles and entered the property by climbing over the gate, stealing a total of ten gas cylinders belonging to the victim. Following the incident, the victim reported the case to a colleague who is a member of the police force and subsequently filed an official report. However, the legal process encountered an obstacle when the victim was asked to provide a sum of operational funds to proceed with the arrest. despite the fact that the perpetrators' address had already been identified. The victim declined the request, reasoning that the financial loss incurred did not justify the amount demanded, and ultimately chose to let the matter go.

As a follow-up action, the victim communicated the incident to the local neighborhood authorities and proposed several crime prevention measures within the area. These suggestions included the installation of additional CCTV cameras in strategic locations and the placement of access barriers (portals) on roads frequently used as entry and exit points by perpetrators. These findings highlight the urgent need for a more proactive and participatory neighborhood security system. The second informant, Mr. Faisal, is another resident who also became a victim of property crime. The incident occurred at approximately 3:00 AM while the victim was in a deep sleep after returning from an out-of-town trip. The perpetrator is believed to have climbed over the house fence and stolen two birds along with their cages, which were placed on the front terrace. The following morning, the victim discovered the birdcages discarded in front of the house and immediately checked the CCTV footage installed on a utility pole near his home. The recording served as the primary piece of evidence submitted when reporting the incident to the police.

Following the incident, Mr. Faisal took independent preventive measures by increasing the number of surveillance cameras around his home. He observed that the neighborhood security system in Puri Bojong Lestari 2 was poorly managed. One of the main contributing factors was the open-access (multi-gate) system of the residential area, which allowed outsiders to enter from multiple directions without proper monitoring. Faisal also emphasized the ineffectiveness of risk management at both the RT and RW levels, noting the absence of follow-up actions or prompt responses from either residents or community leaders after theft incidents occurred. According to him, the lack of social concern is a major obstacle in preventing crime within the residential environment. As a solution, he suggested the importance of initiating community gatherings and regular meetings among residents to foster a sense of solidarity and shared responsibility for neighborhood security. In this way, risk management can be developed through active and continuous community participation.

The third interview was conducted with Fachrizal, a resident who became a victim of burglary at approximately 03:00 AM in his residence, which is located at the end of a cul-de-sac without a security gate. The perpetrator was suspected to have entered through the main entrance on the first floor, as evidenced by muddy footprints and a damaged window resulting from forced entry. The victim suffered losses in the form of cash and jewelry stored in his parents' bedroom wardrobe. The incident was discovered during the early morning prayer time, when the house was already in a state of disarray. A neighbor also reported hearing suspicious noises around 04:30 AM. The victim chose not to report the crime to the police, citing concerns over bureaucratic complexity and the potential for additional costs. Instead, he reported the incident to the local neighborhood association (RT), which responded by initiating the installation of CCTV cameras and the construction of a security gate in the vicinity. Fachrizal observed that the risk management system within the housing complex had not been functioning optimally. Although physical preventive measures such as surveillance cameras and gates were in place, the collective awareness and involvement of residents in maintaining security remained low. Security communication was conducted informally and lacked structured community engagement. He recommended the implementation of a nightly neighborhood patrol to improve monitoring efforts, and urged the community leadership (RW) to conduct a comprehensive evaluation of the existing security system. Fachrizal emphasized that residential security systems should go beyond symbolic installations and effectively contribute to the reduction of criminal activity in the area.

The fourth informant, Mr. Adit, is a resident who became a victim of motorcycle theft. The incident occurred at around 5:00 AM when the neighborhood was still quiet. According to his account, Adit had just moved his motorcycle to the front of his house before taking a shower in preparation for his college activities. Approximately 15 minutes later, upon returning outside, he discovered that the motorcycle was missing. The vehicle had only been purchased about three weeks prior and had not yet received a license plate, as it was still undergoing administrative processing. The victim immediately reported the incident to the local community leader, who advised him to file a report with the police. CCTV footage initially revealed that the alleged perpetrator was affiliated with the vehicle leasing company. Upon further investigation, it was uncovered that the theft was part of a criminal scheme involving

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a rogue leasing agent. Since the motorcycle had not yet been issued a license plate, its registration data had not been fully recorded by the police, which delayed the investigation process. The case was eventually resolved after the perpetrator admitted guilt, signed a formal statement on stamped paper, and issued a video confession. Adit assessed that the risk management system in his neighborhood has not been functioning effectively. One contributing factor is the absence of access control gates, which poses a challenge since the road serves as a main route for other residents. He also pointed out the lack of social concern within the community, which hinders the implementation of a proper security system. As an alternative solution, Adit proposed empowering local youth to gather informally in the neighborhood as a form of social surveillance. In doing so, they could promptly respond to any suspicious activities involving unfamiliar individuals entering the residential area.

The fifth informant, Mrs. Yuli, a housewife residing in Puri Bojong Lestari 2, was a victim of a residential burglary. The incident occurred while she was away, staying at her other residence. Upon returning to her home in Puri Bojong Lestari 2, she found the house in a state of disarray, with muddy footprints leading all the way into the bedroom. Based on her observation, the perpetrator was suspected to have entered through the back door by forcibly breaking the lock, which was found damaged. As a result of the incident, she suffered the loss of a personal computer (PC) that had been placed on her work desk. Mrs. Yuli chose not to report the incident to the police, considering that the reporting process would require time and additional costs that were disproportionate to the outcome. Instead, she conveyed her concerns directly to the local neighborhood management and proposed improvements to the residential security system, particularly through the installation of surveillance cameras. According to her, the presence of CCTV could serve as a preventive measure to deter potential offenders from committing crimes, even though it may not entirely eliminate the possibility of criminal acts.

Findings from this interview highlight the importance of technology-based security measures and the need for prompt responsiveness from local community management in establishing a proactive risk management system, particularly to protect residents when their homes are unoccupied or left unattended. The final informant was Mr. Anto, the head of the neighborhood association (RW) of Puri Bojong Lestari 2 Housing Complex, representing both the community management and local leadership. From his perspective, as of the time of the interview, there had been no official reports from residents regarding theft or loss cases submitted directly to him. However, he acknowledged having received informal information from other residents about several theft incidents, although he was not directly involved in handling those cases. According to him, the development of a risk management system within the housing environment still faces various structural and social obstacles.

One of the main challenges mentioned is the elongated and open layout of the housing complex, coupled with low levels of social participation and community awareness. Efforts by the neighborhood association (RW) to initiate collective security systems—such as night patrols, the construction of security posts, and the recruitment of professional security personnel—often face resistance due to concerns over self-funded contributions, which are perceived as burdensome. Moreover, the unequal distribution of residents across neighborhood units (RT) presents an additional obstacle in mobilizing operational funds fairly. Attempts to construct a gate barrier at the main access point of the residential complex were previously made, but were eventually dismantled due to several traffic accidents occurring at the location. The head of the neighborhood association (RW) explained that the decision to remove the gate was made to ensure road user safety, given that the gate structure did not meet standard specifications. Acknowledging these limitations, the RW administration delegated security responsibilities to individual RT units. Several RTs have since taken the initiative to install surveillance cameras (CCTV) at vulnerable points and build small gates at narrow alleys as a preventive measure.

In addition, the RW Chair also mentioned the existence of the 'Paguyuban Marinir'—an internal community consisting of residents with military (TNI) backgrounds living in the residential area. The presence of this group is considered to significantly contribute to maintaining public order and neighborhood security, as well as serving as a communication channel between residents and the RW administration. This initiative provides a positive contribution to the collective sense of security and represents an alternative form of community-based risk management. Thus, the results of this identification indicate that the risk of criminal activity in Puri Bojong Lestari 2 Residential Area is significantly influenced by environmental conditions that provide opportunities for offenders. The presence of dark spots with inadequate lighting, quiet residential streets during certain hours, and the lack of surveillance in several blocks or housing areas are the main factors that increase the risk of criminal incidents. Within the framework of Situational Crime Prevention (SCP) theory developed by Clarke (1980), such conditions create opportunities for crime due to the convergence of three key elements: a suitable target, a motivated offender, and the absence of capable guardianship.

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The modus operandi of offenders in this area also indicates exploitation of vulnerabilities within the existing security system. Offenders typically target unoccupied houses, vehicles parked outside without additional protection, and poorly monitored public facilities. This condition highlights the importance of implementing the principle of target hardening within the framework of Situational Crime Prevention (SCP), which focuses on reinforcing or protecting potential targets to make them less accessible or attractive to offenders. Unfortunately, the application of such measures in this area remains limited. This risk identification serves as a crucial initial step in the development of risk management strategies based on the Situational Crime Prevention (SCP) approach, which emphasizes the reduction of crime opportunities through situational interventions and environmental modifications.

Analysis of Risk Management Development in Puri Bojong Lestari 2

The development of risk management as a strategy for crime prevention in Puri Bojong Lestari 2 Housing is a strategic step towards creating a safe, orderly, and comfortable residential environment. This approach integrates risk management principles with the theory of Situational Crime Prevention (SCP), enabling systematic and structured identification, analysis, management, and evaluation of potential risks. Risk analysis has identified several factors contributing to crime in the area, including limited CCTV coverage, insufficient lighting in certain spots, numerous unmonitored access roads, and low levels of social participation among residents. Risk management in the housing area remains suboptimal due to the absence of permanent security posts, lack of professional security personnel, and minimal community initiatives such as neighborhood night patrols.

Risk mitigation efforts have been undertaken through the installation of additional CCTV cameras, improvement of street lighting, construction of access gates, and the establishment of the Paguyuban Marinir, a residents' group comprising individuals with military backgrounds who conduct independent patrols and provide security education to fellow residents. However, risk evaluation practices to date remain incidental and unstructured, typically carried out only in response to criminal incidents. This study recommends implementing regular and participatory risk evaluations involving residents, informal security groups such as the Paguyuban Marinir, and collaboration with local police authorities. Integrating technical and social approaches is crucial to building a security system that is adaptive, effective, and capable of significantly reducing the risk of criminal activity within residential environments.

Analysis of Risk Management Strategies Grounded in Situational Crime Prevention (SCP) Theory

After identifying the forms, patterns, and causes of crime risks in Puri Bojong Lestari 2 Residential Area, the next step is to formulate a systematic risk management development strategy. This strategy is designed based on the Situational Crime Prevention (SCP) theory, which emphasizes reducing opportunities for crime through interventions targeting the physical environment, social surveillance, and access control to potential targets (Clarke, 1995). The core principle of SCP is that crime can be prevented by altering environmental conditions that enable criminal acts, involving systematic management, design, or manipulation of the environment. Thus, the focus of this strategy development is not merely on reactive measures post-incident, but on proactive crime prevention through comprehensive risk management. The theory of Situational Crime Prevention (SCP) is based on the idea that crime is influenced not only by offenders' social or psychological factors but also by the presence of opportunities that facilitate criminal acts. Therefore, Situational Crime Prevention offers a framework consisting of 25 prevention techniques categorized into five main strategies: (1) increasing the effort required to commit a crime, (2) increasing the risks of detection and apprehension, (3) reducing the rewards or benefits derived from crime, (4) reducing provocations that might trigger criminal behavior, and (5) removing excuses or justifications for committing criminal acts (Ronald V. Clarke, 2003).

Table 1. Summary of the 25 Techniques of Situational Crime Prevention (SCP) by Ronald V. Clarke (2003)

| Increase the | Increase the | Reduce the | Reduce | Remove Excuses |
|------------------|-------------------|-------------|-----------------|----------------|
| Effort | Risks | Rewards | Provocation | |
| #1 Harden target | #6 Extend | #11 Conceal | #16 Reduce | #21 Set rules |
| | guardianship | targets | frustations and | |
| | | | stress | |
| #2 Control | #7 Assist natural | #12 Remove | #17 Avoid | #22 Post |
| access to | surveillance | targets | disputes | instructions |
| facilities | | | | |

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| #3 Screen exits | #8 Reduce | #13 Identify | #18 Reduce | #23 Alert |
|-----------------|------------------|--------------|----------------|-------------|
| | anonymity | property | emotional | conscience |
| | | | arousal | |
| #4 Deffect | #9 Utilize place | #14 Disrupt | #19 Neutralize | #24 Assist |
| offenders | managers | markets | peer pressure | compliance |
| #5 Control | #10 Strengthen | #15 Deny | #20 Discourage | #25 Control |
| tools/weapons | formal | benefits | imitation | drugs and |
| _ | surveillance | | | alcohol |

Firstly, the strategy of increasing the effort required by offenders can be implemented by strengthening physical security systems, such as installing high fences, home alarm systems, double locks, and surveillance cameras at residential entry points. According to Bankiewicz (2024), in general, residential security measures in the context of crime prevention aim to heighten the risks associated with burglary by complicating physical access—for instance, forcing offenders to use specialized tools to break through doors. Within the framework of risk management, these measures constitute part of risk mitigation efforts designed to reduce the likelihood of criminal incidents. Secondly, the strategy of increasing the risk of apprehension is closely related to the processes of risk evaluation and control within security risk management. Measures such as the installation of CCTV cameras, regular security patrols, adequate street lighting, and security personnel training can enhance offenders' perception of the likelihood of being caught. Clarke (1995) states that the presence of capable guardians, including security officers, active community members, and surveillance technologies, plays a significant role in reducing crime rates.

Thirdly, reducing the rewards of crime is achieved by limiting the value of goods that can be stolen or by minimizing the benefits gained by offenders. In this context, residents are advised not to place valuable items in easily visible locations, to use vehicle covers, or to implement additional security measures. Paul Cozens (2025) studied retail environmental design and found that SCP techniques can reduce the attractiveness of targets and effectively lower criminal motivation. This approach can be applied in residential areas by concealing valuables and enhancing control over vehicles. Fourth, reducing provocations involves creating environmental and social conditions that do not trigger anger, stress, or conflict that may lead to criminal behavior. Provocations can stem from various factors such as deteriorated environments, poor lighting, noise, or social conflicts among residents. Meng Zhu (2023) states that well-designed nighttime environments, such as proper street lighting and comfortable open spaces, contribute to residents' sense of safety and reduce the potential for conflict. From a security risk management perspective, this strategy can be implemented through social risk control, which includes fostering positive interactions, improving environmental design, and strengthening communal values. This is supported by Linda Nubani (2023), who demonstrates that active community participation in environmental design and neighborhood activities enhances the effectiveness of informal social control, subsequently contributing to reductions in violence and social conflict.

Fifth, removing excuses focuses on minimizing the rationalizations or moral justifications that offenders may use to legitimize their criminal acts. This includes increasing awareness of legal provisions and social norms that shape the perception that criminal behavior is unacceptable. Approaches emphasizing social norms and the reinforcement of moral beliefs have also proven effective. This is supported by a study by Chau-kiu Cheung (2024), which states that when individuals are aware of strong prohibitions or social norms, they tend to avoid deviant behavior in order to preserve their self-image and maintain social conformity. Thus, eliminating moral justifications does not rely solely on legal regulations but also on deep understanding fostered through public education and continuous legal socialization.

CONCLUSION

Based on the results of the preceding analysis and discussion, it can be concluded that a risk management approach integrated with the theory of Situational Crime Prevention (SCP) constitutes a relevant and effective strategy for preventing criminal acts in residential environments. Situational Crime Prevention (SCP), which encompasses five main strategies—namely increasing the effort required by offenders, increasing the risk of detection, reducing the rewards of crime, reducing provocations, and removing excuses—can be implemented through systematic risk management actions, ranging from risk identification, analysis, and mitigation to risk control. Findings from the research conducted in Puri Bojong Lestari 2 Housing Complex indicate that significant gaps remain in the implementation of security systems. Inadequate surveillance, limited physical infrastructure such as CCTV and street lighting, as well as low community participation in security activities, are key factors contributing

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to heightened vulnerability to crime. Furthermore, the community's tendency toward apathy further weakens social control. Therefore, there is a pressing need for an integration of technical and social approaches, whereby risk management can provide an operational framework, and the theory of Situational Crime Prevention (SCP) offers a practical foundation for developing applicable strategies. Conceptually, the integration between risk management approaches and the theory of Situational Crime Prevention (SCP) can establish a more adaptive and comprehensive crime prevention system. Risk management provides a structured framework and operational procedures, while the theory of SCP offers practical strategies grounded in field conditions. By combining these two approaches, potential criminal risks can be identified earlier, their root causes analyzed, and managed through evidence-based preventive measures. \

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