

# The Pattern of Land Value in Bodetabek Area

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**Key words:** Land management; Property taxes; Real estate development; Spatial planning; Valuation;

## SUMMARY

Case Study : The Pattern of Land Value in Bodetabek Area Author : Andrayani (1), Didi Wihardi (2), Yuliana Susilowati (3), Indonesia The improvement of land value can not be separated from the development progress. Communities tend to cluster in areas that are considered to meet the needs of its survival. One phenomenon that looks real is the area spread around the DKI Jakarta city. Research conducted by the Research Center for Limnology LIPI Bogor ( Wibowo et al , 2009) in the region Bodetabek indicate a correlation between the development of built up area to land values. Jakarta is growing into a center of activities make this city as a provider of jobs, but the land for settlement no longer affordable in terms of price for the workers, so that the developing of new settlements in rural areas such as Bekasi, Bogor, and Tangerang. This will certainly have an impact on land values in the Bodetabek area ( Bogor, Depok, Tangerang, and Bekasi). This study uses the average of Tax Object Sale Value each village in Bodetabek area as the reference of land value. The pattern of land values in the region can be traced further based on data obtained in this study. This study aims to produce a model of land value based indication of the relationship between population density per unit area of the village in Bodetabek area, density of population per built up area the village, percentage of the built up area each village, distance of the village to the CBD (Central Business District) of DKI Jakarta on land values in Bodetabek area. The analytical method used in this study is multiple regression analysis with dependent variable  $Y$  = Land Value, as well as the independent variable  $X1$  = population density per unit area of the village Bodetabek,  $X2$  = density of population per built up area the village,  $X3$  = percentage of the built up area each village, and  $X4$  = distance of the village to the CBD (Central Business District) of DKI Jakarta. Conclusion of this research is the  $X1$  (population density per unit area of the village) is proportional to the value of land in Bodetabek,  $X2$  (density of population per built up area of the village) did not affect value of land in the Bodetabek area,  $X3$  (percentage built up area each village) is directly proportional to land value only in areas Bodetabek, and  $X4$  (distance of each villages to the CBD DKI Jakarta) is inversely proportional to the value of land in the Bodetabek area. Keywords: Land Value, Multiple Regression, Bodetabek