

## Analisa hubungan aksesibilitas dengan faktor dominan terhadap fluktuasi harga sewa perkantoran = Analysis of the accessibility relation with the dominant factor to fluctuations in the price of the rental office

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### Abstrak

[<b>ABSTRAK</b><br>

Tesis ini membahas tentang hubungan aksesibilitas terhadap faktor dominan yang mempengaruhi fluktuasi harga sewa perkantoran. Pada bagian yang pertama, diidentifikasi terlebih dahulu faktor-faktor yang secara dominan berpengaruh terhadap harga sewa pada properti perkantoran di DKI Jakarta dengan mengaplikasikan model analisa harga hedonik. Pada bagian kedua, diteliti hubungan antara aksesibilitas, faktor makro ekonomi di Indonesia dan pasar mikro terkait sektor perkantoran di DKI Jakarta dengan menggunakan metode model sistem dinamik.

Hasil analisa model harga hedonik menunjukkan bahwa faktor yang paling dominan terhadap harga sewa perkantoran adalah aspek aksesibilitas terhadap lingkungan sekitar sehingga dapat berinteraksi di area Central Business District (CBD) dan aksesibilitas terhadap sarana/prasarana transportasi yaitu moda Kereta Api (KA) dan jalan tol dengan tingkat kepercayaan 80,7%. Selanjutnya dari analisa model sistem dinamik diperoleh bahwa dengan mengatur skenario faktor aksesibilitas terhadap moda KA dapat diperoleh harga sewa perkantoran sebesar Rp. 344.008,- per m2 per bulan pada tahun 2030, sedangkan dengan mengatur skenario faktor aksesibilitas terhadap jalan tol dapat diperoleh harga sewa perkantoran sebesar Rp. 327.291,- per m2 per bulan pada tahun 2030 dan dengan skenario tanpa melakukan perbaikan faktor aksesibilitas diperoleh harga sewa perkantoran sebesar Rp. 293.272,- per m2 per bulan pada tahun 2030. Berdasarkan hasil penelitian ini, disarankan agar pemerintah lebih meningkatkan aksesibilitas terhadap sarana/prasarana transportasi di perkotaan, terutama moda KA dan jalan tol guna mendukung kemajuan dunia usaha dalam rangka meningkatkan pertumbuhan perekonomian.

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<b>ABSTRACT</b><br>

This thesis discusses the accessibility relation with the dominant factor which affects the fluctuations in the price of the rental office. In the first part, identification factors that predominantly affect the rent price on the property office in Jakarta is analyzed by applying hedonic price analysis model. In the second part, investigation to the relationship between accessibility of Indonesia's macroeconomic factors and market in relating to the micro sector offices in Jakarta is analyzed by using dynamical system models.

The analysis of hedonic pricing model shows that the most dominant price factor to the rental office are accessibility aspects to the surrounding environment and how they can interact in the CBD area and furthermore the accessibility of facilities or infrastructure mode of transport such as railway and highway with a 80.7 % confidence level. From the analysis of the dynamic system model, by setting the scenario of accessibility factor to railway modes, office rental price can be obtained at Rp.344.008. - per m square per month in 2030, while by regulating accessibility to the motorway scenario, office rental price can be obtained at Rp.327.291. - per m square per month in 2030. Lastly, by applying scenario of without doing any repairs to the accessibility factor, office rental price can be obtained at Rp.293, 272. - per m square per month in 2030. Based on this study, it is suggested that the government should further improve the accessibility mainly the transport infrastructure in railway and toll road modes to support the expansion of the business in order to increase economic growth; This thesis discusses the accessibility relation with the dominant factor which

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