

Determinan preferensi tipe bangunan rumah di perkotaan = Preference determinant of type of house building in urban area

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Deskripsi Lengkap: <https://lib.ui.ac.id/detail?id=20412870&lokasi=lokal>

Abstrak

[Masalah utama pada penelitian ini adalah terbatasnya lahan di Indonesia khususnya wilayah perkotaan dan perumahan yang didominasi oleh rumah tapak yang memakan banyak lahan. Menurut Survei Sosial Ekonomi Nasional (SUSENAS) 1989 ? 2007 rumah tapak cenderung mendominasi dan bahkan mengalami kenaikan dari 75.36% di 1989 menjadi 86.91% di 2007 dibandingkan jenis rumah lainnya. Tentunya hal ini akan mengurangi penggunaan lahan lain seperti untuk keperluan pertanian ataupun pembangunan infrastruktur seperti transportasi publik. Penelitian ini bertujuan untuk melihat pengaruh faktor lokasi serta faktor sosial ekonomi rumah tangga terhadap preferensi status kepemilikan dan tipe bangunan rumah. Penelitian ini menggunakan data SUSENAS 2007 khusus modul kor serta perumahan dan lingkungan. Metode estimasi yang dipakai adalah regresi multinomial logit dan regresi tobit untuk mengatasi kelemahan multinomial logit. Hasil regresi multinomial logit menunjukkan bahwa umur kepala rumah tangga, jumlah anggota keluarga, total pengeluaran rumah tangga bulanan, tingkat pendidikan kepala rumah tangga, keapal rumah tangga bekerja di sektor jasa dan industri, adanya anak berumur 9 tahun atau kurang, jarak ke pasar tradisional dan jarak ke kantor berpengaruh signifikan dalam beberapa kemungkinan memiliki atau menyewa rumah tapak dan rumah vertikal. Akan tetapi, variabel pendidikan tertinggi kepala rumah tangga dan jarak ke toko hanya signifikan pada beberapa kategori di regresi multinomial logit.

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