Pola Harga Tanah di Kota Bekasi (Studi Kasus: Kecamatan Bekasi Barat, Kecamatan Medan Satria, Kecamatan Bekasi Timur, Kecamatan Rawa Lumbu)

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Abstrak

ABSTRACT

This study of land price pattern was intended to reveal the lactors affecting land price using statistical method The study area covers four kecamatans (sub- district) within the municipality of Bekasi, Two contiguous Kecamatans (Bekasi Barat and Medansatria) located at the north-west edge of the municipality next to the east border of DKI Jakarta province, while the other contiguous ones (Bekasi Timur and Rawalumbu) cover the east part of Kota Bekasi The whole data sets in this study are referenced to land parcel maps obtained from Kantor Pertanahan (Land Agency) Kota Bekasi, The parcel maps showed about 63% of land parcels are registered land, The unregistered land parcels were compiled from PBB (Land and Building Tax) maps Land price was estimated using a lincar multiple regression model built Irom a sample ata set (about 700 sample points)l The dependent (Y) variable, ie the land price, was collected for cach sample parcel- using- salc comparison method The values of independent (X) variables were extricted from various thematic maps. The X variables comprise of intrinsic aspect of the fand (land title, 1ind use type, size/area), environmental quality (building puttern, food prone, availability of urban facilities, etc) and accessibility (distance from busincss and service centers). The validity of this land price model was approached through two-siage tests The first stage is the overall test, aimed to sec if there is any independent variable(s) significantly affecting the land price If null hypothesis is rejected (using F-statistic), there is at least one X variable significantly aftecting the land price. Then test proceed to the second stage (using T-statistic) to know which X variable(s) significantly affecting the land price. The coefficient of determination of the model resulted from these tests is 0837, which means 83,7%6 or the land price variation can be explained by the model This study revealed that the majority of land price falls within Rp250,000 - Rp400,000 class. The lowest price (Rpl15,877 per sq m) found in Rawalumbu whereas highest price (Rp2,269,741 per'sq m) occurred in Bekasi Barat This high price occurrence formed a ribbon-like pattern along main arterial roads Main arterial roads, land use type and spatial plan (Rencana Tata Ruang) seem to the major factors generating high land price Main roads generating high land price occurred in Bekasi Barat., Land use type especially housing estate generating high land price found in Bekasi Barat and Bckasi Timur. Spatial plan for high density residential, trade and services generated high land price in Bekasi Barat