

Optimalisasi pendapatan properti berbasis transit oriented development dengan menggunakan hedonic price modelling = Optimization of income property base on transit oriented development using hedonic price modelling

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Abstrak

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Seiring dengan berjalannya realisasi pengadaan LRT Jabodebek, potensi penerapan TOD mulai terasa relevan untuk diterapkan. Penelitian ini bertujuan untuk mengestimasi pendapatan property residential, commercial, office di kawasan berbasis TOD. Metode Pembobotan hasil interview digunakan untuk mendapatkan kesesuaian karakteristik variable HPM dari TOD yang akan dijadikan benchmarking. Koefisien Kenaikan Nilai hedonic price Modelling dari benchmarking yang memiliki kesesuaian karakteristik dengan TOD Jabodebek akan digunakan untuk menghitung besaran kenaikan properti. Berdasarkan perhitungan diperoleh bahwa pendapatan properti akibat adanya koefisien hedonic di TOD Ciracas adalah sebesar Rp 414.534.515.693.- dengan IRR 11,70, TOD Bekasi Timur Rp 84.013.209.917.- dengan IRR 11,01, TOD Cibubur Rp 152.975.780.000.- dengan IRR 19,51 dan TOD Jaticepaka Rp 330.364.000.000.- dengan IRR 12,01

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ABSTRACT

Procurement realization over LRT Jabodebek, potential application of TOD felt relevant to be applied. This needs to be done in terms of implementation of the principles of the study of TOD to find out the potential income from the increase in property values in the area surrounding the line LRT. This research aims to estimate income properties residential, commercial, office in the region based TOD. Interview weighting method used to get the variable characteristics of HPM suitability of TOD that will be used as benchmarking. The coefficient of increase in value of the hedonic price Modelling of benchmarking which has conformance characteristics with TOD Jabodebek will be used to calculate the magnitude of the increase in property. Based on the calculation of earned income that the property due to the koefisien in the hedonic TOD Ciracas is amounting to Rp 414,534,515,693. with IRR 11.70, TOD Bekasi Timur Rp 84,013,209,917. with IRR 11.01, TOD Cibubur Rp 152,975,780,000 with IRR 19.51 and TOD Jaticepaka Rp 330,364,000,000. with IRR 12,01