

Pengaruh fasilitas publik pada nilai tanah di Kota Depok, Indonesia: studi harga hedonik = The effect of public facilities on land values in Depok City, Indonesia: a hedonic pricing study

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Abstrak

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Model penetapan harga hedonis digunakan untuk menilai dampak tol yang baru dibangun dan fasilitas umum lainnya misalnya, stasiun bus, stasiun kereta api di Kota Depok pada harga tanah di enam puluh tiga kelurahan. Data diperoleh untuk dua periode waktu: sebelum dan sesudah selesainya pembangunan tol Segmen Pertama. Data panel dianalisis menggunakan regresi efek acak. Hasilnya menggambarkan bahwa ketersediaan jasa transportasi memiliki korelasi positif dengan nilai tanah. Pintu masuk tol baru hanya menguntungkan area yang terletak di dekat proyek; hasil maksimal adalah sebanyak 18 . Meskipun efeknya tidak merata, diperkirakan bahwa daerah lain akan mengalami keuntungan di masa depan, setelah proyek selesai secara keseluruhan.<hr />

ABSTRACT

The hedonic pricing model was used to assess the impact of Depok City rsquo s newly built tollgate and other public facilities e.g., bus station, train station on land prices in sixty three city subdistricts. Data were obtained for two time periods before and after the completion of Segment One of the toll development. The panel data was analyzed using a random effects regression. The results illustrate that the availability of transportation services has a positive correlation with the land value. The new toll entrance only benefits the areas located near the project the maximum return is as much as 18 . Although the effect is not evenly distributed, I estimate that other regions will experience a profit in the future, after the project has been completed.