ABSTRAK

MODEL NILAI TANAH DI KELURAHAN WAY HUI KECAMATAN JATI AGUNG

Oleh

SEKAR KINASIH

Kelurahan Way Hui memiliki lokasi strategis karena berbatasan langsung dengan kota Bandarlampung juga salah satu jalan utama yang di akses menuju gerbang Tol Trans Sumatera. keberadaan Institut Teknologi Sumatera berdampak langsung pada bidang properti, seiring dengan harga tanah yang terus meningkat diperlukan Analisa terhadap model nilai tanah di Kelurahan Way Hui untuk memperoleh model yang sesuai terhadap nilai tanah juga mengetahui nilai tanah tertinggi di kelurahan Way Hui.

Penelitian ini menggunakan data penawaran dan transaksi tanah tahun 2021 dengan besarnya penyesuaian merujuk pada SE-55/PJ.6/1999. Penggunaan variabel terikat nilai tanah dan variabel bebas yaitu faktor fisik dan aksesbilitas. Pembentukan model nilai tanah menggunakan bentuk fungsional dipilih berdasarkan nilai koesifien determinasi tertinggi, selanjutnya model terpilih dilakukan beberapa tahapan uji asumsi klasik.

Model nilai tanah yang sesuai untuk kelurahan Way Hui yaitu model linier dengan persamaan NT = β0 1232537,985 + 192,270 LT + (-850,653) UNV + 248,391 JPT + 4355,899 JU + 227142,963 LJ + 345199,6 kemampuan model menjelaskan pengaruh variabel bebas sebesar 63,2%. Luas tanah (LT), jarak ke ITERA (UNV), jarak ke pintu tol (JPT), jarak ke jalan umum (JU) dan lebar jalan (LJ) berpengaruh secara signifikan. Nilai tanah tertinggi berpusat pada Jl. Airan Raya sebesar Rp3.100.000.

Kata Kunci : Analisis Linier Berganda, Model, Nilai, Tanah, Way Hui

ABSTRACT

LAND VALUE MODEL IN WAY HUI VILLAGE JATI AGUNG SUB-DISTRICT

By

SEKAR KINASIH

Way Hui Village has a strategic location because it is directly adjacent to Bandarlampung city and is also one of the main roads that are accessed to the Trans Sumatera toll gate. The existence of the Sumatera Institute of Technology has a direct impact on the property sector, along with land prices that continue to increase, it is necessary to analyze the land value model in Way Hui Village to obtain a model that is suitable for land value as well as to know the highest land value in Way Hui Village.

This study uses land supply and transaction data in 2021, with the amount of adjustment referring to SE-55/PJ.6/1999. The use of the dependent variable is land value and the independent variables are physical factors and accessibility. The formation of the land value model using the functional form was selected based on the value of the highest coefficient of determination, while the selected model was carried out in several stages of classical assumption testing.

The land value model that is suitable for Way Hui is a linear model with the equation NT = 0 1232537,985 + 192.270 LT + (-850,653) UNV + 248,391 JPT + 4355,899 JU + 227142,963 LJ + 345199.6, the ability of the model to explain the influence of the independent variable is 63.2%. Land area (LT), distance to ITERA (UNV), distance to toll gate (JPT), distance to public roads (JU) and road width (LJ) have a significant effect. The highest land value is centered on Airan Raya Street at Rp3.100.000.

Keywords: Model, Multiple Linear Analysis, Land Value, Way Hui