ABSTRACT

DETERMINANTS OF FARMERS' DECISION
FOR RICE-FIELD CONVERSION TO HOUSING :
Case Studies from the Districts of Serang and South Lampung

By

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The objectives of this research are : to analyze the factors that influence farmers decisions in whether or not maintaining rice-fields, to estimate the projection of rice-fields area and production of rice in year 2022, and to produce comparative analysis of land rent between of rice-fields and housing. The research was conducted in the villages of Linduk in Pontang Sub-district of Serang Districts in the Province of Banten and Tajimalela in Kalianda Sub-distrtict of South Lampung District in the Province of Lampung. Data collection was performed in April to May of 2013, using a quota sampling method. Interview was conducted with 120 respondents, consisting of 60 farmers maintaining their rice-fields and 60 farmers not maintaining their rice-fields. The research applies econometric analysis using binary logistic regression to analyze the factors influencing farmers' decision in whether or not maintaining rice-fields. Linear regression is also used to estimate the projection of rice-fields area and production of rice in year 2022. Farm-economic analysis and statistical analysis are used to compare the land rent of rice-fields and housing. The results showed that factors influencing farmers' decision in maintaining rice-fields is property tax, land prices, household income, rice-field area, and land status. Projection of rice-fields area and production of rice in 2022 is estimated to reach 38,702 hectares and 299,238 tons respectively in Serang Disctrict, and 32,067 hectares and 351,975 tons respectively in South Lampung District. Land rent comparison between of rice-fields and housing is 1 to 1.47 in Serang Districts and 1 to 5.59 in South Lampung District. The study recommends policy consistency in spatial planning and better law enforcement to prevent further conversion of rice-fields in both districts and in Indonesia as a whole.

Keywords : rice-fields conversion, land rent, projection of rice production.