

# Land Value Modeling and Evaluation in the Greater of Jakarta Area

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## SUMMARY

The Greater of Jakarta is the urban agglomeration surrounding of the Jakarta as a capital city, in Indonesia. The area comprises the DKI Jakarta and parts of West Java and Banten provinces, specifically the three Regencies of those provinces which surround Jakarta - Bekasi and Bogor in West Java, and Tangerang in Banten. Also included were the Kota (formerly Kotamadya) independent municipalities of Bogor, Depok, Bekasi, Tangerang and South Tangerang. The name of the region is taken from the first two (or three) letters of each city's name: Jabo(de)tabek from Jakarta, Bogor, (Depok), Tangerang and Bekasi. The Valuation of land in this area is an attempt to realize equity in the tax system and the legal aspect of land tenure, as well as the stream direction of optimum land use (highest and best use). Land value data transaction reports from some official land agencies such as PPAT in Indonesia have also proven to be inaccurate in its valuation's manner . Some research of Wibowo, et al (2009) indicated a link between population density per unit area of the village, the population density per built up area of the village, the percentage of built up area every village, and distance of villages to the CBD (Central Business District) of DKI Jakarta to land values within the greater Jakarta. This research aims to produce land value model and the evaluation of land value based on the characteristics of these four variables. The analytical method used in this study is multiple regression analysis with dependent variable  $Y = \text{Value of Land}$ , as well as the independent variable  $X1 = \text{population density per unit area of the village Jabodetabek}$ ,  $X2 = \text{density of population per built up area the village}$ ,  $X3 = \text{percentage of the built up area each village}$ , and  $X4 = \text{distance of the village to the CBD (Central Business District) of DKI Jakarta}$ . Conclusion of this research is the  $X1$  (population density per unit area of the village) is proportional to the value of land in Bodetabek, but inversely proportional to the value of land in the area of DKI Jakarta,  $X2$  (density of population per built up area of the village) did not affect value of land in the Jabodetabek area,  $X3$  (percentage built up area each village) is directly proportional to land value only in areas Bodetabek, and  $X4$  (distance of each villages to the CBD DKI Jakarta) is inversely proportional to the value of land in the Jabodetabek.