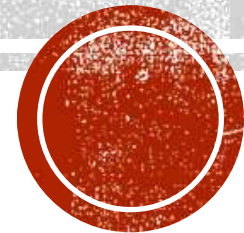


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URBAN LAND SECTOR ASSESSMENT USING SIMULTANEOUS EQUATION MODEL AS SINGLE VALUE FOR MULTIPURPOSE

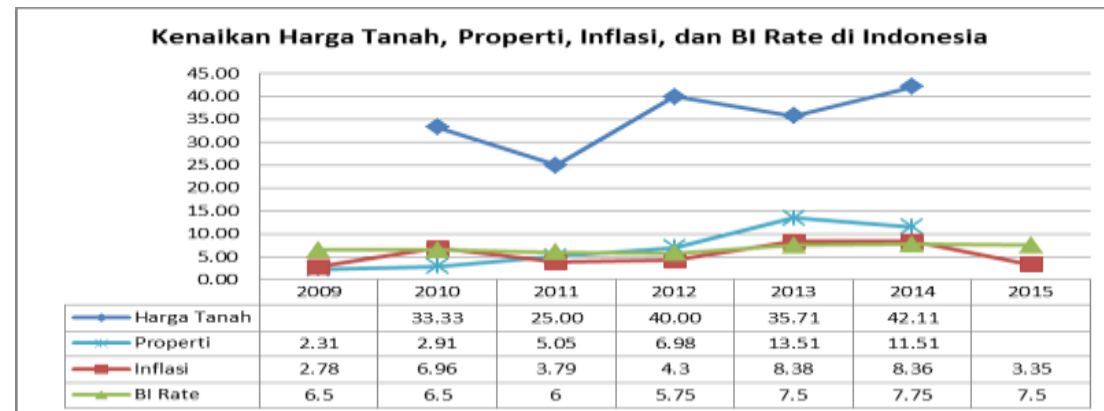
**Nanin SUGITO, Irawan SOEMARTO, and Sadikin
HENDRIATININGSIH, Bambang Edhi LEKSONO**

Indonesia



BACKGROUND AND OBJECTIVES

- There are four problems of the Nation : (1) energy, (2) Air), (3) Food and (4) Land (Sulasdi, 2013).
- Land is a commodity or goods economy very strong influence on the life of the nation, but until now the land issue has a level of complexity of the problem is very high.
- The uniqueness of the nature of this land led to an increasing trend in land prices over time. The tendency of rising land prices are very high, even the highest when compared with the increase of property, inflation, and the BI rate.

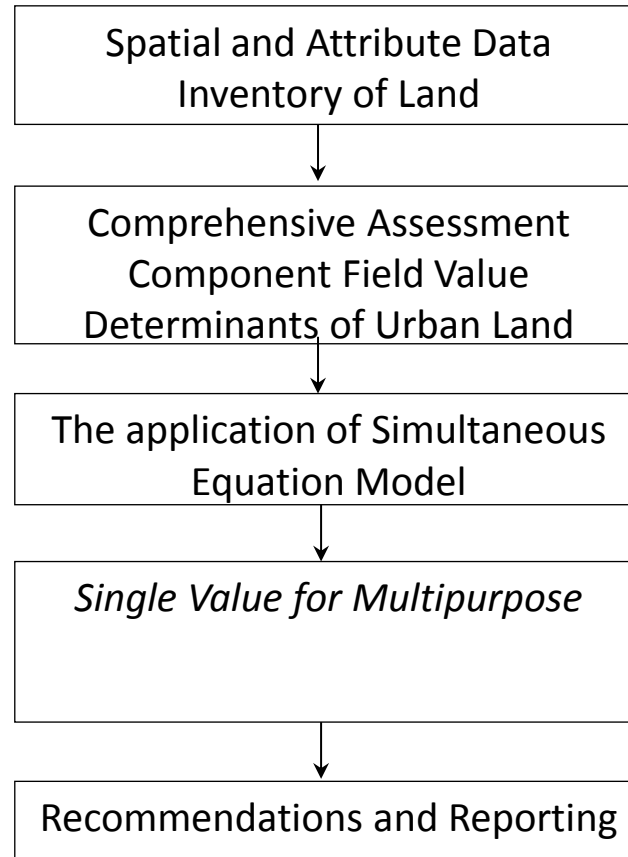


BACKGROUND AND OBJECTIVES

- The something new from this research is to be generated model of the value plots of land in urban areas which be used as a single value for multipurpose.
- This single value is needed to facilitate the interests of property valuation.
- Assessment of the property has many roles in the economy, among others:
 - (1) the role in the implementation of the central government and the regions;
 - (2) a role in taxation;
 - (3) with respect to the role of the banking system; and
 - (4) as a reference in manufacturing land value mapping zone which is applied at the Ministry of Agricultural and Spatial Planning / National Land Agency and the Department of Revenue



METHOD



RESULTS AND DISCUSSION

- Currently land parcel in Indonesia generally use for market price comparison.
- To overcome this drawback, the ratings parcel simultaneous equation models have to be applied in the valuation of parcels of land in urban areas.
- Simultaneous equations has the advantage of modeling the complex social phenomenon.
- Rate parcel is very complex, as a number of decisive component of land value.
- The value of land is determined by physical factors, the status of land tenure / aspects of legality, social factors, economic factors, and government factors. In this case the physical factors have a strong influence in determining the value of land.
- Determinant component values tested and validated parcel subsequently packaged in a simultaneous equation model. The products of this phase is the value of land parcels that have a high degree of accuracy.



CONCLUSION

- The Simultan equation models have to be applied in the assessment of the ground plane is due to the simultaneous equations has the advantage of modeling the complex social phenomenon.
- This study was generated model of the value of land parcels in urban and will serve as a single value for multipurpose.
- This single value is needed to facilitate the interests of property valuation. To produce a model of land value equation that has a high degree of accuracy, should be supported by data parcel spatial and attribute facilitated by government agencies.
- In this case the data exchange land parcels should ideally be easily accessible in support of research.



Thank You

