

# Legal Framework for Land Valuation to Enhance Regional Income for Supporting Sustainable Development and Climate Responsiveness in Indonesia

Wahyu Sari Sabekti, Kurnia Wulan Sari and Ginanjar Drajad Prakoso (Indonesia)

**Key words:** Land management; Legislation; Property taxes; Risk management; Standards; Valuation; Legal Framework; Land Valuation; Regional Income; Sustainable Development; Climate Responsive

## SUMMARY

LEGAL FRAMEWORK FOR LAND VALUATION TO ENHANCE REGIONAL INCOME FOR SUPPORTING SUSTAINABLE DEVELOPMENT AND CLIMATE RESPONSIVENESS IN INDONESIA

Wahyu Sari Sabekti, Kurnia Wulan Sari, Ginanjar Drajad Prakoso

The Ministry of Agrarian Affairs and Spatial Planning/National Land Agency, Indonesia

Abstract:

In order to realize sustainable development and climate responsiveness, integrated land use planning using a landscape approach is needed. This approach needs to consider different priorities for land and natural resources, building sustainable regions and adapting to climate change. Land valuation is very important in managing land resources effectively and supporting sustainable economic growth supported by adequate fiscal capacity. A fair and accountable land valuation will support efficient land management and enable increased regional income, in which local governments can distribute the property tax more effectively. Land valuation will also influence spatial planning decisions related to zoning, infrastructure investment, and land use policies.

Moreover, related to climate responsiveness, new variables can be also added to land valuation in its determination. For example, areas that can preserve nature and anticipate climate change can be used as an added value. Hence, it is necessary to make an inventory of the types of climate change occurring as well as the types of anticipation that have been carried out in the

---

Legal Framework for Land Valuation to Enhance Regional Income for Supporting Sustainable Development and Climate Responsiveness in Indonesia (12892)

Wahyu Sari Sabekti, Kurnia Wulan Sari and Ginanjar Drajad Prakoso (Indonesia)

FIG Regional Conference 2024 - Nepal

Climate Responsive Land Governance and Disaster Resilience: Safeguarding Land Rights

Kathmandu, Nepal, 14–16 November 2024

region.

Since 2007, the Ministry of Agrarian Affairs and Spatial Planning/National Land Agency (ATR/BPN) has developed a zone-based land value map (ZNT). The method which is used to create the ZNT map is a mass land appraisal method, comparing market prices and costs according to its land use. This allows the value of land parcels in one zone to be the same because it has the same zone characteristics. However, to date, creating or updating ZNT maps still do not yet have a higher regulation.

The legal framework is needed to realize the ideal of land value so that it can become a reference for other land services as well as supporting land economic utilization activities. This paper aims to explore the urgency of the legal framework needed as a basis for supporting reasonable, fair and reliable land valuation activities.

Keywords:

Legal Framework, Land Valuation, Regional Income, Sustainable Development, Climate Responsive

---

Legal Framework for Land Valuation to Enhance Regional Income for Supporting Sustainable Development and Climate Responsiveness in Indonesia (12892)

Wahyu Sari Sabekti, Kurnia Wulan Sari and Ginanjar Drajad Prakoso (Indonesia)

FIG Regional Conference 2024 - Nepal

Climate Responsive Land Governance and Disaster Resilience: Safeguarding Land Rights

Kathmandu, Nepal, 14–16 November 2024