

ANALYSIS OF HIGHEST AND BEST USE OF EX SUNGAILIAT TERMINAL IN BANGKA REGENCY

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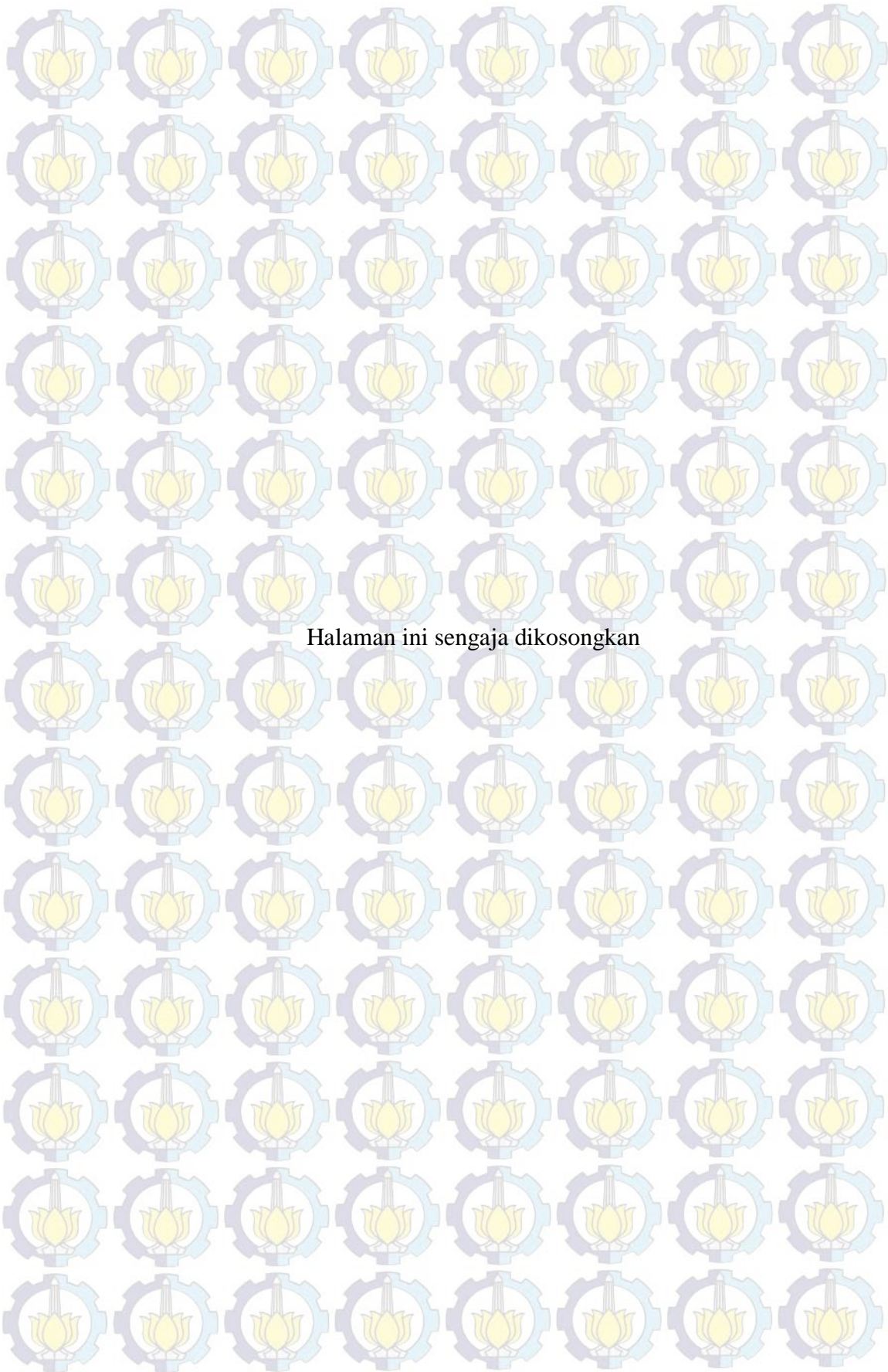
ABSTRACT

The government of Bangka Regency as moving the location of the Sungailiat terminal and building the new. When the moving is done, the land of the ex-terminal will change its function. Thus, a direction for changing the land use function is necessary. The objective of this study is to find the alternatives of any possible land use and to determine its highest and best use for the ex Sungailiat Terminal.

The determination of the initial alternatives for the land use was done by conducting interviews to respondents. Was then analyzed with the highest and best use principles. The highest and best use of the analysis consists of legally permitted, physically possible, financially liable, and maximum productivity. The highest and best use is obtained from alternative that pass the past test of four criteria and the highest market value land.

The study found that there were eight types of initial alternatives for the land use which were shopping mall, department store, grocery market, shopping center, supermarket, mixed use hotel and department store, mixed use plaza, hotel and culinary center, and city park. From those alternatives, the possible uses were grocery market with Internal Rate of Return (IRR) 16,06% and shopping mall with 14,67%. Based on of maximum productivity, the value of the grocery market was IDR 1.890.000 per square meter and the value of the shopping mall was IDR 2.180.000 per square meter. Based on the analysis, the shopping mall was the highest and best use.

Key words: Bangka Regency, highest and best use, land use, Sungailiat Terminal.



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