ABSTRACT

As the natural resource which expected to be efficient and sustainable in its utilization, land is very important for people in order to fulfill the needs of spaces for living, working, or as investment which its value always increases along with the rise in demand for this commodity. As response to that fact, there is a need for a system which able to assess the assets in cadastral field, based on market which tends to have demand and offer fluctuation of land. Another fact is the existence of regional economical impacts have influences to people’s purchasing power for the land.

Land Value Zone (LVZ) is a land value assessment system which based on real market transaction data. And Total Economic Value (TEC) is an environmental assessment system which based on the function and advantages for local society. In this research, the compilation of LVZ uses Stratified Random Sampling. And the compilation of TEC uses Contingent Valuation method.

The results show that Bluru Kidul Village in Sidoarjo Regency has 3 (three) land value zone, i.e. Rp 3,092,552/m²; Rp 2,211,038/m²; Rp 350,587/m². And the region of SMPN 6 Sidoarjo, Eastern Bluru Kidul Village, has total economic value Rp 113,858/year.

Keywords: Market Value, Total Economic Value Zone, Land Value Zone