STUDY DETERMINING LAND VALUE BY REGRESSION MODEL FOR CENTRAL BUSINESS DISTRICT OF MADIUN TOWN (CASE STUDY: PAHLAWAN STREET DISTRICT OF MADIUN TOWN)

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Abstract

Land is a strategic space element that its benefit linked with regional arrangement. Its growth and uses raises along human requirements, residence growth and attempt of activity that happened. Its caused changes land use and raises of land value. This condition could see at Pahlawan Street district where it has 3 central markets, such as Sri Ratu Plaza, Matahari Plaza, and Giant Plaza. It has made big influences for land value in this district, its related with the sales value tax’s object (NJOP) has growth significantly.

This final project research about made a land value prediction has reflected in NJOP for business central district at 2010 – 2016 by observe growth NJOP at 2003 – 2009 and space arrangement plan at 2016 has showed at town space arrangement plan (RDTRK) 2006 – 2016 by consideration the best regression model that is linear, quadrate, and cubic model.

An Analyses uses processing by regression that quadrate regression model as appropriate mathematic model to made a NJOP value prediction by consideration close value concerning NJOP.

Keywords : land uses arrangement, land value, NJOP, RDTRK, regression model, linear, quadrate, cubic, and prediction.
“HALAMAN INI SENG AJA DI KOSONGKAN”