OPTIMISATION USE OF VACANT LAND
IN BATURITI DISTRICT FOR COMMERCIAL
PROPERTY USING HIGHEST AND BEST USE
METHOD

Nama : Made Darmawan Saputra Mahardika
Register Number : 3109 100 015
Department : Civil Engineering
Supervisors : Cahyono Bintang Nurcahyo ST., MT.
             Christiano Utomo, ST., MT., Ph.D

Abstract

Baturiti is the only fast growing district in agrotourism economic in Tabanan. It is because of its strategic location and close to many tourism attractions. Because of that, development for commercial property will give a potential of high income for a land owner in Baturiti. The condition led to high demand for land in this area, although land availability is always decreased over time. Commercial property development in Baturiti needs to be optimised to get maximum income for the owner.

Therefore, an investor who wants to build in Baturiti needs an analysis to get the best land use. The land analysed is an undeveloped vacant land with area of 22.175 m² in Baturiti. The method used to determine which commercial property has the highest market value to built in this land is Highest and Best Use (HBU). With this method, the land owner can find out the best alternative that qualified some requirements which are legally allowed, physically possible, financially feasible, and has maximum productivity.

The results from this Highest and Best Use analysis are mixed-use building alternative including hotel and souvenir shops with land value of Rp 7,950,714.60 per square meter which is the highest compared to other alternatives.
Keywords: Highest and Best Use, Vacant land, Land optimisation, Commercial property