

Urban Land Sector Assessment using Simultaneous Equation Model as Single Value for Multipurpose

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SUMMARY

Land is a gift of God that is invaluable in which every living creature activity will be resting on the ground. Plot have value for their benefit and hope in the present and future. Prices plot can be seen when it has known the value of field land, so the price of plot is a reflection of the value of land.

This research was conducted in the city of Bandung, where the price of land fields tend to increase very significantly. To get the price of land, it must first be sought value of parcels of land which can be obtained through assessment of the plot. Currently the plot in Indonesia votes in general use market price comparison approach. This still leaves the problem, namely the calculation of technical assessment is still subjective nature plot by averaging the value of the market. Results of the assessment does not reflect the actual value.

Through this research comprehensively studied the various components of the determining the value of parcels of land in urban areas. Simultaneous equation models have to be applied in the assessment of the ground plane is due to the simultaneous equations has the advantage of modeling the complex social phenomenon. This study is to be generated model of the value of land parcels in urban selanjunya will serve as a single value for multipurpose. This single value is needed to facilitate the interests of property valuation.