

**Pengaruh Terbangunnya *Exit Toll* Terhadap Kawasan Sekitarnya Di
Kabupaten Probolinggo**

(Kasus *Exit Toll* Barat Dan *Exit Toll* Timur)

Okky Fransila Arganata, Ir.Deva Fosterharoldas S., S.T., M.Sc., Ph.D

INTISARI

Pembangunan infrastruktur jalan trans jawa bertujuan dalam peningkatan aksesibilitas dan mobilitas antar wilayah. Kabupaten Probolinggo merupakan salah satu kabupaten yang dilalui jalan trans jawa yang direncanakan dengan 6 *exit toll*, dan tiga diantaranya telah terbangun yaitu *exit toll* tongas, *exit toll* barat, dan *exit toll* timur.

Tujuan dalam penelitian ini mengukur dampak langsung terhadap perubahan penggunaan lahan dan harga lahan, serta dampak tidak langsung terhadap sarana perdagangan, ketenagakerjaan, dan perumahan pasca adanya *exit toll* di Kecamatan Leces dan Kecamatan Sumberasih. Penelitian ini fokus terhadap kondisi fisik dengan membandingkan dua waktu sebelum dan sesudah terbangunnya *exit toll* terhadap variabel penelitian dengan menyandingkan dua *exit toll* di dua Kecamatan tersebut. Metode penelitian menggunakan deskriptif kualitatif dengan menginterpretasikan gambar statistik hasil analisis berdasarkan data sekunder dan dilakukan dikonfirmasi kepada pihak berkepentingan dengan data *indepth interview*.

Hasil identifikasi penelitian terhadap dampak langsung yaitu perubahan penggunaan lahan telah terjadi sebelum *exit toll* terbangun dengan perubahan penggunaan lahan tertinggi berada di jarak yang lebih jauh dari titik terbangunnya *exit toll*. Sedangkan perubahan harga lahan telah terjadi dengan peningkatan rata – rata 49 %- 99 % di kedua Kecamatan. Dampak tidak langsung dengan pengamatan terhadap sektor perdagangan, terjadinya pengaruh terhadap jumlah pembangunan fisik dengan klasifikasi swalayan, pertokoan, dan warung. Sektor ketenagakerjaan mengalami pengaruh/peningkatan terhadap jumlah pedagang di dua lokasi. Sedangkan sektor perumahan mengalami pengaruh berbeda di dua lokasi dengan Kecamatan Leces mengalami peningkatan sebesar 29,69 % dan Kecamatan Sumberasih mengalami penurunan sebesar 3,4 % pasca terbangunnya *exit toll*.

Dengan demikian pembangunan dua *exit toll* di Kabupaten Probolinggo, memperlihatkan pengaruh berbeda di kedua Kecamatan di dalam penelitian ini.

Kata Kunci : Penggunaan Lahan, Harga Lahan, Perdagangan, Ketenagakerjaan, dan Perumahan

The Effect Of Toll Road Exit Development To The Surrounding Area In Probolinggo Regency
(Case Of Western Toll Road Exit And Eastern Toll Road Exit)
Okky Fransila Arganata, Ir.Deva Fosterharoldas S., S.T., M.Sc., Ph.D

ABSTRACT

The development of trans-Java road infrastructure is aimed at increasing accessibility and mobility between regions. Probolinggo Regency is one of the regencies through which the Trans Java road is planned with 6 exit tolls, and three of them have been built, namely the Tongas exit toll, west exit toll, and east toll exit.

The purpose of this study is to measure the direct impact of changes in land use and land prices, as well as the indirect impact on trade facilities, employment, and housing after the exit toll in Leces and Sumberasih sub-districts. This study focuses on physical conditions by comparing the two times before and after the construction of the exit toll to the research variables by juxtaposing the two exit tolls in the two sub-districts. The research method uses a qualitative descriptive by interpreting statistical images of the results of the analysis based on secondary data and confirmed to interested parties with in-depth interview data.

The results of the research, identification of the direct impact are changes in land use that have occurred before the exit toll is built with the highest land use change being at a greater distance from the point of construction of the exit toll. Meanwhile, changes in land prices have occurred with an average increase of 49% - 99% in both sub-districts. Indirect impact by observing the trade sector, the occurrence of an influence on the amount of physical development with the classification of supermarkets, shops, and stalls. The employment sector experienced an influence/increase in the number of traders in the two locations. Meanwhile, the housing sector experienced different effects in two locations, with Leces District increasing by 29.69% and Sumberasih District experiences a 3.4% decrease after the construction of the exit toll.

Thus, the construction of two exit toll roads in the Probolinggo Regency shows different effects in the two sub-districts in this study.

Keywords: Land use, land prices, trade, employment, and housing