

INTISARI

Formulasi Indeks Demokrasi Properti Indonesia (IDPI) dilakukan melalui aplikasi metode Delphi, yang telah disusun oleh 10 pakar ekonomi dan pertanahan Indonesia yang berasal dari UGM, UII, MAPPI, Kementerian ATR/BPN, KPA, SPI, CELIOS, dan INDEF. Penelitian ini bertujuan untuk mengidentifikasi indikator variabel untuk dijadikan susunan variabel dan hipotesis model dasar IDPI. Penggunaan metode Delphi berfokus pada penilaian ahli (*expert-judgement*) pada setiap variabel yang ada di setiap dimensi. Penentuan variabel berasal dari temuan literatur legal formal, literatur umum, dan *face-validity* kepada setiap responden ahli. Metode Delphi dilakukan sebanyak dua putaran untuk menjaga keabsahan jawaban responden.

Hasil penelitian menunjukkan nilai skor 21 variabel di atas batas minimum persetujuan. Variabel yang dimaksud adalah *Pertama*, Dimensi Kesejahteraan (DK) dengan indikator: Rasio Gini Ketimpangan Tanah Hak Milik, Rasio Gini Ketimpangan Tanah HGB, Rasio Gini Ketimpangan Tanah HGU, Rasio Gini Ketimpangan Tanah Hak Pakai, Persentase Penduduk Miskin, Tingkat Pengangguran Terbuka, dan Jumlah Penduduk Bekerja. *Kedua*, Dimensi Kepemilikan Faktor Produksi (DKFP): Rata-rata Harga Tanah, Rata-rata Upah Minimum Regional, Rata-rata Luas Kepemilikan Tanah, Rata-rata Suku Bunga Kredit Pertanahan, Rasio Distribusi Penggunaan Tanah, Porsi Proyek Investasi terhadap Total Proyek Investasi, dan Rasio Volume Tanah yang Bersertifikat. *Ketiga*, Dimensi Institusional (DI): Total Jumlah Kasus Sengketa Tanah, Total Jumlah Proyek Pengadaan Tanah, Total Pendanaan untuk Pengadaan Tanah, Total Permohonan Informasi Publik Agraria, Rasio Indeks Kepuasan Masyarakat (IKM) terhadap Pelayanan Lembaga Kementerian ATR/BPN, Total Perkara Pertanahan, dan Total Konflik dan Kejahatan Pertanahan. Untuk melihat hasil aplikasi IDPI secara nyata, peneliti menyertakan hasil IDPI pada dua kasus di wilayah DKI Jakarta dan DIY.

Kata Kunci: *Indeks Demokrasi Properti Indonesia (IDPI), Dimensi Kesejahteraan, Dimensi Kepemilikan Faktor Produksi, Dimensi Institusional.*

ABSTRACT

The formulation of the Indonesian Property Democracy Index (IDPI) is carried out through the application of the Delphi method, which has been compiled by 10 Indonesian economic and land experts from UGM, UII, MAPPI, Ministry of ATR/BPN, KPA, SPI, CELIOS, and INDEF. This study aims to identify variable indicators to be used as the composition of variables and the hypothesis of the IDPI basic model. Using the Delphi method focuses on expert-judgment on each variable in each dimension. The determination of the variables comes from the findings of the formal legal literature, general literature, and face-validity to each expert respondent. The Delphi method was carried out in two rounds to maintain the validity of the respondents' answers.

The results showed that the score of 21 variables was above the minimum approval limit. There are three dimension, First, the Welfare Dimension (DK) with indicators: Gini Ratio of Inequality of Owned Land, Gini Ratio of Inequality of HGB Land, Gini Ratio of Inequality of HGU Land, Gini Ratio of Inequality of Land for Use Rights, Percentage of Poor Population, Open Unemployment Rate, and Total Working Residents. Second, Dimensions of Ownership of Production Factors (DKFP): Average Land Price, Average Regional Minimum Wage, Average Land Ownership Area, Average Land Loan Interest Rate, Land Use Distribution Ratio, Portion of Investment Projects to Total Investment Projects, and Certified Land Volume Ratio. Third, the Institutional Dimension (DI): Total Number of Land Dispute Cases, Total Number of Land Acquisition Projects, Total Funding for Land Acquisition, Total Agrarian Public Information Requests, Ratio of Community Satisfaction Index (IKM) to Institutional Services of the Ministry of ATR/BPN, Total Land Cases, and Total Conflict and Land Crimes. To see the real results of the IDPI application, the researchers included the IDPI results in two cases in DKI Jakarta and DIY.

Keywords: *Indonesian Property Democracy Index (IDPI), Welfare Dimensions, Production Factor Ownership Dimensions, Institutional Dimensions.*