

HUBUNGAN KEBERADAAN *TRANSIT ORIENTED DEVELOPMENT* (TOD) *MASS RAPID TRANSIT* (MRT) LEBAK BULUS TERHADAP HARGA PROPERTI DI KELURAHAN LEBAK BULUS

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INTISARI

Pengembangan infrastruktur transportasi, khususnya *Transit-Oriented Development* (TOD) MRT Lebak Bulus dinilai sebagai katalisator *urban infill* yang menyebabkan dinamika harga properti. Penelitian ini bertujuan menjelaskan hubungan TOD terhadap harga properti perumahan di Kelurahan Lebak Bulus. Metode yang digunakan dengan mengelaborasi analisis spasial (interpolasi *IDW* dan *nearest neighbor*) dan statistik (*hedonic price* dengan regresi dan uji korelasi) pada 68 sampel properti perumahan yang sedang dijual.

Hasil penelitian ini menunjukkan: (1) Sebaran harga properti di Kelurahan Lebak Bulus memiliki pola mengelompok yang didominasi kategori sedang pada rentang Rp35,523,139 - Rp47,286,826 per m² akibat banyaknya perumahan *cluster*; (2) Faktor internal meliputi kepadatan bangunan, jumlah lantai, dan ketersediaan fasilitas keamanan berpengaruh signifikan terhadap harga properti perumahan, sedangkan faktor eksternal tidak menunjukkan pengaruh; (3) Keberadaan TOD MRT Lebak Bulus di Kelurahan Lebak Bulus bukan penentu utama harga properti. Dengan begitu, rekomendasi kebijakan mengenai *value capture* dari perumahan berbasis TOD dalam bentuk pembangunan infrastruktur pedestrian dan pengembangan diarahkan pada optimasi faktor internal properti dan penataan fasilitas sosial di Kelurahan Lebak Bulus.

Kata Kunci: TOD MRT Lebak Bulus, harga properti perumahan, hedonic price, spasial-statistik.

***THE IMPACT OF TRANSIT ORIENTED DEVELOPMENT (TOD) MASS
RAPID TRANSIT (MRT) LEBAK BULUS ON HOUSING PRICE IN LEBAK
BULUS SUB-DISTRICT***

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ABSTRACT

The development of transportation infrastructure, particularly the Transit-Oriented Development (TOD) at Lebak Bulus MRT Station, is considered a catalyst for urban infill that drives dynamics in property prices. This study examines the relationship between TOD and residential property prices in the Lebak Bulus Sub-district. The methodology integrated spatial analysis (IDW interpolation and nearest neighbor techniques) with statistical analysis (hedonic price using regression and correlation tests) using a sample of 68 properties listed for sale.

As a result: (1) Residential property prices in Lebak Bulus exhibit clustered spatial distribution, predominantly within the mid-range category (Rp35,523,139 - Rp47,286,826 per square) due to concentrated cluster housing developments; (2) Internal factors—including building density, number of floors, and security facilities—significantly influence property prices, whereas external factors demonstrate no measurable impact; (3) The presence of the TOD MRT Lebak Bulus is not a primary determinant of residential property prices. Consequently, policy recommendations regarding value capture mechanisms for TOD-based housing should prioritize pedestrian infrastructure enhancement. Future development should prioritize optimizing internal property attributes and restructuring social facilities within the sub-district.

Keywords: TOD MRT Lebak Bulus, housing price, hedonic price, spatial-statistic.