

Dinamika Penggunaan Lahan dan Harga Lahan pada Tahun 2012, 2017, dan 2022
pada Kawasan Universitas Islam Indonesia

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INTISARI

Perkembangan Kabupaten Sleman ditandai oleh peningkatan jumlah bangunan dan penduduk, meski menurut Perda No. 12 Tahun 2012 kawasan sekitar Universitas Islam Indonesia (UII) ditetapkan sebagai zona pertanian pangan dan sempadan sungai. Namun, pada periode 2012–2022 kawasan ini mengalami transformasi spasial signifikan berupa perubahan penggunaan lahan dan lonjakan harga tanah. Pertumbuhan UII mendorong perkembangan fisik, ekonomi, sosial, dan ekologis kawasan sekitarnya. Penelitian ini bertujuan mengidentifikasi perubahan penggunaan serta harga lahan dengan pendekatan kualitatif deskriptif melalui wawancara, observasi di lima kalurahan dalam radius 1.500 m dari kampus UII serta pengumpulan data instansional terkait. Data instansional seperti citra CSRT dan *shapefile* penggunaan lahan diolah menjadi peta penggunaan lahan dan perubahan penggunaan lahan. Sementara data Zona Nilai Tanah diolah menjadi peta sebaran harga lahan. Hasil wawancara diolah menjadi tabel reduksi data untuk mengidentifikasi kondisi di lapangan. Hasil menunjukkan konversi besar-besaran lahan pertanian menjadi permukiman, perdagangan, dan jasa, seiring meningkatnya kebutuhan hunian dan aktivitas kampus. Harga lahan melonjak rata-rata 431% dalam satu dekade, menandakan tekanan ekonomi terhadap lahan produktif. Analisis menggunakan teori *Bid Rent* dari Alonso menjelaskan hubungan kedekatan kampus dengan harga lahan, sedangkan teori *Multiple Nuclei* dari Harris dan Ullman menguraikan munculnya sub-pusat aktivitas baru. Penelitian ini menekankan pentingnya sinergi antara pertumbuhan institusi pendidikan dan dinamika fisik, sosial, serta ekonomi dalam konteks urbanisasi spasial.

Kata kunci: penggunaan lahan; harga lahan; urbanisasi; universitas; Sleman

*Land Use and Land Value Dynamics in 2012, 2017, and 2022 in the Area of the
Islamic University of Indonesia*

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ABSTRACT

The development of Sleman Regency is characterized by an increase in both the number of buildings and population, although according to Regional Regulation No. 12 of 2012, the area surrounding the Islamic University of Indonesia (UII) is designated as an agricultural and river buffer zone. However, between 2012 and 2022, this area experienced significant spatial transformation, marked by land-use changes and a sharp rise in land prices. The growth of UII has stimulated physical, economic, social, and ecological development in the surrounding area. This study aims to identify changes in land use and land prices using a qualitative descriptive approach through interviews, field observations in five villages within a 1,500-meter radius of UII, and the collection of institutional data. Institutional data such as CSRT imagery and land-use shapefiles were processed into land-use and land-use change maps, while land price distribution maps were generated from Land Value Zone (ZNT) data. Interview results were organized into data reduction tables to identify on-site conditions. The findings reveal large-scale conversion of agricultural land into residential, commercial, and service areas, driven by the growing demand for housing and campus-related activities. Land prices increased by an average of 431% over the decade, indicating economic pressure on productive land. The analysis employs Alonso's Bid Rent Theory to explain the relationship between campus proximity and land value, while Harris and Ullman's Multiple Nuclei Model elucidates the emergence of new sub-centers of activity. This study highlights the importance of synergy between educational institution growth and the physical, social, and economic dynamics shaping spatial urbanization.

Keywords: *land use; land value; urbanization; university; Sleman*