

Konversi lahan sawah dapat dijelaskan secara rasional melalui pendekatan nilai ekonomi lahan. Dalam teori ini, konversi lahan sawah dipandang sebagai konsekuensi logis atas terjadinya pergeseran nilai lahan. Lahan adalah modal produksi dalam memperoleh profit secara ekonomi meskipun pada praktiknya faktor finansial bukanlah satu-satunya motivasi dalam penggunaan lahan. Penelitian ini fokus pada analisis ekonomi lahan sawah dan motivasi petani dalam mempertahankan lahan sawah mereka. Tujuan penelitian ini adalah: (i) membandingkan nilai ekonomi lahan sawah terkonversi dan nilai ekonomi lahan sawah tidak terkonversi di Kecamatan Praya; dan (ii) mendeskripsikan motivasi petani di Kecamatan Praya dalam mempertahankan lahan sawahnya dari konversi.

Penelitian ini menggunakan metode campuran (*mixed-methods*) dimana untuk menghitung nilai ekonomi lahan dilakukan secara kuantitatif berdasarkan pendekatan nilai ekonomi lahan (*land rent*), sedangkan untuk menganalisis motivasi petani mempertahankan sawah digunakan analisis statistik deskriptif secara kualitatif. Data yang digunakan adalah data primer hasil wawancara kepada petani dengan menggunakan kuesioner. Data sekunder yang digunakan dalam penelitian adalah citra foto udara tahun 2010 dan tahun 2018, data kelompok tani, dokumen tata ruang dan data administrasi kependudukan. Populasi penelitian berupa 3.238 unit sawah tidak terkonversi dan 1.394 unit sawah terkonversi. Sampel penelitian sebanyak 357 unit sawah tidak terkonversi dan 311 unit sawah terkonversi yang dipilih secara acak.

Hasil penelitian menunjukkan nilai ekonomi lahan sawah yang telah terkonversi 25 kali lebih tinggi dari nilai ekonomi lahan sawah yang belum terkonversi. Rasio nilai ekonomi lahan sawah tidak terkonversi terhadap sawah terkonversi di kawasan perkotaan lebih besar daripada di perdesaan dengan perbandingan rasio di perkotaan sebesar 1:30 sedangkan di perdesaan 1:16. Ditemukan 6 (enam) jenis motivasi petani mempertahankan sawah yaitu karena faktor sumberdaya, faktor kesesuaian lokasi, faktor finansial, faktor sosial kemasyarakatan, faktor keterampilan profesi, dan faktor agama.

The paddy field conversion can be explained rationally with the economic land value approach. This approach states that the conversion of paddy field is seen as a consequence of land value shifting. Land is a factor of production in obtaining economic benefits, although the financial factors is not the only one motivation in land use decisions. This research focuses on economic analysis of paddy fields and motivations of farmers in preserving their paddy fields. The study aims to: (i) determine the comparison of economic land values after the conversion of paddy fields in Praya Subdistrict; and (ii) to describe the motivations of farmers in Praya Subdistrict in preserving their paddy fields from conversion.

The research was using a mixed method research where the quantitative method was used to calculate the land economic value based on the land rent, whereas the qualitative one was used to analyze the farmers motivations in preserving their lands from conversion. The primary data was collected by interviewing the farmers with a questionnaire. The secondary data used in this study were satellite images from 2010 and 2018, farmer groups' data, and spatial planning document, as well as the data of population based on the administrative areas. The research population were consist of 3.238 unconverted paddy fields and 1.394 fields that have been converted, while the samples were 357 unconverted fields that were selected with simple random sampling and 311 converted fields that were selected with stratified random sampling.

The result showed that the economic values of the converted paddy fields was 25 times as high as the unconverted ones, where the economic value ratio of unconverted to converted fields in urban areas (1:30) is greater than in rural areas (1:16). This research found that six concepts of farmer's motivations to preserve paddy fields, namely motivation due to resources factors, the suitability of location factors, financial factors, social factors, profession skill factors and religious factors. This study also found that the aspect of religion where the land is preserved because it is a part of mortmain property that is called waqf in Islam.