

INTISARI

Kota Surabaya dikenal sebagai kota pendidikan, pusat bisnis, & perdagangan memicu adanya perpindahan penduduk. Menurut data BPS Kota Surabaya tahun 2020, menunjukkan bahwa laju pertumbuhan penduduk di Kota Surabaya didominasi oleh faktor migrasi. Dinamika kaum urban yang pragmatis dengan mobilitas tinggi menyebabkan tingginya permintaan akan hunian vertikal. Oleh sebab itu, diperlukan adanya penilaian sewa unit apartemen untuk mengetahui nilai sewa unit apartemen yang mencerminkan pasar sewa apartemen di Kota Surabaya. Penilaian unit apartemen di Waterplace Residence, Kelurahan Babatan, Kecamatan Wiyung, Kota Surabaya ini menggunakan pendekatan pasar & pendapatan. Pendekatan pasar menggunakan *direct comparison method* menghasilkan nilai sewa unit apartemen sebesar Rp64.940.000 per tahun. Pada pendekatan pendapatan menggunakan *yield capitalization* dengan teknik *Gross Income Multiplier (GIM)* menghasilkan nilai sewa sebesar Rp66.371.000 per tahun. Selanjutnya, dilakukan rekonsiliasi untuk memperoleh satu kesimpulan indikasi nilai sewa unit apartemen sebesar Rp65.531.000 per tahun.

Kata kunci: Apartemen, *GIM*, Penilaian, Pendekatan Pasar, Pendekatan Pendapatan, Rekonsiliasi, Sewa.

ABSTRACT

Surabaya is known as the city of education, business & trade center, triggered the displacement of the population. According to BPS Surabaya data in 2020, shows that the rate of population growth in Surabaya is dominated by migration factors. Pragmatic urban dynamics with high mobility lead to high demand for vertical housing. Therefore, it is necessary to assess the rental of apartment units to find out the rental value of apartment units that reflect the apartment rental market in Surabaya. The assessment of apartment units in Waterplace Residence, Babatan, Wiyung District, Surabaya uses a market & income approach. The market approach using direct comparison method generates rental value of apartment units of Rp64.940.000 per year. In the income approach using yield capitalization with Gross Income Multiplier (GIM) technique generates rental value of Rp66.371.000 per year. Furthermore, reconciliation was carried out to obtain a conclusion indicating the rental value of apartment units amounting to Rp65.531.000 per year.

Keywords : *Apartment, Appraisal, GIM, Income Approach, Market Approach, Reconciliation, Rent.*