

INTISARI

Penelitian ini bertujuan untuk menentukan besarnya nilai ganti kerugian setiap unit properti di Jalan Tol Ruas Depok-Antasari dalam pengadaan tanah untuk kepentingan umum berdasarkan Standar Penilaian Indonesia 306 serta menganalisis perbandingannya terhadap nilai pasar dan nilai ganti rugi hasil penilaian yang mengacu pada Perpres 65 Tahun 2006. Metoda analisis yang digunakan adalah penentuan nilai penggantian wajar berdasarkan SPI 306 dan statistik deskriptif. Unit analisis dalam penelitian ini adalah 164 bidang tanah yang menjadi objek pengadaan tanah di wilayah Kelurahan Krukut Kecamatan Limo Kota Depok yang ditentukan sebagai sampel melalui teknik *purposive sampling*.

Nilai penggantian wajar merupakan penjumlahan nilai ganti kerugian fisik dan nilai ganti kerugian non fisik. Hasil penelitian menunjukkan bahwa menurut hukum permintaan dan penawaran, nilai ganti kerugian fisik mewakili nilai pasar properti, sedangkan nilai ganti kerugian faktor non fisik merupakan nilai subjektif pemilik properti. Kemudian menurut jenis kompensasi, SPI 306 menggunakan jenis kompensasi nilai pasar dengan pemberian bonus berupa nilai ganti kerugian non fisik yang di dalamnya terkandung bonus berjenjang dalam bentuk *solatium*. Dalam hal ini, SPI 306 hanya memberikan *solatium* terhadap properti yang berjenis rumah tinggal.

Kesimpulan penelitian ini adalah nilai penggantian wajar lebih besar daripada nilai pasar namun berada di bawah nilai ganti rugi hasil penilaian yang mengacu pada Perpres 65 Tahun 2006. Perbandingan nilai penggantian wajar terhadap nilai pasar berkisar antara 1,04 hingga maksimum 3,28 dengan nilai rata-rata 1,22. Nilai minimum terjadi pada jenis properti tanah kosong, empang, sawah, dan jalan, sedangkan nilai maksimum terjadi pada rumah tinggal. Nilai rata-rata jenis properti jalan sebesar 1,45 dan rumah tinggal sebesar 1,32 berada di atas rata-rata seluruh properti, sedangkan jenis properti lainnya mempunyai nilai rata-rata di bawah nilai rata-rata seluruh jenis properti. Komponen ganti kerugian non fisik memberikan penambahan nilai terhadap nilai pasar dengan rata-rata sebesar 22,30 persen. Rincian penambahan dari setiap komponennya adalah: *premium* 8,47 persen; biaya transaksi 7,64 persen; kerugian sisa tanah 3,21 persen; kerugian fisik lainnya 0 persen; dan kompensasi masa tunggu 2,98 persen. Menurut jenis propertinya, nilai rata-rata penambahan terendah terjadi pada empang yaitu sebesar 7,55 persen.

Kata kunci: nilai ganti kerugian, nilai penggantian wajar, nilai pasar, pengadaan tanah, SPI 306, kerugian fisik, kerugian non fisik, *solatium*

ABSTRACT

This study aims to determine the amount of compensation of the property in the toll road of segment Depok-Antasari in the land acquisition for public purposes by Indonesian Valuation Standard 306 and analyze its comparison to the market value and the compensation value resulted by appraisal referring to Presidential Decree 65 of 2006 . the method of analysis is the determination of the fair replacement value based SPI 306 and descriptive statistics. The unit of analysis in this study were 164 land parcels which is the object of land acquisition in Krukut Limo Depok determined as the sample through purposive sampling technique.

Fair replacement value is the sum of the value of physical damages and the value of non-physical damages. The results showed according to the laws of supply and demand, the value of physical damages representing the market value of the property, while the value of compensation of non-physical factors are the subjective value of the property owner. Meanwhile, according to the type of compensation, the SPI 306 using market value compensation with bonus in the form of non-physical damages value that contains solatium as a tiered bonus. In this case, the SPI 306 only provide solatium to parcels of residences.

The conclusion of this study are the fair replacement value is greater than the fair market value but below the compensation value assessment results that refers to Presidential Decree 65 of 2006 and the comparison of the fair replacement value to the market value ranging between 1.04 to a maximum of 3.28 with an average value of 1.22. The minimum value occurs on the type of property vacant land, ponds, rice fields, and roads. While the maximum value occurred in residences. The average value of the road of 1.45 and residences of 1.32 are above average throughout the property, while the other property types has an average value below the average value of all types of property. Compensation of non-physical component had an average increasing in value against the market value of 22.30 percent with the details of each component as follows: premium of 8.47 percent; transaction fee of 7.64 percent; loss of the remaining land of 3.21 percent; Other physical losses 0 percent; and compensation for the waiting period of 2.98 percent. By type of property, the average value with the lowest increasing occurred in the pond of 7.55 percent.

Keywords: compensation value, fair replacement value, market value, land acquisition, Indonesian Valuation Standard 306, physical damages, non-physical damages, solatium