

## SUMMARY

**Faesal Hadi Prasetyo**, Department of Urban and Regional Planning, Faculty of Engineering, University of Brawijaya, Agustus 2016, *Hubungan Jenis Penggunaan Lahan dengan Harga Lahan di Koridor Jalan Soekarno Hatta Kota Malang*, Dosen Pembimbing : Dr. Ir. Abdul Wahid Hasyim, MSP. dan Dr. Eng. I Nyoman Suluh Wijaya, ST.,MT.

Soekarno Hatta street corridor is one of economic growth in Malang City. Soekarno Hatta Corridor supported by a strategic location and the presence of facilities such as the existence of universities that UB provides traction is greatly to increasing number of residents in the vicinity, it impacts on the proliferation of the services sector, trade and occupancy. Heightened demand for increasingly limited land while the land for such services have an impact on price levels in the surrounding area.

The aim of this reaserch was to identify the factors that influence the land price for each type of land use, namely services, trade, and housing so that the resulting magnitude of the contribution of each factor on any type of land use with land price level. The method used is multiple linear regression to determine the influence of each type of land use to the land price. The results showed that the type of land use has an influence on land price in the Soekarno Hatta road corridor. Aspects of the most influential is area (X1), distance to the main road (X2), the distance to the center of education (X3), the travel time to the education center (X4), availability of transport (X5), road dimension (X6), and the model result is  $Y_{Jasa} = 3,233 + (0,147X1) + (-0,2017X2) + (-0,093X3) + (-0,249X4) + (1,137X5) + (0,2X6)$ ,  $Y_{Perdagangan} = 2.720 + (0.503 X1) + (-0,175X2) + (-0,106X3) + (-0,334X4) + (1.064X5) + (0,232X6)$ , and  $Y_{Perumahan} = 3,918 + (-0,061X2) + (-0,092X3) + (-0,873X4) + (1.018X5) + (0,298X6)$ .

Model shows a different coefficient values that affect the amount of the contribution of each aspect to every land. Additionally there are differences in the variable area having a significant effect on land use and trading services but has no effect on residential land use significantly. This is related to aspects of the economic benefit of land, the larger area can make more activities they can do so it will have an impact on the land price level.

**Keywords:** land prices, land use, multiple linear regression