

SUMMARY

MOCHAMAD EKO SAPUTRO, *Department of Urban and Regional Planning, Faculty of Engineering, University of Brawijaya, July 2018, The Influence Of Physical Condition On The Pricing Of Formal Housing Land In Malang City*, Lectures: Dr. Ir. A. Wahid Hasyim, MSP. dan Dr. Eng. I Nyoman Suluh Wijaya, ST.,MT.

Activities were done by the community affect the use of land, with the phenomenon of urbanization that occurred in big cities resulted in increased demand for urban space. Based on the data of Malang In Figures 2016, the average rate of population growth in Malang City is 0.75%. The increasing number of residents of course will be accompanied by the increasing need of housing in Malang every year. However, the high demand for housing is not proportional to the availability of land in the city of Malang. The development of formal housing by developers is generally located in the location that is considered most profitable. This led to the construction of housing that was initially located in urban centers becoming increasingly shifted to the suburbs due to the less available land for housing development.

The purpose of this study is to determine the effect of geographical and physical conditions of the basic location of formal housing land in determining the price of formal housing land set by the housing developer The method used is overlay analysis to produce a composite map showing the physical character of the area, land use associated with proposed site development objectives. DEM SRTM analysis to know the topography of the earth's surface so as to obtain physical conditions such as slopes and altitudes based on contour lines. Multiple linear regression analysis using 4 variables: X1, Soil Type: X2, Land Tilt (Topography): X3, Elevation Area (Contour): X4 Free Flood and dependent variable (Y) consisting of land price.

Results of multiple linear regression calculations indicate the physical condition of the land price determination with the equation $Y = 7.724.000 + 472.806,62 X1 - 6.991.375 X3$. The constant on the regression model can be used as the formal base price in Malang City which will increase according to X1 value and decrease by X3 value in the regression model.

Keywords: land price, physical conditions, multiple linier regression