SUMMARY

Jakarta over the years has experienced a rapid population and physical growth. Information about how land values vary spatially within the city is however lacking. The primary objective of this dissertation is to analyse the spatial pattern of land value distribution in Jakarta based on the 1996 and 1997 Selling Value of Taxable Item for 262 villages in Jakarta using Geographic Information System. The secondary objective is to examine the impact of the physical characteristics on land value variations.

Four hypotheses are postulated for testing:

1. Land parcels in Central Jakarta have higher values than those in non-central regions.
2. There is no significant difference in average and values among West, East, North and South Jakarta.
3. There is no significant difference in changes of land value from 1996-1997 among the five regions.
4. Land value in Jakarta is a function of physical factors which are related to the structure of the city.

Analysis of the data shows a concentration of high land value areas in the central area, thus the first hypothesis is accepted. The analysis shows a significant difference in the average land values among the five regions. South Jakarta region has the highest average land values whereas East Jakarta region has the lowest, in due course the second hypothesis is rejected. The biggest increase in maximum land value occurred within the proximity of the central area. In terms of the minimum land value, the biggest change occurred in East Jakarta. The third hypothesis is therefore rejected. Physical factors such as the distance to CBD, distance to commercial areas, and flood risk are found significantly influential for all regression models in determining the land value variations. Whilst zoning, density, and distance to nearest highway are partially significant. Hence the fourth hypothesis is rejected. However, the percentage of variations that can be explained by each regression model is considerably not high. For future studies, it is recommended to take into account the socio-economic aspect.