
ANALYSIS OF FACTORS AFFECTING FAIR REPLACEMENT VALUE OF LAND ACQUISITION FOR ROAD WIDENING IN RONGGUR NIHUTA, PANGURURAN DISTRICT, SAMOSIR REGENCY**By****Natalis Pardamean Tamba^{1*}, Sukaria Sinulingga², Sugiharto Pujangkoro³****^{1,2,3} Master in Property Management and Valuation, Universitas Sumatera Utara, Indonesia****Email: ¹pardameantamba24@gmail.com**

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Abstract: *The purpose of this research is to analyze factors affecting fair replacement value of land acquisition for road widening in Ronggur Nihuta, Pangururan District, Samosir Regency. This type of research is associative research with a quantitative approach. Population in this study is fair replacement value for each area on road widening in Ronggur Nihuta section which is determined and issued by the Office of Public Appraisal Services assigned by the Regional Secretariat of the Samosir Regency Government. The samples to be used in this study are 46 taken using a random sampling technique. The data analysis method uses a partial (t) test. The results of the study show that physical loss has a significant effect on fair replacement value of land acquisition for road widening in Ronggur Nihuta, Pangururan District, Samosir Regency. NonPhysical loss has a significant effect on fair replacement value of land acquisition for road widening in Ronggur Nihuta, Pangururan District, Samosir Regency.*

INTRODUCTION

The smooth flow of traffic on certain streets, especially roads adjacent to market centers, office centers, bus terminals and other crowded places, is strongly influenced by the width of the road, narrow roads often cause traffic jams (Synder and Anthony, 2011). This is what often happens on the Ronggur Ni Huta road, especially on Wednesdays during the week (traditional market). This road is a one-way road to the bus terminal, Pangururan Traditional Market, to the Regional General Hospital, to Palipi District, Onan Runggu, Naingolan to the south from Pangururan City, also towards the office of the Regent of Samosir Regency.

The Samosir Regency Government saw and felt the traffic jam, so the Regency Government felt the need to widen the road to smoothen the flow of traffic at this busy point.

Departing from the 1945 Constitution Article 33 Paragraph 3 which reads "Earth and water and the natural resources contained therein are controlled by the state and used for the greatest prosperity of the people" is the basis for implementing development for the public interest, that is carried out for the prosperity of the people.

Conformity with Spatial Plans and development priorities or infrastructure aspects, Presidential Regulation Number 122 of 2016 concerning amendments to Presidential Regulation Number 75 of 2014 concerning acceleration of priority infrastructure provision in Article 1 states the definition of priority infrastructure is infrastructure that has an impact on the economy both at the central and regional levels so that provision is prioritized. One of the infrastructures mentioned in this Presidential Regulation is road infrastructure (Article 6 Paragraph 1 Letter b), road infrastructure as referred to in Article 6 Paragraph 1 Letter b is public roads. Before and during the implementation of infrastructure development work that requires land, it must be carried out in accordance with Law Number 2 of 2012 concerning land acquisition for public purposes and Presidential Regulation Number 71 of 2012 concerning the implementation of land acquisition for development in the public interest.

In order to increase economic growth through infrastructure development throughout Indonesia, in this case the government, both the central government, in collaboration with local governments, are making efforts to accelerate strategic projects that have a high urgency to be carried out in a short time. Done quickly and in a short time, because infrastructure has a very important role in driving economic growth, strengthening unity and integrity which is one of the main glues for the Unitary State of the Republic of Indonesia and the backbone of distribution, both goods, passengers and services, and is an important aspect in increasing the productivity of the production sector (Perangin, 1986).

Land acquisition is a way to acquire land for development in the public interest (Mertokusumo, 2009). In this study, the authors discuss land acquisition, specifically the determination of fair replacement value for widening roads in Samosir Regency, to be precise widening roads starting from the BRI intersection to Sidalu-dalu Elementary School, Pardomuan 1 Village, Pangururan District.

Development, development and optimization of infrastructure certainly aims to create a just, prosperous and prosperous society. In essence, this goal is the responsibility of the government, both the central government and local governments. However, building, expanding and optimizing infrastructure is not easy.

Procurement of land for development for the public interest has undergone a very long process since the Dutch Colonial era. In practice, the land acquisition process often creates conflicts between the government and landowners, usually caused by the value of compensation for land rights and other aspects attached to the land that do not match the expectations or demands of the community (Iskandar, 2007).

The purpose of this research is to analyze factors affecting fair replacement value of land acquisition for road widening in Ronggur Nihuta, Pangururan District, Samosir Regency.

RESEARCH METHODS

This type of research is associative research with a quantitative approach. Associative research is research that aims to find out the relationship between two or more variables (Pandiangan, 2015; Pandiangan, 2018, Pandiangan et al., 2022). In this study, the form of the relationship used by the author is a causal relationship. A causal relationship is a causal relationship. So in this relationship there are independent variables (variables that influence) and dependent (influenced). Quantitative approach emphasize objective measurements and the statistical, mathematical, or numerical analysis of data collected through polls, questionnaires, and surveys, or by manipulating pre-existing statistical data using computational techniques (Pandiangan et al., 2018; Pandiangan, 2022).

Population is the total number of units or individuals whose characteristics are to be studied, and these units are called units of analysis, and can be people, institutions, objects, and so on (Pandiangan et al., 2021; Pandiangan, 2022). Population in this study is fair replacement value for each area on road widening in Ronggur Nihuta section which is determined and issued by the Office of Public Appraisal Services assigned by the Regional Secretariat of the Samosir Regency Government. The samples to be used in this study are 46 taken using a random sampling technique.

This research is a survey research where the method of collecting data and information is directly on the respondents through interviews, questionnaires, and observation.

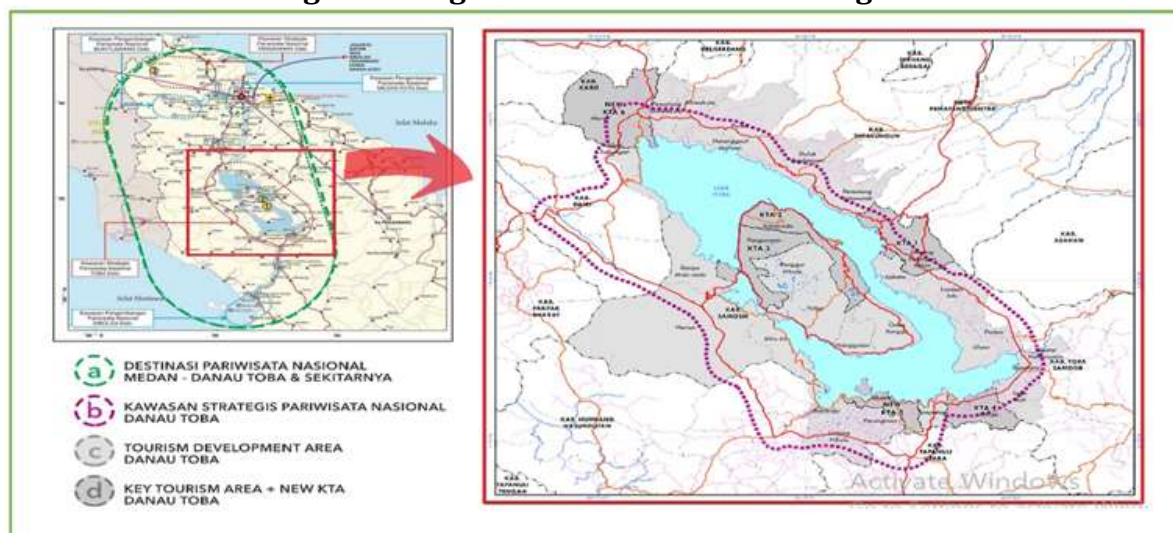
Inferential statistical data analysis techniques emphasize more on generalization processes that are broader in the population area. Researchers will make conclusions based on the results of research on a number of samples of the larger population. The data analysis method uses a partial (t) test. A t test was carried out to test the effect of the independent variables having a significant effect on the dependent variable (Pandiangan et al., 2022; Tobing et al., 2018).

RESULT

General Description

Samosir Regency is one of 25 Regencies in North Sumatra Province. Samosir Regency consists of 9 Sub-Districts, 6 Sub-Districts and 128 Villages, with an area of 2,069.05 km² which is divided into 2 regions, namely the land area with an area of 1,444.25 km², and an area of lake waters of 624.80 km². The land area of Samosir Regency is on Samosir Island and other small islands with an area of 692.8 km² which is surrounded by the waters of Lake Toba, making this district an attractive tourism area to visit and accessible from 6 surrounding districts, including Simalungun Regency, Toba Regency, North Tapanuli Regency, Dairi Regency, Humbang Hasundutan Regency, Karo Regency, and Samosir Regency which are located or directly adjacent to Lake Toba.

Figure 1. Regencies in the Lake Toba Region



Samosir Regency is a division of Toba Samosir Regency (currently changed to Toba Regency through Government Regulation Number 14 of 2020 concerning changes in the Name of Toba Samosir Regency to Toba Regency in North Sumatra Province) based on Law of the Republic of Indonesia Number 36 of 2003 on December 18, 2003 concerning the Establishment of Samosir Regency and Serdang Bedagai Regency. The capital of Samosir Regency is Pangururan which is also the center of government and trade center in the district. The geographical location of Samosir Regency is 20 21'38" - 20 49'48" North Latitude 980 24'00" - 990 01'48" East Longitude.

Partial (t) Test

Table 1. Partial (t) Test

Variable	Sig.
Physical Loss	0.000
NonPhysical Loss	0.000

Source: Research Results (2022)

The results of the study show that physical loss has a significant effect on fair replacement value of land acquisition for road widening in Ronggur Nihuta, Pangururan District, Samosir Regency. The most dominant indicator of physical loss factor is land value. This indicates that respondents agree with the fair compensation value for physical loss, namely related to the value of the existing land on road widening in Ronggur Nihuta. The loss in land value is formed from an appraisal process using a market approach which is influenced by transaction adjustment factors and physical adjustments (accessibility, wide environment, etc.).

NonPhysical loss has a significant effect on fair replacement value of land acquisition for road widening in Ronggur Nihuta, Pangururan District, Samosir Regency. The most dominant indicators of NonPhysical loss factors are emotional losses (solatium) and waiting period compensation. This indicates that respondents agree with the fair compensation value for physical losses, namely related to emotional losses (solatium) and

waiting period compensation which are also considered in the appraisal process. Emotional loss is a calculated loss from the community whose land is inherited land, where they live where they should not sell the land are required to surrender the land for public use (in forced circumstances). And is an intangible loss associated with the taking of land used as a residence from the owner (with due observance of Law Number 2 of 2012 Article 1 Point 10, Article 2 and 9 Paragraph 2), and compensation for the waiting period is a loss that is calculated as a replacement there is a time difference between the valuation date and the estimated date of payment of compensation.

CONCLUSION AND SUGGESTION

The results of the study show that physical loss has a significant effect on fair replacement value of land acquisition for road widening in Ronggur Nihuta, Pangururan District, Samosir Regency. NonPhysical loss has a significant effect on fair replacement value of land acquisition for road widening in Ronggur Nihuta, Pangururan District, Samosir Regency.

Based on the conclusions listed, the suggestions that can be submitted are as follows:

1. For the Samosir Regency Government, in carrying out land acquisition work to pay attention to and carry out land acquisition for development in the public interest in accordance with the stages regulated by law, which are often neglected, so it is not uncommon to experience funding constraints or rejection from society.
2. For appraisers in carrying out appraisal work on the basis of fair replacement value, to really consider the value for the benefit of the owner which is based on equality with the market value of a property, taking into account extraordinary elements in the form of non-physical losses resulting from the takeover of rights to the property referred to (SPI 102 3.8, page 3 Basis of Value Other than Market Value).
3. For the community, to understand the land acquisition process, especially the purpose of the land acquisition. It is hoped that the full cooperation of the people who own land, plants and buildings, so that development in the public interest can be carried out.
4. For future researchers as a reference for students who wish to conduct a study of fair replacement value.

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