Impact of Special Funds & Tourism Visits: Study of Abusers of Land Value Zone Utilization D.I.Yogyakarta

by Leng Davy

Impact of Special Funds & Tourism Visits: Study of Abusers of Land Value Zone Utilization D.I.Yogyakarta

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Abstrak

The study was conducted to identify the effect of preferential funds and tourist visits on land value zones. The research method has panel data dimensions, using secondary data from government agencies at the research location, data collection techniques in the form of a non-probability purposive sampling model with a total of 30 observational data in the form of 5 districts and cities in the D.I. Yogyakarta Province. Data analysis applies panel data regression with the Eviews 12 SV analysis tool. The results of individual studies show the findings of the influence of variable characteristics of the number of tourist visits positively and significantly and the variable special fund has no effect on land value zones in DIY Province. Contributions that are found practically as alternative basis for government and theoretical policies are new insights and data on further research development.

Introduction

The latest world countries, the development of economic growth is very dynamic, in line with the formulation of development policies to support a country's economy, population-level pressures encourage shifts in land access in both suburban and rural areas, increased demand for land, land market value zones that are underdeveloped create the potential for increased land scarcity (Tione & Holden, 2020).

Optimal utilization of state assets, as an effort to optimize the use value and benefit value of an asset is expected by each country. Some countries categorize as developed countries are able to carry out optimal utilization of their assets. Data from the Indonesian finance ministry said the achievement of state assets amounted to 11,098.67 trillion, showing an increase of around 6% from the previous year. The asset category includes land around 43%, a fairly large and significant figure. After the Covid-19 pandemic era, the state is urged to be able to carry out national economic recovery, so the country's assets have the potential as a fiscal tool to make recovery (Scheyvens et al., 2020).

However, data from the Institute for Development of Economics and Finance (INDEF) said that information data that the existence of various state assets including land assets in numbers and the readiness of state institutions has not been maximized to utilize.

Various regions including the Special Region of Yogyakarta Province have a commitment to make optimal utilization. DIY Governor Regulation Number 65 of 2013 emphasizes that assets in the form of Village Cash Land or called TKD need utilization and optimization as a framework for governance, development, welfare for the benefit of the progress of rural communities even though they can be released as objects for land acquisition for public interest.
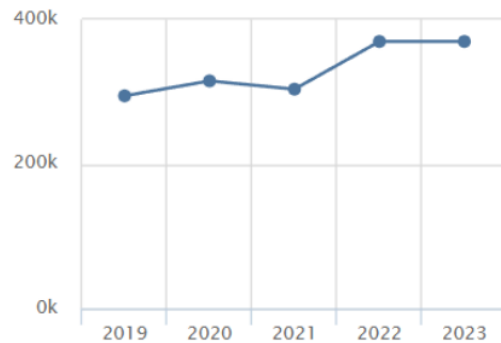
2019	2020	2021	2022	2023
294.285,00	314.975,00	303.524,00	369.521,00	369.521,00

Source: Department of Public Works, Housing and Energy, Mineral Resources DIY

Figure 1. The need for your own house or rental house

Data from the DIY Provincial BAPPEDA shows that in accumulated numbers, there has been a significant increase from 2019 to 2023, over the past five years. It can be concluded that changes in the demand side of the need for house land for their own or house land for rent which continues to increase are not in balance with the supply side or land providers for the needs of the house land. Within the theoretical framework of creating porperti value, the scarcity of land providers will cause a significant increase in land value.

The potential for crime cannot be minimized, problems related to village cash land both in regulation, governance and utilization by commercial parties are still very potential for abuse (Firmansa et al., 2020). Data from the Yogyakarta Provincial Prosecutor's Office has determined several perpetrators as suspects in cases of allegedly accepting bribes or as gratuities that harm the state, in this case the DIY Provincial government in a figure of around four billion rupiah more in 2023. Based on these circumstances, researchers feel it is necessary for further research related to the analysis of land asset utilization in land value zones, both other aspects such as the potential influence of the use of Special Funds and the potential influence of the tourist visit sector in the Special Region of Yogyakarta Province.

Some studies only focus on the technical process of determining the value of a property, both understanding from the developer and community side as well as limited banking parties by referring to the Selling Value of Tax Objects (NJOP) regulated in Law Number 28 of 2009. Based on this, this study assumes that there needs to be new insights that there are other potential aspects beyond the technical process of determining the value of a land asset, namely the potential aspect of the influence of the realization of special funds from the government and the potential influence of a significant number of tourist visits, this is an opportunity for research sustainability as a major contribution to this topic.

Literature Review

(Renigier-Biłozor et al., 2020) researching hybridization of assessment procedures as a solution to support real estate markets and sustainable land use development during the pandemic and after. Aims to present models of application of new technologies and tool solutions automatically in assessments with limited conditions such as pandemic periods. The results showed a hybrid approach model in the application of collaborative assessment in a tool approach and traditional assessment with the discovery of agile system model development as a transformation of assessment for property estimation procedures during the pandemic.

(Sodiya et al., 2021) Conduct research on the potential impact of burial land on the value of a residential property with the aim of determining whether the distance of the burial land has a significant effect on the value of houses rented around the neighborhood or not. Apply descriptive statistical analysis with OLS regression tools. The conclusion of the results states that according to empirical studies, the proximity of burial land is not significant to the rental value of residential property because of good maintenance facilities.

(Walacik et al., 2020) Researching related to Sustainable Value Property versus Highest and Best Use, aims to identify the impact of buildings, worker quality, energy efficiency emissions and urban green land as well as financial aspects on real sustainable estate. The highest and best analysis (HBU) was applied to this study. The results revealed that there is a crucial problem in the use of HBU directly related to methods regarding decision making on real estate, aspects of the urban green environment become important as a supporter of sustainable systems, economic and social environmental variables significantly affect the needs of the real estate market.

There are significant findings, especially the impact of policies related to the development of urban agglomerations with good coordination and sustainable governance, the increase in industrial areas so that the expansion of construction land is the main concern. Research (Cai & Fangyuan, 2020) use the Expansion Speed Index and Expansion Intensity Index to test the characteristics of economic construction land expansion.

(Zhang et al., 2021) conducted research related to guarantees for the issuance of urban investment bonds (UIB), land rental income used to pay debts with large-scale land hoarding and rising land prices due to China's rapid urbanization. The study used fixed-effect models and panel

data from 2006 to 2015 to analyze the effect of landfill and prices on debt scale and local government risk. The results found that the scale of land stockpiling and land prices were significantly positive for the scale and risk of UIB. However, regional differences are evident. In the Eastern region, the correlation between land assets and UIB can be proven.

Research conducted (Saleh, 2022) about the determinants of property values taking into account some characteristics of the property. Observations were set at 59 data, showing the results of the study in the form of findings in the form of significant influence of property characteristics including land area, building, building class, ownership rights documents and road width on residential property values.

Based on previous research that has been done, the researchers carried out have a fundamental novelty to previous research, namely the determination of regional locations in the Special Region of Yogyakarta Province and the use of aspects of Special Funds and aspects of tourist visits as independent variables to the Land Value Zone (ZNT) as a dependent variable.

A study to lead to results, there needs to be a hypothesis statement that will be tested for correctness and can be a policy alternative for the benefit of all parties. There are hypotheses that can be concluded referring to previous theoretical and research insights as follows, namely. First, the number of tourist visits has a positive and significant effect on the land value zone. Second, the existence of the special fund hypothesis has a positive and significant effect on the land value zone in D.I. Yogyakarta Province.

Method

This research uses secondary data obtained from government institutions within the province and nationally including the Regional Development Planning Agency, Land and Spatial Planning Office and Tourism Office within the Yogyakarta Special Region Province.

The research data was carried out a time aspect approach in the form of panel data, by combining time-series data and cross-section data. The data collection technique uses a purposive sampling non-probability sampling model for special characteristics according to the research objectives, namely observation data of cross-research data in the form of 5 districts and cities in the DIY Province area and time series aspects set for six years from 2017-2022. Observations according to the data amounted to 30 observations. Data analysis applies panel data regression with Eviews 12 SV analysis tool.

The determination of the number of observations according to (Wooldridge, 2015) in his book Introductory Econometrics states that the number of observations of at least 30 data is enough to show a normal distribution of data, Determination of the most appropriate observation data based on the desired level of accuracy or error. The level of accuracy / trust is tied to the source of funds, time and energy available, the greater the error rate the impact the smaller the number of observations required and vice versa, the smaller the error rate will have an impact the greater the amount of observation data needed or required. This study requires an observation

data confidence level of 80% or an error / alpha rate of 20%.

The definition of variable character applied by this study is the Land Value Zone (ZNT) as a dependent variable according to the Yogyakarta Special Region Province, the Land Value Zone (Y) is defined in Rupiah units (Rp). The independent variable is that the Special Fund is defined in units of Rupiah (Rp) and the Number of Tourism Visits in the Special Region of Yogyakarta Province is defined by the number of visits (people). In simple terms it can be applied with in multiple regression models, the following equation. that is:

$$y = \beta_0 + \beta_1 x_1 + \beta_2 x_2 + \beta_3 x_3 + \ldots + \beta_k x_k + u, \qquad (1)$$

$$\ln P = \beta_0 + \beta_1 x_1 + \beta_2 x_2 + \beta_3 x_3 + \ldots + \beta_k x_k + u, \qquad (2)$$

y as dependent variable, intercept β_0 and β_1 as a variable independent parameter (x1), (x2) so on. The equation can be applied in the form of a description P as a Land Value Zone, X_1 as the Special Fund of Yogyakarta and X_2 as the number of tourist visits. Testing this study using panel data regression analysis, according to (Ryan, 2013) it is necessary to use a good and appropriate method to estimate the model, namely Pooling Least Square (PLS) or Common Effect Model (CEM) random effect approach or called Random Effect and fixed effect approach or referred to as Fixed Effect.

This study applies statistical criteria tests to test the accuracy of the models used and applies the Clause Assumption Test to ensure that classical assumption criteria are met or not.

The analysis of this study was clarified again, using multiple regression analysis of the ordinary least square method via eviews 12 SV software. The panel data regression method was applied in this study. The author applies the Fixed Effect model accompanied by the assumption that serially uncorrelated is more relevant to accommodate the differences in the characteristics of each observation of city districts that change every time.

Result and Discussion

Based on the results of the model estimation test used in the panel data of this study, among others, the results of the Chow Test showed a Prob-F value of 0.0532 smaller than the alpha significance level of 20%, it was decided that the null hypothesis was rejected so that the results concluded that the Fixed Effect model estimate was better.

Table 1. Chow test result

Effects Test	Statistic	d.f.	Prob.
Cross-section F	2.741351	(4,23)	0.0532
Cross-section Chi-square	11.695447	4	0.0198

Source: Data processed, 2023

The results of the Hausman Test show a Prob-Chi-Sq value of 0.0052 smaller than the alpha significance level of 20%, it is decided that the null hypothesis is rejected so that the results conclude that the Fixed Effect model estimate is better, so there is no need for langgrange multiplier (LM) testing

Table 2. Hausman test result

Test Summary	Chi-Sq. Statistic	Chi-Sq. d.f.	Prob.
Cross-section random	10.511927	2	0.0052

Source: Data processed, 2023

The results of the Classical Assumption Test applied to the study include, the Normality Test shows a probability number of JB 0.25186 greater than the alpha significance level of 20%, so the data of this study is concluded statistically using distribution observation data used normally distributed.

Table 3. Multiple regression result

Variables	Coefficient	t-Statistic	Prob.
C	6.389088	0.724803	0.4748
Number of tourist visits	0.337966	1.329105	0.1949
Special Fund	0.167540	0.628802	0.5348

Source: Data processed, 2023

The results of the regression statistical test show the total value of the tourist visit coefficient with a value of 0.337966, a t-statistic value of 1.329105 and a probability value of 0.1949. The test results can be concluded that there are variable characteristics of the number of tourist visits that have a significant and positive effect on the land value zone in D.I. Yogyakarta Province. However, the variable characteristics of special funds with a probability value of 0.5348

are greater than the alpha significance level of 20%, so they do not significantly affect the land value zone in D.I. Yogyakarta Province. However, the characteristics of individual and simultaneous variables that are applied are not significant, the value of the constant shows that there is still a significant influence.

Practically, the finding of the number of tourist visits that has a significant and positive effect on the land value zone with a coefficient of 0.337966, can be interpreted if the number of tourist visits there is an increase or addition of 1 number of tourist visits, it will have an impact on increasing the land value zone by 0.337966%, The results of the regression estimation prove that the hypothesis is accepted, namely that the number of tourist visits has a positive and significant effect on the land value zone.

Conclusion

According to the author's statement from the background at the beginning, further research is needed related to the analysis of the utilization of land assets in D.I. Yogyakarta Province in land value zones, both the potential influence of the use of Special Funds that are not significant and the potential influence of the tourist visit sector significantly. The author observes several studies in general that are not limited to regional specificity just focusing on the technical process of determining the value of a property, both understanding from the developer and community side as well as limited banking parties by referring to the Selling Value of Tax Objects (NJOP) regulated in Law Number 28 of 2009, And specifically in D.I. Yogyakarta Province, in addition to new insights, there needs to be new insights that there are other potential aspects beyond the technical process of determining the value of a land asset, namely the specificity of the potential influence of the realization of special funds from the government, although the results show that they are not significantly influential. According to researchers, the realization of the special fund program with a large enough number has not been specifically directed at the utilization of productive assets both materialized and unrealized in the aspect of land in particular. In terms of opportunities, the allocation of the special fund program is very likely to produce outcams to reduce criminal cases of misuse of government assets in D.I. Yogyakarta Province.

The hypothesis of the potential influence of the number of tourist visits is significant and proven in the data of this study and in reality aspects of the number of tourist visits, according to the author creates a multiplier effect not limited to socio-cultural aspects as tourist objects but more than these aspects, namely aspects of economic growth, demand or potential desire for tourism to stay longer. Both aspects of this that have been completed by the study become opportunities for research sustainability as the main contribution to related topics.

There are several implications based on practical and theoretical research findings, namely. First, the government is expected to evaluate and rearrange the special fund allocation program, either by regulation or alternative policies that directly reduce the crime rate of misuse of state assets, especially in the form of village treasury land. The second implication is theoretically more

specifically academic in the development of subsequent research needs to determine the characteristics of more realistic insights related to the significance of land value zones.

The constraints or limitations of research in conducting studies on this topic are time and cost constraints as well as the availability of secondary data access so that research is limited in D.I. Yogyakarta Province. If the researcher expands the location of the observation data, it allows the potential for more objective representation of observational data.

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