

Abstrak

Penelitian ini bertujuan untuk mengetahui hubungan antara nilai sewa rumah tinggal dengan jarak rumah tinggal yang disewakan menuju Universitas Lambung Mangkurat di Kecamatan Banjarmasin Utara. Data terkait sewa rumah tinggal diperoleh dari survei lapangan, serta situs penawaran rumah tinggal. Data jarak rumah tinggal menuju Universitas Lambung Mangkurat diperoleh dari aplikasi Google maps dengan melihat rute yang paling cepat untuk ditempuh dengan menggunakan transportasi darat, berupa mobil ataupun motor, dari lokasi properti menuju Universitas Lambung Mangkurat. Metode analisis data menggunakan uji statistik parametrik, yaitu Korelasi Momen-produk Pearson. Hasil penelitian menunjukkan bahwa antara nilai sewa rumah tinggal dan jarak ke Universitas Lambung Mangkurat di Kecamatan Banjarmasin Utara tidak menunjukkan adanya korelasi. Setelah dilakukan penelitian lebih lanjut, hal ini disebabkan penghuni rumah tinggal di Kecamatan Banjarmasin Utara kebanyakan bukan mahasiswa Universitas Lambung Mangkurat melainkan pekerja, ataupun pengusaha. Penghuni menjelaskan bahwa lokasi properti yang dekat dengan Universitas Lambung Mangkurat bukan merupakan hal yang penting bagi mereka.

Kata Kunci: Rumah Tinggal, Sewa, Kecamatan Banjarmasin Utara, Jarak, Penilaian Properti.

Abstract

This study aims to determine the correlation between the value of the rental house with the distance of the house being rented to Lambung Mangkurat University in the District of North Banjarmasin. Data related to housing rentals were obtained from field surveys, as well as housing offer websites. Data on the distance of the house to Lambung Mangkurat University was obtained from the Google maps by looking at the fastest route to be taken using land transportation, in the form of a car or motorbike, from property location to Lambung Mangkurat University. The data analysis method used a parametric statistical test, namely the Pearson Product-moment Correlation. The results showed that there was no correlation between the value of the rental house and the distance to Lambung Mangkurat University in the District of North Banjarmasin. After further research was carried out, this was due to the fact that most of the residents of the houses living in North Banjarmasin were not students at Lambung Mangkurat University but were workers, or entrepreneurs. The occupants explained that the property location which was close to Lambung Mangkurat University was not important to them.

Keywords: Residential House, Rent, North Banjarmasin District, Distance, Property Valuation.