Estimated Value Of Environmental Quality Decline Against Land Prices in Around The End Of Waste Disposal in Cipayung

ABSTRACT

The conditions of TPAS Cipayung which is the only TPAS in the city of Depok has experienced over the limit, causing negative impacts on its vicinity. The negative impact of environmental degradation has affects the price of land. This research was conducted to demonstrate the negative impact of environmental pollution on land prices by using Hedonic Price Method (HPM) and calculate the economic value of environmental degradation around the TPAS Cipayung using dose-response methods. Also examine the respondents assessment of conditions in the surrounding neighborhoods using TPAS Cipayung semantic difference scale.

The results showed that the surrounding community of TPAS Cipayung assess presence reduced the quality of the environment, shown by the decrease in the calculated average value of semantic differential after the TPAS Cipayung. Also note that the respondents experienced some negative impacts due to improper management of TPAS Cipayung.

Environmental degradation affects the price of land. Based on the HPM it is known that the price of land in the Villages affected by the distance Cipayung dwelling to TPAS Cipayung, health costs, large buildings, and land status. The implicit value of residential space with TPAS Cipayung, spacious buildings, and the status of the land marked positive, whereas the implicit value of health costs negatively marked.

The results of the calculation method obtained dose-response economic value due to environmental degradation in the presence of District TPAS Cipayung in Cipayung village is USD $ 97,870,215.00 per month. These values do not reflect the economic value of environmental degradation.

Keywords : hedonic price methods, environmental economics
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