

The Impact of the Existence of Renon Field as a Public Open Space on the Value of the Surrounding Land

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ABSTRACT

In the growth of urban life in the 21st century, the existence of open spaces in urban areas is increasingly felt to be important. The consistent rate of urban growth, whether stimulated by economic activities, population growth and the urbanization process, has increased our awareness of the absolute existence of urban open spaces in supporting the implementation of humanistic urban life. Without ignoring the various other roles that may be carried out, this chapter discusses urban open spaces in the context of their function as one of the triggers for increasing the economic value of land in specially zoned urban areas. As an illustration, the documented research takes one of the city parks located in the civic center area as a case study. This research applies deductive thinking logic by comparing the economic value of land located in several corridors that directly border the city park being studied. Fields or parks in the city center as public open spaces have social functions, ecological functions, environmental functions and economic functions. In terms of economic function, its existence has an impact as a movement of regional economic development. Fields that are strategically located in the core of the city center of government will affect the development of land use around them. As a result, this will have implications for increasing the need for land, which will ultimately escalate the economic value of the land. This study aims to analyze the impact of the existence of Renon Field as a public open space on the economic value of the land around it. The method used is a descriptive and comparative quantitative approach. The study used a comparison test of the difference between two areas, namely the subject area (Jl. Raya Puputan) as the affected area and the control area (Jl. Cok. Agung Tresna and Jl. Moh. Yamin) as a controlled area/considered not affected. Thus, the results obtained show that the existence of the Renon Field has a real impact with the acquisition of land value results in the subject area (Jl. Raya Puputan) being greater and/or having a significant difference in land value compared to the land value in the control area (Jl. Cok. Agung Tresna and Jl. Moh Yamin) as a corridor that is considered unaffected.

Keywords: existence; Renon; ecological functions; environmental function.

INTRODUCTION

It is common knowledge that urban open spaces have multiple roles, both related to their functions as: providers of transition space from a certain point to another certain point in the city; rest areas after working long hours in surrounding offices; a place for fitness and sports activities; a place to play and interact regularly for certain community groups; aesthetic elements of the city; landmarks and markers; the lungs of the city; elements that determine the hydrology and temperature of the city; supporters of the implementation of government, democratic and political life; a place for promotion and other economic activities; supporting infrastructure for the development of social wealth; media that accommodates cultural life; and triggers for urban economic growth. Even when the Covid-19 Pandemic broke out, several state units have utilized urban open spaces as part of disaster management efforts.

Urban open spaces are part of the property of urban public spaces, which can be accessed by the community, both individually and together, without any financial obligations. This space is a place for people to carry out activities, both those carried out irregularly or routinely on a daily scale or at other periodic intervals (Stephen Carr, 1992; Hakim, 1987; Radjawali, 2004). In the context of urban planning, the physical representation of public space can be classified into two categories, namely

closed public space and open public space (Hakim & Utomo, 2004). Open public space has the meaning of a basic form located outside the building mass, it can also be called an open space that provides opportunities for accommodating various activities and is equipped with various vegetation to support its use ecologically, socio-culturally, architecturally, and economically (Hakim, 1993; Bappeda, 2009; Darmawan, 2009). Examples of open public spaces are parks, town squares and pedestrian areas. Meanwhile, closed public spaces are public spaces that have a physical cover or are located inside a building (Hakim, 1993). Examples of closed public spaces are malls, museums, post offices and so on. In the context of public open spaces outside the built structure, Stephen Carr (1992) in his book public spaces, said that public open spaces can take the form of city parks located in the nation's capital (Monas in Jakarta), provincial capitals (Niti Mandala Renon Field), district capitals (Puputan Badung Field, Lumintang Park in Denpasar City, Bali, then Gianyar Square in Gianyar City and other squares in each district city). In many conditions, these city parks are a legacy of a city's journey, especially those related to traditional spatial arrangements, political power, and regional government (Suartika 2013a, 2013b). In its development, the existence of urban public open spaces tends to be positioned in its interests in supporting the development of urban ecology, the social life of city residents, and the city's economic growth (Bappeda, 2009; Carr, 1992; & Darmawan, 2009). This encompasses its role in improving the quality of urban space, accommodating various interactions and communications between city residents, and stimulating people's economic activities.

The correlation between urban public open spaces and economic growth is very close and real, both those that can be observed directly in the field, and indirectly (Wolf, 2004; Novia Kencana, 2018; & Dewiyanti, 2009). Public open spaces such as fields, parks, markets/malls/plazas, will create economic opportunities for various small/large business groups, which will ultimately increase purchasing power which will ultimately drive the rotation of the economy. Under certain conditions, the existence of urban public spaces is a supporting asset for the tourism industry. This can be observed in many countries that have a strong tradition of socio-ecological-based urban planning (Suartika, 2020). City parks have the potential to attract tourists who will then open up opportunities for the emergence of various creativity and activities oriented towards the movement of the economy (E, Budiharjo & Djoko S, 1999).

This potential can be observed prominently when public open spaces are in the city center where government, economic, and political activities are focused on their implementation. The use of public space with various accompanying activities, invites interest in providing operational support functions for city parks. This condition usually becomes a stimulus for changes in land use around city parks. The availability of various supporting facilities that can be accessed in a relatively close distance encourages more intensive use of city parks (Forest Service Publications, 2003. Trees Increase Economic Stability, 2003). The use of spaces around city parks is also a lucrative activity that directly increases the economic value of the land. Of course, this increase is not only due to the existence of city parks alone. But also caused by various other conditions, such as the existence of other urban functions, the availability of city infrastructure, accessibility, spatial planning and zoning, legal rights status to land, circulation and connectivity, land size, and so on (Suartika, 2007).

By taking the condition of increasing economic value of land around public spaces as a background, this study discusses the existence of Renon Field as a public open space against the value of the land around it as a case study. Niti Mandala Renon Field is a city park strategically located in the civic center of Bali Province. Since its inauguration in 2003, this park has functioned as a place for routine government activities (flag ceremonies, policy socialization, etc.), public sports activities, recreational activities and cultural appreciation. The last function is supported by the construction of the Bajra Sandhi Monument which is a landmark and a unique attraction (Utami Febriana, 2013). In order to improve the quality and scope of services, this park underwent rejuvenation (renovation) in 2015 which was coordinated by the Bali Provincial Culture Office (Dwi Murdaningsih, 2015). After almost twenty years of operation of Renon City Park, the use of the surrounding spaces also shows its dynamics. Field observations demonstrate the use of land for office functions, Taman Janggan as a children's playground, Plaza Renon Mall as a shopping center, rows of trade/service shops, accommodation - Hotel Four Star by Trans, culinary services, and rows of elite housing.

Land is basically a natural resource that is very important for human survival because it is the main input needed for human activities (Ariastita, 2009), in this case the land functions as a public open space to collect community activities in it. Land has a value and price, land value is a measurement of land value based on the economic ability of the land in relation to productivity and economic strategy (Herman Hermit, 2009), while land price is an assessment of land measured based on the nominal price in monetary units or in certain area units on the land market (Ariastita, 2009).

Various functional mixtures in land use that occur in the Renon Field, certainly require land as a working area. The need for land causes a reduction in the availability of land for its development, as well as having an impact on the competition for land use which has implications for land values and land prices which will clearly have an impact on the soaring price of land around the Renon Field area. So in this case, the existence of the Renon Field as a public open space has an important role in its economic aspect. Thus, this study aims to identify the impact of the existence of the Renon Field on the economic value of the surrounding land which is reviewed based on the NJOP land price and the land market price.

In this study, a scope is needed as a limitation to limit the discussion to be reviewed. The limitations that will be studied in this study are:

1. Characteristics of Land Use Development around the Niti Mandala Renon Field.
2. Determining Factors for Determining the Amount and Classification of the NJOP Value of Denpasar City.
3. Characteristics of Land Value and Land Price Based on NJOP and Land Market Price.
4. Comparative Analysis of Land Value and Land Price Based on NJOP and Land Market Price.
5. The Relationship between the Existence of Renon Field as a Public Open Space and the Economic Value of the Land around it.

Public Open Space, Economic Interests and Land Utilization

In general, public space can be understood as a space where people have the opportunity to carry out activities and interact and build social ties in community life (Carr 1992). Physically, this space can be open outside the built structure and closed inside the built structure (Hakim and Utomo, 2003). However, public space is better understood as a container that does not have a cover (Eko Budihardjo 1998), which is utilized. as a public area, which is planned as a place for meetings and activities, both individually and in groups. In this context, public space is better understood as landscape, hardscape (roads, sidewalks, and the like), parks, urban green fields/spaces, trees, and plantations (Shirvani, 1985).

In the identification process, Darmawan (2007) and Carr (1992) opined that public space has 3 basic criteria, namely having meaning (meaningful), having the capacity to accommodate needs (responsive) and the third can accept various community activities without discrimination (democratic). Furthermore, Darmawan (2003) emphasized the ability of public space to provide added value and its own character to urban areas. Regarding the economic contribution that can be contributed by public space, it can be attempted through efforts to organize vegetation and other outdoor space elements (landscape design). This effort will provide added value to ecological, socio-cultural and architectural benefits which will ultimately have implications for the provision of economic benefits (Bappeda, 2009; Darmawan, 2009). Hellen Wooley (2003) groups the functions and benefits of urban public open spaces into three functions, namely social, ecological and economic functions. In terms of its economic function, it is stated that the existence of public open spaces has a strong influence on the economic value of a property. In line with this view, Stephen Carr (1992) stated that one of the objectives of providing public open spaces is to promote public welfare and support economic development. As part of urban infrastructure, city parks are expected to be able to increase employment opportunities and provide added value to the economic value of the land (Mahagana and Cahya, 2003). In addition, Vanhove (2005) also stated that the economic impact of recreational activities that occur in city parks is to encourage economic activities that generate income generation for the community, increase employment opportunities, increase tax revenues, and ultimately improve the economic structure. In addition, Kencana Novia's research (2018) on the impact of city parks on institutions and social systems, abstracts that this public space

will be a government medium in socializing programs to encourage economic development. In the process of deriving this economic contribution, it is likely to be accompanied by changes in land use, which according to the Food and Agriculture Organization (1997), is the process of land modification carried out by humans on the environment into a built environment such as fields, agriculture, and settlements. Meanwhile, Arsyad (1989) views land use as any form of human intervention on land in order to meet their needs. This land use, if classified based on the group of activities accommodated, can be grouped into several areas, including offices, settlements, industry, commercial, agriculture, conservation and vacant land (Chapin 1995). Furthermore, when viewed from its form, land use is categorized into two groups, namely (1) built-up land which includes residential areas, industrial areas, office areas, commercial areas, and (2) unbuilt land which includes use for, cemeteries, recreation, transportation, forests, and open spaces.

Land Value, Land Price, and Influencing Factors

One mechanism that can be reviewed to evaluate the economic impact contributed by a city infrastructure, function, or land use is by reviewing changes in the value of the surrounding land. Land value is an assessment of land based on the economic capability of the land in relation to its productivity and economic strategy (Ariastita, 2009). This view explains that land value and land use are closely related. While land price is an assessment of land value measured based on the nominal price in monetary units for a certain area in the land market (Ariastita, 2009).

Land prices can be viewed from two perspectives (Soesilo, 2000 in Ariastita, 2009), namely land prices as market land prices through sales and purchase agreements; and government land prices estimated by land appraisers, both from the government and the private sector. In the prevailing system in Indonesia, this land price is termed the Taxable Object Sales Value (NJOP). Land prices are a reflection of land value. Land value and land prices have a functional relationship, where land prices are determined by land values or land prices reflect the high and low values of land (Brian Berry, 1984). The value and price of this land are closely related to location and position (Suartika & Cuthbert, 2020) Based on its location zone, the pattern and structure of urban land values follow the following pattern (Ernawati, 2002): (1) The Central Business District (CBD) has the highest land value compared to other areas; (2) The work area center and urban center located around the city center border have the highest land value after the CBD; (3) Residential areas with land values that are further away from the city center have decreasing land values; and (4) Industrial and trade clusters that are spread out have high land values compared to the residential areas that usually surround them. Chapin further abstracts that the factors that influence land values include: the existence of a mixture of area functions/spatial differentiation; close to an activity center; strategic location; close to trade and service areas; social factors; interaction between residents; population growth; consumer competition; distance to the CBD; accessibility; environmental quality; air pollution; and completeness of facilities.

RESEARCH METHODS

Research Location

Niti Mandala Renon Park, which was chosen as a case study in this research, is located in the Bali Provincial Government Center area with an area of 143,730 M². The road corridors that are the boundaries of this case study are: to the north are Jalan Basuki Rahmat and Jalan Cok Agung Tresna, which are used as residential areas, trade/services/commercial and Bali Provincial government offices); to the east are Jalan Juanda Kertawijaya and Jalan Moh. Yamin, which are used as residential areas and trade/services/commercial); and to the west is Jalan Kusuma Atmaja which is used as a government office; and to the south is Jalan Puputan Niti Mandala Renon which is used as residential areas and trade/services) (Figure 1). Of these four roads, Jalan Kusuma Atmaja is not a corridor evaluated in this study considering that this corridor is included in the Civic Center Area and is used predominantly for internal circulation space or transition between the civic center and the other three corridors.



Figure 1. Research Location Source: Google Maps, 2022

Based on Figure 2 below, it shows the research area which is divided into 2 areas, namely the subject area and the control area. The scope of the subject area (impact area) is located in the Renon Field, namely Jalan Raya Puputan, while the scope of the control area (controlled area) is outside the Renon Field area, namely on Jalan Cok. Agung Tresna and Jalan Prof. Moh. Yamin



Figure 2. Division of Subject Area and Control Area Research Area

Description:

Red : Subject Area (affected area), namely Jalan Raya Puputan Renon

Yellow : Control Area (controlled area, outside the affected area), namely Jalan Cok. Agung Tresna and Jalan Moh. Yamin.

This study explores the development of land use that occurred in three corridors around Taman Niti Mandala Renon in the period 2015-2022. The year 2015 was taken as the time frame considering that in this period the existence of this city park began to be activated with the implementation of rejuvenation activities. While 2022 is the year when the research was conducted. is the beginning of the milestone Then a comparative approach was carried out to compare the difference in land prices before and after the improvement in the physical quality of the Renon Field environment, namely in

2015 (before) and 2022 (after) to determine the difference in land prices from two groups of areas, namely Jalan Raya Puputan as the subject area and Jalan Cok. Agung Tresna and Jalan Prof. Moh. Yamin as a control area.

The data requirements and methods of obtaining data collection required in the study include primary data obtained from direct observation of the objects to be studied. The primary data required consist of:

1. Field usage data and visit data to the Renon Field through interviews and field observations.
2. Existing conditions of land use development around the Niti Mandala Renon Field area through field observations.
3. Market land price data around the Niti Mandala Renon Field area in 2022 through interviews with land brokers.
4. Meanwhile, secondary data in this study were obtained through government agencies/institutions and literature reviews. The secondary data required consist of:
 1. NJOP Land Value Data, East Denpasar District, Sumerta Kelod Village, 2015 and 2022 from the Regional Revenue Management Agency (BAPPENDA) of Denpasar City.
 5. Market land price data around the Niti Mandala Renon Field area through the land sales info website.
 6. Similar research/literature review that supports and strengthens the results of this research through existing similar journals.

Data analysis techniques used in this study include:

1. Descriptive analysis, describing descriptively the characteristics of land use around Renon Field; describing the characteristics of land value and land price in the research area and formulating briefly the implications of land value in Renon Field as a public open space on the factors that influence land value and land price.
2. Comparative quantitative analysis by comparing the NJOP land value and the Land Market Price land value of two area groups (subject area and control area), which are compared to land prices in 2015 and 2022.

RESULTS AND DISCUSSION

Characteristics of Land Use Development around Niti Mandala Renon Field

Niti Mandala Renon Field, which is located in the center of the Bali Provincial government, has an important role in the development of the surrounding area. The development of land use around Niti Mandala Renon Field shows a balance between government, trade, and service functions, as well as public facilities that support social and recreational activities. Here are some of the main characteristics of land use development around this area, including:

1. Main function and land use
Niti Mandala Renon Field and its surroundings are designated as the central government area of Bali Province. The main function of the land around this field is for trade and services, which support government activities and public services. In addition, there are also allocations for offices, education, health, worship, and other supporting facilities
2. Intensity and density of land use
Land use in this area is planned with varying intensity. In the inner part of the area, land density is planned to be low, while on the main route or outer part of the area, the planned density is high, especially for trade and service functions. The circulation system in this area is also designed to support good accessibility through the main route of the area

In building the characteristics of Based on the results of observations, it can be seen in Figure 3 below which is made into a 3D Map regarding the development of land use around the Renon Field area which is a built-up area with varying spatial functions. The development of the spatial function of the area around Niti Mandala Renon Field is supported by the existence of government facilities (Zone 1), namely the office/government center of Bali Province, then tourism/recreation facilities (Zone 2), such as Plaza Renon Mall (modern shopping center), Taman Janggan (children's playground) and Four Star Hotel (star hotel), as well as trade/service facilities (Zone 3), such as The Brass (restaurant), Ikan Bakar Cianjur (restaurant), Okinawa Sushi (Japanese restaurant), coffee shops, hangouts and rows of other trade/service shops.



Figure 3. Existing Land Use Development Around Niti Mandala Renon Field

Description:

Research Area (Jl. Raya Puputan, Jl. Moh. Yamin and Jl. Cok. Agung Tresna)

Zone 1: Office (Bali Provincial Government Center)

Zone 2: Recreation/Tourism (Mall/Hotel/Park), Residential

Zone 3: Trade/Services, Residential

Determining Factors for Determining the Amount and Classification of NJOP Value in Denpasar City

Based on Denpasar Mayor Regulation Number 31 of 2017 concerning Determination of the Amount and Classification of Taxable Object Sales Value as the Basis for Imposing Land and Building Tax in the Rural and Urban Sectors of Denpasar City, it is stated that NJOP is the average price obtained from sales and purchase transactions that occur fairly and if there is no sales and purchase transaction, NJOP is determined through price comparison with other similar objects or new acquisition value or NJOP substitute. Land valuation to determine NJOP per m2 of land is carried out using the market price data comparison method and is carried out en masse. The steps in the valuation process are carried out by collecting market price data, recapitulating market price data, selecting/selecting market price data, determining comparative land values per m2, plotting market price data, analyzing and calculating land values, preparing valuation reports, and making proposals for determining land classification. Based on the Taxable Object Sales Value, the factors that affect land prices are land location, type of land rights, land use status, land use, suitability of land use with regional spatial plans, available infrastructure, facilities and utilities, environment and others that affect land prices. NJOP in Denpasar City refers to the classification and amount of NJOP of the earth's surface in the form of land in 2017 issued by the Denpasar City Revenue Service. The ZNT code determined by the Denpasar City Revenue Service is based on the location of the land object and is also determined from the location of the road that passes through, complementary facilities and water networks that can be utilized by the land object. Land prices based on NJOP differ from market land prices in existing conditions. This difference is also caused by tourism activities in each sub-district, village/sub-district in Denpasar City.

Land Price Characteristics according to NJOP in the Research Area

NJOP of land around Niti Mandala Renon Field (LNMR) is based on location, land location in relation to roads, and availability of infrastructure that supports land functions (Denpasar City Revenue Agency, 2022). In reality, NJOP of land differs from land prices on the market. Especially for the spaces around (LNMR), this difference is caused by the conversion of land use from housing and/or vacant land to space used for commercial functions. The main trigger is an increase in the intensity of use (LNMR), both by the community and commercial service providers. This condition

is dominated by the provision of various functions that provide services to relieve hunger and thirst - culinary. Tables 1 and 2 below represent land prices based on NJOP for LNMR in 2015 and 2022.

Taxable Object Sales Value

Table 1. Taxable Object Sales Value around the Renon Field area in 2015

No	Street Name	Minimum (rupiah/m ²)	Maximum (rupiah/m ²)
1	Jl. Raya Puputan	1,862,000	4,155,000
2	Jl. Cok Agung	1,416,000	5,095,000
3	Jl. Moh Yamin	1,934,000	4,840,000

Source: Bappeda, 2015

Taxable Object Sales Value

Table 2. Taxable Object Sales Value around the Renon Field area in 2022

No	Street Name	Minimum (rupiah/m ²)	Maximum (rupiah/m ²)
1	Jl. Raya Puputan	4,370,000	5,350,000
2	Jl. Cok Agung Tresna	4,150,000	5,110,000
3	Jl. Moh Yamin	2,013,000	5,095,000

Source: Bapenda, 2022

This data shows that land located around the Niti Mandala Renon Field Area has different minimum NJOP land prices. The lowest minimum value in 2015 was IDR 1,416,000/m². While the highest NJOP in the same year was IDR 1,934,000/m². The lowest minimum NJOP in 2022 was at IDR 2,013,000/m², and the highest minimum NJOP was at IDR 4,370,000/m². Meanwhile, the lowest maximum NJOP between 2015 and 2022 increased by IDR 940,000/m², moving from IDR 4,155,000/m² to IDR 5,095,000/m². Meanwhile, the highest maximum NJOP data in the same period showed an increase of IDR 255,000, moving from IDR 5,095,000/m² to IDR 5,350,000/m². The highest NJOP in 2015 was owned by land located on Jalan Moh Yamin, and the highest NJOP in 2022 was owned by land located on Jl. Raya Puputan Renon.

Land Market Price in the Research Area

Based on the results of a survey conducted on 30 land samples located around the Niti Mandala Renon Field, land market price data was obtained as shown in Tables 3 and 4. All samples taken consisted of 10 lands located on Jl. Raya Puputan; 10 samples located on Jl. Cok Agung Tresna; and 10 more samples located along Jl. Moh. Yamin. These samples were selected randomly (simple random sampling).

Market Land Prices (Existing)

Table 3. Market Land Prices around the Renon Field area in 2015

No	Street Name	Minimum (rupiah/m ²)	Maximum (rupiah/m ²)
1	Jl. Raya Puputan	11.000.000	23.400.000
2	Jl. Cok Agung Tresna	7.360.000	16.940.000
3	Jl. Moh Yamin	9.500.000	13.167.000

Source: Field observation, 2022

Market Land Prices (Existing)

Table 4. Market Land Prices around the Renon Field area in 2022

No	Street Name	Minimum (rupiah/m ²)	Maximum (rupiah/m ²)
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1	Jl. Raya Puputan	25.000.000	45.000.000
2	Jl. Cok Agung Tresna	9.000.000	23.000.000
3	Jl. Moh Yamin	10.000.000	35.000.000

Source: Field observation, 2022

From the data presented in Tables 3 and 4, it can be said that in the period 2015-2022 (7 years) there has been an increase in the minimum land market price on Jalan Raya Puputan by 127.27% (or an average of 18.18% per year); Jalan Cok Agung Tresna by 22.28% (or an average of 3.18% per year); Jalan Moh Yamin 5.26% (or an average of 0.75% per year). Meanwhile, the maximum land market price in the same period increased by 92.31% (or an average of 13.19% per year) for land located on Jalan Raya Puputan; 35.77% (or an average of 5.11% per year) for land located on Jalan Cok Agung Tresna; and 165.82% (or an average of 23.69% per year) for land located on Jalan Moh Yamin.

Comparative Analysis of Land Prices Based on NJOP

Based on the results of a survey conducted on 30 land samples located around Lapangan Niti Mandala Renon, land market price data was obtained as shown in Tables 3 and 4. All samples taken consisted of 10 plots of land located on Jl. Raya Puputan; 10 samples located on Jl. Cok Agung Tresna; and 10 more samples located along Jl. Moh. Yamin. These samples were selected randomly (simple random sampling). Based on the results of the survey conducted

In the first stage, a comparative analysis of NJOP land prices in the subject area was carried out with NJOP land prices in the control area in 2015 and 2022. Based on the NJOP data obtained, it can be seen in Table 5 below in the subject area (Jl. Raya Puputan Renon) in 2022 and 2015 there was a very striking price change between land prices before and after the improvement in the quality of the physical environment of the Niti Mandala Renon Field as a public open space. After conducting a comparative analysis, the following results were obtained.

Table 5. Comparison of NJOP Subject Area Jl. Raya Puputan in 2022 and 2015

Block code	NJOP Subject Area	NJOP Subject Area	Difference Value	Percentage
	2022 (X1)	2015 (X2)	Rupiah/m ²	Increase (%)
	Rupiah/m ²	Rupiah/m ²		
	A	B	(A-B)	(A-B)/B
020	4,840,000	2,352,000	2,488,000	106%
021	5,095,000	2,013,000	3,082,000	153%
022	5,350,000	4,155,000	1,195,000	29%
024	4,370,000	2,261,000	2,109,000	93%
025	4,605,000	1,862,000	2,743,000	147%
Average	4,855,000	2,572,750	2,285,250	106%

Source: Analysis Results, 2022

In Table 5 there are 5 land price block codes NJOP in 2022 and 2015 on Jl. Raya Puputan as the subject area (affected area). From the calculation results, the results of the comparison of the average NJOP subject area in 2022 with the NJOP subject area in 2015 were 2,285,250 Rupiah/m². The average NJOP subject area in 2022 was 4,855,000 Rupiah/m² and the NJOP subject area in 2015 was 2,572,750 Rupiah/m² with an average increase percentage of 106%. This shows that the value of the subject area in 2022 is greater and/or has experienced a significant change/increase compared to the value of the subject area in 2015 on Jalan Raya Puputan Niti Mandala Renon.

Then the next is based on the NJOP control area data, namely Jl. Cok. Agung Tresna and Jl. Moh. Yamin in 2022 and 2015 can be seen in Table 6 and Table 7, the results of the comparison of the average control area values are as follows.

Table 6. Comparison of NJOP Control Area Jl. Cok Agung Tresna in 2022 and 2015

Block code	NJOP Control Area	NJOP Control Area	Difference Value Rupiah/m ²	Percentage Increase (%)
	2022 (X1)	2015 (X2)		
	Rupiah/m ²	Rupiah/m ²		
	A	B	(A-B)	(A-B)/B
014	4,370,000	1,416,000	2,954,000	209%
013	4,605,000	3,550,000	1,055,000	30%
013	4,840,000	4,370,000	470,000	11%
012	5,095,000	4,840,000	255,000	5%
012	5,350,000	5,095,000	255,000	5%
Average	4,852,000	3,854,200	997,800	52%

Source: Analysis Results, 2022

In Table 6 there are 5 land price block codes NJOP in 2022 and 2015 on Jl. Cok. Agung Tresna as a control area. From the calculation results, the results of the comparison of the average NJOP control area in 2022 with the NJOP control in 2015 were 997,800 Rupiah/m². The average NJOP control area in 2022 was 4,852,000 Rupiah/m² and the NJOP control area in 2015 was 3,854,200 Rupiah/m² with an average percentage increase of 52%. This shows that the value of the control area in 2022 is greater and/or has increased/increased compared to the value of the control area in 2015 on Jalan Cok. Agung Tresna.

Then in Table 7 on Jl. Moh Yamin as a control area, the results of the comparison of the average NJOP control area in 2022 with the NJOP control in 2015 of 149,000 Rupiah/m². The average NJOP control area in 2022 on Jl. Moh. Yamin is 3,248,200 Rupiah/m² and the NJOP control area in 2015 is 3,099,200 Rupiah/m² with an average increase percentage of 4%. This shows that the value of the control area in 2022 is greater and/or there is/has a difference compared to the value of the control area in 2015 on Jalan Moh. Yamin.

Table 7. Comparison of NJOP Control Area JL. Moh. Yamin in 2022 and 2015

Block code	NJOP Control Area	NJOP Control Area	Difference Value Rupiah/m ²	Percentage Increase (%)
	2022 (X1)	2015 (X2)		
	Rupiah/m ²	Rupiah/m ²		
	A	B	(A-B)	(A-B)/B
016	2,013,000	1,934,000	79,000	4%
017	2,176,000	2,091,000	85,000	4%
020	2,352,000	2,261,000	91,000	4%
021	4,605,000	4,370,000	235,000	5%
021	5,095,000	4,840,000	255,000	5%
Average	3,248,200	3,099,200	149,000	4%

Source: Analysis Results, 2022

After obtaining the comparison results of NJOP in 2015 and NJOP in 2022 from each subject area and control area, then a comparative analysis was carried out between NJOP subject area (Jl. Raya Puputan Renon) and NJOP control area (Jl. Cok. Agung Tresna and Jl. Moh. Yamin) in 2015 and 2022. As can be seen in Table 8, the following results were obtained.

Table 8. Comparison of NJOP Subject Area and Control Area in 2015

No	Subject Area NJOP 2015	Control Area NJOP 2015	Difference Value Rupiah/m ²
	(X1) Rupiah/m ²	(X2) Rupiah/m ²	
	A	B	
1	1,862,000	1,416,000	446,000
2	2,013,000	2,091,000	-78,000

No	Subject Area NJOP 2015 (X1) Rupiah/m ²	Control Area NJOP 2015 (X2) Rupiah/m ²	Difference Value Rupiah/m ²
3	4,155,000	2,261,000	1,894,000
4	2,261,000	4,370,000	-2,109,000
5	2,352,000	4,840,000	-2,488,000
Average	2,528,600	2,995,600	-467,000

Source: Analysis Results, 2022

Based on Table 8, there is an increase and decrease in the percentage of land prices fluctuating. Comparison of NJOP subject area and NJOP control area in 2015, obtained the results of the comparison of the average value of NJOP subject area in 2015 with NJOP control area in 2015 of -467,000 Rupiah/m². The average NJOP subject area in 2015 was 2,528,600 Rupiah/m² and NJOP control area in 2015 was 2,995,600 Rupiah/m². This shows that the value of the subject area in 2015 is smaller than the value of the control area in 2015. At this time, there has been no renovation/rejuvenation related to efforts to improve the physical quality of the Renon Field environment by the Bali Provincial Culture Office. Then in Table 9 below, the comparison of NJOP subject area and NJOP control area in 2022, obtained the following comparison results.

Table 9. Comparison of NJOP Subject Area and Control Area in 2022

No	Subjek area NJOP 2022(X1) rupiah/m ²	Control area NJOP(X2) Rupiah/m ²	Difference Value Rupiah/m ²
	A	B	(A-B)
1	4,370,000	2,013,000	2,357,000
2	4,605,000	2,176,000	2,429,000
3	4,840,000	2,352,000	2,488,000
4	5,095,000	4,605,000	490,000
5	5,350,000	5,095,000	255,000
Average	4,852,000	3,248,200	1,603,800

Source: Analysis Results, 2022

Based on Table 9, the comparison results of the subject area NJOP and the control area NJOP in 2022 are obtained, the average value of the subject area NJOP in 2022 with the control area NJOP in 2022 is 1,603,800 Rupiah/m². The average subject area NJOP in 2022 is 4,852,000 Rupiah/m² and the control area NJOP in 2022 is 3,248,200 Rupiah/m². This shows that the value of the subject area in 2022 is greater and/or has a significant difference compared to the value of the control area in 2022.

Comparative Analysis of Land Prices Based on Land Market Prices

Then in this second stage, a comparative analysis of land market prices in the subject area was carried out with the market prices of land in the control area in 2015 and 2022. Based on the land market price data obtained, the results of the comparative analysis of the subject area land market prices, namely Jl. Raya Puputan Renon in 2022 and 2015 can be seen in Table 10, there was a very significant price change that increased drastically between the land market price before and after the improvement in the quality of the physical environment of the Niti Mandala Renon Field as a public open space. After calculating changes in land prices based on market prices, the following results were obtained.

Table 10. Comparison of Subject Area Market Prices for Jl. Raya Puputan in 2022 and 2015

Block code	Subject Area Market Price 2022 (X1) Rupiah/m ²	Subject Area Market Price 2015 (X2) Rupiah/m ²	Difference Value Rupiah/m ²	Percentage (%)
	A	B	(A-B)	(A-B)/B

Block code	Subject Area Market Price 2022 (X1) Rupiah/m ²	Subject Area Market Price 2015 (X2) Rupiah/m ²	Difference Value Rupiah/m ²	Percentage (%)
020	36,000,000	13,680,000	22,320,000	163%
021	30,000,000	12,000,000	18,000,000	150%
022	45,000,000	35,100,000	9,900,000	28%
024	27,500,000	14,300,000	13,200,000	92%
025	25,000,000	12,750,000	12,250,000	96%
Average	32,700,000	17,566,000	15,134,000	46%

Source: Analysis Results, 2022

Based on Table 10, it is known that the comparison of the market price of land in 2022 with the market price of land in 2015 in the subject area on Jalan Raya Puputan. From the calculation results, the results of the comparison of the average market price of the subject area in 2022 with the market price of the subject area in 2015 were 15,134,000 Rupiah/m². The average market price of the subject area in 2022 was 32,700,000 Rupiah/m² and the market price of the subject area in 2015 was 17,566,000 Rupiah/m² with an average increase percentage of 46%. This shows that the market price value of the subject area in 2022 is greater and/or has increased/increased compared to the market price value of the subject area in 2015 on Jalan Raya Puputan Niti Mandala Renon.

Then, based on the market price data for the control area land, namely Jl. Cok. Agung Tresna and Jl. Moh. Yamin in 2022 and 2015, can be seen in Table 11 and Table 12, the results of the average control area values are as follows.

Table 11. Comparison of Market Prices for Control Area JL. Cok Agung Tresna in 2022 and 2015

Block code	Subject Area Market Price 2022 (X1) Rupiah/m ²	Subject Area Market Price 2015 (X2) Rupiah/m ²	Difference Value Rupiah/m ²	Percentage (%)
	A	B	(A-B)	(A-B)/B
014	9,000,000	7,360,000	1,640,000	22%
013	10,670,000	8,550,000	2,120,000	25%
013	18,500,000	10,136,500	8,363,500	83%
012	22,000,000	16,650,000	5,350,000	32%
012	23,000,000	16,940,000	6,060,000	36%
Average	16,634,000	11,927,300	4,706,700	28%

Source: Analysis Results, 2022

In Table 11 there are 5 block codes for land market prices in 2022 and land market prices in 2015 on Jl. Cok. Agung Tresna as a control area. From the calculation results, the results of the comparison of the average market price of the control area in 2022 with the market price of the control area in 2015 were 4,706,700 Rupiah/m². The average market price of the control area in 2022 was 16,634,000 Rupiah/m² and the market price of the control area in 2015 was 11,927,300 Rupiah/m² with an average increase percentage of 28%. This shows that the market price value of the control area in 2022 is greater and/or has increased/increased compared to the market price value of the control area in 2015 on Jalan Cok. Agung Tresna.

Then in Table 12 on Jl. Moh Yamin as a control area, the results of the comparison of the average market price of land in the control area in 2022 with the market price of land in the control area in 2015 were 6,046,600 Rupiah/m². The average market price of the control area in 2022 was 17,720,000 Rupiah/m² and the market price of the control area in 2015 was 11,637,400 Rupiah/m² with an average percentage increase of 34%. This shows that the market price value of the control area in 2022 is greater and/or has changed/increased compared to the market price value of the control area in 2015 on Jalan Moh. Yamin.

Table 12. Comparison of Market Prices of the Control Area on JL. Moh. Yamin in 2022 and 2015

Block code	Subject Area Market Price 2022 (X1) Rupiah/m ²	Subject Area Market Price 2015 (X2) Rupiah/m ²	Difference Value Rupiah/m ²	Percentage (%)
	A	B	(A-B)	(A-B)/B
016	10,000,000	9,500,000	500,000	5%
017	13,000,000	11,200,000	1,800,000	16%
020	13,500,000	12,150,000	1,350,000	11%
021	17,100,000	12,350,000	4,750,000	38%
021	35,000,000	13,167,000	21,883,000	166%
Average	17,720,000	11,637,400	6,046,600	34%

Source: Analysis Results, 2022

After obtaining the results of the comparison of land market prices in 2015 and land market prices in 2022 from each subject area and control area, a comparative analysis was carried out between the market price of land in the subject area (Jl. Raya Puputan Renon) and the market price of land in the control area (Jl. Cok. Agung Tresna and Jl. Moh. Yamin) in 2015 and 2022. As can be seen in Table 13, the following results were obtained.

Table 13. Comparison of Subject Area and Control Area Market Prices in 2015

No	Subject Area Market Price 2015 (X1) Rupiah/m ²	Control Area Market Price 2015 (X2) Rupiah/m ²	Difference Value Rupiah/m ²
	A	B	(A-B)
1	13,680,000	13,167,000	513,000
2	12,000,000	8,550,000	3,450,000
3	35,100,000	10,136,500	24,963,500
4	14,300,000	12,350,000	1,950,000
5	12,750,000	7,360,000	5,390,000
Average	17,566,000	10,312,700	7,253,300

Source: Analysis Results, 2022

Based on Table 13, the results of the comparison of the market price of the subject area land and the market price of the control area land in 2015 were obtained. The average value of the subject area market price in 2015 with the control area market price in 2015 was 7,253,300 Rupiah/m². The average market price of the subject area in 2015 was 17,566,000 Rupiah/m² and the control area market price in 2015 was 10,312,700 Rupiah/m². This shows that the market price value of the subject area in 2015 is greater and/or has experienced changes/increases in land prices compared to the market price value of the control area in 2015.

Then, in Table 14, the following is a comparison of the market price of the subject area land and the market price of the control area land in 2022, the following comparison results are obtained.

Table 14. Comparison of Subject Area and Control Area Market Prices in 2022

No	Subject Area Market Price 2022 (X1) Rupiah/m ²	Control Area Market Price 2022(X2) Rupiah/m ²	Difference Value Rupiah/m ²
	A	B	(A-B)
1	36,000,000	18,500,000	17,500,000
2	30,000,000	23,000,000	7,000,000
3	45,000,000	35,000,000	10,000,000

4	27,500,000	22,000,000	5,500,000
5	25,000,000	17,100,000	7,900,000
Average	32,700,000	23,120,000	9,580,000

Source: Analysis Results, 2022

Based on Table 14, the results of the comparison of the market price of the subject area land and the market price of the control area land in 2022 are obtained, the average value of the subject area market price in 2022 with the control area market price in 2022 is 9,580,000 Rupiah/m². The average market price of the subject area in 2022 is 32,700,000 Rupiah/m² and the control area market price in 2022 is 23,120,000 Rupiah/m². This shows that the value of the subject area in 2022 is greater and/or there is a significant difference in land value compared to the value of the control area land in 2022.

Comparative Analysis of Land Prices Based on Market Prices and NJOP

After the results of the first stage analysis (analysis based on NJOP) and the second stage analysis (analysis based on Market Price) are carried out and obtained, then the process of combining the results of the two analyzes is carried out and then compared. It can be seen, in Table 15 below is a comparative analysis of market land prices and NJOP land prices in the subject area of Jalan Raya Puputan Niti Mandala Renon.

Table 15. Comparison of Market Prices and NJOP Subject Area (Jl. Raya Puputan) in 2022

No	NJOP Control Area 2022 Rupiah/m ²	Market Price Control Area 2022 Rupiah/m ²	Market Price Increase Against NJOP 2022 Rupiah/m ²	Percentage (%)
	A	B	(A-B)	(A-B)/B
1	4,370,000	36,000,000	31,630,000	724%
2	4,605,000	30,000,000	25,395,000	551%
3	4,840,000	45,000,000	40,160,000	830%
4	5,095,000	27,500,000	22,405,000	440%
5	5,350,000	25,000,000	19,650,000	367%
Average	4,852,000	32,700,000	27,848,000	582%

Source: Analysis Results, 2022

Based on Table 15, it is known that the comparison of the NJOP price of land with the market price in the subject area on Jalan Raya Puputan in 2022. It is known that the highest market price in the subject area of Jalan Raya Puputan is IDR 36,000,000/m², an increase of 724% compared to the NJOP price of 4,370,000/m². Then the lowest market price of IDR 25,000,000/m² increased by 367% compared to the NJOP price of 5,350,000/m². The highest price increase also reached 830% of the NJOP price compared to the market price in this area. Then the results of the comparison of the average market price value of the subject area in 2022 with the NJOP subject area in 2022 were 27,848,000 Rupiah/m². The average market price of the subject area in 2022 is 32,700,000 Rupiah/m² and the NJOP of the subject area in 2022 is 4,852,000 Rupiah/m² with an average percentage increase of 582%. This shows that the value of the subject area based on the market price in 2022 is greater than the value of the subject area based on the NJOP in 2022.

Then the comparison of market prices and NJOP prices in the control area, namely Jalan Cok Agung Tresna in 2022, can be seen in Table 16 below.

Table 16. Comparison of Market Prices and NJOP Control Area (Jl. Cok. Agung Tresna) in 2022

No	NJOP Control Area 2022 Rupiah/m ²	Market Price Control Area 2022 Rupiah/m ²	Market Price Increase Against NJOP 2022 Rupiah/m ²	Percentage (%)
	A	B	(A-B)	(A-B)/B
1	4,370,000	9,000,000	4,630,000	106%
2	4,605,000	10,670,000	6,065,000	132%
3	4,840,000	18,500,000	13,660,000	282%
4	5,095,000	22,000,000	16,905,000	332%
5	5,350,000	23,000,000	17,650,000	330%
Average	4,852,000	16,634,000	11,782,000	236%

Source: Analysis Results, 2022

Based on Table 16, it is known that the comparison of the NJOP price of land with the market price in the control area on Jalan Cok. Agung Tresna in 2022. It is known that the highest market price in the control area of Jalan Raya Cok. Agung Tresna is IDR 23,000,000/m², an increase of 330% compared to the NJOP price of 5,350,000/m² and the lowest market price of IDR 9,000,000/m², an increase of 106% compared to the NJOP price of 4,370,000/m². The increase in the NJOP price compared to the highest market price reached 330%. Then the results of the comparison of the average market price value of the control area in 2022 with the NJOP control area in 2022 were 11,782,000 Rupiah/m². The average market price of the control area in 2022 is 16,634,000 Rupiah/m² and the average NJOP value of the control area in 2022 is 4,852,000 Rupiah/m² with an average percentage increase of 236%. This shows that the value of the control area based on the market price in 2022 is greater than the value of the control area based on the NJOP in 2022.

Then the comparison of market prices and NJOP prices in the control area, namely Jalan Moh. Yamin in 2022, can be seen in Table 17 as follows.

Table 17. Comparison of Market Prices and NJOP Control Area (Jl. Moh. Yamin) in 2022

No	NJOP Control Area 2022 Rupiah/m ²	Market Price Control Area 2022 Rupiah/m ²	Market Price Increase Against NJOP 2022 Rupiah/m ²	Percentage (%)
	A	B	(A-B)	(A-B)/B
1	2,013,000	10,000,000	7,987,000	397%
2	2,176,000	13,000,000	10,824,000	497%
3	2,352,000	13,500,000	11,148,000	474%
4	4,605,000	17,100,000	12,495,000	271%
5	5,095,000	35,000,000	29,905,000	587%
Average	3,248,200	17,720,000	14,471,800	445%

Source: Analysis Results, 2022

Based on Table 17, it is known that the comparison of the NJOP land price with the market price in the control area on Jalan Moh. Yamin in 2022. It is known that the highest market price in the control area of Jalan Raya Moh Yamin is IDR 35,000,000/m², an increase of 587% compared to the NJOP price of 5,095,000/m² and this increase is the highest price increase. The lowest market price of IDR 10,000,000/m² increased by 397% compared to the NJOP price of 2,013,000/m². Then the results of the comparison of the average market price value of the control area in 2022 with the NJOP control area in 2022 were 14,471,800 Rupiah/m². The average market price of the control area in 2022 is 17,720,000 Rupiah/m² and the average NJOP value of the control area in 2022 is 3,248,200 Rupiah/m² with an average percentage increase of 445%. This shows that the value of the control area based on the market price in 2022 is greater than the value of the control area based on the

NJOP in 2022.

Based on the results of the comparative analysis in Table 15, Table 16 and Table 17, overall it can be concluded that the land value in the subject area (Jl. Raya Puputan) is greater and/or has a significant difference in land value with the land value in the control area (Jl. Cok. Agung Tresna and Jl. Moh Yamin) with the difference in market price increase against NJOP in 2022 in the subject area of 27,848,000 Rupiah/m² (percentage increase rate of 582%) and the difference in market price increase against NJOP in 2022 in the control area of 11,782,000 Rupiah/m² (percentage increase rate of 236%) and 14,471,800 Rupiah/m² (percentage increase rate of 445%).

The relationship between land value in Renon Field as a public open space and the factors that influence it

Based on the opinions of Gibert (1970), Gallion and Eisner (1992) and Merville in Rif'an (2002), it is formulated that the initial development of the central business district (CBD) in the city center is formed from the existence of a core that functions as a center of government, a center of recreation and a center of socio-culture. Related to this, it can be formulated that the existence of Renon Field as a public open space, a center for sports activities, recreation, socio-cultural activities in Denpasar City and located in the center of the Bali Provincial government, can be said to be the beginning that caused the growth of spatial differentiation and the development of the central business district (CBD) around it which indirectly resulted in an increase in the economic value of the surrounding land.

Regarding the economic value of land, there are factors that influence it, such as all the complete facilities (schools, sports facilities, to recreational parks) needed by urban people are already available there and become one of the attractions of the area, then the location, social factors, distance to CBD, accessibility, environmental quality, land use and completeness of facilities (Nararya Adi, et al, 2013). So it can be concluded that the value of land around Renon Field is influenced by the factors mentioned in the previous land theory.

CONCLUSION

Based on the results of the analysis, it is known that the existence of Renon Field as one of the public open spaces of Denpasar City has a significant and real impact on the development of land use which has implications for the economic value of the land around it. Based on the results of the overall comparative calculation analysis, it can be concluded that the land value on Jalan Raya Puputan as the affected area (subject area) is greater and/or has a significant difference in land value compared to the land value on Jalan Cok. Agung Tresna and Jalan Moh. Yamin as a controlled area/considered unaffected (control area), with a difference in value of: (1) subject area (Jl. Raya Puputan) of 27,848,000 Rupiah/m² with a percentage increase of 582%; while in the control area the land value is smaller, amounting to 11,782,000 Rupiah/m² with a percentage increase of 236% and 14,471,800 Rupiah/m² with a percentage increase of 445%.

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