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LINKAGES BETWEEN URBANIZATION, SUSTAINABLE DEVELOPMENT AND VALUATION PRACTICES IN RURAL AREAS

Throughout history, soil and climate conditions have shaped migration patterns and influenced the spread of human capital and technology. Such settlement patterns can have a lasting impact on land use today. The rise of development in Indonesia's major cities can spur economic growth. As a result, these cities will become a magnet for people to come in search of work and housing. However, this urbanization causes various problems because there is no specific control.

The rise of development in big cities in Indonesia can spur economic growth. As a result, these cities will become a magnet for people to come looking for work and housing. However, this urbanization causes various problems because it needs more control. This is the problem that Indonesia is currently facing, namely a high concentration of population growth, even worse, the urbanization itself is at a slower pace than industrialization's development. This problem eventually led to the phenomenon of over-urbanization.

Urbanization is a severe problem. The uneven distribution of population between villages and cities will cause various issues in social life. What encourages people to

urbanize is to be able to get a better life. In addition, the attractiveness of the destination area also determines the community to urbanize. Urbanites who only have skills in farming will find it challenging to find jobs in urban areas because employment in the city requires skills in their fields. In addition, there are also fewer and fewer jobs, so there is fierce competition in finding work. People who do not have skills can only work as manual laborers, housemaids, gardeners, and other jobs that rely more on muscles than brains. Meanwhile, people who do not have jobs generally only become homeless, unemployed, and homeless.

This excessive urbanization has caused various problems in Indonesia. Not only does it cause problems in the destined cities, but it also causes problems in the villages that are left behind. Issues in cities include increased a slum area and urban crime. Problems will also arise in the village because the citizen are moved to the cities then the villages have lost the human resources for the development agenda.

The Sustainable Development Goals (SDGs) agreed upon before the UNFCCC Paris Agreement 2015, and the UN's 2030 agenda is for sustainable development. The SDG's will focus on 17 goals, which include eliminating poverty (no poverty), reducing inequality, and creating sustainable cities and communities.

The problem between rural development, urbanization, and rising residential property prices is a complex phenomenon that is difficult to solve with a single solution. However, the government can devise several solutions to overcome these problems. This issue is becoming increasingly important as more people move to cities and leave villages and as property prices in urban areas rise. The government should strengthen rural development programs that aim to improve the quality of infrastructure and accessibility, enhance the quality of life in villages, and reduce urbanization. Second, the government should also pay attention to sustainable urban development policies by considering the factors that affect residential property prices in the city by expanding the availability of land for housing, expanding the accessibility of the city, and implementing fair pricing policies for property developers. Finally, the government can build cooperation between local governments and the private sector to promote sustainable urban and rural development.

Adequate infrastructure is a critical factor in developing villages and attracting investment. Infrastructure development can cover various aspects, such as roads, electricity, clean water, and sanitation. Infrastructure development can open access to villages and facilitate community mobility. In addition, the government can also build sustainable city infrastructure by improving accessibility and public transportation. Thus, people cannot migrate to the city and can remain in the village.

Infrastructure development in villages is a crucial factor in reducing urbanization. Improving village infrastructure, such as roads, bridges, clean water, and sanitation, will attract people to stay in the village. Building businesses there will reduce pressure on cities, stabilizing residential property prices. In addition, the government can also create sustainable city infrastructure by improving accessibility and public transportation, thereby reducing dependence on private vehicles and easing pressure on property prices in the city center.

For example, a study (Bappenas, 2018) found that strengthening village development programs oriented towards local economic development can help reduce urbanization flows. The program also encourages improvements in infrastructure quality and accessibility, thereby improving the quality of life of village people. In addition, the government can increase the availability of land for housing by accelerating the licensing process and optimizing the use of existing land. It will help reduce property prices in the city and provide opportunities for people who want to buy houses in the town.

Limited market data in rural property valuation is an issue that often confronts valuers in rural environments. Rural areas often have less market data available than cities, which can result in less accurate property valuations. One of the main impacts of limited market data is the need to determine a property's actual value. Market data, such as previous property transactions, sales prices, and market trends, are crucial in assessing the value of a property. In rural areas, the frequency of these transactions is often much lower compared to urban areas. As a result, it isn't easy to find relevant direct comparisons for the property valuation. It can lead to significant valuation errors and uncertainty in determining the property's sale

price or rental value. In addition, limited market data also affects landowners who wish to sell or rent out their property. They may need help to determine a fair price or to get a reasonable price. Sometimes, they may sell or rent their property at an undervalued price due to a lack of relevant market data. It makes the appraiser's risk even higher. Considering the link between controlling urbanization to achieve the Sustainable Development Goals (SDGs) and reducing the risk of appraisers practicing appraisal in rural areas is essential.

Further efforts may need in collecting market data in rural areas. The government and relevant agencies can play a role in managing and sharing market information regularly. In addition, property valuation professionals also need to develop more adaptive valuation methods to overcome market data limitations in rural areas. In this case, the valuation process may require more creativity and customization. In conclusion, more market data must be worth noting for rural property valuation. It can result in valuation errors and uncertainty in investment decisions. Further efforts in data collection and the development of adaptive valuation methods can help overcome this problem and improve the accuracy of rural property valuation.

In practice, sustainable development can moderate urbanization for more controlled and sustainable growth. For example, local governments can plan for wise land use, promote public transportation, encourage the use of renewable energy, and establish urban green spaces. These can contribute to more sustainable and less environmentally damaging urban development. Sustainable city development can also impact rural property valuations through improved infrastructure and accessibility. Better access to metropolitan areas through quality roads and efficient public transportation can make rural properties more attractive to those who want to live a rural lifestyle while still having access to urban

amenities. In addition, successful sustainable development in cities can minimize damaging environmental impacts, such as air and water pollution. However, it can also increase people's concern for the rural environment.

As a result, properties that have preserved natural features, such as lakes, rivers, forests, or land suitable for renewable energy, can have increased value due to higher demand. Then, sustainable development in cities can create greater demand for properties in rural areas that meet sustainable criteria. Examples include land that is for organic farming, forest land, and land for ecotourism. In other words, sustainable development, or SDGs, will ultimately help the appraiser's performance. From this, there is a strong link between controlling the flow of urbanization to eradicate poverty and reduce inequality and the sustainable arrangement of cities and communities, which are part of the Sustainable Development goals and appraisal practices, which in turn can reduce the standard deviation between appraisers because there is an increase in the accuracy of market data and reduce the appraisal profession. The goal of this interrelationship is, of course, improved public welfare and an increased role for appraisers in the economy. It makes appraisal practice even more important in sustaining economic growth.