

Analisis Potensi Investasi Berbasis Spasial di DKI Jakarta sebagai Tanggapan atas Rencana Pemindahan Ibukota Negara = Spatial Based Analysis for Investment Potency in Jakarta Capital City as Response of Capital Relocation Planning

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Abstrak

Pemindahan Ibukota Negara berdasarkan Undang-Undang RI No 3 tahun 2022 ditanggapi Jakarta dengan berbagai persiapan, salah satunya dengan Peraturan Gubernur DKI Jakarta No 31 Tahun 2022 tentang Rencana Detail Tata Ruang Wilayah Perencanaan. Tujuan penelitian adalah (1)Memvalidasi faktor – faktor yang menjadi daya tarik investor untuk berinvestasi di DKI Jakarta dari segi kondisi lahan, (2)Menilai performa kawasan berbasis lahan untuk memperoleh kawasan yang potensial, (3)Menghasilkan karya kawasan-kawasan yang strategis – potensial untuk pengembangan investasi, (4)Membuat rancangan rencana strategis atas kawasan potensial untuk direkomendasikan kepada pemangku kebijakan di DKI Jakarta. Pendekatan *mixed method* digunakan berupa *indepth interview*, *Analytical Hierachy Process* serta *Spatial Multi-Criteria Evaluation*. Wilayah penelitian berupa 4 kawasan stasiun MRT Tomang-Thamrin-Pulogadung-Pulogebang yang dilalui jalur MRT koridor Timur-Barat. Hasil penelitian berupa: (1)Validasi bahwa aspek tata ruang (faktor *Land Use and Planning*), aspek pertanahan (faktor *Property Rights and Value*), serta aspek kerentanan lingkungan (faktor *Land Safety*) mempengaruhi investasi, (2)Menghasilkan pembobotan sebagai penilaian performa kawasan, (3)Penilaian performa terhadap wilayah penelitian menghasilkan Kawasan Pulogebang-Pulogadung-Tomang-Thamrin merupakan kawasan sangat potensial maupun potensial, (4)Menghasilkan rumusan rencana strategis bagi pemerintah provinsi DKI Jakarta. Kawasan tersebut direkomendasikan sebagai kawasan Berorientasi Transit sekaligus kawasan Kompak untuk pengembangan investasi sejalan dengan pemenuhan tujuan SDG's ke 8 serta SDG's ke 11.

.....The relocation of the State Capital based on Law of the Republic of Indonesia No. 3 of 2022 was responded by Jakarta's government with various preparations, one of which was the enactment of Jakarta Governor Regulation No. 31 of 2022. The objectives of this study are (1)Validating the factors that attract investors to invest in terms of land conditions, (2)Assessing the land-based performance to obtain potential areas, (3)Creating strategically potential areas for investment development, (4)Designing strategically planning for potential areas. A *mixed method* approach, consist of *in-depth interviews*, *Analytical Hierarchy Process*, *Spatial Multi-Criteria Evaluation*. The area of studies consist of 4 MRT Station points of Tomang-Thamrin-Pulogadung-Pulogebang passed by the East to West corridor MRT line. The research findings consist of 4 pointers those are: (1)Validation of *Land Use and Planning* factors, *Property Rights and Value* factors, *Land Safety* factors affect investment, (2)Produce weighting as an assessment of regional performance, (3)Performance assessments of research areas finding the Pulogebang-Pulogadung-Tomang-Thamrin are potential and very potential area, (4)Formulation of strategically planning for the Jakarta Province government. Those area are recommended as a Transit-Oriented and also a Compact area for investment development in line with the fulfillment of the 8th and 11th SDG's.