

BAB V

PENUTUP

5.1 Kesimpulan

Dengan semakin bertambahnya jumlah penduduk, berdampak pada semakin besarnya volume sampah yang dihasilkan, dan berpengaruh pada permintaan rumah. Penelitian ini bertujuan untuk mengkaji seberapa besar pengaruh penurunan kualitas lingkungan yang dihasilkan dari TPA Sarimukti-Bandung terhadap harga rumah di sekitar TPA, dengan menggunakan teknik *Ordinary Least Squares* (OLS). Variabel determinatif seperti kualitas lingkungan dilihat dari bau sampah, kualitas udara dan frekuensi peristiwa angin puting beliung yang disebabkan oleh perubahan iklim berkaitan dengan permintaan rumah di kawasan tersebut. Berdasarkan dari hasil uji t (parsial), secara parsial variabel X5 menunjukkan nilai t-stat $10,840 > t$ tabel $1,671$, artinya bau sampah berpengaruh secara signifikan terhadap variabel harga rumah (Y). Variabel X6 menunjukkan nilai t-stat $1,840 < t$ tabel $-1,671$, artinya kualitas udara berpengaruh secara signifikan terhadap variabel harga rumah (Y). Variabel X7 menunjukkan nilai t-stat $-3,535 < t$ tabel $-1,671$, artinya peristiwa angin puting beliung berpengaruh secara signifikan terhadap variabel harga rumah (Y). Sedangkan pada uji f (simultan), menunjukkan variabel jumlah kamar tidur, jumlah kamar mandi, luas bangunan, luas tanah, jarak tempat tinggal dari TPA, PM10, dan peristiwa angin puting beliung signifikan menunjukkan nilai f-stat $53,835 > f$ tabel $3,13$, artinya variabel independen yang digunakan dalam penelitian ini secara simultan mempengaruhi variabel harga rumah (Y).

Penurunan kualitas lingkungan yang dihasilkan dari TPA Sarimukti menurunkan harga rumah di sekitar TPA. Temuan ini menunjukkan faktor lingkungan berperan penting dalam menentukan harga rumah, sehingga mempengaruhi keputusan individu dalam memilih tempat tinggal. Rumah yang terletak dengan tingkat kualitas lingkungan rendah kurang diminati karena meningkatkan risiko kesehatan dan mengurangi kualitas hidup, mereka lebih memilih untuk tinggal di lingkungan bersih dan sehat, serta terhindar dari bencana alam. Kecuali mereka tidak memiliki pilihan lain, seperti rumah dekat dengan tempat kerja, aksesibilitas, dan fasilitas yang lebih baik (Azmi et al., 2012), serta tidak semua rumah yang ditempati adalah rumah yang baru dibeli, bisa saja sudah dimiliki sejak lahir atau diwariskan.

Keterbatasan dalam penelitian ini adalah peneliti hanya menggunakan *Ordinary Least Squares* (OLS) tanpa memperhitungkan nilai ekonomi eksternalitas kondisi TPA. Hal ini dikarenakan peneliti ingin membatasi ruang lingkup penelitian agar tidak terlalu luas dan menghemat waktu. Kedua,

peneliti tidak memasukkan variabel peristiwa banjir terhadap harga rumah, variabel ini penting untuk dipertimbangkan dalam penelitian lanjutan.

5.2 Saran

Menurut penelitian Chang et al., (2021), harga rumah di dekat lokasi TPA rata-rata meningkat sebesar 2,2% dalam dua tahun pertama setelah TPA dipulihkan menjadi taman kota atau fasilitas publik lainnya. Penghapusan stigma negatif terhadap keberadaan TPA menjadi faktor utama (fasilitas publik atau fasilitas kota) memiliki fungsi strategis dalam mengubah lingkungan dari tidak *hygiene* menjadi lingkungan *hygiene*, sehingga harga rumah di sekitarnya naik.

1. Merubah perilaku masyarakat saja tidak cukup. Diperlukan modifikasi atau reformasi TPA dengan menggunakan sistem *sanitary landfill/waste management recycling program*. Oleh karena itu, dibutuhkan investasi di bidang teknologi *waste management*.
2. Peristiwa angin puting beliung merupakan kejadian alam yang sulit diprediksi. Meminimalisir risiko dengan memasukkan *risk insurance* ke dalam harga rumah, mengingat sifat angin puting beliung yang tidak dapat diprediksi.
3. Meningkatkan sarana dan prasarana angkutan sampah, karena ketersediaan sarana dan prasarana angkutan sampah yang aktif hanya mampu mengangkut 157,5 ton sampah.

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