The Innovation of Social Studies Journal
Vol. 6, (1), September 2024: 28-35
ISSN: 2716-2354 (p); 2723-1119 (e)DOI: https://doi.org/10.20527/iis

Factors Caused The Convertion of Agricultural And Into A Residential Area In Belayung Baru Village

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ARTICLE INFO

Keywords:

Transfer of Land Functions; Agricutural Land; Residential Areas

Article history:

Received 2024-02-16
Revised 2024-08-24
Accepted 2024-08-25
Published 2024-09-01

ABSTRACT

Kertak Hanyar District is a sustainable food agriculture area with the potential and functionality intended for rice in wetlands and drylands. This makes Kertak Hanyar sub-district one of the local paddy or rice-producing areas in Banjar Regency. However, currently most of the agricultural land in Kertak Hanyar District, especially in Belayung Baru Village, has been converted into residential areas, so its contribution is relatively small to rice production in Banjar Regency. The aim of writing this article is to describe why agricultural land can be converted into a community residential area in Belayung Baru Village. In this research, the approach used is a descriptive qualitative approach. Data collection techniques were carried out by observing, interviewing, documenting, recording, and studying literature. The results of this research describe that the factors causing the conversion of agricultural land into residential areas in Belayung Baru Village are strategic location, relatively high land prices, and population growth occurring in the capital city of Banjarmasin, which has an impact on the conversion of agricultural land into residential areas in Belayung Baru Village, Kertak Hanyar District as well as ease of licensing housing construction by the Regional Government.

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1. INTRODUCTION

Land is one of the natural resources that cannot be renewed and is a supporting means to support human life (Suparmoko, 2020). Most Indonesians make their living as farmers and depend on the agricultural sector for their livelihood, so Indonesia is often said to be an agricultural country. The agricultural sector certainly plays an essential role in meeting people's livelihood needs (Susilowati, 2020). Apart from that, Indonesia is located in an equatorial region with a tropical climate and has easily

available rainfall and sunlight, making it superior as a country that is abundant in biodiversity and has a high level of seawater absorption throughout the year (Abbas et al., 2022).

Land use in an area requires consideration of various aspects, including social and physical aspects (Sihasale & Lasaiba, 2022). This is because land can be used more efficiently, so that all parties can benefit economically and ecologically, and the consequences of environmental damage can be avoided and minimized (Fajriyah et al., 2023). However, nowadays in Indonesia, the availability of agricultural land is decreasing or decreasing in line with the increase in population. The high increase in population growth has a big influence on the quantity of agricultural land available in Indonesia, which is decreasing day by day (Arifin, R., & Taryono, I., 2022). Land use is not only used as residential areas for residents, but is also intended for other purposes, including land clearing for industrial purposes, large-scale plantation needs, and the need for supporting facilities for housing development (Hidayat, M. B., 2021).

Agricultural land is land that is used or intended for agricultural activities. Rice fields have broad functions and uses, namely related to direct functions, indirect functions, and inherent functions. However, regardless of its function, agricultural land is the land that is most vulnerable to changes in land use, especially rice fields (Sari & Yuliani, 2022). Especially if the agricultural land is in an area close to a busy point, such as on the edge of a highway. Meanwhile, agricultural land itself is one of the main inputs for rice production. Then, with the problem of the rapidly increasing rate of population growth, it also has an impact on people's need for housing or a place to live which is also getting higher. From time to time, demand for land will always increase, because it is driven by population growth, social and economic development (Herman et al., 2022).

Banjar Regency is the third largest district in South Kalimantan after Kotabaru Regency and Tanah Bumbu Regency and has a good agricultural system (Ilmi et al., 2023). The area of agricultural land in Banjar Regency was 55,979.0 ha in 2020, previously in 2019 it was 60,862.0 ha. Where this has decreased over one year (Land Use Report from the Banjar Regency Agricultural Service, 2020). The Banjar Regency area has 20 sub-districts. One of the sub-districts that is starting to experience the process of conversion of agricultural land is Kertak Hanyar Sub-district (Mufidah et al., 2021). Kertak Hanyar District has 13 sub-districts including villages. The characteristics of the Kertak Hanyar District area are that it is a plain area, and there is a lot of agricultural land for food crops such as lowland rice. According to Banjar Regency Regional Regulation No. 3 of 2013 concerning the Banjar Regency Regional Spatial Plan for 2013-2032, Article 35 paragraph (1), sustainable food agriculture areas as intended in Article 34 paragraph (1) letter e, one of which is Kertak Hanyar District commensurate with the potential and functionality intended for rice in wetlands and drylands. This makes Kertak Hanyar sub-district one of the local paddy or rice-producing areas in Banjar Regency. However, currently, most of the agricultural land in Kertak Hanyar District has been converted into housing and industry, so its contribution is relatively small to production in Banjar Regency (Hafidah et al., 2017).

This situation can be seen in the shift or change in land area in Kertak Hanyar District, Belayung Baru, such as rice fields which are widely used by housing developers to build housing (Lasprita et al., 2023). With the development of residential and industrial areas as well as land function changes occurring in the Kertak Hanyar District area, Belayung Baru Village, accessibility in this location will ultimately facilitate an increase in demand for land by other investors for industrial and residential development, so that the price of surrounding land will increase. Of all the issues related to the conversion of agricultural land in Belayung Baru Village, Kertak Hanyar District, from the explanation above, the researcher feels interested and feels that it needs to be studied more deeply regarding why there can be a shift in the function of agricultural land into a community residential area in Belayung Baru Village in form of research, entitled Factors Causing the Conversion of Agricultural Land into Settlements in Belayung Baru Village, Kertak Hanyar District, Banjar Regency.

2. METHODS

The method used in preparing this article is a qualitative research method and descriptive data analysis, which focuses on the conceptual depth of empirical research and is carried out by collecting data where researchers can obtain descriptive data or documents originating from observation, interviews, documentation, and recording activities (Liamputtong, 2020). As well as describing observed incidents or occurrences, both natural and artificial phenomena, which are objective descriptive. The method used in this research is a case study, namely research carried out on an object called a case, and carried out comprehensively and in detail using different data sources. The main topic discussed in this article is why agricultural land in Belayung Baru Village was converted into a community residential area. The purpose of this article is to find out and analyze why agricultural land can be converted into a residential area in Belayung Baru Village, Kertak Hanyar District, Banjar Regency. The data collection technique used starts from making initial observations at the research site to find out the research location and see the condition of the agricultural land and residential areas there. Then make observations again next time. Interviews were conducted with informants from the community and the Head of Belayung Baru Village. Documentation was obtained from the Banjar Regency Agriculture Service, the Belayung Baru Village Profile from the Village Office, and data from the Banjar Regency Central Statistics Agency. As well as literature study by searching for and understanding the contents of books and other relevant scientific articles. Technical data analysis is collecting data and reducing it by simplifying, categorizing, and discarding unnecessary data so that it finds meaningful information and it is easy to reach conclusions. Then the data is arranged systematically in a way that is easy to understand and find a conclusion. As well as assessing the suitability of meaningful data to be included in the basic concept of analysis .

3. FINDINGS AND DISCUSSION

Belayung Baru Village is one of several villages in Kertak Hanyar District, Banjar Regency which has an area of 2.1 km2. Belayung Baru Village is a self-sufficient village with classification III. The distance from the Belayung Baru Village Office to the capital of Martapura Regency is 28 Km2 and takes 1 hour from Belayung Baru Village. Development and progress in economic growth will increase along with land use. The increasing need for land will encourage or trigger cases of changing the function of agricultural land to non-agricultural land. That reason for encouraging land conversion matters in agriculture, according to Pakpahan, et. al., (1993) in Prabowo, R., et al (2020) divided into two categories namely factors direct and indirect factors. Factor directly is a factor land use changes that affect an aspect at a level farmers, which factors have a direct influence on decision making farmer. These factors are the socio-economic conditions of farmers including education level, income, economic capabilities, land location, land tax, and land prices. Meanwhile, indirect factors are land function transition factors that influence the regional phase, where these factors do not directly influence farmers' decision-making but influence other aspects that will also influence farmers' decision-making. These factors are population growth which influences the rate of development of residential areas, and the transformation of the economic system towards services and industry which can increase demand for industrial transportation facilities and industrial land (Prabowo & Bambang, 2020).

Based on the results of interviews with the Head of Belayung Baru Village and several informants, it can be explained that Belayung Baru Village used to be agricultural rice fields that were converted into agricultural areas. community settlements. The people of Belayung Baru Village have many livelihoods as farmers and the rest Work as builders, fish finders, and in other private sectors. The phenomenon of conversion of agricultural land into residential areas in Belayung Baru Village is caused by several factors, namely, as follows:

a. The strategic location of Belayung Baru Village

Belayung Baru Village is located in the District Crackling Hanyar, Banjar Regency, which borders Banjarmasin City. This is what triggers function transition problems Agricultural land has

become a residential area in Belayung Baru Village because of its strategic location, close to Banjarmasin City which only takes 10 minutes from the border of Belayung Baru Village. Apart from that, it is also close, leaving Belayung Baru Village to the urban area of Km. 7 and takes approximately 15 minutes, making this location suitable for building a residential area.

Land conversion agriculture becomes an area residential community because of its location strategic value often occurs due to high property values (Wijayakusuma, B., 2023). Strategically located agricultural land close to city centers or important facilities such as markets, schools, and public transportation can increase land value. This makes it increasingly attractive for housing developers to convert these locations into profitable residential areas. Then there is the demand for housing, in areas where development continues to grow and continue, the increase in population and demand for housing can encourage a shift in land use agriculture becomes area settlements and creates favorable conditions for housing developers. Strategic location is often the main choice for property buyers (Widhianingrum et al., 2024).

The existence of infrastructure and accessibility such as roads, electricity, drinking water, and easy access to public facilities is very important to turn agricultural land into a comfortable residential area for the community (Luvitaliani, L., 2020). Then in terms of regional development, regional governments or private developers often have regional development plans that include transfer function land to improve economic development or the quality of life of the community. As well as potential profits, switching functional land from agriculture to residential areas as well can create greater profit potential for land owners and developers. By selling land to build housing, they can generate higher income than farming.

b. Relatively High Land Selling Price

The relatively high selling price of land makes the people of Belayung Baru Village sell their land to housing developers. Villagers are tempted to sell their land because the land value is high. Villagers sell their land to gain instant income. Then it was bought by a housing developer. The price of land that used to be sold and the buyers were ordinary people, land could only be sold for around 15-20 million. Meanwhile, housing developers set high prices to attract people to sell their land. The price set by housing developers is 30 million in 1 piece (17 x 17 meters), that is, with an average land selling price of 1,765,000 million per meter.

With a high land selling price, it will automatically affect the price of houses in that housing complex as well. However, this does not make houses less affordable for some people with limited incomes or does not make people outside the village reluctant to buy these houses because of the housing's strategic location near the city center, the existence of infrastructure and accessibility such as roads, electricity, drinking water and easy access to public facilities such as markets and schools as well as affordability to workplaces for some people. Apart from that, the need for a place to live is also something that cannot be avoided because the human condition requires protection from the weather, security, and other basic needs to live a decent life (Musriana et al., 2024).

Move function land agriculture becomes land Residential settlements due to high land selling prices are a common phenomenon due to high demand. The increase in land prices especially occurs when demand for housing construction in the area is very high (Bintang & Agustina, 2021). This is caused by population growth, urbanization, or the attractiveness of a particular area in the eyes of property buyers. Then, in terms of profit potential, agricultural land owners see the potential for greater profits by selling their land for housing development compared to retaining their land for agriculture. The high selling price of land can be a strong motivation. Then building speculation, several individuals or companies can speculate on property, especially buying agricultural land to resell it later at a higher price than when purchasing. Which is done at a later date when the selling value is higher.

Economic factors and property market conditions, such as low-interest rates or high demand, can influence land prices(Fanama & Pratikto, 2019), making it more profitable for land owners to sell it as a residential area. Then, the existence of good infrastructure and adequate access to agricultural land can increase the value of the building. In this way, housing developers are more interested in buying the land to build housing. This land conversion can bring economic benefits to land owners and developers, but must also be managed wisely to ensure sustainable agriculture and environmental protection. Good land use planning and regulations can help guide sustainable land conversion.

c. Population Growth

Another factor that supports the case of changing the function of agricultural land into residential areas in Belayung Baru Village is the increasing population growth in Banjarmasin, creating an increase in the need for housing which also of course requires land. The population of Banjarmasin in 2022 will be 667,489 people and will increase in 2023 to 674,000 people (BPS Banjarmasin City, 2023). The land used as a residential area is agricultural in Belayung Baru Village because the location is close to the city of Banjarmasin. This is what makes Banjarmasin residents look for a place to live close to Banjarmasin City, namely towards the residential area in Belayung Baru Village. Apart from that, there have been changes in geographic demographics in Banjarmasin, houses on the banks of the Banjarmasin River have been destroyed and roads have been widened until the edges have become shingles. So the people who lost their homes looked for homes in Belayung Baru village.

In Belayung Baru Village, agricultural land is the primary contributor to lowland rice in Banjar Regency and reaps profits (Amin, M. E., & Tornado, A. S., 2022). In conditions like this, it must be maintained and maintained. Maintaining agricultural land from land conversion into residential areas as a result of the increase in population and the development of the city of Banjarmasin, especially Banjar Regency which is close to the city of Banjarmasin, it would be very sad if the Belayung Baru Village with its very large rice fields and a lot of its production were converted into use. Therefore, the Banjar Regency government maintains this agricultural land to support food security and the dangers of land conversion (Syaharuddin, et. al., 2024).

Population growth and complex development have shifted the use of land, which in turn has resulted in complex issues regarding land whose original function was as a medium for farming, over time it shifted to multifunctional uses (Angraini et al., 2020). Population growth is an important factor causing the transition of agricultural land into residential land due to the need for housing (Alamsyar, 2022).

A need is something that a person or group needs or wants to maintain life, and well-being, or achieve certain goals. Needs can be physical needs, namely basic needs related to a person's life and physical health. This includes needs that must be met to maintain body function and survival. Physical needs include food, water, clothing, health, and shelter. The need for shelter is the need for a protected place, such as a house or shelter, to protect oneself from weather and danger and provide a sense of security.

As the population increases, the need for housing also increases (Witra & Umar, 2020). This encourages the government and developers to look for land that can be converted into residential areas. Then, urbanization caused many people to migrate from rural to urban areas in search of economic opportunities. This has led to the development of urban residential areas, which often require the conversion of agricultural land.

Increasing infrastructure and population growth often trigger improvements in infrastructure such as roads, electricity, clean water, and public transportation in urban areas. This could also lead to cases of conversion of agricultural land into urban infrastructure. As well as the need for public facilities, with population growth, there is an increasing need for public facilities including schools, markets, etc. which were often built on agricultural land in the past. Although

population growth is a factor that triggers agricultural land conversion, wise spatial planning needs to be implemented to ensure that land conversion does not damage food security and the environment and that valuable agricultural resources are maintained (Pramesthy, H. K., et al., 2023).

d. Ease of Permitting Housing Development by Regional Government

Another factor that triggers the problem of converting agricultural land into residential areas in Belayung Baru Village is the ease of licensing housing construction by the Banjar Regency Regional Government. The Regional Government has also tried to take preventive measures to prevent changes in land use, but this problem is not only the responsibility of housing developers. This is because housing developers cannot just build housing projects without permission from the local government. This land conversion is often accompanied by an expansion of regional development. Therefore, this land conversion was authentically carried out by the government to obtain Regional Original Income (PAD) to support the expansion and development of the region. The local government issued this housing construction permit because the area needed PAD (Amin, M, E., & Tornado, A. S., 2022).

The ease of licensing housing construction by local governments can be one of the main factors in the case of changing the function of agricultural land into residential areas, due to the demand for housing developers (Prabowo & Bambang, 2020). Housing developers often look for opportunities to develop agricultural land into housing because of the potential for greater profits. Ease of licensing allows them to quickly start development projects. Then increasing regional income, and changing the function of land from agriculture to housing can increase regional income through building taxes and development license fees. Then political pressure, sometimes political pressure, and strong relationships between developers and local governments can influence licensing decisions (Sari, et. al., 2024).

Licensing and supervision regulations and the inability of local governments to enforce strict regulations or sufficient supervision can lead to land conversion without careful consideration(Wahyuni et al., 2023). However, it is important to remember that land conversion that is too rapid or not well-planned can have negative impacts, such as loss of productive agricultural land, environmental damage, and an imbalance between urban growth and sustainability (Eklou et al., 2023). Therefore, wise spatial planning and strict regulations need to be implemented to balance housing growth with the preservation of agricultural land and the environment.

The transition of the function of agricultural land into a residential area in Belayung Baru Village is due to the strategic location of Belayung Baru Village, which is located in the middle of Banjarmasin City and Gambut District, Tatah Makmur and Sungai Tabuk District, where if one of the sub-districts or cities experiences an increase in population it can affect land use for residential areas. Apart from that, the very high demand for housing construction will also influence the increase in land prices. This makes local people in Belayung Baru Village tempted to sell their agricultural land to housing developers to get instant income (Aniah et al., 2024).

The inability of local governments to enforce strict regulations or sufficient supervision can lead to land conversion without careful consideration. Transition of land use that is too fast or not well planned can have negative impacts, such as loss of productive agricultural land, environmental damage, and an imbalance between urban growth and sustainability. Therefore, wise spatial planning and strict regulations need to be implemented to balance housing development with the preservation of agricultural land and the environment (Cahya, et. al., 2024).

4. CONCLUSION

Belayung Baru Village is one of several villages in Kertak Hanyar District, Banjar Regency which has an area of 2.1 km2. Belayung Baru Village is a self-sufficient village with classification III. The distance from the Belayung Baru Village Office to the capital of Martapura Regency is 28 Km2 and takes 1 hour from Belayung Baru Village. Development and progress in economic growth will increase along with land use. The increasing need for land will encourage the problem of converting agricultural land to non-agricultural land. The phenomenon of changing the function of agricultural land into residential areas in Belayung Baru Village is caused by several reasons, namely the strategic location of the village. Then the relatively high selling price of land made the people of Belayung Baru Village tempted to sell their land to housing developers. The population growth that occurs in the capital city of Banjarmasin also influences land conversion in Kertak Hanyar District, especially Belayung Baru Village, which is the closest location to the city of Banjarmasin. And besides that, it is easy to obtain development permits by the Regional Government. This land conversion is often accompanied by the expansion of regional development. Therefore, this transfer of land function was authentically carried out by the government to obtain PAD to support the expansion and development of the region. The local government issued a permit for this housing development because the area requires PAD.

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