

# Define the Valuation Variables of Aquatic Land Parcels in Coastline Settlements of Indonesia

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## SUMMARY

The process of appraising land parcels in residential areas has closely followed the approach used for property appraisal in mainland settlements. However, in archipelagic areas with a wider sea area than land area, such as in Indonesia, settlements are often found along the coastline. This unique formation of living spaces is specific to island regions, particularly among traditional communities whose livelihoods depend on fisheries and marine activities. These coastal settlements possess distinct physical, legal, economic, and social characteristics that differentiate them from mainland settlements. To ensure accurate land valuation and prevent under- or over-estimation of land value, precise value-forming variables based on these characteristics, along with models and data-driven valuation techniques, must be defined. This paper will present a study on defining those variables in coastal settlements of Indonesia, with a case study located in Tanjungpinang City, Riau Islands Province, in order to provide more sensitive valuation techniques of fiscal cadastre in Indonesia.

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