

Analisis biaya dan manfaat peruntukan kawasan jalan pesisir (Coastal Area) di Kabupaten Karimun = Cost and benefit analysis for coastal area road allotment in Karimun Regency

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Abstrak

[ABSTRAK

Peruntukan kawasan jalan pesisir (coastal area) di kabupaten Karimun pada perencanaan awal yaitu sebagai kawasan pariwisata, namun saat ini kondisi eksisting sebagai kawasan perdagangan. Dalam penelitian ini dilakukan analisis biaya dan manfaat, dimana perhitungan analisis biaya dan manfaat yang dilakukan merupakan metode untuk mengetahui manfaat terbesar dari peruntukan kawasan jalan pesisir sehingga dapat menentukan kebijakan optimal pada kawasan tersebut. Hasil analisis menunjukkan bahwa peruntukan kawasan jalan pesisir yang layak adalah sebagai kawasan perdagangan karena memenuhi seluruh indikator yaitu NPV (Net Present Value) sebesar Rp. 141.325.253.867, IRR (internal rate of return) sebesar 40,8% dan BCR (Benefit Cost Ratio) sebesar 2,735. Dari hasil tersebut dapat dikatakan bahwa peruntukan optimal kawasan jalan pesisir (coastal area) di kabupaten Karimun adalah sebagai kawasan perdagangan. Pemerintah daerah akan mendapatkan manfaat terbesar dengan menerapkan kawasan jalan pesisir sebagai kawasan perdagangan.

Kemudian dilakukan simulasi pada kawasan pariwisata beberapa skenario dengan hasil pada simulasi 1 dan 2 biaya 100% ditanggung pemerintah dengan asumsi terjadi kenaikan pendapatan dan biaya setiap tahunnya. Hasilnya peruntukan kawasan coastal area tidak memenuhi NPV karena kurang dari nol. Pada simulasi 3 dibuat gabungan antara pihak swasta dan investor dengan hasil untuk NPV dan BCR menjadi layak. Dari hasil simulasi yang dilakukan dapat memberikan masukan kebijakan kepada pemerintah daerah agar memenuhi kelayakan pada kawasan jalan pesisir perlu dilakukan kerjasama swasta dan pemerintah. Sehingga perencanaan dapat aplikatif dan memberikan kesejahteraan melalui pendapatan pemerintah daerah yang dapat digunakan kembali untuk pembangunan dalam bidang lainnya.

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ABSTRACT

Allotment coastal road area in Karimun regency in the early planning is a tourism area, but existing condition of coastal road area currently as a trade area. In this research, the analysis of costs and benefits, where the calculation of cost-benefit analysis is carried out to determine the greatest benefits of allotment area coastal road so as to determine the optimal policy in the region. The result of

this research showed decent allotment for coastal road area in Karimun district is the current existing condition which is a trade area because it meets all the indicators with NPV (Net Present Value) in amount of Rp. 141, 325, 253 867, IRR (internal rate of return) in amount of 40.8% and BCR (Benefit Cost Ratio) in amount of 2.735. From these results we can say that optimal allotment coastal road area (coastal area) in the district Karimun is a trade area. Local governments will gain the greatest benefit by implementing a coastal road area as a trade area.

Then, researcher do simulation for turism area with the result of simulations 1 and 2 for cost 100% paid by government with assumption increasein cost and benefit each year. The result allotment turism area does not approve due to less then zeroNPV. In simulation 3 made a joint between investor and government has a result NPV and BCR become feasible. From the result can provide policy advice to local governments in order to meet the eligibility on the coastal road area should be private and government cooperation. So that planning can be applied and provide welfare through local government revenues that can be reused for development in other fields., Allotment coastal road area in Karimun regency in the early planning is a tourism area, but existing condition of coastal road area currently as a trade area. In this research, the analysis of costs and benefits, where the calculation of cost-benefit analysis is carried out to determine the greatest benefits of allotment area coastal road so as to determine the optimal policy in the region. The result of this research showed decent allotment for coastal road area in Karimun district is the current existing condition which is a trade area because it meets all the indicators with NPV (Net Present Value) in amount of Rp. 141, 325, 253 867, IRR (internal rate of return) in amount of 40.8% and BCR (Benefit Cost Ratio) in amount of 2.735. From these results we can say that optimal allotment coastal road area (coastal area) in the district Karimun is a trade area. Local governments will gain the greatest benefit by implementing a coastal road area as a trade area.

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