

Pengembangan Skema Kerja Sama Pemerintah dan Badan Usaha dalam Penyediaan Rumah Susun Umum Milik = Development of Public Private Partnership Scheme in the Provision of Public Housing

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Abstrak

Ketersediaan perumahan bagi masyarakat berpenghasilan rendah (MBR) masih menjadi isu strategis di Indonesia sehingga dibutuhkan skema kerja sama pemerintah dan badan usaha (KPBU) yang mampu menarik minat pemangku kepentingan. Penelitian ini bertujuan untuk mengembangkan skema kerja sama pemerintah dan badan usaha (KPBU) dan mengevaluasi kelayakan investasi serta mengevaluasi preferensi/minat badan usaha dan masyarakat terkait penyediaan Rusun umum milik (Rusunami) melalui skema KPBU tersebut. Pendekatan campuran digunakan dalam penelitian ini; kualitatif dengan studi kasus untuk mengembangkan skema KPBU, metode economy engineering untuk mengevaluasi kelayakan investasi, dan kuantitatif untuk mengevaluasi preferensi/minat badan usaha dan masyarakat MBR melalui survei dengan kuesioner.

Skema KPBU dalam penyediaan Rusunami yaitu design-build-finance-operate-maintenance-transfer (DBFOMT) dengan pengembalian investasi berupa user charge untuk penyediaan Rusunami (35%) dan apartemen/fasilitas komersial (65%) yang memanfaatkan lahan milik pemerintah secara sewa selama 50 tahun yang disertai dukungan fasilitasi pembangunan infrastruktur, perizinan, dan penyiapan lahan dari pemerintah. Skema KPBU tersebut menghasilkan kelayakan investasi dengan nilai IRR 13,18%, NPV sebesar Rp. 610.063.962.923 dan payback period selama 7,45 tahun. Secara umum, skema KPBU dimaksud telah sesuai dengan preferensi/minat responden badan usaha berdasarkan variabel skema KPBU, kelayakan investasi, dan alokasi risiko, namun masih memerlukan pengembangan terutama terkait nilai IRR, alokasi kewajiban pendanaan dan regulasi terkait konsesi lahan. Di sisi lain, rencana Rusunami yang ditinjau dari variabel keterjangkauan, fitur dan aksesibilitas Rusunami, dan bentuk kepemilikan hunian secara umum telah cukup sesuai dengan preferensi/minat masyarakat MBR, namun masih memerlukan penyelarasan terkait harga jual, besaran angsuran dan biaya service charge serta masa kepemilikan hunian

.....The availability of housing for low-income community is still a strategic issue in Indonesia. Therefore, public private partnership scheme is needed to attract the interest of stakeholders. This study aims to develop a PPP scheme and evaluate investment feasibility as well as analyze the preferences/interests of business entities and the communities to the provision of public housing (apartment) through the PPP scheme. A mixed approach was used in this study; qualitative with case studies to develop PPP scheme, while engineering economy method to evaluate investment feasibility and quantitative method to evaluate preferences/interests of private sector and low-income community through surveys with questionnaires.

The PPP scheme in providing public housing is design-build-finance-operate-maintenance-transfer with a return on investment in the form of a user charge for the provision of public apartment (35%) and commercial apartment/facilities (65%) that utilize government-owned land on a 50-year lease which accompanied by support for facilitation of infrastructure development, licensing, and land preparation from

the government. The PPP scheme can generate investment feasibility with IRR value of 13.18%, NPV of Rp. 610,063,962,923 and payback period for 7.45 years. In general, the PPP scheme is suitable with the preferences/interests of private sector based on the variables of the PPP scheme, investment feasibility, and risk allocation, but still requires adjustments related to IRR value, funding allocation and land concession. On the other hand, the housing planning in terms of the affordability, features and accessibility, and the form of residential ownership is quite suitable with the preferences/interests of the low-income community, but still requires adjustments related to the selling price and service charge fees as well as the period of ownership of the dwelling.