

Analisa Capital Budgeting dan Manajemen Risiko Proyek Superblock Berkonsep Transit Oriented Development PT.XYZ = Analysis of Capital Budgeting and Risk Management for Superblock Projects with Transit Oriented Development Concept at PT. XYZ

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Abstrak

Sebelumnya Indonesia menerapkan konsep Car Oriented Development. Saat ini, pola Transit Oriented Development (TOD) menjadi salah satu solusi yang dipilih pemerintah untuk mengatasi permasalahan urban sprawl yang terjadi. Transit Oriented Development (TOD) adalah sesuatu yang baru di Indonesia. Penelitian ini bertujuan untuk mengetahui implementasi Transit Oriented Development di Shibuya, KL Sentral dan membandingkan implementasi yang terjadi dari proyek Superblock dengan konsep Transit Oriented Development PT. XYZ. Studi literatur digunakan untuk mengetahui implementasi Transit Oriented Development di Shibuya dan KL Sentral. Analisis kelayakan investasi digunakan untuk menghitung Payback Period, Net Present Value, dan Internal Rate Return, sedangkan analisis risiko menggunakan Risk Register. Hasil penelitian ini menunjukkan bahwa Indonesia sudah mulai bergerak menuju Transit Oriented Development seperti yang diterapkan pada Shibuya. Namun, tidak banyak orang yang memiliki kebiasaan menggunakan transportasi umum di Indonesia. Selanjutnya, hasil penelitian menunjukkan bahwa investasi layak dilakukan namun terdapat banyak risiko tingkat ekstrim.

.....Previously, Indonesia applied Car Oriented Development concept. Currently, the pattern of Transit Oriented Development (TOD) is one of the solutions chosen by the government to solve the urban sprawl problem. Transit Oriented Development is something new in Indonesia. This study aims to find out the implementation of Transit Oriented Development in Shibuya, KL Sentral and to compare the implementation from the Super Block with Transit Oriented Development Concept Project of PT. XYZ. Literature study was used to determine the implementation of Transit Oriented Development in Shibuya and KL Sentral. Capital budgeting analysis was used to calculate Payback Period, Net Present Value, and Internal Rate Return, while the risk analysis used the Risk Register. The results of this study showed that Indonesia has started to move towards TOD similar to the one applied in Shibuya. However, not many people have the habit to use public transportation in Indonesia. Furthermore, the results showed that investment is feasible bur there are a lot of extreme level risks.