

Pengaruh risiko pada pendanaan investasi proyek pembangunan dan pengembangan pasar ABC mixed-use terhadap kinerja profit = The effect of risk on construction and development project investment funds at ABC mixed-use market towards performance of profit

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Abstrak

[ABSTRAK

Perusahaan Daerah yang mengelola pasar tradisional di DKI Jakarta perlu melakukan diversifikasi sumber pendanaan dengan mengajak pihak swasta untuk berinvestasi dalam peremajaan sekaligus pengembangan pasar tradisional yang sesuai dengan tuntutan perkembangan perkotaan dan lingkungan sekitar. Implementasi dari investasi tersebut yaitu Pembangunan dan Pengembangan Pasar ABC dengan konsep mixed-use yang dibentuk dari sebuah ikatan kerjasama antara Pemerintah (PD Pasar Jaya) dengan Swasta. Pembagian profit sharing atas investasi tersebut antara pihak public dan pihak private dinilai belum proposional, dikarenakan nilai profit sharing belum memperhitungkan faktor-faktor risiko. Penelitian ini bertujuan untuk mengetahui risiko, alokasi risiko dan mitigasinya serta profit sharing berbasis alokasi risiko dari proyek Pasar ABC. Metode penelitian ini menggunakan metode deskriptif dan melakukan wawancara dengan responden terkait, kemudian melakukan analisa kualitatif melalui risk assesment sampai dengan analisis finansial untuk menentukan profit sharing optimal berbasis alokasi risiko yang optimal. Untuk nilai profit sharing berbasis alokasi risiko optimal diperoleh dari hasil analisis cashflow after adjust risk yaitu sebesar Rp 264.231.751.000 turun sebesar Rp 323.729.417.000 dari cashflow before risk. Faktor-faktor risiko dapat menurunkan kinerja profit sharing Proyek Pasar ABC.

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ABSTRACT

Local companies that manage the traditional markets in DKI Jakarta need to diversify sources of funding to persuade the private sector to invest in the rejuvenation and the development of traditional markets in suitable with the demands of urban development and environment. Implementation of these investments, namely the construction and development ABC Market with mixed-use concept which is formed from a bond of cooperation between the Government (PD Pasar Jaya) with Private sector. The distribution of profit sharing on investment between the public and private parties is considered not proportional, because the value of profit sharing did not measure the risk factors. This study aims to determine risk, risk allocation and mitigation as well as profit-sharing based on the risk allocation of the ABC Market project. This research method using descriptive method and conduct interviews with related respondents, then perform a qualitative analysis through risk assessment to the

financial analysis to determine the optimal profit-sharing based on the optimal risk allocation. For value of profit sharing based on optimal risk allocation is obtained from the analysis outcome of cash flow after adjust risk which to Rp 264.231.751.000 decreased into Rp 38.729.417.000 from cashflow before risk. These risk factors can reduce the performance of profit sharing ABC Market project., Local companies that manage the traditional markets in DKI Jakarta need to diversify sources of funding to persuade the private sector to invest in the rejuvenation and the development of traditional markets in suitable with the demands of urban development and environment. Implementation of these investments, namely the construction and development ABC Market with mixed-use concept which is formed from a bond of cooperation between the Government (PD Pasar Jaya) with Private sector. The distribution of profit sharing on investment between the public and private parties is considered not proportional, because the value of profit sharing did not measure the risk factors. This study aims to determine risk, risk allocation and mitigation as well as profit-sharing based on the risk allocation of the ABC Market project. This research method using descriptive method and conduct interviews with related respondents, then perform a qualitative analysis through risk assessment to the financial analysis to determine the optimal profit-sharing based on the optimal risk allocation. For value of profit sharing based on optimal risk allocation is obtained from the analysis outcome of cash flow after adjust risk which to Rp 264.231.751.000 decreased into Rp 38.729.417.000 from cashflow before risk. These risk factors can reduce the performance of profit sharing ABC Market project.]