

Critical Success Factor pada Proyek Kerjasama Pemerintah dengan Badan Usaha (KPBU) Penugasan Jalan Tol Trans-Sumatera Ruas Bakauheni-Terbanggi Besar, Lampung Berbasis Land Value Capture = Critical Success Factors on Land Value Capture Based Public-Private Partnerships (PPP) Assignment on Trans-Sumatera Toll Road, Bakauheni-Terbanggi Besar Section

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Abstrak

Badan Usaha Jalan Tol (BUJT) pemegang konsesi pada Jalan Tol Trans-Sumatera (JTTS) menghadapi beberapa tantangan, sehingga membutuhkan sumber pembiayaan dan pendapatan alternatif, salah satunya melalui skema land value capture. Penelitian ini bertujuan untuk mengidentifikasi dan menganalisis critical success factor terhadap keberhasilan penerapan land value capture pada Jalan Tol Trans-Sumatera Ruas Bakauheni-Terbanggi Besar. Melalui studi literatur, diperoleh 40 success factor dalam 5 kategori dan 14 kriteria keberhasilan penerapan land value capture pada infrastruktur transit di berbagai negara yang divalidasi oleh para pakar kedalam konteks Jalan Tol Trans-Sumatera. Success factor tervalidasi diproses melalui penilaian pakar menggunakan Metode Delphi, sehingga diperoleh 5 success factor dengan peringkat tertinggi di masing-masing kategori sebagai critical success factor penerapan land value capture pada KPBU Penugasan Jalan Tol Trans-Sumatera berdasarkan konsensus pakar. Berikutnya dilakukan analisis hubungan antar variabel yang diperoleh dari pemodelan PLS-SEM. Berdasarkan analisis hubungan pada model, diperoleh hubungan antar 5 variabel/kategori success factor antara lain Kebijakan Pemerintah (X1), Model Bisnis BUJT (X2), Manajemen Aset/Properti (X3), Lingkungan Investasi yang Mendukung (X4), serta Perencanaan Land Value Capture dan Kondisi Spesifik Proyek (X5); terhadap variabel Keberhasilan Penerapan Land Value Capture (Y1) pada KPBU Penugasan Jalan Tol Trans-Sumatera.

.....The Concession Companies of the Trans-Sumatera Toll Road (TSTR) under the state-owned enterprise (SOE) face several challenges, requiring alternative sources of financing and income, one of which is land value capture (LVC)-based area development. This study aimed to identify and analyze critical success factors required to implement land value capture on the Bakauheni-Terbanggi Besar Section of the Trans-Sumatera Toll Road. Through literature study, 40 success factors in 5 categories and 14 success criteria of land value capture implementation on rail-based infrastructure in various countries validated by experts in the context of the Trans-Sumatera Toll Road. Validated success factors were processed through a series of expert assessments using the Delphi-Method questionnaires, resulting in 5 success factors with the highest ratings in each category as critical success factors required to implement land value capture in the SOE Assignment of Trans-Sumatera Toll Road based on the experts' consensus. Afterward, the relationship between variables was obtained from the PLS-SEM modeling and analyzed. The relationship model analysis resulting in inter-variable/ categories relationship includes Government Policy (X1), BUJT Business Model (X2), Asset/Property Management (X3), Supporting Investment Environment (X4), and Land Value Planning Project Specific Capture and Conditions (X5); on the variable Implementation of the Implementation of Land Value Capture (Y1) on the SOE Assignment of the Trans-Sumatera Toll Road PPP.