

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 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.