Benefit Cost Analysis of Kali Kedinding’s Lowcost Housing Development At Surabaya

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Abstract

The local government of Surabaya City makes a proper and affordable resident system that reachable by civilian society especially the weak (poor) economic class, which is Rumah Susun Sederhana Sewa (Rusunawa) to overcome the emerge of dense residence and illegal housing. One of them is Rusunawa Kali Kedinding Surabaya.

To assess the project development advantage and properness, it is need to be done an analysis; so that can be known whether the expended cost by government comparable to the obtained benefit, both by government itself and the community people in particular. To evaluate this project suitability, the Benefit Cost Ratio (BCR) method is used, that is to find the advantage valuation weight and the subsequent loss compare to the cost valuation weight of Rusunawa Kali Kedinding. The government’s benefit come from income of rental price. Benefit for housing inhabitants is the electric cost saving and rental cost saving. The benefit for the entrepreneur around the housing is increasing effort income. The reviewed costs are the initial investment, operational and maintenance costs.

The benefit in Present Value rate, for the local government from the rental price income is Rp. 4,506,812,352,00. The benefit for the inhabitant of housing to the electric cost saving and rent cost is Rp. 3,503,539,452,00. The benefit for the entrepreneur around the housing, to increase the income is
Rp.6,193,473,300.00. The loss Present Value rate to the inhabitant of housing, that is the increase of transportation cost is Rp. 605,136,278.30. The Present Value rate of cost is Rp.25,059,606,778.62. From the benefit cost analysis result it is obtained the BCR value is 0.4, that mean the project is uneconomical if it is reviewed from the obtained benefit from the expended cost. With the sensitivity analysis, its obtained result is the project will be feasible if 70% of the initial investment cost is subsidized by government so it will be obtained the BCR value by 1.14.

Keywords : benefit, cost, B/C ratio, Rusunawa Kali Kedinding