Abstract

Ciputra World Apartment is expected to pull Surabaya citizen’s interest especially West Surabaya area, to live in apartment because Ciputra Group presents a concept which combines apartment and Mall. Investments in this project development requires huge cost, so it needs feasibility analysis in financial terms, and also must be analyzed if it could be acceptable with a certain rate of return.

This Final Project aims to find out the feasibility of project development on Ciputra World Apartment from technical and financial terms. For feasibility study from technical terms, there will be using comparison to the technical requirements of building (KDB, KLB, KDH). And for financial terms, there will be using Cash Flow Analysis with investments feasibility parameter, such as Net Present Value (NPV) and Internal Rate of Return (IRR).

From technical terms, the plan of developing this project should be qualify the specified zoning (KDB 60%, KDB 1500%) and fulfillment of parking area which is 603 SRP (Satuan Ruas Parkir). And from financial terms, there will be using sensitivity analysis to describe investments feasibility changes that occur due to occupancy rate changes. The analysis result stated that those project is technically and
financially acceptable at occupancy rate minimum 83% and at Discount Rate maximum 4.75%.