FINANCING ANALYSIS
OF GOVERNMENT AND PRIVATE PARTNERSHIPS
ON SIDOARJO TOWN SQUARE PROJECT

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Abstract

Sidoarjo Town Square is a shopping center built by private investors on Sidoarjo government’s land. The project is planned to have 15-year investment period with the final compensation system, where the building will be owned by the government after the investment period expired. The financing of Sidoarjo Town Square is planned with the cooperation of private and government.

The purpose of this final task was to determine the profit between private investors and the government during the investment period and the comparison level of profit between the two parties. With analyzing the parameters of financing, the NPV and PI, the profits on the cash flow analysis calculation can be determined.

In analysis of financing, the level of profit of private investors and government can be known. In addition, from the analysis sensitivity with the changes in the investment period, the equivalent of the level of profit between the government and private investors can be determined. The results of the analysis stated that during the investment period of 15 years, the private investors get the NPV Of Rp.268.814.353.863,4660 and PI of 3,07924, while the government obtained NPV of Rp.40.706.614.423,5039 and PI of 1,82040, with difference in
the level of profits 1.25883. And from the analysis sensitivity, the government and private investors will acquire a commensurate level of profit if the investment is held within a period of 12 years. Where the private investors get the NPV of Rp.229.847.049.929.9610 and PI of 2.77783, while the government obtained NPV Rp.92.514.923.059.3680, and PI for 2.86455, with difference in the level of profits 0.08672.

Keywords: The Financing Analysis, Private Investor, Government.