

Intisari

Studi Kelayakan Revitalisasi Pasar Sleman Daerah Istimewa Yogyakarta

Tujuan utama penelitian ini adalah untuk mengetahui apakah revitalisasi Pasar Sleman layak serta untuk mengetahui apakah investasi awal dapat terbayar sebelum umur ekonomis proyek berakhir. Penelitian ini menggunakan data sekunder yang didapatkan dengan wawancara langsung dengan dinas-dinas yang terkait yaitu Dinas Perindustrian dan Perdagangan Kabupaten Sleman, Dinas Tenaga Kerja Kabupaten Sleman dan Dinas Perhubungan Kabupaten Sleman.

Berdasarkan data yang telah dihimpun, kemudian dikompilasi dan dipilah ke dalam biaya dan manfaat untuk mempermudah dalam menganalisa kriteria kelayakan investasi, yaitu *Net Present Value* (NPV), *Internal Rate of Return* (IRR), *Gross Benefit Cost Ratio* (*Gross B/C Ratio*), *Net Benefit Cost Ratio* (*Net B/C Ratio*) dan *Payback Period* (PBP). Suatu investasi layak apabila : nilai NPV > 0, IRR > *social discount rate*, *Gross B/C Ratio* > 1 dan *Net B/C Ratio* > 1 dan PBP dapat terbayarkan sebelum umur ekonomis bangunan habis.

Hasil perhitungan dari analisis ini diperoleh NPV = 2,577,136,471 > 1, IRR = 9,01% > 8% (*social discount rate*), *Gross B/C Ratio* = 1.059659231 > 1 dan *Net B/C Ratio* = 1.087196566 > 1 dan PBP = 15 tahun 9 (dapat terbayarkan sebelum umur ekonomis bangunan habis yaitu 50 tahun) Kesimpulan yang dapat diambil dari analisis ini adalah Revitalisasi Pasar Sleman layak.

Kata Kunci : Pasar, manfaat, biaya, proyek, revitalisasi.

Abstrac

Feasibility Study Of Revitalization Sleman Market Special Region Of Yogyakarta

The main objective this research is to knowing what revitalization Sleman Market is worthy and to knowing what the initial of investment can be payed before project of economics life ends. This research used secondary data obtained by direct interviewers with related agency such as Industry and Trade Department of Sleman Regency, Labor Department of Sleman Regency, and Transportation Department of Sleman Regency.

Based on data that has been collected, then compiled and sorted into cost and benefits to simplify of investment eligibility criteria, that is Net Present Value (NPV), Internal Rate of Return (IRR), Gross Benefit Cost Ratio (Gross B/C Ratio), Net Benefit Cost Ratio (Net B/C Ratio) and Payback Period (PBP). Investment worthy if : value $NPV > 0$, $IRR >$ social discount rate, $Gross\ B/C\ Ratio > 1$ and $Net\ B/C\ Ratio > 1$ and PBP can be paid before the economic life of the building runs out.

The calculation from this analysis obtained $NPV = 2,577,136,471 > 1$, $IRR = 9,01\% > 8\%$ (social discount rate), $Gross\ B/C\ Ratio = 1.059659231 > 1$ and $Net\ B/C\ Ratio = 1.087196566 > 1$ and $PBP = 15\ years\ 9\ months$ (can be paid before the economic life of the building runs out, which is 50 years) The conclusion that can be drawn from this analysis is that revitalization of the Sleman Market is profitable.

Key Words : market, benefit, cost, project, revitalization.