

DAFTAR PUSTAKA

- Sulistari, Nizwan Zukhri, and Hendrian, “Economic and Financial Feasibility Analysis on the Masterplan of the Sadai Industrial Estate (KIS) Bangka Belitung Islands Province,” *Budapest International Research and Critics Institute-Journal (BIRCI-Journal)*, Volume 5, No 2, May 2022, Page: 8742-8751, <https://doi.org/10.33258/birci.v5i2.4661>
- Heecheoul Shim, and Jaehwan Kim, “Determinants of the Economic and Financial Feasibility of Real Estate Development Projects: A Comparative Analysis between Public and Private Development Projects in South Korea,” *Multidisciplinary Digital Publishing Institute (MDPI) Sustainability*, 2022, 14, 2135, <https://doi.org/10.3390/su14042135>
- Fisu A., Didiharyono D., and Bakhtiar, “Economic & Financial Feasibility Analysis of Tarakan Fishery Industrial Estate Masterplan,” *IOP Conf. Series: Earth and Environmental Science*, Vol. 469 (2020) 012002, <https://doi.org/10.1088/1755-1315/469/1/012002>
- Isradi, et.al, “Analysis of Capacity, Speed, and Degree of Saturation of Intersections and Roads,” *Journal of Applied Science, Engineering, Technology, and Education*, Vol. 2 No. 2 (2019) 150–164, <https://doi.org/10.35877/454RI.asci22110>
- Leopoldo Sdino, Paolo Rosasco, and Sara Magoni, “The Financial Feasibility of a Real Estate Project: the Case of the Ex Tessitoria Schiatti,” *Elsevier Procedia - Social and Behavioral Sciences*, Volume 223, 10 June 2016, Pages 217-224, <https://doi.org/10.1016/j.sbspro.2016.05.352>

Zafirah Maria Ulfa, and Ahmad Danu, “Financial Feasibility Study of the Construction of New High School Building (Case Study of XYZ Foundation),” *EJBMR, European Journal of Business and Management Research*, Vol. 5, No. 4, August 2020, <http://dx.doi.org/10.24018/ejbmr.2020.5.4.467>

Reyneldis L.F., Subandiyah A., and Tiong Iskandar, “Financial Feasibility Analysis of Terminal Construction Project at Motaain Checkpoint Crossing in Belu Regency,” *International Journal of Scientific Engineering and Science*, ISSN (Online): 2456-7361, Volume 2, Issue 10, pp. 7-13, 2018

Momin Mukherjee, and Roy S., “Feasibility Studies and Important Aspect of Project Management,” *International Journal of Advanced Engineering and Management*, Vol. 2, No. 4, pp. 98-100, 2017, <https://dx.doi.org/10.2139/ssrn.2960589>

Intaraburt W., Sangsanont J., Limpiyakorn T., Ruangrassamee P., Suttinon P., Suwannasilp B.B., “Feasibility Study of Water Reclamation Projects in Industrial Parks Incorporating Environmental Benefits: A Case Study in Chonburi, Thailand,” *Multidisciplinary Digital Publishing Institute (MDPI) Water*, 2022, 14, 1172, <https://doi.org/10.3390/w14071172>

Agus Muhammad, Wiwiek Mardawiyah, “Financial Feasibility Studies For Perusahaan Gas Negara (Pgn) Project: A Case Study Of City Gas Project In Indonesia For The Period Of 2018-2038,” *South East Asia Journal of Contemporary Business, Economics and Law*, Vol. 17, Issue 2(December) ISSN 2289-1560, 2018.

- A. Maravas and John-Paris Pantouvakis, "A New Approach to Studying Net Present Value and the Internal Rate of Return of Engineering Projects under Uncertainty with Three-Dimensional Graphs," *Hindawi Advances in Civil Engineering*, Volume 2018, Article ID 6108680, <https://doi.org/10.1155/2018/6108680>
- Jiang F., Awaitey J., and Xie H., "Analysis of Construction Cost and Investment Planning Using Time Series Data," *Multidisciplinary Digital Publishing Institute (MDPI) Sustainability*, 2022, 14, 1703, <https://doi.org/10.3390/su14031703>
- Xu F., Xu W., Zhang X., Wang Y., and Wang F., "Analysis of Traffic Characteristics and Distance Optimization Design between Entrances and Exits of Urban Construction Projects and Adjacent Planar Intersections," *Multidisciplinary Digital Publishing Institute (MDPI) Sustainability*, 2023, 15, 8656, <https://doi.org/10.3390/su15118656>
- A. R. Syahputra, B. Hamzah, and M. Y. Jinca, "The Saturation Degree of Road Segments between Pitu Riase Subdistrict and Pangkajene Sidrap Regency," *International Journal of Engineering and Science Applications*, ISSN: 2406-9833, 2019
- J Akbardin et.al, "The Study Degree of Saturation on Toll Road Access Based on Changes in Urban Settlement Land," *2nd International Conference on Sustainable Infrastructure*, 1625 (2020) 012038, <https://doi.org/10.1088/1742-6596/1625/1/012038>
- Budi Hartanto Susilo, and Ivan Imanuel, "Traffic congestion analysis using travel time ratio and degree of saturation on road sections in Palembang, Bandung,

- Yogyakarta, and Surakarta,” MATEC Web of Conferences, 181, 06010 (2018), <https://doi.org/10.1051/matecconf/201818106010>
- Yusdiansyah E., and Afriyadi H., “Legal Protection Of The Right Of Way As Local Government Assets By Optimizing The Road Class,” Proceedings The 2nd International Multidisciplinary Conference 2016 November, ISBN 978-602-17688-9-1, Vol. 1, No. 1 (2016)
- Chengjin Wang, and Cesar Ducruet, “New port development and global city making: emergence of the Shanghai–Yangshan multilayered gateway hub,” Elsevier Procedia – Journal of Transport Geography, Volume 25, November 2012, Pages 58-69, <https://doi.org/10.1016/j.jtrangeo.2012.07.008>
- Oladinrin, T. O., Ogunsemi, D. R. and Aje, I. O., “Role Of Construction Sector In Economic Growth: Empirical Evidence From Nigeria,” FUTY Journal of the Environment, Vol. 7, No. 1, July 2012, ISSN: 1597-8826, <http://dx.doi.org/10.4314/fje.v7i1.4>
- Wesam Salah Alaloul et.al, “Construction Sector Contribution to Economic Stability: Malaysian GDP Distribution,” Multidisciplinary Digital Publishing Institute (MDPI) Sustainability, 2021, 13, 5012., <https://doi.org/10.3390/su13095012>
- Nur Fajar Aprilia Sari. 2019. Analisis Kelayakan Ekonomi dan Finansial Pembangunan Jalan Tol Pandaan – Malang (Jurnal). Surabaya: Institut Teknologi Sepuluh Nopember.
- Muhamad Fajar Subkhan. 2012. Analisis Kelayakan Finansial Pembangunan Rusunawa. Malang: Politeknik Negeri Malang.

Junita Eka Susanti. 2019. Analisis Kelayakan Ekonomi Proyek Pembangunan Gedung Olahraga (Gor) Kabupaten Bangka. Lampung: Institut Teknologi Sumatera.

Kementerian Pekerjaan Umum. 2014. Modul Pedoman Kapasitas Jalan Indonesia. Direktorat Jenderal Bina Marga. Jakarta.

BPS, “Badan Pusat Statistik Kota Makassar,” 2022. [Online]. Available: (<https://makassarkota.bps.go.id/indicator/12/72/1/jumlah-penduduk-menurut-kecamatan-dan-jenis-kelamin-di-kota-makassar.html>) [Accessed: 5-Juni-2023].

Pelindo.co.id, “Dukung Kelancaran Logistik, Akses Tol Makassar New Port Siap Dibangun”2022.[Online].Available:(<https://www.pelindo.co.id/media/77/dukung-kelancaran-logistik-akses-tol-makassar-new-port-siap-dibangun>). [Accessed: 5-Juni-2023].

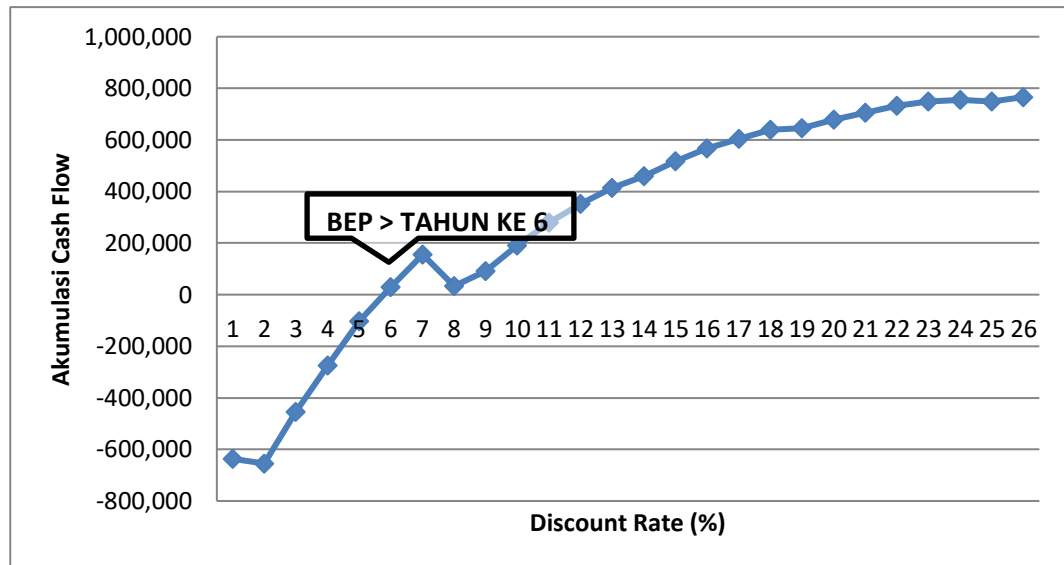
Undang-Undang Republik Indonesia Nomor 38 Tahun 2004 Tentang Jalan, (Jakarta, 2004).

Peraturan Pemerintah Republik Indonesia Nomor 15 Tahun 2005 Tentang Jalan Tol, (Jakarta, 2005).

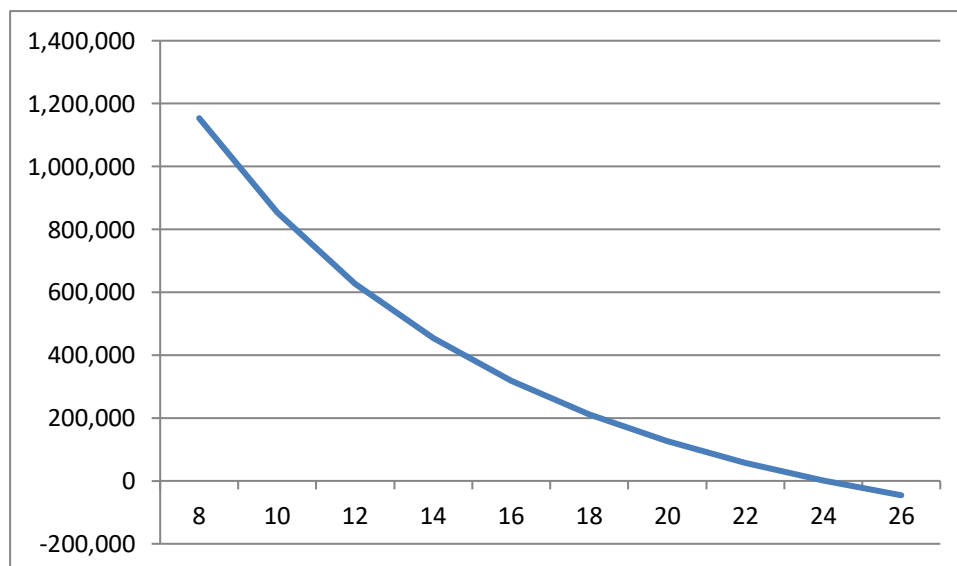
Bank Indonesia, Mei. 2021: BI rate Bank Indonesia (<http://www.bi.go.id/id/moneter/bi-rate/data>). [Accessed: 5-Juni-2023].

LAMPIRAN

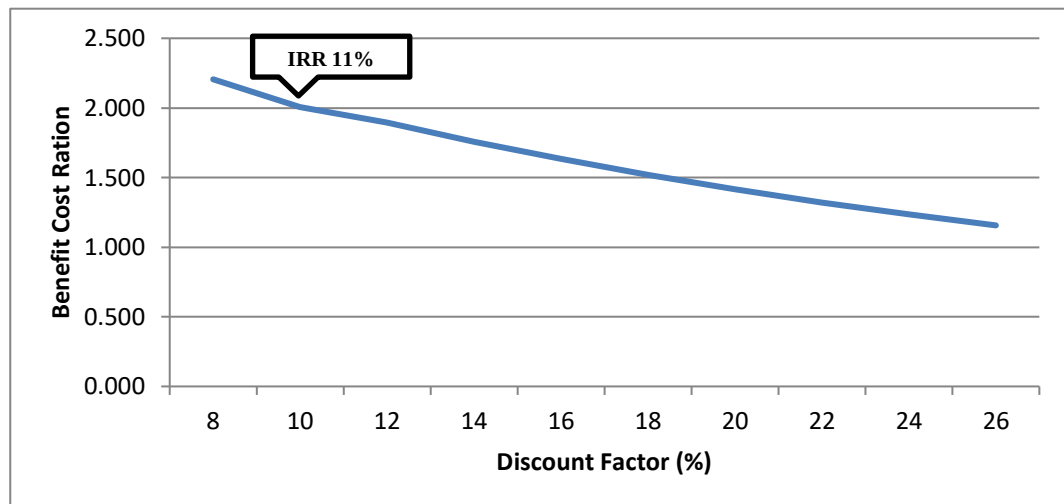
1. Grafik Cash Flow Kelayakan Ekonomi



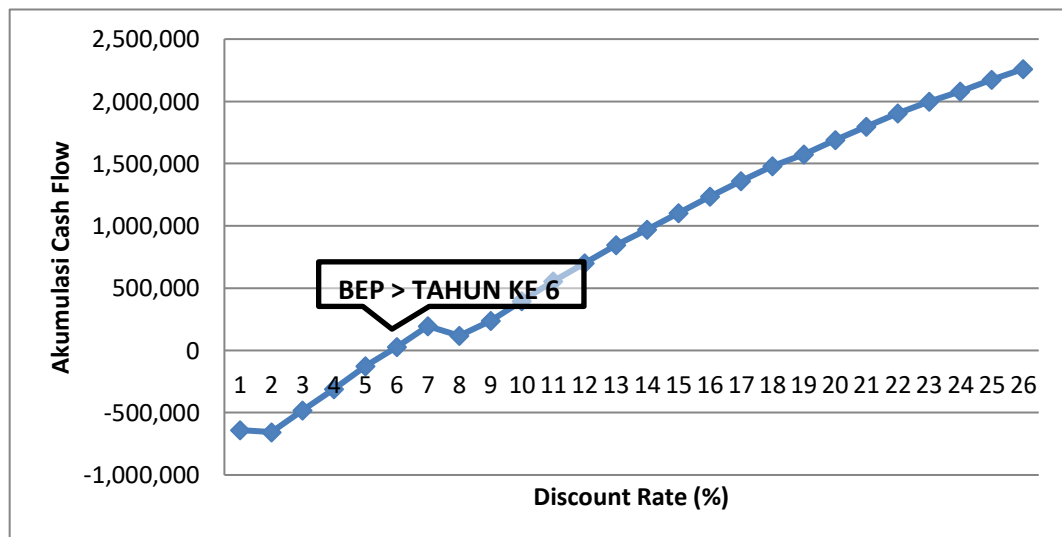
2. Grafik NPV Kelayakan Ekonomi



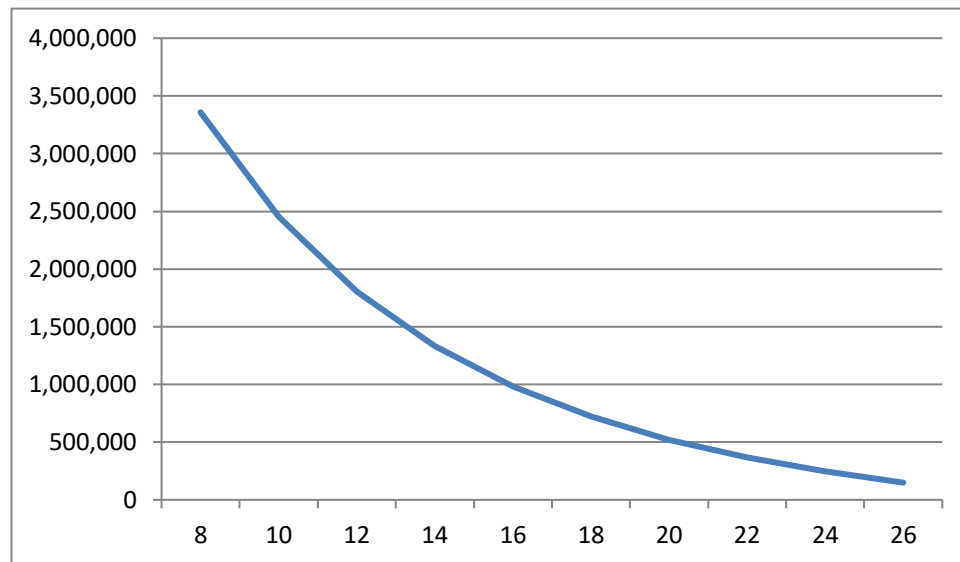
3. Grafik BCR dan IRR Kelayakan Ekonomi



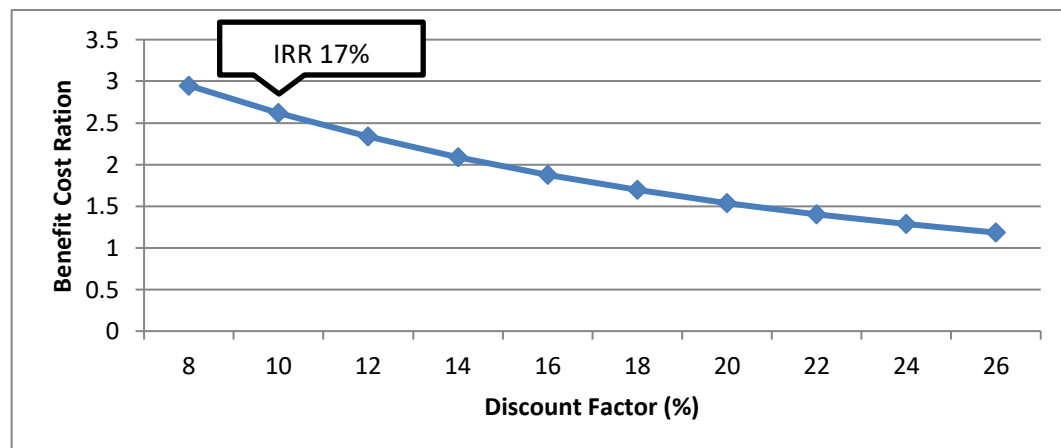
4. Grafik Cash Flow Kelayakan Finansial



5. Grafik NPV Kelayakan Finansial



6. Grafik BCR dan IRR Kelayakan Finansial



7. Proyeksi Traffic selama masa konsesi (LHR)

Tahun	Tamalanrea	Ramp Parangloe	Ramp Bira timur	Ramp Bira Barat	Biringkanaya
2021	12.968	4.174	1.180	2.987	9.020
2022	16.532	4.600	1.635	3.487	11.634
2023	18.113	5.040	1.791	3.820	12.747
2024	19.449	5.412	1.924	4.102	13.687
2025	20.714	5.763	2.049	4.369	14.577
2026	21.915	6.098	2.168	4.622	15.422
2027	23.098	6.427	2.285	4.872	16.255
2028	24.187	6.730	2.392	5.101	17.021
2029	25.466	7.086	2.519	5.371	17.921
2030	26.739	7.440	2.645	5.640	18.817
2031	28.076	7.812	2.777	5.922	19.758
2032	29.399	8.180	2.908	6.201	20.689
2033	30.954	8.613	3.062	6.529	21.783
2034	32.192	8.957	3.184	6.790	22.655
2035	33.480	9.315	3.311	7.062	23.561
2036	34.724	9.662	3.434	7.324	24.436
2037	36.212	10.076	3.582	7.638	25.483
2038	37.660	10.479	3.725	7.943	26.503
2039	38.941	10.835	3.851	8.213	27.404
2040	40.154	11.173	3.972	8.469	28.258
2041	41.271	11.483	4.082	8.705	29.044
2042	42.388	11.862	4.229	9.022	30.100
2043	43.504	12.213	4.360	9.300	31.029
2044	44.621	12.564	4.490	9.578	31.958
2045	45.738	12.915	4.620	9.857	32.887
2046	46.854	13.266	4.750	10.135	33.816

8. Revenue dari Tarif Tol

Tahun	Tamalanrea	Ramp Parangloe	Ramp Bira timur	Ramp Bira Barat	Biringkanaya
2021	238,602,378	102,687,005	11,091,021	28,080,041	165,064,897
2022	304,196,059	113,160,472	15,370,442	32,777,826	212,909,069
2023	349,506,721	130,015,969	17,659,903	37,660,154	244,622,336
2024	375,287,589	139,606,413	18,962,561	40,438,102	262,666,555
2025	419,161,256	155,927,350	21,179,413	45,165,590	293,374,059
2026	443,472,609	164,971,137	22,407,819	47,785,195	310,389,755
2027	490,174,189	182,344,054	24,767,560	52,817,397	343,076,536
2028	513,276,661	190,938,138	25,934,883	55,306,742	359,246,126
2029	566,735,354	210,824,690	28,636,048	61,067,039	396,662,260
2030	595,072,121	221,365,925	30,067,851	64,120,391	416,495,373
2031	655,254,740	243,753,768	33,108,763	70,605,207	458,617,633
2032	686,137,648	255,242,162	34,669,217	73,932,911	480,232,808
2033	757,600,125	281,826,095	38,280,078	81,633,158	530,249,923
2034	787,904,130	293,099,139	39,811,281	84,898,484	551,459,920
2035	859,326,063	319,667,990	43,420,094	92,594,362	601,448,659
2036	891,257,305	331,546,363	45,033,519	96,035,027	623,797,571
2037	974,711,142	362,591,064	49,250,281	105,027,370	682,207,528
2038	1,013,699,588	377,094,706	51,220,292	109,228,465	709,495,829
2039	1,099,211,028	408,904,832	55,541,020	118,442,519	769,345,918
2040	1,133,478,781	421,652,384	57,272,504	122,134,948	793,330,172
2041	1,221,734,250	454,483,284	61,731,883	131,644,678	855,100,826
2042	1,254,789,301	469,464,992	63,960,242	136,433,034	886,203,693
2043	1,350,562,373	506,894,439	69,140,822	147,493,415	958,046,631
2044	1,385,227,206	521,460,942	71,206,539	151,909,506	986,731,450
2045	1,489,040,781	562,131,981	76,840,615	163,938,655	1,064,867,040
2046	1,525,393,791	577,407,872	79,006,933	168,569,810	1,094,948,810

9. Dokumentasi Penelitian

