

ABSTRACT

The growth of the world economy continues to increase causing the movement of containers to various locations. The addition of the container flow should be anticipated by shipping companies, port authorities and terminal operators. Overview physically, the container terminal operator must calculate the capacity, then planned infrastructure development projects such as the expansion of Container Yard and Building Facilities, and make a purchase of new cranes, to accommodate the projected increase throughput targets ahead. This is the reason for the owners of Container Terminal at the Port of Tanjung Priok, to undertake investment projects, one of which is the XYZ Container Terminal.

XYZ Container Terminal is a form of Public Private Partnership in the field of port infrastructure, between government-owned corporation (BUMN) and private investors, by making an agreement operate Terminal Container until 2018 and has a production target of 1 million TEUs.

This thesis studied the feasibility of the investment project, the first phase of the contract is a cooperation agreement operate XYZ Container Terminal with the condition that it is still running, the contract will expire in 2018 and also the possibility of cooperation scenarios in the second stage agreement. Planned two (2) cooperation scenarios to be performed, government-owned corporation operate independently container terminal or continuing cooperation agreement between government-owned corporation and private investors.

The assessment process container terminal investment projects, including container terminal service capacity analysis and financial analysis. The purpose of analyzing the capacity of container terminal services is to calculate the ability of the infrastructure and supra-structure to accommodate the flow of ships and containers in the coming year, with parameters including Berth Occupancy Ratio (BOR), the capacity of Quay Container Crane (QCC), the capacity of Rubber Tired Gantry Crane (RTGC) and capacity of Container Yard. The next phase of the financial feasibility calculations using parameters that include the Net Present Value (NPV) and Benefit Cost Ratio, Internal Rate of Return (IRR) and Payback Period. The results of calculations using the port performance indicators and financial analysis, used to assess the feasibility of this project.

Keywords : Investment, Capacity