

Kabupaten Timor Tengah Utara merupakan salah satu daerah dengan potensi tanaman kayu putih sebesar 105,3 hektar. Potensi ini dapat dimanfaatkan untuk pendirian pabrik kayu putih yang produksi dalam negeri masih sangat minim. Tujuan penelitian ini 1) melakukan perancangan tata letak dan 2) fasilitas pabrik minyak kayu putih di Kabupaten TTU dan mengetahui kelayakan berdasarkan aspek finansial. Penelitian ini dilakukan bulan Februari-Juli 2019. Hasil analisis teknis diperoleh fasilitas pabrik minyak kayu putih yang dibutuhkan terdiri dari gudang bahan baku, boiler, ketel suling, *condensor*, bak pendingin, separator, saringan dan inspeksi, pengemasan, dan gudang produk jadi. Hasil analisis finansial didapatkan nilai NPV sebesar Rp. 1.389.087.301,11, nilai *Net B/C* sebesar 1,39, IRR sebesar 14%, BEP sebanyak 3.995 kg, dan PP selama 5 bulan investasi sudah bisa dikembalikan.

***Kata Kunci: Minyak Kayu Putih, Kelayakan Teknis, NPV, Net B/C, IRR, BEP, PP***

## **ABSTRACT**

Timor Tengah Utara Regency is one area with a potential of eucalyptus plants of 105.3 hectares. This potential can be utilized for the establishment of eucalyptus factories whose domestic production is still very minimal. The purpose of this study is 1) designing the layout and 2) eucalyptus oil factory facilities in TTU Regency and knowing their feasibility based on financial aspects. This research was conducted in February-July 2019. The results of the technical analysis obtained the required cajeput oil plant facilities consisting of raw materials warehouse, boiler, distillery, condenser, cooling tub, separator, filter and inspection, packaging, and finished product warehouse. The results of financial analysis obtained an NPV value of Rp. 1,389,087,301.11, Net B/C value of 1.39, IRR of 14%, BEP of 3,995 kg, and PP for 5 months the investment can be returned.

***Keywords: Eucalyptus Oil, Technical Feasibility, NPV, Net B/C, IRR, BEP, PP***