

TABLE OF CONTENTS

APPROVAL OF THE SUPERVISORS	ii
HALAMAN PENGESAHAN	iii
COLLABORATION STATEMENT	iv
PERNYATAAN BEBAS PLAGIASI	v
ACKNOWLEDGMENT	vi
TABLE OF CONTENTS	vii
LIST OF TABLES	ix
LIST OF FIGURES	x
ABSTRACT	xi
<i>INTISARI</i>	xii
CHAPTER 1: INTRODUCTION.....	1
1.1. Research Background	1
1.2. Problem Statement	3
1.3. Research Question	3
1.4. Research Objectives	3
1.5. Expected Output	4
CHAPTER 2: LITERATURE REVIEW	5
2.1. Infrastructure Financing	5
2.2. Public Choice and Private Sector Involvement	6
2.3. Land Value Capture.....	7
2.3.1. Rationale and Classification of Value Capture.....	7
2.3.2. Tax-based Instruments of LVC	8
2.3.3. Development-based Instruments of LVC	11
2.4. Theoretical Framework	15
CHAPTER 3: RESEARCH MEHODOLOGY	17
3.1. Research Method	17
3.2. Research Location	17
3.3. Data Collection	18
CHAPTER 4: DESCRIPTION OF RESEARCH AREA	22
4.1. Geographical Condition.....	22
4.2. Social and Economic Condition	24
CHAPTER 5: FINDINGS AND DISCUSSIONS.....	26



5.1. Determinant Factors of LVC Implementation.....	26
5.1.1. The Existence of Supporting Regulations	26
5.1.2. Clear Division of Authority in Governance Structure	27
5.1.3. Effective Coordination among Stakeholders	28
5.1.4. Robust Real Estate Market	29
5.2. Possibilities for LVC Implementation in Palembang.....	29
5.3. Actions Recommendation	31
5.4. Conceptual Model for LVC Implementation	33
CHAPTER 6: CONCLUSIONS AND RECOMMENDATIONS	37
REFERENCES	38
APPENDIX	46