

TABLE OF CONTENTS

TITLE PAGE	i
ENDORSEMENT PAGE	ii
DECLARATION OF ACADEMIC INTEGRITY.....	iii
PREFACE	iv
ACKNOWLEDGEMENTS	v
TABLE OF CONTENTS	vi
LIST OF TABLES	ix
LIST OF FIGURES	x
LIST OF APPENDIX	xi
CHAPTER I INTRODUCTION	1
I.1 Background	1
I.2 Problem Statement	3
I.3 Objectives of the Study	4
I.4 Limitations of the Study.....	4
I.5 Research Originality.....	5
CHAPTER II LITERATURE REVIEW.....	7
II.1 Port Development.....	7
II.2 Congestion.....	10
II.2.1 Causes of Congestion	10
II.2.2 Impacts of Congestion.....	11
II.3 Parking	12
II.3.1 On Street Parking	13
II.3.2 Off Street Parking.....	13
II.4 Parking Space Unit (PSU).....	13
II.5 Determination of Parking Space Unit (PSU)	17
II.5.1 Parking Space Unit for Passenger Car.....	18
II.5.2 Parking Space Unit for Bus and Truck.....	19

II.5.3 Parking Space Unit for Motorcycle (in cm)	21
II.6 Pattern for Parking Facility	21
II.6.1 Pattern for Passenger Car Parking Facility	21
II.6.2 Pattern for Bus and Truck Parking Facility	26
II.6.3 Pattern for Motorcycle Parking Facility	27
II.7 Circulation Path, Alley Lane and Module.....	29
CHAPTER III THEORETICAL FRAMEWORK	31
III.1 Net Present Value (NPV)	31
III.2 Benefit Cost Ratio (BCR)	32
CHAPTER IV RESEARCH METHOD	33
IV.1 Research Procedure	33
IV.2 Theoretical Framework	33
IV.3 Design of Study	35
IV.4 Data Retrieval.....	35
IV.5 On-street Parking Survey	35
IV.6 Parking Facility Survey	36
IV.7 Data Collection.....	36
IV.8 Time and Location of Survey.....	37
CHAPTER V ANALYSIS AND DISCUSSION.....	39
V.1 Port Development of Belawan	39
V.2 Stakeholders Analysis	40
V.2.1 PT. Smart Tbk.	41
V.2.2 PT. Pacific Palmindo Industri (PPI).....	41
V.2.3 PT. Lafarge Cement Indonesia Branch Belawan	42
V.3 On-Street Parking and Road Traffic Analysis	43
V.3.1 Road Section 1	43
V.3.2 Road Section 2	44
V.3.3 Road Section 3	46
V.4 Proposed Location of Truck Parking Facility	48
V.5 Layout of Truck Parking Facility	49
V.6 Construction Cost.....	50

V.7	Financial Feasibility Analysis	51
V.7.1	Operational Costs, Maintenance Costs and Annual Costs.....	51
V.7.2	Revenue Estimation	54
V.7.3	Analysis of NPV and BCR	56
V.7.3.1	Calculation of Net Present Value (NPV)	56
V.7.3.2	Calculation of Benefit Cost Ratio (BCR)	59
V.8	Construction and Operational of Truck Parking Facility	60
CHAPTER VI CONCLUSIONS AND RECCOMENDATIONS.....		62
VI.1	Conclusion.....	62
VI.2	Recommendations	63
REFERENCE.....		64
Appendix 1. 1	Summary of Road Traffic Survey in Road Section 1.....	67
Appendix 1. 2	Summary of Road Traffic Survey in Road Section 2.....	68
Appendix 1. 3	Summary of Road Traffic Survey in Road Section 3.....	69
Appendix 2. 1	Summary of On-Street Parking Survey in Road Section1	70
Appendix 2. 2	Summary of On-Street Parking Survey in Road Section 3	72
Appendix 2. 3	Summary of On-Street Parking Survey in Road Section 3	74
Appendix 3. 1	Map of Port of Belawan	78
Appendix 3. 2	Road Traffic Direction in Port of Belawan	79
Appendix 3. 3	Companies in Port of Belawan.....	80
Appendix 3. 4	Layout of the Truck Parking Facility	81
Appendix 3. 5	On-Street Parking in Road Section 1	82
Appendix 3. 6	On-Street Parking in Road Section 2	82
Appendix 3. 7	On-Street Parking in Road Section 2	83
Appendix 3. 8	On-Street Parking in Road Section 3	83
KEPUTUSAN DIREKTUR JENDERAL PERHUBUNGAN DARAT NOMOR :		
272/HK.105/DRJD/96 TENTANG PEDOMAN TEKNIS		
PENYELENGGARAAN FASILITAS PARKIR		84

LIST OF TABLES

Table 1. 1	Previous Researches Using Financial Assessments	5
Table 2. 1	Overview of the Stages in Port Development	9
Table 2. 2	Width of Opened Vehicle Doors	16
Table 2. 3	Determination of Parking Space Unit (PSU)	17
Table 2. 4	Size of Parking Space Unit for Passenger Car	19
Table 2. 5	Sizes of Parking Space Unit for Bus and Truck.....	20
Table 2. 6	Width of Alley Lane.....	30
Table 5. 1	Initial Costs (in Rupiah)	50
Table 5. 2	Monthly Costs (in Rupiah).....	51
Table 5. 3	Estimation of Operational Costs in 1 Year (in Rupiah)	52
Table 5. 4	Estimation of Maintenance Cost in 1 Year (in Rupiah)	52
Table 5. 5	Estimation of Total Maintenance Cost for 5 Years (in Rupiahs).....	53
Table 5. 6	Annual Cost for 5 Years (in Rupiahs).....	53
Table 5. 7	Revenue Forecasting of Truck Parking Facility in 1 Year with 76 PSUs for 10 hours	55
Table 5. 8	Revenue Forecasting of Truck Parking Facility in 1 Year with 42 PSU for 10 hours	55
Table 5. 9	Revenue Forecasting of Truck Parking Facility in 1 Year with 76 PSUs for 5 hours	55
Table 5. 10	Revenue Forecasting of Truck Parking Facility in 1 Year with 42 PSUs for 5 hours	55
Table 5. 11	Calculation of Net Cash Flow for Assumption 1 (in Rupiah).....	57
Table 5. 12	Calculation of Net Cash Flow for Assumption 2 (in Rupiah).....	57
Table 5. 13	Calculation of Net Cash Flow for Assumption 3 (in Rupiah).....	58
Table 5. 14	Calculation of Net Cash Flow for Assumption 4 (in Rupiah).....	59
Table 5. 15	Calculation of Benefit Cost Ratio (BCR).....	60

LIST OF FIGURES

Figure 2. 1	Dimension of Standard Vehicle for Passenger Car	14
Figure 2. 2	Dimension of Standard Vehicle for Truck with 3 Axles	15
Figure 2. 3	Parking Space Unit (PSU) for Passenger Car	18
Figure 2. 4	Parking Space Unit for Bus and Truck	20
Figure 2. 5	Parking Space Unit for Motorcycle	21
Figure 2. 6	One Side Parking Pattern at an Angle of 90° for Passenger Car	22
Figure 2. 7	One Side Parking Pattern at an Angle of 30°, 45°, and 60° for Passenger Car	22
Figure 2. 8	Two Sides Parking Pattern at an Angle of 90° for Passenger Car ...	23
Figure 2. 9	Two Sides Parking Pattern at an Angle of 30°, 45°, and 60° for Passenger Car	23
Figure 2. 10	Island Parking Pattern at an Angle of 90° for Passenger Car	24
Figure 2. 11	Island Parking Pattern at an Angle of 45° Fish Bone Shape Type A for Passenger Car	25
Figure 2. 12	Island Parking Pattern at an Angle of 45° Fish Bone Shape Type B for Passenger Car	25
Figure 2. 13	Island Parking Pattern at an Angle of 45° Fish Bone Shape Type C for Passenger Car	26
Figure 2. 14	One Side Parking Pattern at an Angle of 90° for Bus and Truck.....	26
Figure 2. 15	Two Sides Parking Pattern at an Angle of 90° for Bus and Truck ..	27
Figure 2. 16	One Side Parking Pattern for Motorcycle	27
Figure 2. 17	Two Sides Parking Pattern for Motorcycle	28
Figure 2. 18	Island Parking Pattern for Motorcycle	29
Figure 2. 19	Circulation Path, Alley Lane, and Module	30
Figure 4. 1	Theoretical Framework of the Study	34
Figure 4. 2	Survey Area in the Port of Belawan	38
Figure 5. 1	The Milestone of Port of Belawan Development	40
Figure 5. 2	Vehicle Passed Through Road Section 1 Pie Chart	44
Figure 5. 3	On-Street Parking in Road Section 1	44

Figure 5. 4	Vehicle Passed Through Road Section 2 Pie Chart.....	45
Figure 5. 5	On-Street Parking in Road Section 2.....	46
Figure 5. 6	Vehicle Passed Through Road Section 3 Pie Chart.....	47
Figure 5. 7	On-Street Parking in Road Section 3.....	47
Figure 5. 8	Location for the Truck Parking Facility	48

LIST OF APPENDIX

Appendix 1. 1 Summary of Road Traffic Survey in Road Section 1.....	67
Appendix 1. 2 Summary of Road Traffic Survey in Road Section 2.....	68
Appendix 1. 3 Summary of Road Traffic Survey in Road Section 3.....	69
Appendix 2. 1 Summary of On-Street Parking Survey in Road Section1	70
Appendix 2. 2 Summary of On-Street Parking Survey in Road Section 3	72
Appendix 2. 3 Summary of On-Street Parking Survey in Road Section 3	74
Appendix 3. 1 Map of Port of Belawan	78
Appendix 3. 2 Road Traffic Direction in Port of Belawan	79
Appendix 3. 3 Companies in Port of Belawan.....	80
Appendix 3. 4 Layout of the Truck Parking Facility	81
Appendix 3. 5 On-Street Parking in Road Section 1	82
Appendix 3. 6 On-Street Parking in Road Section 2	82
Appendix 3. 7 On-Street Parking in Road Section 2	83
Appendix 3. 8 On-Street Parking in Road Section 3	83