



# FINANCIAL ASPECTS ON FEASIBILITY STUDY

## Menjawab Masalah Apa

Aspek keuangan dalam studi kelayakan (investasi aset tetap) memiliki posisi dominan karena menghasilkan rekomendasi atas kelayakan keuangan. Program dua hari ini memiliki keunikan tersendiri di mana investasi tidak hanya dianalisis pada awalnya, tetapi juga dianalisis mengenai bagaimana menangani aset tetap sesudah diperoleh. Pada tahap awal akan dibahas teknik dasar analisis investasi pada aset tetap, sedangkan pada tahap berikutnya akan dibahas bagaimana memberikan gambaran hasil analisis investasi tersebut ketika disatukan dengan proyeksi laporan keuangan.

Teknik analisis investasi memberikan perlakuan terhadap dua jenis arus kas, yaitu arus kas operasi dan arus kas investasi. Arus kas pendanaan jarang dibahas. Di program ini akan diberikan gambaran bagaimana memperlakukan arus kas keseluruhan dan menyatukannya dengan proyeksi laporan keuangan yang sudah mempertimbangkan unsur akuntansi kembali.

Perhitungan biaya modal akan dibahas secara lengkap dikaitkan dengan struktur modal. Manajemen aset tetap merupakan kelebihan dari program ini di mana proses siklus aset tetap mendapatkan pembahasan yang memadai. Bagaimana aset tetap diperlakukan secara akuntansi akan dibahas bersamaan dengan isu tentang bagaimana melakukan kontrol atas aset tetap yang sudah diperoleh. Jadi analisis investasi tidak berhenti pada bagaimana melakukan perhitungan IRR maupun NPV, tetapi juga bagaimana memperlakukan aset yang sudah diperoleh.

## Problems To Be Addressed

*Financial aspects in feasibility study (fixed asset investment) has a dominant position, as it leads to recommendation of financial reliability. This 2-day program has its own uniqueness in which investment will not only be analyzed upfront, but it will also be analyzed on how to manage fixed asset after it has been acquired. At the first step, it will discuss the basic techniques of investment analysis of fixed asset, while at a later stage it will discuss on how to present a viewpoint of analysis result of particular investment when it merged with financial report projection.*

*Investment analysis technique relates to two types of cashflows, namely operational cashflow and investment cashflow. Funding cashflow is rarely being discussed. In this program, it will be revealed on how to treat the complete over-all cashflow and merged it with financial report projection that has considered the accounting aspect.*

*The calculation of capital cost will be discussed comprehensively in relation with the capital structure. Fixed asset management is a unique feature in this program, whereas fixed asset cycle will be discussed in ample of time. How fixed asset will be treated according to accounting principle, will be discussed simultaneously with the issue on how to control the fixed asset that has been acquired. Hence, the investment analysis will not be concluded only on the subject of how to calculate IRR or NPV, but rather it will continue further on how to treat the asset that has been acquired.*



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## Manfaat Apa yang Anda Peroleh

- Memahami teknik dasar dalam investasi seperti *payback*, ARR, NPV, PI dan IRR
- Memahami teknik perhitungan accounting *break-even point* dan *financial break-even point*
- Memahami teknik lanjutan investasi dalam menilai risiko, perbedaan umur dan MIRR
- Memahami teknik menyatukan proyeksi investasi ke dalam proyeksi laporan keuangan dengan mempertimbangkan beberapa prinsip, yaitu perbedaan perlakuan perhitungan di investasi dan laporan keuangan
- Memahami perlakuan arus kas dalam teknik analisis investasi dan kaitannya dengan arus kas pendanaan
- Memahami proses perhitungan biaya modal: biaya modal (WACC), biaya ekuitas, biaya utang
- Memahami manajemen aset secara total untuk memastikan aset tetap yang diperoleh mendapatkan perlakuan yang semestinya, baik di pencatatan maupun di lapangan

## Apa Saja yang Dibahas

- Teknik-teknik dasar dalam penilaian investasi: *payback*, ARR, NPV, PI dan IRR
- Teknik lanjutan dalam investasi: pengaruh risiko dalam investasi dan menyatukan proyeksi investasi ke dalam proyeksi laporan keuangan dengan pertimbangan akuntansi
- Perhitungan biaya modal (WACC) dan struktur modal
- Manajemen aset tetap: akuisisi, akuntansi dan kontrol atas aset tetap

## Siapa yang Perlu Ikut

Diasumsikan peserta sudah memahami laporan keuangan secara garis besar. Para peserta adalah:

- Business Analis
- Staf Perencanaan Bisnis
- Mereka yang berminat pada teknik analisis investasi

## Objectives

*Having attended this program, the participants are expected to be able to:*

- *Understand the basic techniques in investment, such as: *payback*, ARR, NPV, PI and IRR*
- *Understand the calculation techniques of accounting *break-even point* and *financial break-even point**
- *Understand the further techniques of investment in risk analysis, investment period differentiation and MIRR*
- *Understand the technique to merge investment projection into the financial report projection with the consideration of several principles, namely the different treatment of calculation in investment and financial report*
- *Understand the treatment of cashflow in investment analysis technique and its relation with the funding cashflow*
- *Understand the process of capital cost calculation: capital cost (WACC), equity cost, loan cost*
- *Understand the overall asset management, to ensure that the acquired fixed asset, will be treated as it should be within the ledger entry or in the field*

## Subjects Covered

- *Basic techniques in investment analysis: *payback*, ARR, NPV, PI dan IRR*
- *Further techniques in investment : risk influence in investment and to merge the investment project into financial report projection, with the consideration of accounting principles*
- *Capital cost calculation (WACC) and capital structure*
- *Fixed asset management: acquisition, accounting and control of fixed asset*

## Who Should Attend

*Assuming that the participants have basic understanding of financial report, they are:*

- *Business Analyst*
- *Business Planning Staff*
- *Those Who Have Interest for Investment Analysis Techniques*

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