

Incorporating Risks in the Financial Model for PFI Toll Road: Indonesia Case

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Private sector involvement in Indonesian toll road project is expected to increase in the future, as expansion demand exists for arterial road network in urban metropolitan areas. Slow progress in PFI for toll road mainly after the crisis reveals there are some problematic issues in the past practice. Risks factor and its allocation is said to be the determinant in the success of the PFI and public sector were less aware. There are various risks in Indonesia that is considered less conducive for PFI in toll road. Beside some risks in PFI environment, construction cost overrun and traffic risks are among the important risks factor typical in toll road project. Employing a spreadsheet financial model, those risks are then incorporated in the model. The result shows that integration of the risks factor in the financial model for the case study is able to show a clearer view of the uncertainty in the key elements of uncertainties in the project. This will give a better basis or more realistic for setting the targets or any contingencies that further ensure for a commitment for the actors in PFI.

Composite hedonic land price model considering past price inertia

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Past price inertia sometimes interrupts urban renovation projects with private initiatives. A composite hedonic land price model, which adopts the idea of a switching regression model is proposed in this research. In contrast to traditional hedonic land price models where land price is generally modeled assuming a single value function, urban land price modeling has been done assuming competition among two types of bidders proposing different bids depending on their individual preferences regarding usage values of a particular piece of land, and a virtual bidder representing the reluctance of the present owner to sell the land at a lower price. The model is used to identify the spatial distribution of different types of evaluators and locations where past price inertia has existed in Osaka Prefecture, Japan. The model is also used to spatially analyze the usage value improvement requirement in the study area.

Microcredit: An Anti Poverty Tool for Bangladesh? A Comparative Evaluation of Three Microcredit Programs in Improving Quality of Life of the Poor

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Provision of access to microcredit to the poor women were pioneered by Grameen Bank in Bangladesh then it flourished in almost all developing countries as an effective tool for poverty alleviation and women empowerment. Though microcredit programs comprise long list of positive impacts and Microcredit Summit 1997 has declared microcredit as a powerful anti-poverty tool, it is argued that in most cases, external interventions have enhanced income and consumption on a temporary basis rather than to improve human capital and productive means of the poor. These limitations raised confusion regarding its role in eradicating poverty and improving the quality of life of the poor. This study traces out the salient impacts and limitations of microcredit programs giving priority to the gender perspective. At the same time as empirical evidence this study assesses comparative performance of three microcredit programs in improving quality of the poor.

Comparing among these three different programs this study notices that credit programs failed to induce any significant change in any aspect of the quality of life. Further, this study reveals that despite being to some extent focused program (addressing economic aspect of poverty by comprising only credit component), smaller NGO program has better performances in improving quality of life; while in spite of having integrated approach, GO program failed to induce any noticeable improvement in the quality of life of their members. From this study it is also denoted that longer time period of being member of credit program does not determine the higher extent of change in quality of life. Finally, this study is an attempt to recommend microcredit programs to have critical examination of their lacking and to address multidimensional nature of poverty by following integrated approach rather than focusing credit component only.

New Tool to Regenerate Local and Regional Economy-The Issues of Establishing Local Industry Trading Center in Taiwan

Mei-Jung Lai

The main purpose of this study is to discuss the important issues about the establishment of local industry trading center. In addition to identify the definition of local industry trading center and relative literature review, the study selects Nantou County as study area and employs the methods of questionnaire survey, participate observation, face to face interview to collect data. The result is expected to be useful for governments to implement relative programs.

The function of Nantou Local Industry Trading Center has been identified as: (1) the whole Nantou local industries information and communication platform (2) the selling and exhibiting place for "pure heart industry"(3) the incubating and training center for "pure heart industry"(4) the window of local cultural industry (5) the promoter of community development, and (6) the base of new cultural movement.. This study has found that the local government attitude, the issue of social economies, the problem of using vacant building as the base of Local Industry Trading Center, and the future operation and management are issues and factors for the success of Local Industry Trading Center.

Urban Location Characteristics Concerned by Enterprises-A Case in Taipei

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Enterprises confront with keen market competition. They dispose their offices in key markets in order to reduce costs, make profits, lower risks, expand shares, and raise more opportunities. However, the key markets imply many characteristics. The most important ones are related to location. If the enterprises offices are set at a right location, there will be a direct effect reacting upon market share and the profits. Thus, enterprises can win competitiveness by integrating the advantageous characteristics of location.

First this research generalizes five factors that influence enterprises considerations of office location. Through questionnaire and survey to the enterprises, Factor Analysis is used to find out the key factors to each enterprise. According to the analysis, there are 4 key factors that remarkably influence enterprises location choice. On another hand, according to the result of questionnaire, we establish a way to evaluate the environment advantages of 12 districts in Taipei. The result shows four districts, Zhongzheng, Daan, Songshan, and Datong, are especially preferred by all enterprises.

Repositioning Public Governance in the Metropolitan Areas -A Case Study of Establishing Kaohsiung Combined City and Harbor

Kuang-Hui Peng

This paper aims to explore the possibility of repositioning public governance of Kaohsiung Combined City and Harbor and local autonomy. The paper contends that conflicts and cooperation among government agencies and between public and private sectors cannot be clearly divided. If the agreed cooperation can be sought, the maximum benefit of public governance can be achieved.

The paper is firstly to analyze the real meanings of Combined City and Harbor and local autonomy by adopting a literature review. Then issues of public governance regarding promoting the competitiveness of the Harbor, managing the partnership and expanding local autonomy by way of cooperation among localities are also discussed. Through the partnership based on agreed cooperation and the bottom-up decision-making model, recommendations are made on perfecting the governance of public affairs in the context of urban-harbor restructuring.

Public Interventions on Pre-Sale Price Determination of New Condominiums and Distribution of Development Profits

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This study begins with the assumption that the pre-sale price of new condominium is not the sole determinant of the equilibrium marked price of the condominium after construction. This lack of direct relationship has been reported in the recent studies. Once this hypothesis is accepted, any public interventions on the determination of pre-sale price of new condominiums result in distributional adjustments of development profits among the participants, including land developers, housing developers, and condominium buyers.

In this study, we estimate development profits shared by the participants. Also, the estimations are performed by differentiated localities. The results show that most of development profits are acquired by condominium buyers, while land developers get a little of them. It differs to the common belief that land and housing developers take most of development profits. The amounts of total profits depend on the characteristics of local market, including the size of a locality and accessibility to Seoul.

Based on these findings, we can conclude that a policy alternative to lower the pre-sale price of a new condominium could result in transferring profits from condominium builders to condominium buyers. The excess development profits obtained by condominium buyers would be windfall income. Therefore, the pre-sale price related policy could only strengthen speculative behaviors of home buyers.

An Analysis of the Effects of Street Environment on the Commercial Land Value in Urban Streetside

Hong-Kyu Kim, Young-Jung Ju, Jin-Hui Lee & Young-Re Noh

This paper describes and assesses some of the approaches to set standards in urban street environment in the Seoul metropolitan region . Analysing on number of factors around street environment ,this study figures out the factors affecting on the commercial land value.