ANALISIS MANAJEMEN PEMBIAYAAN BANGUNAN GEDUNG HUNIAN (STUDI KASUS: PROYEK KONSTRUKSI PEMBANGUNAN KAWASAN RUSUN HRV)

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The performance of a construction project requires proper management to achieve maximum results. Delays occur, quality is not in accordance with contract specifications, thus costs incurred are overbudget. Project cost management is needed to solve these dominant factors. Construction projects can be managed with project cost management. Project cost management includes the stages of planning, scheduling and controlling which are important steps to be taken to achieve the objective of project performance. Project cost management involves cost budgeting and cost control. Cost budgeting aims to generate a cost baseline to ensure project performance and project needs. A cost baseline is a time step from the budget used by the project manager to ensure and monitor costs. Cost control is used to monitor costs based on the cost baseline. EVA (Earned Value Analysis) method can be used to measure project performance which applied as a tool to integrate between cost and time aspect. This method provides information on Schedule Variance and Schedule Performance Index projects in a report and provides time prediction information for completion of all jobs based on indicators when reporting. Indicators of cost budgeting in cost management for the HRV Flat Housing project include direct costs, indirect costs, tax costs, BAC, BCWS, BCWP, and ACWP. Indicators of cost control in cost management in the HRV Flatbed construction project area include CPI, CV, SPI and SV. Management of financing with EVA method in the 11 RV Flatter development project project obtained the implementation time raster than the planned schedule, based on the results of the remaining lime to complete the work amounted to 430 days, which accelerated for 4 days from the planned schedule of 434 days.

Key word: project cost management, cost budgeting, cost control, earned value analysis.