

BIAYA PRELIMINARIES PADA PROYEK BANGUNAN INDUSTRI DI PT XYZ

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The cost of preliminaries is a support cost that needs to be done so that the construction project can run well, but costs tend to experience an increase from the planned cost that has been determined to the final cost. This deviation can cause losses to the contractor, therefore a study at PT XYZ was carried out regarding the cost of preliminaries in industrial buildings in Sumatra, Kalimantan, and Papua. After the data is collected, it will be analyzed to find the right ratio so that there are no deviations, look for sub-items, and components of preliminaries that contribute more than 50% of the total preliminaries and find the cause by interviewing the project manager and cost control manager of PT XYZ. The average ratio of preliminaries to contract values based on the location from the biggest to the smallest is in Papua (17.14%), Sumatra (13.98%), and in Kalimantan (10.05%). Sub-items that affect total preliminaries in Sumatra are employees (42.44%), in Kalimantan are employees (48.20%), and in Papua are equipment (46.65%). The components of the preliminaries contributing to Sumatra are worker barracks, staff wage, project honorary wages, staff transportation, project honorary transportation, and tower cranes. In Kalimantan, the components are project honorary wages, and diesel. In Papua, there are coordination and security costs, staff wage costs, excavators, maintenance tools, and diesel fuel. Causes of irregularities that occur due to differences in work methods from those planned, do not conduct site-visits, designs that are not ready, duration of projects that are shortened and do not take into account the risk of natural disasters.

Key words: preliminaries, implementation budget plan (RAP), realization, cost deviation.