

ABSTRACT

Preliminaries is a support costs on a construction project that does not produce physical as a building. Preliminaries is an important component in the project budget because in general is a determinant key of profits and losses of a construction project. Based on the experience that has happened so far, almost all the actual cost of the project preliminaries deviated from the budget. Surely it would be a huge loss for the contractor if all projects go through the same thing as this. Determination preliminaries cost ratio required in the preparation of the Project Implementation Budget Plan (RAP). In general, the determination of the cost of preliminaries is done without observe to the type of projects to be implemented, is only performed based on the quantity based on the needs that exist. In this study, the type of projects to be reviewed is hotel, office, and mall. Percentage of actual costs (REAL) of the three types of projects are always larger than the initial budget has been agreed that the value of the Real Cost (RC) and the Project Implementation Budget Plan (RAP). Preliminaries costs percentage between hotel and office are on the percentage of 11,24% -13,61%, while the mall is on the percentage of 8,31% -8,84%. The relationship between the RC and the RAP is to have a relative value not much different with a deviation about $\pm 0,5\%$, while the actual cost tends always greater than the RAP with a deviation of about 1.8%. Preliminaries cost if sorted from the most dominant percentage is employee costs, equipment costs, preparation costs, general costs, and financial costs. From the results of the regression analysis can be concluded that the variable Total Project Contract Value affects the Preliminaries Actual Cost with a significance value of more than 80%.

Key words: preliminaries, real cost (RC), project implementation budget plan (RAP), actual cost (REAL)