

ABSTRAK

Karya tulis ini bertujuan untuk mengetahui penerapan teori manajemen properti terhadap pemeliharaan bangunan di SMAN 4 Surakarta pada saat pandemi Covid-19, serta memberi opini penilaian terhadap bangunan di SMAN 4 Surakarta saat pandemi Covid-19. Metode yang digunakan dalam pengumpulan data adalah metode studi literatur dan metode studi lapangan. Pelaksanaan studi literatur dilakukan dengan mencari informasi dari buku, peraturan, dan sumber lain yang berkaitan dengan manajemen properti. Pelaksanaan studi lapangan dilakukan dengan observasi terkait pemeliharaan bangunan di SMAN 4 Surakarta dan wawancara dengan Wakil Kepala Sekolah Bidang Sarana dan Prasarana SMAN 4 Surakarta. Hasil penelitian menunjukkan pelaksanaan manajemen properti bangunan SMAN 4 Surakarta sudah disesuaikan dengan tahapan dalam manajemen tetapi bangunan SMAN 4 Surakarta belum sepenuhnya memenuhi standar sarana dan prasarana dalam peraturan nasional. Perhitungan opini penilaian di SMAN 4 Surakarta dilakukan dengan menggunakan pendekatan data pasar untuk menghitung nilai tanah dan pendekatan biaya untuk menghitung nilai bangunan. Berdasarkan perhitungan, didapatkan opini penilaian untuk bangunan SMAN 4 Surakarta sebesar Rp 168.624.437.000

Kata kunci: Manajemen properti, pemeliharaan bangunan, SMAN 4 Surakarta, Opini penilaian

ABSTRACT

This paper aims to find out the application of property management theory to building maintenance at SMAN 4 Surakarta during the Covid-19 pandemic, as well as provide an assessment opinion on the buildings at SMAN 4 Surakarta during the Covid-19 pandemic. The methods used in data collection are literature study methods and field study methods. The implementation of literature studies is carried out by seeking information from books, regulations, and other sources related to property management. The implementation of the field study was carried out with observations related to building maintenance at SMAN 4 Surakarta and an interview with the Vice Principal for Facilities and Infrastructure of SMAN 4 Surakarta. The results showed that the implementation of building property management of SMAN 4 Surakarta has been adjusted to the stages in management but the building of SMAN 4 Surakarta has not fully met the standards of facilities and infrastructure in national regulations. The calculation of the assessment opinion at SMAN 4 Surakarta was carried out using the market data approach to calculate the land value and the cost approach to calculate the value of the building. Based on calculations, an assessment opinion was obtained for the SMAN 4 Surakarta building of Rp. 168,624,437,000

Keywords: Property management, building maintenance, SMAN 4 Surakarta, Assessment opinion