

ABSTRAK

Sekolah merupakan tempat terlaksananya kegiatan pembelajaran antara guru dan siswa. Sekolah menyediakan sarana dan prasarana guna mendukung kegiatan tersebut, salah satunya bangunan. Bangunan sekolah perlu dilakukan pemeliharaan yang optimal untuk menjaga dan meningkatkan kualitas bangunan. SMA N 5 Yogyakarta merupakan SMA yang berdiri sejak tahun 1949, sehingga bangunan SMA N 5 Yogyakarta memerlukan pemeliharaan yang efektif dan efisien. Penulisan ini dibuat dengan tujuan untuk melakukan penelitian atas penerapan teori manajemen properti pada pemeliharaan bangunan SMA N 5 Yogyakarta saat pandemi Covid-19 serta opini penilaian terhadap bangunan dan tanah SMA N 5 Yogyakarta saat Pandemi Covid-19. Metode penelitian yang digunakan untuk memperoleh dan menganalisis data adalah metode studi literatur dengan cara pengkajian dan kutipan terhadap peraturan, buku, dan internet terkait pemeliharaan bangunan serta studi lapangan dengan cara melakukan wawancara langsung kepada Wakil Kepala Sekolah Bidang Sarana dan Prasarana SMA N 5 Yogyakarta dan observasi lapangan pada SMA N 5 Yogyakarta. Berdasarkan penelitian, pelaksanaan pemeliharaan SMA N 5 Yogyakarta saat pandemi Covid-19 telah dilaksanakan dengan optimal dan sarana prasarana yang dimiliki sesuai dengan aturan nasional yang berlaku yakni Peraturan Menteri Pendidikan Nasional Nomor 24 Tahun 2007, serta telah menjalankan fungsi manajemen dalam pemeliharaannya, terdiri dari tahap perencanaan, pengorganisasian, pelaksanaan, dan pengawasan. Tantangan yang ditemukan meliputi proses penyaluran dana yang lama dan pengadaan barang yang terbatas menggunakan sistem SIPLah. Perhitungan opini penilaian yang dilakukan menggunakan pendekatan pasar dan biaya, diperoleh opini penilaian properti SMA N 5 Yogyakarta sebesar Rp46.712.127.000.

Kata Kunci: Manajemen, Properti, Pandemi Covid-19, Sekolah, Pemeliharaan Bangunan, Penilaian

ABSTRACT

Schools are places where learning activities take place between teachers and students. Schools provide facilities and infrastructure to support these activities, one of which is buildings. School buildings need optimal maintenance to maintain and improve the quality of the building. Yogyakarta Public High School 5 is a high school that was established in 1949, so the Yogyakarta Public High School 5 building requires effective and efficient maintenance. This writing was made with the aim of conducting research on the application of property management theory to the maintenance of Yogyakarta Public High School 5 during the Covid-19 pandemic as well as an opinion on the assessment of buildings and land at SMA N 5 Yogyakarta during the Covid-19 pandemic. The research method used to obtain and analyze the data is a literature study method by means of reviewing and citing regulations, books, and the internet related to building maintenance and field studies by conducting direct interviews with the Deputy Principal for Facilities and Infrastructure at Yogyakarta Public High School 5 and observing field at Yogyakarta Public High School 5. Based on research, the implementation of the maintenance of Yogyakarta Public High School 5 during the Covid-19 pandemic has been carried out optimally and the infrastructure owned is in accordance with applicable national regulations, namely the Regulation of the Minister of National Education Number 24 of 2007, and has carried out management functions in its maintenance, consisting of stages planning, organizing, implementing, and monitoring. The challenges found included a long process of disbursing funds and limited procurement of goods using the SIPLah system. The calculation of the valuation opinion which was carried out using a market and cost approach, obtained an opinion on the property valuation of Yogyakarta Public High School 5 amounting to Rp.46,712,127,000.

Keywords: *Management Property, Covid-19 Pandemic, Schools, Building Maintenance, Assessment*