

## Abstrak

Pandemi Covid-19 menjadi peristiwa global yang memicu adanya perubahan di berbagai aspek, terutama pada kesehatan masyarakat. Puskesmas menjadi garda terdepan dalam penanganan Covid-19, sehingga perlu meningkatkan mutu pelayanan kinerja, salah satunya melalui pemeliharaan bangunan yang optimal. Penelitian ini bertujuan untuk mengetahui dan menganalisis penerapan manajemen properti pada pemeliharaan bangunan dan mengetahui opini penilaian atas tanah dan bangunan Puskesmas Ngaliyan Kota Semarang saat pandemi Covid-19. Metode penelitian yang digunakan untuk memperoleh dan menganalisis data adalah metode studi kepustakaan dengan mengkaji referensi dan literatur ilmiah serta metode studi lapangan dengan melakukan observasi terhadap objek penelitian dan wawancara kepada sejumlah pegawai Puskesmas Ngaliyan. Hasil penelitian menunjukkan bahwa pelaksanaan kegiatan pemeliharaan bangunan di Puskesmas Ngaliyan saat pandemi Covid-19 telah dilakukan secara optimal sesuai peraturan dan Standar Operasional Prosedur (SOP) yang berlaku, namun pemeliharaan bangunan tidak menjadi tujuan utama dalam pengalokasian anggaran saat pandemi Covid-19 dikarenakan anggaran tersebut telah digunakan untuk porsi pengeluaran lainnya. Untuk merespons situasi ini, Puskesmas Ngaliyan melakukan pemeliharaan bangunan hanya dalam keadaan darurat. Penilaian terhadap tanah dan bangunan Puskesmas Ngaliyan dilaksanakan melalui dua pendekatan yaitu pendekatan data pasar dan pendekatan biaya. Berdasarkan penilaian yang dilakukan pada tanggal 26 April 2022, diperoleh opini nilai properti objek penilaian berupa tanah dan bangunan Puskesmas Ngaliyan sebesar Rp12.776.696.334,00 dengan rincian opini nilai tanah Rp8.293.330.334,00 dan opini nilai bangunan Rp4.483.366.000,00.

**Kata Kunci:** Pandemi Covid-19, Puskesmas Ngaliyan, Pemeliharaan Bangunan, Opini Penilaian

## ***Abstract***

*The Covid-19 pandemic is a global event that triggers changes in various aspects, especially in public health. The health center is the front line in handling Covid-19, so it is necessary to improve the quality of performance services, one of which is through optimal building maintenance. This study aims to determine and analyze the application of property management in building maintenance and to find out opinions on the assessment of land and buildings at the Ngaliyan Public Health Center in Semarang City during the Covid-19 pandemic. The research method used to obtain and analyze the data is a literature study method by reviewing references and scientific literature as well as a field study method by observing the research object and interviewing a number of employees of the Ngaliyan Public Health Center. The results showed that the implementation of building maintenance activities at the Ngaliyan Health Center during the Covid-19 pandemic had been carried out optimally according to the applicable regulations and Standard Operating Procedures (SOP), but building maintenance was not the main goal in allocating the budget during the Covid-19 pandemic due to the budget. have been used for other expenditure portions. To respond to this situation, the Ngaliyan Health Center carries out building maintenance only in an emergency. The assessment of the land and buildings of the Ngaliyan Health Center was carried out through two approaches, namely the market data approach and the cost approach. Based on the assessment conducted on April 26, 2022, an opinion on the property value of the object of the assessment in the form of land and building of the Ngaliyan Health Center was Rp. 12,776,696,334.00 with details of the opinion on the value of the land Rp. 8,293,330,334.00 and the opinion on the value of the building Rp. 4,483,366. 0000.00.*

***Keywords:*** Covid-19 Pandemic, Ngaliyan Health Center, Building Maintenance, Assessment Opinion