

ABSTRAK

Manajemen Properti menjadi bagian yang sangat penting dalam menjaga atau bahkan meningkatkan nilai suatu properti. Pandemi Covid-19 memengaruhi pola pemeliharaan bangunan yang menekankan pada unsur kesehatan. Kajian ini bertujuan mengetahui penerapan manajemen properti terhadap pemeliharaan bangunan Masjid Jami' Al-Istiqomah Sidoharjo Tuban saat pandemi Covid-19 beserta penentuan opini nilainya. Metode pengumpulan data menggunakan studi pustaka berupa buku dan jurnal serta studi lapangan berupa wawancara dengan pengurus masjid dan pengukuran objek. Hasil penelitian yang diperoleh menunjukkan penerapan manajemen pemeliharaan bangunan sesuai dengan fungsi manajemen yaitu planning, organizing, leading, dan controlling. Penerapan manajemen properti yang dilakukan pada objek berupa pemeliharaan rutin dan pemeliharaan konstruksi baru. Pemeliharaan bangunan berkaitan dengan pencegahan penularan penyakit Covid-19 berupa penyediaan fasilitas kesehatan seperti bak cuci tangan, hand sanitizer, penyemprotan disinfektan, kewajiban menggunakan masker, penerapan jaga jarak, dan pengecekan suhu badan tidak berjalan maksimal pada objek. Adanya pemeliharaan properti pada bangunan masjid menyebabkan bangunan memiliki umur efektif yang lebih lama dengan indikasi nilai properti berupa tanah dan bangunan sebesar Rp4.793.425.000,00 pada tanggal penilaian.

Kata Kunci: Manajemen, properti, penilaian, masjid.

Abstract

Property Management is a very important part in maintaining or even increasing the value of a property. The Covid-19 pandemic has affected building maintenance patterns that emphasize health elements. This study aims to determine the application of property management to the maintenance of the Jami' Al-Istiqomah Sidoharjo Tuban Mosque building during the Covid-19 pandemic and determine its value opinion. The data collection method uses literature studies in the form of books and journals as well as field studies in the form of interviews with mosque administrators and object measurements. The results of the research obtained show the application of building maintenance management in accordance with management functions, namely planning, organizing, leading, and controlling. The application of property management carried out on objects in the form of routine maintenance and new construction maintenance. Building maintenance is related to preventing the transmission of Covid-19 disease in the form of providing health facilities such as hand washing tubs, hand sanitizers, spraying disinfectants, the obligation to use masks, the implementation of social distancing, and checking body temperature does not run optimally on objects. The existence of property maintenance in the mosque building causes the building to have a longer effective life with an indication of

the property value in the form of land and buildings of Rp4,793,425,000.00 on the date of valuation.

Keywords: Management, property, valuation, mosque