TIME AND COST EXCHANGE ANALYSIS BY TIME COST TRADE OFF (TCTO) METHODE ON THE DEVELOPMENT PROJECT OF SIMPLE AND RENTED MANSION (MULTISTORY HOUSING) - SURABAYA

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Abstract

As metropolis, Surabaya need competent and good facility to fulfill requirement demand of society. One of them [is] can give service of residence to society. To support will requirement of residence, hence in rousing it of Multistory Housing in Surabaya. As part of facility service of simple residence and rent, therefore in course of execution of its development, building of Multistory Housing this require the solving of quicker, the building can is as soon as functioned.

Target of writing of this Final Duty is to calculate how much/many amount of optimum time and expense for the work of Structure and Cover of Roof with method of TCTO. As for Way of acceleration by compressing / taking a short cut (execution time crashing) by using some alternative for example for example adding office hours (overtime), adding the amount of labour and with addition of job appliance capacities. Time execution of this project is 189 day (27 Sunday) for all work. While at this final duty to be evaluated only work of Structure and Cover of Roof where time plan its workmanship is 119 day (17 Sunday)
Pursuant to result of analysis of TCTO (Time Cost Trade Off), by using various acceleration alternative hence got optimum expense and time shall be as follows:
1. Acceleration of time with addition of office hours (alternative 1) at work of structure of project is Project Of Development of Simple Mansions and Rent, Network of Surabaya, causing execution time decrease to become 107 day after conducted by kompresi of normal time of him 119 day. From result of this analysis happened addition of direct cost of Rp. 4,800,760,956.20 becoming Rp. 4,852,982,741.43. While indirect expenses decrease from Rp. 196,361,414.34 becoming Rp. 177,060,263.32 resulting total expense change from Rp. 4,997,122,370.54 becoming Rp 5,030,043,004.75.

2. Acceleration of time with addition of activity grup (alternative 2) at work of structure of project is Project Of Development of Simple Mansions and Rent, Network of Surabaya, causing execution time decrease to become 88 day after conducted by kompresi of normal time of him 119 day. From result of this analysis happened addition of direct cost of Rp. 4,800,760,956.20 becoming Rp. 4,814,963,781.52. While indirect expenses decrease from Rp. 196,361,414.34 becoming Rp. 155,109,016.37 resulting total expense change from Rp. 4,997,122,370.54 becoming Rp 4,963,532,926.84.

3. Acceleration of time with addition 50% activity appliance capacities (alternative 3) at work of structure of project is Project Of Development of Simple Mansions and Rent, Network of Surabaya, causing execution time decrease to become 88 day after conducted by kompresi of normal time of him 119 day. From result of this analysis happened addition of direct cost of Rp. 4,800,760,956.20 becoming Rp. 4,885,104,371.51. While indirect expenses decrease from Rp. 196,361,414.34 becoming Rp. 145,208,440.86 resulting total expense change from Rp. 4,997,122,370.54 becoming Rp 5,030,312,812.37.

Keyword: TCTO, Multistory Housing.