ABSTRACT

Along with the increasing population, the demand for residence also increased. PT. Graha Sarana Duta is developing residential Gayungsari Regency in the South region of Surabaya. The residence was built in 2004, over an area of 7.8 ha at cost of approximately Rp 7 billion. Developer intended to develop other businesses. As one way of funding was by pledging some assets of the resides and land plots that had not sold to the bank. Despite with the way of funding it was needed to hold an appraisal to determine the market value of the residence of Gayungsari Regency Surabaya. In addition to underwriting assets, market value of Gayungsari Regency would also used as part of the annual financial statements.

The making of this study aimed to determine the market value of the residence of Gayungsari Regency. In this study was used the method of market data approach and cost approach method. Market data approach was solved by comparing the valuation of objects appraisal with comparable data objects. An indication appraisal was gotten by conducting the market data approach with some adjustment. Cost approach method solved by calculating the cost of built a new building which was later reduced by depreciation. Land appraisal was calculated by market data approach.

From the analysis of calculation using the cost approach method was obtained market appraisal approach of Rp
9,699,503,215.96. The market data approach which Rp 11,483,126,000.00. The reconciliation of the final appraisal of the market value of assets acquired Gayungsari Regency which is valued at Rp 10,769,678,800.00 (Ten Billion Seven Hundred Sixty-Nine Million Eight Hundred Rupiahs).

Key words: appraisal, residence, cost approach method, market data approach method