THE DETERMINATION OF RUSUNAWA GUNUNGSARI MAIN PRICE LEASE WITH BREAK EVEN POINT METHOD (TITIK IMPAS)

Student Name               : F.X. Indra Hermawan S.P.
NRP                        : 3109 106 053
Major                      : Department of Civil Engineering
                          : FTSP-ITS
1\textsuperscript{st} Supervision : Farida Rachmawati, ST., MT.
2\textsuperscript{nd} Supervision : Ir. Retno Indryani, MS.

Abstract

The Rusunawa Gunungsari was built by East Java Province Governor for riverside community. The project took a high investment cost and high operational cost. In the existing condition, occupants would not responsible for the investment cost. But they would responsible for the operational cost further. It needs analysis for appropriate main price lease which enough to replace the operational and maintenance cost. The objective of this research is to analyze the Rusunawa Guningsari minimum main price lease by calculating the operational and maintenance cost.

Break Even Point methods was used to obtain the minimum main price lease per units per months. Fixed cost and variable cost were the prime factors to determine the amount of the price lease. The analysis also counting increasing cost based on inflation and government policy. Occupancy rate was assumed based on the ratio between total target occupants which is riverside community with the availability unit in Rusunawa Gunungsari.
The result is the minimum main price lease per units per months as Rp. 317.000,00 with fixed cost RP. 966.988.598,27 / year and the variable cost is Rp. 297.450,80 / year.

*Keywords: Rusunawa, Main Price Lease, BEP (Break Even Point), Break Even Point Method.*