APPLICATION OF VALUE ENGINEERING IN CONSTRUCTION PROJECTS RESIDENTIAL HOUSE TYPE 39 IN SURABAYA SAPPHIRE PARK REGENCY HOUSING

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Abstract

Surabaya is the second largest city after Jakarta well as a business center property. One property developer PT. Field Rizki Jaya Sentosa which is implementing the construction of the housing project Sapphire Park Regency in Surabaya. The housing has some type of building that is one of the 39 types of buildings per m2 price of Rp. 2,573 million. Compared to the price of the building per m2 The Dhika Park type 40 is Rp. 2,250,000 lower than the price per m2 of residential buildings Sapphire Park Regency Surabaya. Therefore, it is necessary to use a method of cost efficiency without reducing the value of the value engineering function.

The method used consists of 4 stages of the value of engineering work plan, namely the information phase, the creative phase, the analysis phase and the recommendation phase. Activities undertaken at this stage is to gather information and project data analysis using the cost breakdown models, Pareto charts, and analysis functions. In the creative stage do brainstorming to find an alternative - an alternative to the work item. Of all the alternatives analysis found advantages and disadvantages, life cycle cost analysis and AHP projects at the
stage of analysis. The latter on the recommendation stage, the analysis results are given to the owner or management

There are three items of work which have not required the greatest cost is the main floor work, roofing work, exterior work and interior walls. The main floor for the work gained savings of LCC Rp. 330,281 or 6.8%. For roofing jobs earned savings of LCC Rp. 568,727 or 12%. For wall work earned savings of LCC Rp. 2,507,753 or 5.4%.

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