

Lampiran 1 : Budget Full Year 2016 - 2017

PT PLAZA INDONESIA REALTY TBK
BUDGET 2016 - 2017
BUILDING MAINTENANCE DEPARTMENT

New Ledger account	New Account name	BUDGET FULL YEAR	
		2016	2017
0022102012	Uniform	26.380.000	35.300.000
0022102000	WELFARE AND BENEFIT EXPENSES	26.380.000	35.300.000
0022103003	Training, Educational and Seminar	-	39.000.000
0022103000	HUMAN RESOURCE AND DEVELOPMENT EXPENSES	-	39.000.000
0022108001	Telephone	18.000.000	20.407.559
0022108004	Courier Service	150.000	150.000
0022108005	Other communication		-
0022108000	COMMUNICATION EXPENSES	18.150.000	20.557.559
0022110001	Printing Material	30.000.000	18.000.000
0022110002	Office Supplies	10.500.000	10.920.000
0022110003	Photocopy Supplies	5.000.000	5.439.611
0022110004	Newspapers and Magazine	-	-
0022110000	STATIONARY AND OFFICE SUPPLIES	45.500.000	34.359.611
0022111001	Entertainment	3.600.000	18.000.000
0022111002	Refreshment	19.800.000	19.800.000
0022111000	ENTERTAINMENT EXPENSES	23.400.000	37.800.000
0022112001	Permit and Licenses	126.593.712	136.682.000
0022112000	PERMIT, LICENSES AND TAX	126.593.712	136.682.000
0022113101	Material and Supplies	951.939.000	762.977.900
0022113102	Painting & Whitewashing	652.070.000	572.709.411
0022113103	Mechanical Electrical	786.025.000	1.000.400.000
0022113104	Plumbing	66.500.000	60.500.000
0022113106	Reinstatement Unit Shop	479.146.000	640.395.000
0022113109	Grease Trap	36.000.000	18.060.120
0022113113	Life Safety (Apar)	-	-
0022113116	Aircon & Refrigerant	28.500.000	25.800.000
0022113124	Reinstatement Material - charged to Leasing	-	-
0022113199	Repair & Maintenance Material - Others	200.500.000	200.500.000
0022113100	BUILDING-MATERIAL	3.200.680.000	3.281.342.431

0022113120	FMAC - Material & Supplies	-	-
0022113121	FMAC - Repair & Maintenance	1.810.916.141	1.751.925.984
0022113122	FMAC - Contrac Service	1.462.152.132	1.399.109.547
0022113123	FMAC - General & Others Expenses	320.944.912	205.822.789
	TOTAL FMAC	3.594.013.185	3.356.858.321
0022113201	Painting & Whitewashing	299.650.000	285.897.175
0022113202	Plumbing	13.300.000	10.949.640
0022113203	Reinstatement Unit Shop	149.267.000	206.713.000
0022113204	Repair & Maintenance - M/E	393.000.000	374.500.000
0022113206	Unit Shop Partition & Hoarding	46.980.000	43.560.000
0022113209	Additional Work Expenses	388.439.000	440.512.000
0022113210	Maintenance Contract	4.871.318.162	4.603.792.736
0022113213	Aircon & Refrigerant	3.675.000	-
0022113221	Repair & Maintenance - B/M	496.600.000	506.750.180
0022113222	Cable TV	112.800.000	120.526.024
0022113290	Building Service Charged to	(66.000.000)	-
0022113200	BUILDING-SERVICES	6.709.029.162	6.593.200.755



Lampiran 2 : Listrik 2016 - 2017

ELECTRICITY COST					
NO	BULAN	BUDGET		ACTUAL	
		2016	2017	2016	2017
1	Jan	5.365.627.661	5.014.605.291	5.311.953.644	5.311.953.644
2	Feb	4.680.262.952	5.087.242.339	4.782.859.468	4.782.859.468
3	Mar	5.264.740.403	5.014.038.479	5.176.667.216	5.176.667.216
4	Apr	5.360.356.102	5.009.678.600	4.884.159.091	4.884.159.091
5	May	5.414.981.589	5.013.871.842	5.207.730.825	5.207.730.825
6	Jun	5.274.435.616	5.023.272.015	4.994.038.096	4.994.038.096
7	Jul	5.369.959.920	5.018.654.131	4.844.149.053	4.844.149.053
8	Aug	5.409.610.813	5.008.898.901	5.116.100.951	5.116.100.951
9	Sep	5.262.064.590	5.011.490.086	4.495.432.536	4.495.432.536
10	Oct	5.369.959.920	5.006.318.725	4.657.331.210	4.657.331.210
11	Nov	5.369.959.920	4.904.252.717	4.808.247.991	4.808.247.991
12	Dec	5.262.064.590	4.978.974.003	4.962.625.189	4.962.625.189
	TOTAL	68.773.983.996	60.091.297.128	59.151.295.270	59.241.295.270



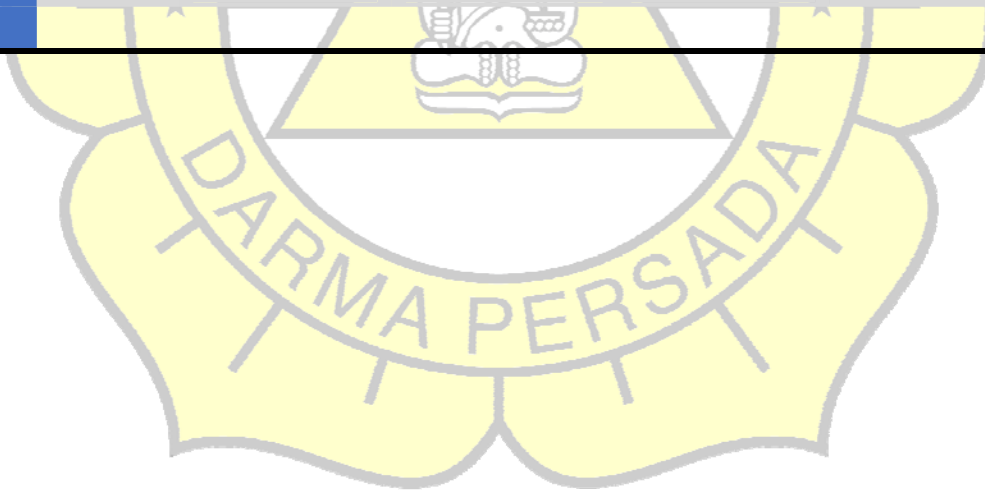
LAMPIRAN 3 : AIR 2016 - 2017

WATER COST					
NO	BULAN	BUDGET		ACTUAL	
		2016	2017	2016	2017
1	Jan	207.965.963	212.210.166	211.211.250	196.333.632
2	Feb	187.840.225	191.673.699	182.242.586	193.964.848
3	Mar	207.965.963	212.210.166	220.974.052	213.920.476
4	Apr	199.203.737	205.364.677	189.283.446	210.546.336
5	May	207.965.963	221.678.461	219.435.140	199.928.124
6	Jun	199.203.737	171.137.231	213.690.629	196.127.052
7	Jul	230.008.438	239.592.123	262.787.228	212.584.592
8	Aug	207.965.963	212.210.166	210.799.109	196.870.740
9	Sep	199.203.737	222.427.984	211.255.563	233.054.448
10	Oct	207.965.963	212.210.166	210.782.887	213.474.591
11	Nov	199.203.737	205.364.677	199.124.055	199.043.451
12	Dec	207.965.963	212.210.166	220.631.090	222.493.172
	TOTAL	2.462.459.389	2.518.289.684	2.552.216.735	2.488.314.462



LAMPIRAN 4 : GAS 2016 - 2017

GAS COST					
NO	BULAN	BUDGET		ACTUAL	
		2016	2017	2016	2017
1	Jan	307.843.390	317.364.320	309.551.737	319.125.502
2	Feb	285.013.634	296.889.203	279.313.362	289.393.979
3	Mar	307.843.390	317.364.320	329.392.428	346.322.477
4	Apr	297.912.958	307.126.761	303.871.218	308.692.524
5	May	304.669.747	317.364.320	318.289.178	331.551.227
6	Jun	301.912.958	307.126.761	322.938.242	326.200.245
7	Jul	297.912.958	307.126.761	327.277.794	337.399.787
8	Aug	304.669.747	317.364.320	302.765.001	315.380.210
9	Sep	297.912.958	307.126.761	312.808.606	339.982.141
10	Oct	307.843.390	317.364.320	305.895.260	315.355.939
11	Nov	294.841.691	307.126.761	288.944.857	305.105.512
12	Dec	307.843.390	317.364.320	317.078.692	315.125.522
	TOTAL	3.618.220.211	3.736.708.929	3.718.126.375	3.849.635.064



LAMPIRAN 5 : *R&M in House, R&M Contracts, FM / Main Plan dan Other Expense 2016*

Biaya operasional (R&M - *in-house*, R&M – *Contracts*, FM / *Main Plant*, *Other expenses*) Tahun 2016

Departemen *Building Maintenance Plaza Indonesia Shopping Center*

URAIAN	ANGGARAN	REALISASI	VARIANS	%	KET
<i>R&M - in-house</i>	4.150.715.978	4.524.280.416	373.564.438	0,09	<i>unfavourable</i>
<i>R&M - Contracts</i>	4.741.906.518	4.979.001.844	237.095.326	0,05	<i>unfavourable</i>
<i>FM / Main Plant</i>	2.593.173.053	2.670.968.244	77.795.192	0,03	<i>unfavourable</i>
<i>Other expenses</i>	279.462.027	285.051.267	5.589.241	0,02	<i>unfavourable</i>

LAMPIRAN 6 : *R&M in House, R&M Contracts, FM / Main Plan dan Other Expense 2017*

Biaya operasional (R&M - *in-house*, R&M – *Contracts*, FM / *Main Plant*, *Other expenses*) Tahun 2017

Departemen *Building Maintenance Plaza Indonesia Shopping Center*

URAIAN	ANGGARAN	REALISASI	VARIANS	%	KET
<i>R&M - in-house</i>	5.270.750.451	3.980.366582	(1.290.383.869)	-0,24	<i>favourable</i>
<i>R&M - Contracts</i>	4.603.792.736	5.212.790.185	608.997.449	0,13	<i>unfavourable</i>
<i>FM / Main Plant</i>	3.356.858.321	2.268.444.478	(1.088.413.843)	-0,32	<i>favourable</i>
<i>Other expenses</i>	303.699.170	242.894.187	(60.804.983)	-0,20	<i>favourable</i>

LAMPIRAN 7 : CAPEX BM 2016

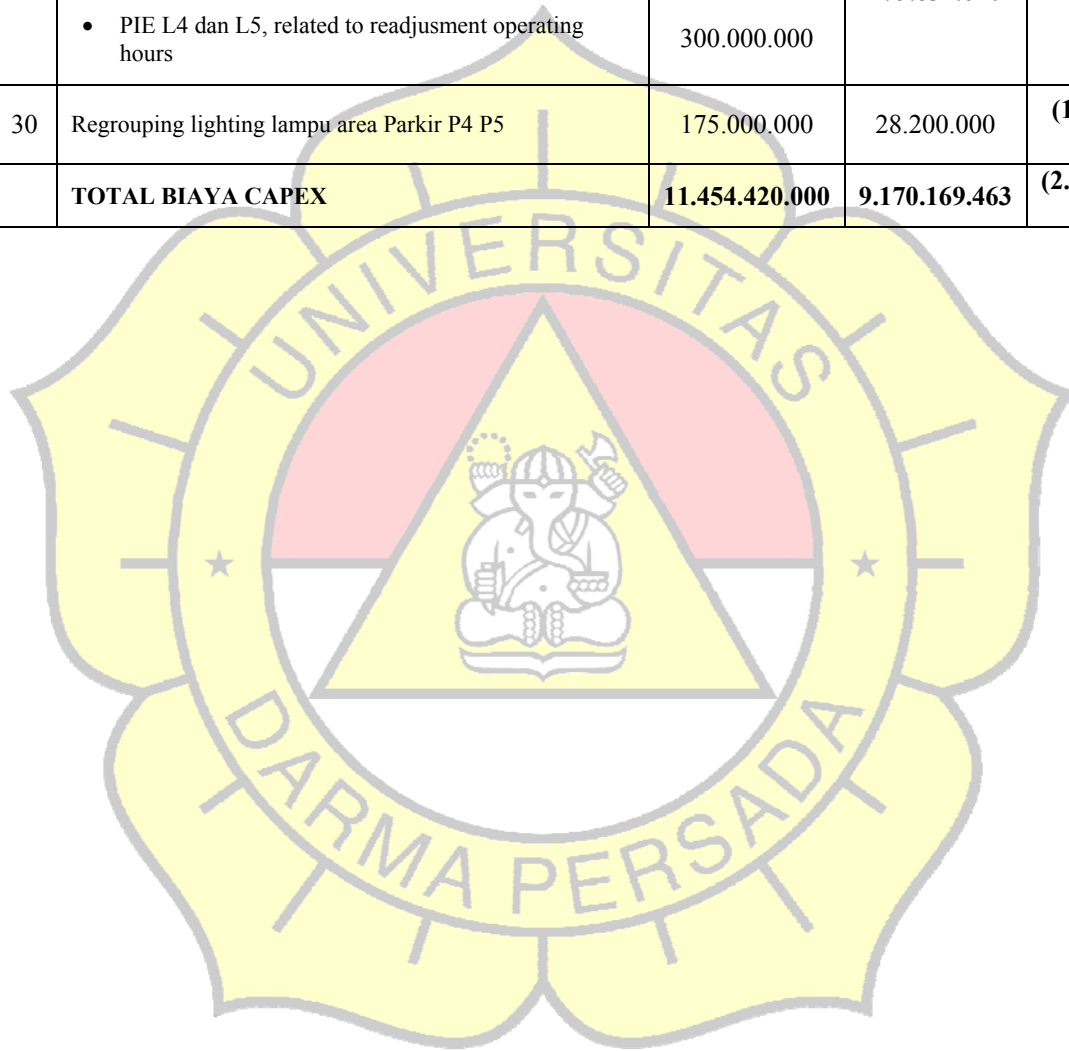
NO	URAIAN PEKERJAAN	ANGGARAN	REALISASI	VARIAN OVER/(UNDER)
1.	Improvement Mechanical Ventilation di area BTS Room L4 Keraton (sebelah Ruang Travo) - (tidak diperlukan apabila system DX diganti FCU)	60.000.000	53.470.000	(6.530.000)
2.	Penggantian kabel dan panel all area (8 DSB; 24 panel)	240.000.000	236.765.321	(3.234.679)
3.	Standardize Hydrant Box Cover PISC & PIE	102.749.039	99.764.200	(2.984.839)
4.	Improvement Lampu :			-
	a. Penggantian lampu arcade Lamoda menggunakan LED Panel	574.200.000	576.157.000	1.957.000
	b. Penggantian Acrylic lampu koridor L4 & L5 PIE	60.000.000	55.245.000	(4.755.000)
	Improvement Pedestrian dari Lobby Timur (Keraton) s/d Selatan (Pura1)	155.386.000	134.000.000	(21.386.000)
	TOTAL BIAYA CAPEX	1.192.335.039	1.155.401.521	(36.933.518)

LAMPIRAN 8 : CAPEX BM 2017

NEW PROPOSED BUDGET 2017				
NO	DESCRIPTION	BUDGET	ACTUAL	VARIAN OVER/(UNDER)
1	Peremajaan panel listrik	440.000.000	499.398.936	59.398.936
2	Penggantian pipa isolasi Pipe stage 2 (all area, priority tenant area) :			
	• L1 = 56 area (157 Units FCU)			
	• L2 = 57 area (164 Units FCU)	3.691.500.000	4.520.481.275	115.981.275
	• Unplanned urgent program (20% from total FCU at LB, L3-L6 (Total 308))	713.000.000		
3	Pemasangan Lampu emergency all Toilet (men,women,Nursery @1 Unit)	45.500.000	26.023.750	(19.476.250)
4	Pembuatan Floor drain area parkir PIE	180.000.000	150.120.939	(29.879.061)
5	Pengadaan bak drain FCU			
	• L1 = 243 units			
	• L2 = 168 units	240.846.000	258.990.850	(35.181.150)
	• Unplanned urgent program (20% from total pending at LB, L3-L6 (Total 456))	53.326.000		
6	Perbaikan pipa pembuangan double wall area PIE (P1-P4)	75.000.000	-	(75.000.000)
7	Upgrading 19 unit Escalator PISC dan 8 Unit Elevator (Total Rp 847,500,000)			
	• 2 set Shaft Assy	60.000.000	958.521.700	

	• Bearing pully 16x5 & Bearing pully 12x5	20.000.000		91.021.700
	• Car door panel	40.000.000		
	• Wire/ main rope	720.000.000		
	• Governor rope	7.500.000		
8	Perbaikan Karet Delatasi Gedung L5 s/d P3	75.000.000	-	(75.000.000)
9	Pengadaan booster motor fan multiple unit untuk penggantian unit lama (exhaust fan)	175.000.000	-	(175.000.000)
	Penggadaan AC Split & FCU :	-	-	-
10	Pengadaan FCU untuk penggantian unit lama	360.000.000	108.807.000	(14.506.497)
11	Penggantian AC Split Small size ≤ 2.5 PK	99.500.000	84.993.503	(14.506.497)
12	Perbaikan toilet area parkir PIE	200.000.000	72.998.000	(127.002.000)
13	Standardize Hydrant Box Cover PISC & PIE	75.000.000	-	(75.000.000)
14	Penggantian Door Closer tangga darurat PISC	200.000.000	-	(200.000.000)
15	Penggantian Rolling Door Parkir PK/PM	180.000.000	55.000.000	(125.000.000)
16	Penggantian Rolling Door Toilet PISC & PIE	60.000.000	35.150.000	(24.850.000)
17	Pengadaan pintu kaca loby thamrin untuk penggantian sliding glass door	70.000.000	56.500.000	(13.500.000)
18	Pembuatan gudang tenant	90.000.000	27.422.416	(62.577.548)
19	Renovasi lantai trashroom (Expansion)	135.000.000	-	(135.000.000)
20	Renovasi dinding trashroom (Expansion)	130.000.000	-	(130.000.000)
21	Renovasi rollingdoor trashroom (Expansion) :	65.000.000		(39.000.000)
	• Mesin rollingdoor		10.000.000	
	• Daun rolling door		16.000.000	
22	Mesin cold Storage dan instalasi	150.000.000	-	(150.000.000)
23	Penggantian lampu Non LED T5/21 Watt menjadi LED T8/18 watt (20 Toilet PISC+ PIE)	125.000.000	-	(125.000.000)
24	Penggantian lampu tangga darurat dari TL T8/36 watt menjadi Led T8/18 watt (area PIE masih konvensional 10 tangga darurat x 7 lantai)	30.000.000	-	(30.000.000)
25	Penggantian meter gas untuk F&B tenant	70.000.000	59.500.000	(10.500.000)
26	Reinstatement Charge to Leasing - Material	1.373.401.000	1.722.028.454	(270.464.546)
27	Reinstatement Charge to Leasing – Jasa	619.092.000		

28	program penutupan celah lubang/dinding (sebagai jalur hama/tikus)	110.755.000	4.200.000	(106.555.000)
29	Improvement chilled water supply for :(Total Rp 600,000,000)			
	<ul style="list-style-type: none"> PISC L1 SE 	300.000.000	475.832.640	175.832.640
	<ul style="list-style-type: none"> PIE L4 dan L5, related to readjusment operating hours 	300.000.000		
30	Regrouping lighting lampu area Parkir P4 P5	175.000.000	28.200.000	(146.800.000)
	TOTAL BIAYA CAPEX	11.454.420.000	9.170.169.463	(2.284.250.538)



CATATAN KEGIATAN KONSULTASI
(Selama Penulisan Skripsi)

Judul Proposal : Analisis Efektivitas Pengendalian Anggaran Biaya Operasional dan Anggaran Biaya Belanja Modal Pada Building Maintenance Department Di Plaza Indonesia Shopping Center

Dosen Pembimbing : Drs. Haryanto AK, M.M

Tanggal	Uraian Kegiatan	Tandatangan Dosen Pembimbing
09 Mei 2018	Pengajuan proposal skripsi Bab I – Bab III	
20 Mei 2018	Revisi Bab I – Bab III	
30 Mei 2018	Revisi tambahan Bab II	
14 Juli 2018	Pengajuan Bab IV – Bab V	
28 Juli 2018	Revisi Bab IV – Bab V	
04 Agustus 2018	Koreksi Bab I – Bab V	
06 Agustus 2018	Persetujuan untuk sidang skripsi	

DAFTAR RIWAYAT HIDUP

Nama : Retno Setyaningsih
Tempat Tanggal Lahir : Jakarta, 11 Februari 1997
Jenis Kelamin : Perempuan
Agama : Islam
Kewarganegaraan : Indonesia
Status : Belum Menikah
Alamat : Jl. Cipinang muara II Rt 08 / 02 No. 46, Kel. Pondok
Bambu Kec. Duren Sawit Jakarta Timur 13430
Telephone / Handphone : (021) 86610068 / 087785075029
Email : tiyasyr@gmail.com

PENDIDIKAN

2003 – 2008 : SDN Cipinang Muara 14 Pagi
2008 – 2011 : SMPN 25 Jakarta
2011 – 2014 : SMK Muara Indonesia
2014 – 2018 : Universitas Darma Persada

PENGALAMAN

Februari 2013 – Maret 2013 : KPKNL Jakarta
Februari 2017 – April 2017 : Pengawas Pilkada DKI Jakarta
Februari 2017 – Des 2017 : Plaza Indonesia Realty Tbk