

## ABSTRAK

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Judul : “ANALISIS *LIFE CYCLE COST* PADA GEDUNG APARTEMEN (Studi Kasus: Apartemen The Alton - Semarang)”

Skripsi ini membahas tentang analisis *life cycle cost* apartemen mulai dari perencanaan hingga umur rencana bangunan yang ditetapkan. Dan menganalisis kelayakan investasi Apartemen The Alton. Pembangunan apartemen yang terus meningkat tentu harus diikuti dengan pengelolaan yang baik dan terencana. Tujuan penelitian ini adalah menganalisis biaya siklus hidup dan menganalisis kelayakan investasi apartemen The Alton Semarang. Adapun alasan dilaksanakannya penelitian ini yaitu karena di Apartemen The Alton belum pernah diadakan penelitian yang serupa di Apartemen The Alton tersebut. Dari hasil penelitian didapatkan empat komponen yang menyusun biaya siklus hidup Apartemen yaitu biaya awal sebesar Rp 691.930.954.372 (63%), biaya operasional sebesar Rp 202.597.801.060 (18%), biaya pemeliharaan dan penggantian sebesar Rp 187.323.426.218 (17%) dan biaya pengancuran sebesar Rp 20.015.133.478 (2%). Dari hasil analisis kelayakan investasi dinyatakan layak dengan nilai NPV Rp 110.397.054.517  $NPV > 0$ . Yang artinya investasi proyek Apartemen The Alton Semarang ini menguntungkan.

Kata kunci: *life cycle cost*, analisis investasi, NPV

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## ABSTRACT

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Judul : “LIFE CYCLE COST ANALYSIS IN APARTMENT BUILDINGS (Case Study: The Alton Apartment - Semarang)”

This thesis discusses the analysis of the life cycle cost of apartments starting from planning to the planned age of the building that is determined. And analyze the investment feasibility of The Alton Apartments. The construction of apartments that continues to increase must of course be followed by good and planned management. The purpose of this study is to analyze the life cycle costs and analyze the investment feasibility of The Alton Semarang apartment. The reason for carrying out this research is because at The Alton Apartments there has never been a similar research conducted at The Alton Apartments. The research results obtained four components that make up the apartment life cycle costs, namely initial costs of IDR 691.930.954.372 (63%), operational costs of IDR 202.597.801.060 (18%), maintenance and replacement costs of IDR 187.323.426.218 (17%) and destruction costs of IDR 20.015.133.478 (2%). From the results of the investment feasibility analysis it was stated that it was feasible with an NPV value of IDR 110.397.054.517  $NPV > 0$ . Which means the investment in The Alton Semarang Apartment project is profitable.

Keywords: life cycle costs, investment analysis, NPV

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