

CV. INTELEXTUART TECHNOLOGY - ARSITEKHIJAU.COM
BIAYA ESTIMASI RUMAH PAK FATHAN 2 LANTAI - PERUM VILLA DAGO,PAMULANG
Office at - Mutiara Gading Timur Blok Q1 No. 70, Mustika Jaya, Bekasi

| No. | URAIAN PEKERJAAN | Qty | Sat | HARGA SATUAN | JUMLAH |
|----------|----------------------------------------------------------------------------|--------|----------------|--------------|--------------------|
| A | PEKERJAAN PERSIAPAN | | | | |
| 1,0 | Mobilisasi, Demobilisasi, Pengukuran, Bouw Plaank | 6,00 | Bln | 3.300.000 | 19.800.000 |
| | JUMLAH PEKERJAAN | | | | 19.800.000 |
| B | PEKERJAAN BONGKAR | | | | |
| 1,0 | Pekerjaan Bongkar dan Penyesuaian Lantai, Dinding, Plafon, Atap, Instalasi | 1,00 | Ls | 7.000.000 | 7.000.000 |
| 2,0 | Pekerjaan Buang Puing | 30,00 | x | 150.000 | 4.500.000 |
| | JUMLAH PEKERJAAN | | | | 11.500.000 |
| C | PEKERJAAN STRUKTUR | | | | |
| 1,0 | Galian dan Urug Pondasi 100 cm | 20,00 | m ³ | 40.000 | 800.000 |
| 2,0 | Urug Pasir Bawah Pondasi Tinggi 5 cm | 1,00 | m ³ | 400.000 | 400.000 |
| 3,0 | Pasangan Pondasi Plat Beton (1 Pc : 2 Ps : 3 Kr) | 4,45 | m ³ | 4.080.000 | 18.156.000 |
| 4,0 | Pasangan Sloof 15/30(1 Pc : 2 Ps : 3 Kr) | 5,29 | m ³ | 4.080.000 | 21.583.200 |
| 5,0 | Pasangan Kolom 15/30 (1 Pc : 2 Ps : 3 Kr) | 7,05 | m ³ | 4.080.000 | 28.751.760 |
| 6,0 | Pasangan Kolom 15/15 (1 Pc : 2 Ps : 3 Kr) | 3,60 | m ³ | 4.080.000 | 14.688.000 |
| 7,0 | Pasangan Balok 15/30 (1 Pc : 2 Ps : 3 Kr) | 10,40 | m ³ | 4.080.000 | 42.432.000 |
| 8,0 | Pasangan Ring Balok 10/25 (1 Pc : 2 Ps : 3 Kr) | 2,06 | m ³ | 4.080.000 | 8.415.000 |
| 9,0 | Pasangan Duckting T.12cm (1 Pc : 2 Ps : 3 Kr) | 140,00 | m ³ | 560.000 | 78.400.000 |
| 10,0 | Pasangan Tangga (1 Pc : 2 Ps : 3 Kr) | 1,70 | m ³ | 6.000.000 | 10.200.000 |
| 11,0 | Pasangan Dinding Bata Hebel | 485,00 | m ² | 104.000 | 50.440.000 |
| 12,0 | Pekerjaan Plesteran Dinding Ex.1pc : 5ps | 970,00 | m ² | 58.000 | 56.260.000 |
| 13,0 | Pekerjaan Acian Dinding | 970,00 | m ² | 22.500 | 21.825.000 |
| | JUMLAH PEKERJAAN | | | | 352.350.960 |
| D | PEKERJAAN FINISHING ARSITEKTUR | | | | |
| 1,0 | Pasangan Keramik Lantai Ivory 60 x 60 Ex.ROMAN | 145,00 | m ² | 400.000 | 58.000.000 |
| 2,0 | Pasangan Keramik Dinding KM 30/60 KM Ex. ROMAN | 53,40 | m ² | 330.000 | 17.622.000 |
| 3,0 | Pasangan Keramik Lantai KM 30/30 Ex. ROMAN | 15,00 | m ² | 240.000 | 3.600.000 |
| 4,0 | Pekerjaan Cat Dinding Ex. Vinilex | 970,00 | m ² | 27.500 | 26.675.000 |
| 5,0 | Pasangan Rangka Hollow 40 x 40 Plafond Ex. Baja Ringan | 162,20 | m ² | 76.000 | 12.327.200 |
| 6,0 | Pasangan Plafond 9mm Drop Ceiling Ex Jayaboard Gypsum | 27,90 | m ² | 54.000 | 1.506.600 |
| 7,0 | Pekerjaan Pengecatan Plafond Ex. Vinilex | 190,10 | m ² | 27.500 | 5.227.750 |
| 8,0 | Pekerjaan List Plafond | 206,50 | m | 18.000 | 3.717.000 |
| 9,0 | Pekerjaan Kusen Pintu Dan Jendela Ex Aluminium | 263,62 | m | 115.000 | 30.316.530 |
| 10,0 | Pekerjaan Daun Pintu PJ1 Kaca Polos 5 mm Ex. aluminium | 2,00 | bh | 3.000.000 | 6.000.000 |
| 11,0 | Pekerjaan Daun Jendela PJ1 Kaca Polos 5 mm Ex. aluminium | 2,00 | bh | 1.500.000 | 3.000.000 |
| 12,0 | Pekerjaan Daun Pintu Aluminium P1 Ex. Aluminium | 2,00 | bh | 5.250.000 | 10.500.000 |
| 13,0 | Pekerjaan Daun Pintu Aluminium P2 Ex. Aluminium | 4,00 | bh | 3.500.000 | 14.000.000 |
| 14,0 | Pekerjaan Daun Pintu P3a Kaca Polos 5 mm Ex. aluminium | 1,00 | bh | 3.000.000 | 3.000.000 |
| 15,0 | Pekerjaan Daun Pintu Aluminium P3b Ex. Aluminium | 1,00 | bh | 3.500.000 | 3.500.000 |
| 16,0 | Pekerjaan Daun Pintu Aluminium P4 Ex. Aluminium | 4,00 | bh | 2.750.000 | 11.000.000 |
| 17,0 | Pekerjaan Daun Jendela J1 Kaca Polos 5 mm Ex. Aluminium | 4,00 | bh | 1.200.000 | 4.800.000 |
| 18,0 | Pekerjaan Daun Jendela J2 Kaca Polos 5 mm Ex. Aluminium | 8,00 | bh | 1.200.000 | 9.600.000 |
| 19,0 | Pekerjaan Daun Jendela J3 Kaca Polos 5 mm Ex. Aluminium | 2,00 | bh | 600.000 | 1.200.000 |
| 20,0 | Pekerjaan Ventilasi J3 Kaca Polos 5 mm Ex. Aluminium | 2,00 | bh | 300.000 | 600.000 |
| 21,0 | Pekerjaan Daun Jendela J4 Kaca Polos 5 mm Ex. Aluminium | 4,00 | bh | 300.000 | 1.200.000 |
| 22,0 | Pekerjaan Daun Jendela J5 Kaca Polos 5 mm Ex. Aluminium | 2,00 | bh | 900.000 | 1.800.000 |
| 23,0 | Pekerjaan Daun Jendela J6 Kaca Polos 5 mm Ex. Aluminium | 2,00 | bh | 300.000 | 600.000 |
| 24,0 | Pekerjaan Daun Jendela J7 Kaca Polos 5 mm Ex. Aluminium | 3,00 | bh | 900.000 | 2.700.000 |
| 25,0 | Pekerjaan Daun Jendela J8 Kaca Polos 5 mm Ex. Aluminium | 1,00 | bh | 750.000 | 750.000 |
| 26,0 | Pekerjaan Ventilasi J8 Kaca Polos 5 mm Ex Aluminium | 1,00 | bh | 300.000 | 300.000 |
| 27,0 | Pekerjaan Daun Jendela J9 Kaca Polos 5 mm | 1,00 | bh | 1.800.000 | 1.800.000 |
| 28,0 | Pekerjaan Ventilasi BV1 Kaca Polos 5 mm | 2,00 | bh | 450.000 | 900.000 |
| 29,0 | Pekerjaan Penggantungan Ex. DEKSON | 96,00 | bh | 175.000 | 16.800.000 |
| 30,0 | Pekerjaan Pengunci Ex. DEKSON | 15,00 | bh | 375.000 | 5.625.000 |
| 31,0 | Pekerjaan Rangka dan Aluminium Foil Ex. Baja Ringan | 90,00 | m ² | 150.000 | 13.500.000 |
| 32,0 | Pekerjaan Penutup Genteng Ex. Genteng Plat Beton | 90,00 | m ² | 170.000 | 15.300.000 |
| 33,0 | Lisplank Papan Board GRC | 40,00 | m' | 45.000 | 1.800.000 |
| | JUMLAH PEKERJAAN | | | | 289.267.080 |

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|----------------------------------------------------------------------------------------|------------------------------------------|--------|----------------|--------------|-----------------------|
| E | PEKERJAAN SANITASI | | | | |
| 1,0 | Instalasi Pipa PVC Air Bersih | 40,60 | m | 36.000 | 1.461.600 |
| 2,0 | Instalasi Pipa PVC Air Kotor 4" | 22,60 | m | 96.000 | 2.169.600 |
| 3,0 | Instalasi Pipa PVC Air Kotor 3" | 134,90 | m | 84.000 | 11.331.600 |
| 4,0 | Pekerjaan Keran Ex. Toto | 3,00 | bh | 120.000 | 360.000 |
| 5,0 | Pekerjaan Keran Shower Ex. Toto | 3,00 | bh | 450.000 | 1.350.000 |
| 6,0 | Pekerjaan Bak Cuci | 1,00 | bh | 1.500.000 | 1.500.000 |
| 7,0 | Pekerjaan Keran Bak Cuci | 1,00 | bh | 375.000 | 375.000 |
| 8,0 | Pekerjaan Wastafel Ex. Toto | 1,00 | bh | 350.000 | 350.000 |
| 9,0 | Pekerjaan Keran Wastafel Ex. Toto | 1,00 | bh | 350.000 | 350.000 |
| 10,0 | Pekerjaan Closet Duduk | 2,00 | bh | 2.750.000 | 5.500.000 |
| 11,0 | Pekerjaan Keran Jet Washer | 3,00 | bh | 275.000 | 825.000 |
| | JUMLAH PEKERJAAN | | | | 25.572.800 |
| F | PEKERJAAN INSTALASI LISTRIK | | | | |
| 1,0 | Instalasi Kabel | 120,00 | m | 15.000 | 1.800.000 |
| 2,0 | Instalasi Lampu Pijar | 7,00 | bh | 175.000 | 1.225.000 |
| 3,0 | Instalasi Down Light | 48,00 | bh | 175.000 | 8.400.000 |
| 4,0 | Instalasi Gantung | 5,00 | bh | 1.500.000 | 7.500.000 |
| 5,0 | Instalasi Taman | 1,00 | bh | 550.000 | 550.000 |
| 6,0 | Instalasi Saklar Tunggal Ex. Broco | 14,00 | bh | 125.000 | 1.750.000 |
| 7,0 | Instalasi Saklar Ganda Ex. Broco | 4,00 | bh | 125.000 | 500.000 |
| 8,0 | Instalasi Stop kontak Ex. Broco | 19,00 | bh | 125.000 | 2.375.000 |
| 9,0 | Instalasi Stop kontak Televisi Ex. Broco | 2,00 | bh | 125.000 | 250.000 |
| 10,0 | Instalasi Stop kontak AC Ex. Broco | 1,00 | bh | 125.000 | 125.000 |
| 11,0 | Instalasi Back Bone | 1,00 | bh | 125.000 | 125.000 |
| 12,0 | Instalasi Monitor dan DVR | 1,00 | bh | 125.000 | 125.000 |
| 13,0 | Instalasi LAN | 3,00 | bh | 125.000 | 375.000 |
| 14,0 | Instalasi CCTV | 4,00 | bh | 2.000.000 | 8.000.000 |
| | JUMLAH PEKERJAAN | | | | 31.300.000 |
| G | PEKERJAAN PERLENGKAPAN LUAR | | | | |
| 1,0 | Pekerjaan Taman | 12,00 | m ² | 300.000 | 3.600.000 |
| 2,0 | Pekerjaan Pagar Batu Alam | 20,00 | m ² | 450.000 | 9.000.000 |
| 3,0 | Pekerjaan Pagar Hollow | 8,75 | m ² | 450.000 | 3.937.500 |
| 4,0 | Pekerjaan Kanopi Hollow | 30,00 | m ³ | 600.000 | 18.000.000 |
| 5,0 | Pekerjaan Septic tank + Resapan | 3,00 | m ² | 1.500.000 | 4.500.000 |
| | JUMLAH PEKERJAAN | | | | 39.037.500 |
| TOTAL A s/d G | | | | | Rp 768.828.340 |
| PERALATAN 1% | | | | | Rp 7.688.283 |
| OVER HEAD 10% | | | | | Rp 76.882.834 |
| TOTAL PROYEK | | | | | Rp 853.399.457 |
| NB | | | | | |
| 1. Nilai Kisaran Biaya Bangunan | | | | | |
| - Luas Lantai 1 = 138 M2 Dgn Perkiraan Biaya Per Meter Persegi | | | | | Rp 492.757.846 |
| - Luas Lantai 2 = 101 M2 Dgn Perkiraan Biaya Per Meter Persegi | | | | | Rp 360.641.612 |
| Luas Lantai Keseluruhan = 239 M2 Dgn Perkiraan Biaya Per Meter Persegi Bangunan | | | | | Rp 3.570.709 |
| 2. Nilai Kisaran Borongan Tukang | | | | | |
| - Mandor Rp. 150.000, Tukang Rp 130.000/hari, Kenek Rp. 110.000 | | | | | |
| - Bayaran Tukang Maksimum 30% Biaya Kontruksi | | | | | |
| Perkiraan Borongan Tukang Lantai 1 | | | | | Rp 133.177.796 |
| Perkiraan Borongan Tukang Lantai 2 | | | | | Rp 97.470.706 |
| Perkiraan Borongan Tukang Keseluruhan | | | | | Rp 230.648.502 |

Bekasi, 19 Juli 2017 M

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