

ARSITEK HIJAU

PEKERJAAN : RENOVASI RUMAH TINGGAL IBU VENNY

LOKASI : BEJI - DEPOK

REKAPITULASI RENCANA ANGGARAN BIAYA

| NO | URAIAN | JUMLAH HARGA | KET |
|-------------------|--|-----------------------|-----|
| I | PEKERJAAN PERSIAPAN | 12.910.100,00 | |
| II | PEKERJAAN BONGKARAN | 11.929.050,00 | |
| III | LANTAI 1 | | |
| A | PEKERJAAN DASARAN | 18.731.498,75 | |
| B | PEKERJAAN PONDASI & STRUKTUR | 142.910.726,93 | |
| C | PEKERJAAN PASANGAN & FINISHING | 79.283.969,13 | |
| D | PEKERJAAN KERAMIK / GRANIT / MARMER ; LANTAI & DINDING | 36.301.420,25 | |
| E | PEKERJAAN PLAFON & PARTISI | 11.575.051,00 | |
| F | PENGECATAN | 16.166.452,15 | |
| G | ELEKTRIKAL, PLUMBING, & SANITAIR | 45.902.540,00 | |
| IV | LANTAI 2 | | |
| A | PEKERJAAN STRUKTUR | 79.667.037,11 | |
| B | PEKERJAAN PASANGAN & FINISHING | 94.938.712,66 | |
| C | PEKERJAAN KERAMIK / GRANIT / MARMER ; LANTAI & DINDING | 25.367.245,00 | |
| D | PEKERJAAN PLAFON & PARTISI | 13.624.435,00 | |
| E | PENGECATAN | 26.942.493,09 | |
| F | ELEKTRIKAL, PLUMBING, & SANITAIR | 28.266.640,00 | |
| G | ATAP | 25.382.221,40 | |
| V | PEKERJAAN KUSEN PINTU & JENDELA ALUMINIUM | 64.064.000,00 | |
| VI | PEKERJAAN LAIN-LAIN | 59.941.996,00 | |
| TOTAL | | 793.905.588,47 | |
| DIBULATKAN | | 793.910.000,00 | |

Bekasi, 09 Januari 2022

Dibuat oleh,

ARSITEK HIJAU

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PEKERJAAN : RENOVASI RUMAH TINGGAL IBU VENNY

LOKASI : BEJI - DEPOK

RENCANA ANGGARAN BIAYA

| NO | URAIAN | Spesifikasi | VOLUME | SAT | HARGA SATUAN | JUMLAH HARGA | BOBOT | KET |
|------------|--|------------------------------------|--------|-----|--------------|----------------------|--------------|-----|
| I | PEKERJAAN PERSIAPAN | | | | | | | |
| 1 | Mobilisasi & Demobilisasi, Akomodasi, dll | | 5,00 | Bln | 1.024.100 | 5.120.500,00 | 0,64% | |
| 2 | Listrik Kerja | | 5,00 | Bln | 361.500 | 1.807.500,00 | 0,23% | |
| 3 | Proteksi & Pemindahan barang existing | | 5,00 | Bln | 216.900 | 1.084.500,00 | 0,14% | |
| 4 | Pembuatan Bedeng Pekerja, Direksi Keet, Gudang | | 9,00 | M2 | 309.900 | 2.789.100,00 | 0,35% | |
| 5 | Buang Puing / Sampah produksi proyek / Ex bongkaran | | 1,00 | Lot | 2.108.500 | 2.108.500,00 | 0,27% | |
| | SUBTOTAL | | | | | 12.910.100,00 | 1,63% | |
| II | PEKERJAAN BONGKARAN | | | | | | | |
| 1 | Bongkar bangunan existing | | 73,50 | M2 | 162.300 | 11.929.050,00 | 1,50% | |
| | SUBTOTAL | | | | | 11.929.050,00 | 1,50% | |
| III | LANTAI 1 | | | | | | | |
| A | PEKERJAAN DASARAN | | | | | | | |
| 1 | Pekerjaan Pengukuran & Bouwplank | | 175,00 | M2 | 12.100 | 2.117.500,00 | 0,27% | |
| 2 | Galian Tanah utk Pondasi & Sloof | | 36,69 | M3 | 126.600 | 4.644.890,70 | 0,59% | |
| 3 | Timbunan Pasir dibawah Pondasi | | 59,21 | M2 | 13.400 | 793.347,00 | 0,10% | |
| 4 | Lantai Kerja 50mm (dibawah Pondasi & Sloof) | Mutu K175 | 59,21 | M2 | 34.400 | 2.036.652,00 | 0,26% | |
| 5 | Timbunan Pasir bawah lantai + Pemadatan | | 79,80 | M2 | 23.800 | 1.899.240,00 | 0,24% | |
| 6 | Lantai Kerja 50mm dibawah Lantai | Mutu K175 | 3,99 | M3 | 995.200 | 3.970.848,00 | 0,50% | |
| 7 | Timbunan tanah kembali bekas galian | | 18,34 | M3 | 39.800 | 730.121,05 | 0,09% | |
| 8 | Timbunan tanah / Sirtu / Pasir Urug (Penambahan Elevasi) | | 12,60 | M3 | 201.500 | 2.538.900,00 | 0,32% | |
| | SUBTOTAL | | | | | 18.731.498,75 | 2,36% | |
| B | PEKERJAAN PONDASI & STRUKTUR | | | | | | | |
| 1 | Pondasi Pile Cap / Cakar Ayam | | | | | | | |
| | - Beton | Mutu K225 | 4,05 | M3 | 1.144.300 | 4.632.126,40 | 0,58% | |
| | - Bekisting | Bekisting Batako / Hebel 7,5cm | 21,33 | M2 | 97.200 | 2.073.276,00 | 0,26% | |
| | - Pembesian | Tulangan Besi 12 SNI | 603,35 | Kg | 16.200 | 9.774.250,56 | 1,23% | |
| 2 | Sloof Struktur (150x300) | | | | | | | |
| | - Beton | Mutu K225 | 4,14 | M3 | 1.111.000 | 4.594.540,50 | 0,58% | |
| | - Bekisting | Bekisting Batako / Hebel 7,5cm | 55,14 | M2 | 97.200 | 5.359.608,00 | 0,68% | |
| | - Pembesian | Tulangan Besi 12 SNI, Sengkang 8mm | 685,56 | Kg | 16.200 | 11.106.020,16 | 1,40% | |
| 3 | Kolom Struktur (150x300) | | | | | | | |
| | - Beton | Mutu K225 | 3,04 | M3 | 1.126.100 | 3.420.528,75 | 0,43% | |
| | - Bekisting | Bekisting Kayu lokal | 60,75 | M2 | 85.500 | 5.194.125,00 | 0,65% | |
| | - Pembesian | Tulangan Besi 12 SNI, Sengkang 8mm | 568,81 | Kg | 16.200 | 9.214.681,50 | 1,16% | |
| 4 | Kolom Praktis 150x250 | | | | | | | |
| | - Beton | Mutu K225 | 0,34 | M3 | 1.126.100 | 380.058,75 | 0,05% | |

| NO | URAIAN | Spesifikasi | VOLUME | SAT | HARGA SATUAN | JUMLAH HARGA | BOBOT | KET | |
|----------|---|--|--------|-----|--------------|---------------|-----------------------|---------------|--|
| | - Bekisting | Bekisting Kayu lokal | 7,20 | M2 | 85.500 | 615.600,00 | 0,08% | | |
| | - Pembesian | Tulangan Besi 12, 10 SNI, Sengkang 8mm | 60,36 | Kg | 16.200 | 977.848,20 | 0,12% | | |
| 5 | Kolom Praktis 150x150 | | | | | | | | |
| | - Beton | Mutu K225 | 1,11 | M3 | 1.126.100 | 1.254.193,88 | 0,16% | | |
| | - Bekisting | Bekisting Kayu lokal | 29,70 | M2 | 85.500 | 2.539.350,00 | 0,32% | | |
| | - Pembesian | Tulangan Besi 10 SNI, Sengkang 8mm | 235,27 | Kg | 16.200 | 3.811.430,70 | 0,48% | | |
| 6 | Balok Struktur 150x700 | | | | | | | | |
| | - Beton | Mutu K225 | 1,62 | M3 | 1.126.100 | 1.820.903,70 | 0,23% | | |
| | - Bekisting | Bekisting Kayu lokal | 23,87 | M2 | 109.300 | 2.608.991,00 | 0,33% | | |
| | - Pembesian | Tulangan Besi 12, 10 SNI, Sengkang 8mm | 241,23 | Kg | 16.200 | 3.907.945,44 | 0,49% | | |
| 7 | Balok Struktur 150x350 | | | | | | | | |
| | - Beton | Mutu K225 | 0,63 | M3 | 1.126.100 | 709.443,00 | 0,09% | | |
| | - Bekisting | Bekisting Kayu lokal | 10,20 | M2 | 109.300 | 1.114.860,00 | 0,14% | | |
| | - Pembesian | Tulangan Besi 12, 10 SNI, Sengkang 8mm | 112,09 | Kg | 16.200 | 1.815.914,70 | 0,23% | | |
| 8 | Balok Struktur 150x300 | | | | | | | | |
| | - Beton | Mutu K225 | 3,04 | M3 | 1.126.100 | 3.417.995,03 | 0,43% | | |
| | - Bekisting | Bekisting Kayu lokal | 50,59 | M2 | 109.300 | 5.529.213,75 | 0,70% | | |
| | - Pembesian | Tulangan Besi 12, 10 SNI, Sengkang 8mm | 566,61 | Kg | 16.200 | 9.179.131,41 | 1,16% | | |
| 9 | Ring Balok 150x150 | | | | | | | | |
| | - Beton | Mutu K225 | 0,20 | M3 | 1.051.900 | 213.009,75 | 0,03% | | |
| | - Bekisting | Bekisting Kayu lokal | 4,05 | M2 | 87.300 | 353.565,00 | 0,04% | | |
| | - Pembesian | Tulangan Besi 12, 10 SNI, Sengkang 8mm | 34,26 | Kg | 16.200 | 555.003,90 | 0,07% | | |
| 10 | Plat Lantai 120mm | | | | | | | | |
| | - Beton | Mutu K225 | 8,33 | M3 | 1.126.100 | 9.384.917,40 | 1,18% | | |
| | - Bekisting | Bondek 0,6 - 0,7 mm | 76,40 | M2 | 234.500 | 17.914.627,50 | 2,26% | | |
| | - Pembesian | Wiremesh M8 | 473,65 | Kg | 16.700 | 7.909.938,30 | 1,00% | | |
| 11 | Beton Tangga | | | | | | | | |
| | - Beton | Mutu K225 | 1,93 | M3 | 1.126.100 | 2.173.373,00 | 0,27% | | |
| | - Bekisting | Bekisting Kayu lokal | 10,52 | M2 | 88.200 | 927.423,00 | 0,12% | | |
| | - Pembesian | Tulangan Besi 12, 10 SNI, Sengkang 8mm | 301,22 | Kg | 16.200 | 4.879.729,66 | 0,61% | | |
| 12 | Beton Deker Carport | | | | | | | | |
| | - Beton | Mutu K225 | 1,05 | M3 | 1.001.900 | 1.051.995,00 | 0,13% | | |
| | - Bekisting | Bekisting Kayu lokal | 7,70 | M2 | 64.300 | 495.110,00 | 0,06% | | |
| | - Pembesian | Tulangan Besi 12, 10 SNI, Sengkang 8mm | 123,46 | Kg | 16.200 | 1.999.998,00 | 0,25% | | |
| | SUBTOTAL | | | | | | 142.910.726,93 | 18,00% | |
| C | PEKERJAAN PASANGAN & FINISHING | | | | | | | | |
| 1 | Pas. Dinding Bata Merah 1/2 batu | Bata Merah Lokal | 246,02 | M2 | 125.400 | 30.851.096,10 | 3,89% | | |
| 2 | Plesteran Dinding | Pasir Lokal / setara | 444,38 | M2 | 61.100 | 27.151.714,23 | 3,42% | | |
| 3 | Acian Dinding | Tiga Roda, Gresik, Holcim / setara | 422,16 | M2 | 27.600 | 11.651.684,90 | 1,47% | | |
| 4 | Finish Openingan Minimalis | Tiga Roda, Gresik, Holcim / setara | 66,71 | M1 | 67.100 | 4.476.173,90 | 0,56% | | |
| 5 | Finishing Ban-banan, Sudutan & Janggutan | Tiga Roda, Gresik, Holcim / setara | 53,50 | M1 | 67.800 | 3.627.300,00 | 0,46% | | |
| 6 | Finishing Pembuatan Tali Air | Tiga Roda, Gresik, Holcim / setara | 10,00 | M2 | 20.600 | 206.000,00 | 0,03% | | |
| 7 | Pas. Roster Beton | Ex Lokal | 60,00 | Pcs | 22.000 | 1.320.000,00 | 0,17% | | |

| NO | URAIAN | Spesifikasi | VOLUME | SAT | HARGA SATUAN | JUMLAH HARGA | BOBOT | KET |
|-----------------|---|--|--------|------|--------------|----------------------|--------------|-----|
| SUBTOTAL | | | | | | 79.283.969,13 | 9,99% | |
| D | PEKERJAAN KERAMIK / GRANIT / MARMER ; LANTAI & DINDING | | | | | | | |
| 1 | Keramik Lantai 600x600 | Ex Platinum; Approval by sample | 63,50 | M2 | 237.800 | 15.100.300,00 | 1,90% | |
| 2 | Plint Keramik Lantai 100x600 | Ex Platinum; Approval by sample | 55,40 | M1 | 49.800 | 2.758.920,00 | 0,35% | |
| 3 | Keramik Lantai 400x400 | Ex Platinum; Approval by sample | 24,38 | M2 | 184.400 | 4.494.750,00 | 0,57% | |
| 4 | Plint Keramik Lantai 100x400 | Ex Platinum; Approval by sample | 14,60 | M1 | 42.900 | 626.340,00 | 0,08% | |
| 5 | Keramik Lantai 300x300 | Ex Platinum; Approval by sample | 5,70 | M2 | 181.500 | 1.034.550,00 | 0,13% | |
| 6 | Keramik Dinding 300x600 | Ex Platinum; Approval by sample | 41,80 | M2 | 214.200 | 8.952.489,00 | 1,13% | |
| 7 | Keramik lantai Tangga | Ex Infinity; Approval by Sample | 8,76 | M2 | 292.500 | 2.563.031,25 | 0,32% | |
| 8 | Plint Keramik Tangga | Ex Infinity; Approval by Sample | 12,20 | M1 | 63.200 | 771.040,00 | 0,10% | |
| SUBTOTAL | | | | | | 36.301.420,25 | 4,57% | |
| E | PEKERJAAN PLAFON & PARTISI | | | | | | | |
| 1 | Pek. Plafon Gypsum rangka Hollow | Gypsum Aplus + Hollow 2x4 & 4x4 | 73,57 | M2 | 119.300 | 8.776.901,00 | 1,11% | |
| 2 | List Plafon Gypsum | Lebar 8cm | 84,50 | M1 | 18.700 | 1.580.150,00 | 0,20% | |
| 3 | Drop Ceiling Gypsum | Gypsum Aplus + Hollow 2x4 & 4x4 | 11,60 | M1 | 105.000 | 1.218.000,00 | 0,15% | |
| SUBTOTAL | | | | | | 11.575.051,00 | 1,46% | |
| F | PENGECATAN | | | | | | | |
| 1 | Pengecatan Dinding Interior | Ex Dulux Catylac; Warna by Sample | 358,84 | M2 | 25.700 | 9.222.139,73 | 1,16% | |
| 2 | Pengecatan Dinding Exterior | Ex Dulux Catylac; Warna by Sample | 63,32 | M2 | 32.100 | 2.032.712,42 | 0,26% | |
| 3 | Pengecatan Plafon Interior | Ex Dulux Catylac; Warna by Sample | 82,02 | M2 | 25.000 | 2.050.500,00 | 0,26% | |
| 4 | Pengecatan Waterproofing Dinding luar | Ex Aquaproof ; Warna by Sample | 76,50 | M2 | 37.400 | 2.861.100,00 | 0,36% | |
| SUBTOTAL | | | | | | 16.166.452,15 | 2,04% | |
| G | ELEKTRIKAL, PLUMBING, & SANITAIR | | | | | | | |
| 1 | Elektrikal | | | | | | | |
| a | Instalasi Listrik | | | | | | | |
| | - Box MCB | Box Ex Presto; Mcb schneider | 1,00 | Ttk | 1.214.500 | 1.214.500,00 | 0,15% | |
| | - Saklar Seri | Kabel Ex terna NYM 2x1,5 & 3x1,5 | 8,00 | Ttk | 183.100 | 1.464.800,00 | 0,18% | |
| | - Saklar Tunggal | Kabel Ex terna NYM 2x1,5 | 2,00 | Ttk | 168.200 | 336.400,00 | 0,04% | |
| | - Stop Kontak | Kabel Ex terna NYM 3x1,5 | 15,00 | Ttk | 187.700 | 2.815.500,00 | 0,35% | |
| | - Stop Kontak Televisi + Armature | | 2,00 | Ttk | 261.900 | 523.800,00 | 0,07% | |
| | - Stop Kontak AC + Armature | Kabel Ex terna NYM 2x2,5 mm2 | 1,00 | Ttk | 295.700 | 295.700,00 | 0,04% | |
| | - Penerangan / Lampu | Kabel Ex terna NYM 2x1,5 & 3x1,5 | 20,00 | Ttk | 131.700 | 2.634.000,00 | 0,33% | |
| b | Pasang Armature | | | | | | | |
| | - Saklar Seri | Ex Broco | 8,00 | Unit | 49.200 | 393.600,00 | 0,05% | |
| | - Saklar Tunggal | Ex Broco | 2,00 | Unit | 46.800 | 93.600,00 | 0,01% | |
| | - Stop Kontak | Ex Broco | 15,00 | Unit | 51.600 | 774.000,00 | 0,10% | |
| | - Lampu Downligth | Ex Philips / setara | 16,00 | Unit | 109.400 | 1.750.400,00 | 0,22% | |
| | - Lampu Gantung (pada drop ceiling) | Modern Minimalis Bola Kaca VSP 98001/6 - 98001/6 GD+WH | 1,00 | Unit | 1.989.000 | 1.989.000,00 | 0,25% | |
| | - Lampu Taman | Rumah Lampu By Sample; Lampu Philips | 1,00 | Unit | 278.100 | 278.100,00 | 0,04% | |
| | - Lampu Dinding | Rumah Lampu By Sample; Lampu Philips | 1,00 | Unit | 260.000 | 260.000,00 | 0,03% | |
| | - Lampu LED Strip (pada drop ceiling) | Warm White | 12,80 | M | 48.700 | 623.360,00 | 0,08% | |
| | - Exhaust Fan | Maspion uk. 8 Inch | 2,00 | M | 310.000 | 620.000,00 | 0,08% | |

| NO | URAIAN | Spesifikasi | VOLUME | SAT | HARGA SATUAN | JUMLAH HARGA | BOBOT | KET |
|-----------|---|--|--------|------|--------------|----------------------|--------------|-----|
| 2 | Plumbing (Instalasi Air Bersih & Kotor) | | | | | | | |
| a | Air Bersih | | | | | | | |
| | - Instalasi Pipa PVC Ø 1" s/d 2" | PVC AW - Rucika Wavin | 21,00 | M1 | 28.800 | 604.800,00 | 0,08% | |
| | - Instalasi Pipa PVC Ø 3/4" (termasuk Drain AC) | PVC AW - Rucika Wavin | 66,20 | M1 | 23.400 | 1.549.080,00 | 0,20% | |
| | - Instalasi Pipa PVC Ø 1/2" | PVC AW - Rucika Wavin | 4,00 | M1 | 20.600 | 82.400,00 | 0,01% | |
| | - Instalasi Pipa Air Panas | Ex Onda | 5,50 | M1 | 75.400 | 414.700,00 | 0,05% | |
| | - Pompa Air | | 1,00 | Unit | 1.836.800 | 1.836.800,00 | 0,23% | |
| b | Air Kotor | | | | | | | |
| | - Instalasi Pipa PVC Ø 3" | PVC D - Rucika Wavin | 42,00 | M1 | 55.900 | 2.347.800,00 | 0,30% | |
| | - Instalasi Pipa PVC Ø 4" | PVC D - Rucika Wavin | 56,00 | M1 | 79.000 | 4.424.000,00 | 0,56% | |
| | - Bak Kontrol | | 2,00 | Unit | 456.200 | 912.400,00 | 0,11% | |
| | - Instalasi Pipa PVC Ø 4" | PVC D - Rucika Wavin | 28,00 | M1 | 79.000 | 2.212.000,00 | 0,28% | |
| c | Septictank | Konvensional | 1,00 | Unit | 3.312.200 | 3.312.200,00 | 0,42% | |
| 3 | Sanitair | | | | | | | |
| | - Closet Duduk | Ex Toto CW633J | 2,00 | Unit | 2.182.500 | 4.365.000,00 | 0,55% | |
| | - Shower kran | By Sample | 2,00 | Unit | 651.400 | 1.302.800,00 | 0,16% | |
| | - Jet Washer | Ex ONDA S 90 WCS | 2,00 | Unit | 259.100 | 518.200,00 | 0,07% | |
| | - Wastafel | Ex Toto L38v1 | 2,00 | Unit | 989.700 | 1.979.400,00 | 0,25% | |
| | - Water Heater | Ex Electrolux EWS15AEX-DW1 Kap. 15 Ltr | 1,00 | Unit | 3.674.700 | 3.674.700,00 | 0,46% | |
| | - Kran Air Biasa | Ex Onda | 1,00 | Unit | 79.100 | 79.100,00 | 0,01% | |
| | - Floor Drain | Ex Onda | 2,00 | Unit | 110.200 | 220.400,00 | 0,03% | |
| | SUBTOTAL | | | | | 45.902.540,00 | 5,78% | |
| IV | LANTAI 2 | | | | | | | |
| A | PEKERJAAN STRUKTUR | | | | | | | |
| 1 | Kolom Struktur (150x250) | | | | | | | |
| | - Beton | Mutu K225 | 2,42 | M3 | 1.126.100 | 2.727.977,25 | 0,34% | |
| | - Bekisting | Bekisting Kayu lokal | 51,68 | M2 | 85.500 | 4.418.640,00 | 0,56% | |
| | - Pembesian | Tulangan Besi 12 SNI, Sengkang 8mm | 432,42 | Kg | 16.200 | 7.005.239,64 | 0,88% | |
| 2 | Kolom Struktur (150x200) | | | | | | | |
| | - Beton | Mutu K225 | 0,23 | M3 | 1.126.100 | 256.750,80 | 0,03% | |
| | - Bekisting | Bekisting Kayu lokal | 5,32 | M2 | 85.500 | 454.860,00 | 0,06% | |
| | - Pembesian | Tulangan Besi 12 SNI, Sengkang 8mm | 39,44 | Kg | 16.200 | 638.940,96 | 0,08% | |
| 3 | Kolom Praktis 150x150 | | | | | | | |
| | - Beton | Mutu K225 | 0,86 | M3 | 1.126.100 | 962.815,50 | 0,12% | |
| | - Bekisting | Bekisting Kayu lokal | 22,80 | M2 | 85.500 | 1.949.400,00 | 0,25% | |
| | - Pembesian | Tulangan Besi 10 SNI, Sengkang 8mm | 145,13 | Kg | 16.200 | 2.351.170,80 | 0,30% | |
| 5 | Balok Struktur 150x300 | | | | | | | |
| | - Beton | Mutu K225 | 0,54 | M3 | 1.126.100 | 608.094,00 | 0,08% | |
| | - Bekisting | Bekisting Kayu lokal | 9,00 | M2 | 109.300 | 983.700,00 | 0,12% | |
| | - Pembesian | Tulangan Besi 12 SNI, Sengkang 8mm | 101,02 | Kg | 16.200 | 1.636.459,20 | 0,21% | |
| 6 | Balok Struktur 150x250 | | | | | | | |
| | - Beton | Mutu K225 | 2,59 | M3 | 1.126.100 | 2.913.783,75 | 0,37% | |
| | - Bekisting | Bekisting Kayu lokal | 44,85 | M2 | 109.300 | 4.902.105,00 | 0,62% | |

| NO | URAIAN | Spesifikasi | VOLUME | SAT | HARGA SATUAN | JUMLAH HARGA | BOBOT | KET |
|----------|---|------------------------------------|--------|-----|--------------|----------------------|---------------|-----|
| | - Pembesian | Tulangan Besi 12 SNI, Sengkang 8mm | 478,16 | Kg | 16.200 | 7.746.183,90 | 0,98% | |
| 7 | Balok Struktur 150x200 | | | | | | | |
| | - Beton | Mutu K225 | 1,20 | M3 | 1.126.100 | 1.351.320,00 | 0,17% | |
| | - Bekisting | Bekisting Kayu lokal | 22,00 | M2 | 109.300 | 2.404.600,00 | 0,30% | |
| | - Pembesian | Tulangan Besi 12 SNI, Sengkang 8mm | 215,72 | Kg | 16.200 | 3.494.599,20 | 0,44% | |
| 8 | Ring Balok 150x150 | | | | | | | |
| | - Beton | Mutu K225 | 0,74 | M3 | 1.051.900 | 781.035,75 | 0,10% | |
| | - Bekisting | Bekisting Kayu lokal | 14,85 | M2 | 87.300 | 1.296.405,00 | 0,16% | |
| | - Pembesian | Tulangan Besi 10 SNI, Sengkang 8mm | 131,61 | Kg | 16.200 | 2.132.065,80 | 0,27% | |
| 9 | Plat Lantai 120mm | | | | | | | |
| | - Beton | Mutu K225 | 4,52 | M3 | 1.126.100 | 5.084.341,50 | 0,64% | |
| | - Bekisting | Bondek 0,6 - 0,7 mm | 41,39 | M2 | 234.500 | 9.705.368,75 | 1,22% | |
| | - Pembesian | Wiremesh M8 | 236,79 | Kg | 16.700 | 3.954.395,51 | 0,50% | |
| 10 | Topi Beton | | | | | | | |
| | - Beton | Mutu K225 | 2,64 | M3 | 1.121.700 | 2.961.288,00 | 0,37% | |
| | - Bekisting | Bekisting Kayu lokal | 29,04 | M2 | 109.300 | 3.174.072,00 | 0,40% | |
| | - Pembesian | Tulangan Besi 10 SNI, Sengkang 8mm | 232,80 | Kg | 16.200 | 3.771.424,80 | 0,48% | |
| | SUBTOTAL | | | | | 79.667.037,11 | 10,03% | |
| B | PEKERJAAN PASANGAN & FINISHING | | | | | | | |
| 1 | Pas. Dinding Bata Merah 1/2 batu | Bata merah lokal | 269,87 | M2 | 125.400 | 33.842.074,20 | 4,26% | |
| 2 | Plesteran Dinding | Pasir Lokal / setara | 522,78 | M2 | 61.100 | 31.941.653,32 | 4,02% | |
| 3 | Acian Dinding | Tiga Roda, Gresik, Holcim / setara | 515,16 | M2 | 27.600 | 14.218.440,84 | 1,79% | |
| 4 | Finish Openingan Minimalis | Tiga Roda, Gresik, Holcim / setara | 88,41 | M1 | 67.100 | 5.932.512,30 | 0,75% | |
| 5 | Finish Topi Beton | Tiga Roda, Gresik, Holcim / setara | 34,00 | M2 | 64.900 | 2.206.600,00 | 0,28% | |
| 6 | Finishing Ban-banan, Sudutan & Janggutan | Tiga Roda, Gresik, Holcim / setara | 7,00 | M1 | 67.800 | 474.600,00 | 0,06% | |
| 7 | Finishing Dinding Kamprot | Tiga Roda, Gresik, Holcim / setara | 12,58 | M2 | 68.300 | 859.214,00 | 0,11% | |
| 8 | Finishing Tali Air | Tiga Roda, Gresik, Holcim / setara | 8,00 | M2 | 20.600 | 164.800,00 | 0,02% | |
| 9 | Finishing Dinding Motif Tali Air | Tiga Roda, Gresik, Holcim / setara | 12,58 | M2 | 60.100 | 756.058,00 | 0,10% | |
| 10 | Pas. Batu Alam Palimanan | Batu Palimanan | 9,20 | M2 | 350.300 | 3.222.760,00 | 0,41% | |
| 11 | Pas. Roster Beton | Ex Lokal | 60,00 | M2 | 22.000 | 1.320.000,00 | 0,17% | |
| | SUBTOTAL | | | | | 94.938.712,66 | 11,96% | |
| C | PEKERJAAN KERAMIK / GRANIT / MARMER ; LANTAI & DINDING | | | | | | | |
| 1 | Keramik Lantai 600x600 | Ex Platinum; Approval by sample | 51,47 | M2 | 237.800 | 12.239.566,00 | 1,54% | |
| 2 | Plint Keramik Lantai 100x600 | Ex Platinum; Approval by sample | 52,10 | M1 | 49.800 | 2.594.580,00 | 0,33% | |
| 3 | Keramik Lantai 400x400 | Ex Platinum; Approval by sample | 13,32 | M2 | 184.400 | 2.456.208,00 | 0,31% | |
| 4 | Plint Keramik Lantai 100x400 | Ex Platinum; Approval by sample | 14,00 | M1 | 42.900 | 600.600,00 | 0,08% | |
| 5 | Keramik Lantai 300x300 | Ex Platinum; Approval by sample | 3,45 | M2 | 181.500 | 626.175,00 | 0,08% | |
| 6 | Keramik Dinding 300x600 | Ex Platinum; Approval by sample | 31,98 | M2 | 214.200 | 6.850.116,00 | 0,86% | |
| | SUBTOTAL | | | | | 25.367.245,00 | 3,20% | |
| D | PEKERJAAN PLAFON & PARTISI | | | | | | | |
| 1 | Pek. Plafon Gypsum rangka Hollow | Gypsum Aplus + Hollow 2x4 & 4x4 | 69,15 | M2 | 119.300 | 8.249.595,00 | 1,04% | |
| 2 | List Plafon Gypsum | Lebar 8cm | 92,80 | M1 | 18.700 | 1.735.360,00 | 0,22% | |
| 3 | Drop Ceiling Gypsum | Gypsum Aplus + Hollow 2x4 & 4x4 | 13,00 | M1 | 105.000 | 1.365.000,00 | 0,17% | |

| NO | URAIAN | Spesifikasi | VOLUME | SAT | HARGA SATUAN | JUMLAH HARGA | BOBOT | KET |
|-----------------|---|--|--------|------|--------------|----------------------|--------------|-----|
| 4 | Pek. Plafon GRC Oversek | GRC 3mm + Hollow 2x4 & 4x4 | 16,20 | M2 | 140.400 | 2.274.480,00 | 0,29% | |
| SUBTOTAL | | | | | | 13.624.435,00 | 1,72% | |
| E | PENGECATAN | | | | | | | |
| 1 | Pengecatan Dinding Interior | Ex Dulux Catylac; Warna by Sample | 437,89 | M2 | 25.700 | 11.253.689,86 | 1,42% | |
| 2 | Pengecatan Dinding Exterior | Ex Dulux Catylac; Warna by Sample | 77,27 | M2 | 32.100 | 2.480.499,73 | 0,31% | |
| 3 | Pengecatan Plafon Interior | Ex Dulux Catylac; Warna by Sample | 78,43 | M2 | 25.000 | 1.960.750,00 | 0,25% | |
| 4 | Pengecatan Lisplank | Ex Ftalite | 10,80 | M2 | 50.100 | 541.080,00 | 0,07% | |
| 5 | Coating Batu Alam | Ex Sicosol By Propan | 9,20 | M2 | 43.100 | 396.520,00 | 0,05% | |
| 6 | Pengecatan Waterproofing Dak (2 Lapis) | Ex Sika + Aquaproof ; Warna by Sample | 49,67 | M2 | 67.900 | 3.372.253,50 | 0,42% | |
| 7 | Pengecatan Waterproofing Dinding luar | Ex Aquaproof ; Warna by Sample | 185,50 | M2 | 37.400 | 6.937.700,00 | 0,87% | |
| SUBTOTAL | | | | | | 26.942.493,09 | 3,39% | |
| F | ELEKTRIKAL, PLUMBING, & SANITAIR | | | | | | | |
| 1 | Elektrikal | | | | | | | |
| a | Instalasi Listrik | | | | | | | |
| | - Box MCB | Box Ex Presto; Mcb schneider | 1,00 | Ttk | 1.214.500 | 1.214.500,00 | 0,15% | |
| | - Saklar Seri | Kabel Ex terna NYM 2x1,5 & 3x1,5 | 5,00 | Ttk | 183.100 | 915.500,00 | 0,12% | |
| | - Saklar Tunggal | Kabel Ex terna NYM 2x1,5 | 3,00 | Ttk | 168.200 | 504.600,00 | 0,06% | |
| | - Stop Kontak | Kabel Ex terna NYM 3x1,5 | 13,00 | Ttk | 187.700 | 2.440.100,00 | 0,31% | |
| | - Stop Kontak Televisi + Armature | | 1,00 | Ttk | 259.400 | 259.400,00 | 0,03% | |
| | - Stop Kontak AC + Armature | Kabel Ex terna NYM 2x2,5 mm2 | 2,00 | Ttk | 295.700 | 591.400,00 | 0,07% | |
| | - Penerangan / Lampu | Kabel Ex terna NYM 2x1,5 & 3x1,5 | 22,00 | Ttk | 131.700 | 2.897.400,00 | 0,36% | |
| b | Pasang Armature | | | | | | | |
| | - Saklar Seri | Ex Broco | 8,00 | Unit | 49.200 | 393.600,00 | 0,05% | |
| | - Saklar Tunggal | Ex Broco | 3,00 | Unit | 46.800 | 140.400,00 | 0,02% | |
| | - Stop Kontak | Ex Broco | 13,00 | Unit | 51.600 | 670.800,00 | 0,08% | |
| | - Lampu Downlighth | Ex Philips / setara | 19,00 | Unit | 109.400 | 2.078.600,00 | 0,26% | |
| | - Lampu Gantung (pada drop ceiling) | Modern Minimalis Bola Kaca VSP 98001/6 - 98001/6 GD+WH | 1,00 | Unit | 1.989.000 | 1.989.000,00 | 0,25% | |
| | - Lampu Dinding | Rumah Lampu By Sample; Lampu Philips | 1,00 | Unit | 260.000 | 260.000,00 | 0,03% | |
| | - Lampu LED Strip (pada drop ceiling) | Warm White | 14,20 | M | 48.700 | 691.540,00 | 0,09% | |
| | - Exhaust Fan | Maspion uk. 8 Inch | 1,00 | Unit | 310.000 | 310.000,00 | 0,04% | |
| 2 | Plumbing (Instalasi Air Bersih & Kotor) | | | | | | | |
| a | Air Bersih | | | | | | | |
| | - Instalasi Pipa PVC Ø 1" s/d 2" | PVC AW - Rucika Wavin | 30,00 | M1 | 28.800 | 864.000,00 | 0,11% | |
| | - Instalasi Pipa PVC Ø 3/4" (termasuk Drain AC) | PVC AW - Rucika Wavin | 44,00 | M1 | 23.400 | 1.029.600,00 | 0,13% | |
| | - Instalasi Pipa PVC Ø 1/2" | PVC AW - Rucika Wavin | 5,50 | M1 | 20.600 | 113.300,00 | 0,01% | |
| | - Pompa Air | Ex shimizu / setara | 1,00 | Unit | 1.174.100 | 1.174.100,00 | 0,15% | |
| b | Air Kotor | | | | | | | |
| | - Instalasi Pipa PVC Ø 3" | PVC D - Rucika Wavin | 30,00 | M1 | 55.900 | 1.677.000,00 | 0,21% | |
| | - Instalasi Pipa PVC Ø 4" | PVC D - Rucika Wavin | 1,50 | M1 | 79.000 | 118.500,00 | 0,01% | |
| 3 | Sanitair | | | | | | | |
| | - Closet Duduk | Ex Toto CW633J | 1,00 | Unit | 2.182.500 | 2.182.500,00 | 0,27% | |
| | - Shower kran | By Sample | 1,00 | Unit | 651.400 | 651.400,00 | 0,08% | |

| NO | URAIAN | Spesifikasi | VOLUME | SAT | HARGA SATUAN | JUMLAH HARGA | BOBOT | KET | |
|-----------|--|--|--------|------|--------------|---------------|----------------------|--------------|--|
| | - Jet Washer | Ex ONDA S 90 WCS | 1,00 | Unit | 259.100 | 259.100,00 | 0,03% | | |
| | - Wastafel | Ex Toto L38v1 | 1,00 | Unit | 989.700 | 989.700,00 | 0,12% | | |
| | - Torn Air | Ex Pinguin Kap. 1000 Ltr | 1,00 | Unit | 2.421.700 | 2.421.700,00 | 0,31% | | |
| | - Kran Air Biasa | Ex Onda | 2,00 | Unit | 79.100 | 158.200,00 | 0,02% | | |
| | - Floor Drain | Ex Onda | 3,00 | Unit | 110.200 | 330.600,00 | 0,04% | | |
| | - Roof Drain | Ex Onda | 7,00 | Unit | 134.300 | 940.100,00 | 0,12% | | |
| | SUBTOTAL | | | | | | 28.266.640,00 | 3,56% | |
| G | ATAP | | | | | | | | |
| 1 | Rangka Atap Baja Ringan + Aluminiumfoil | Truss C75 - 0,75mm | 63,64 | M2 | 155.700 | 9.908.687,32 | 1,25% | | |
| 2 | Pas. Atap Genteng Full Flat Kanmuri | Ex Kanmuri | 63,64 | M2 | 182.000 | 11.582.409,08 | 1,46% | | |
| 3 | Pas. Bubungan Atap / Kerpusan Genteng Kanmuri | Ex Kanmuri | 9,25 | M1 | 218.500 | 2.021.125,00 | 0,25% | | |
| 4 | Lisplank GRC 20cm | GRC 8mm | 25,00 | M1 | 74.800 | 1.870.000,00 | 0,24% | | |
| | SUBTOTAL | | | | | | 25.382.221,40 | 3,20% | |
| V | PEKERJAAN KUSEN PINTU & JENDELA ALUMINIUM | | | | | | | | |
| 1 | P.1 Pintu Utama; Kusen Aluminium + Daun Pintu (1 daun) Kayu Solid ; Single - Swing | Aluminium Ex Alexindo | 5,00 | Unit | 3.233.800 | 16.169.000,00 | 2,04% | | |
| 2 | P.2 Pintu Kamar / Ruang ; Kusen Aluminium + Daun Pintu (1 daun) Plywood ; Single - Swing | Aluminium Ex Alexindo | 3,00 | Unit | 3.106.100 | 9.318.300,00 | 1,17% | | |
| 3 | P.3 Pintu Kamar / Ruang ; Kusen Aluminium + Daun Pintu (1 daun) Plywood ; Single - Swing | Aluminium Ex Alexindo | 1,00 | Unit | 2.908.500 | 2.908.500,00 | 0,37% | | |
| 4 | P.1 Pintu Utama; Kusen Aluminium + Daun Pintu (1 daun) Kayu Solid ; Double - Swing | Aluminium Ex Alexindo | 1,00 | Unit | 5.715.700 | 5.715.700,00 | 0,72% | | |
| 5 | PJ.1 Pintu Jendela Ruang ; Kusen Aluminium + Daun Pintu (1 daun) Plywood + Jendela (1 Daun) ; Single - Swing | Aluminium Ex Alexindo | 1,00 | Unit | 7.020.800 | 7.020.800,00 | 0,88% | | |
| 6 | PJ.2 Pintu Jendela Ruang ; Kusen Aluminium + Daun Pintu (1 daun) Plywood + Jendela (2 Daun) ; Single - Swing | Aluminium Ex Alexindo | 1,00 | Unit | 5.638.600 | 5.638.600,00 | 0,71% | | |
| 7 | J.3 Jendela ; Kusen Aluminium 3" + Daun Jendela Kaca (2 daun) Aluminium (Include aksesoris lengkap) - (Tinggi) | Aluminium Ex Alexindo | 3,00 | Unit | 3.489.200 | 10.467.600,00 | 1,32% | | |
| 8 | J.4 Jendela ; Kusen Aluminium 3" + Daun Jendela Kaca (2 daun) Aluminium (Include aksesoris lengkap) - (Pendek) | Aluminium Ex Alexindo | 2,00 | Unit | 1.965.700 | 3.931.400,00 | 0,50% | | |
| 9 | J.5 Jendela ; Kusen Aluminium 3" + Daun Jendela Kaca (3 daun) Aluminium (Include aksesoris lengkap) - (Tinggi) | Aluminium Ex Alexindo | 1,00 | Unit | 2.166.300 | 2.166.300,00 | 0,27% | | |
| 10 | BV.1 ; 1 Daun | Aluminium Ex Alexindo | 1,00 | Unit | 727.800 | 727.800,00 | 0,09% | | |
| | SUBTOTAL | | | | | | 64.064.000,00 | 8,07% | |
| VI | PEKERJAAN LAIN-LAIN | | | | | | | | |
| 1 | Railing Tangga (Plat Perforated) | Rangka Besi Hollow 40x40 ; Plat lubang , Fin Cat | 8,74 | M1 | 843.400 | 7.371.316,00 | 0,93% | | |

| NO | URAIAN | Spesifikasi | VOLUME | SAT | HARGA SATUAN | JUMLAH HARGA | BOBOT | KET |
|-----------------|--|---|--------|-----|--------------|-----------------------|----------------|-----|
| 2 | Railing Balkon (Plat Perforated) | Rangka Besi Hollow 40x40 ; Plat lubang Fin. Cat | 9,00 | M1 | 843.400 | 7.590.600,00 | 0,96% | |
| 3 | Railing Void | Rangka Besi Hollow 40x40 Fin. Cat | 4,40 | M1 | 843.400 | 3.710.960,00 | 0,47% | |
| 4 | Tangga Besi Vertikal | Rangka Besi Hollow 40x40 , Pipa 1" Fin. Cat | 4,00 | M1 | 482.000 | 1.928.000,00 | 0,24% | |
| 5 | Pintu Gerbang | Rangka Besi Hollow 40x40 ; Plat lubang | 6,00 | M2 | 963.900 | 5.783.400,00 | 0,73% | |
| 6 | Canopy Rangka Hollow + Penutup Solar Tuff 3mm (R. Cuci + Jen | Hollow 40x60 Fin Cat + Penutup Solar Tuff | 9,00 | M2 | 1.144.600 | 10.301.400,00 | 1,30% | |
| 7 | Canopy Rangka Hollow + Penutup UPVC/Alderon (Carport) | Hollow 40x60 Fin Cat + Penutup UPVC | 20,90 | M2 | 939.800 | 19.641.820,00 | 2,47% | |
| 8 | Pembersihan Kembali | | 1,00 | Ls | 3.614.500 | 3.614.500,00 | 0,46% | |
| SUBTOTAL | | | | | | 59.941.996,00 | 7,55% | |
| TOTAL | | | | | | 793.905.588,47 | 100,00% | |

Keterangan :

| | |
|---------------------------------|------------------|
| Total Luas Bangunan (M2) | 156,60 |
| Harga Satuan Per M2 | 5.069.640 |

Bekasi, 09 Januari 2022
Dibuat oleh,

ARSITEK HIJAU