

**LAPIRAN II TENTANG PETUNJUK OPERASIONAL**  
**RENCANA KERJA ANGGARAN ( RKA ) NOMOR : SK-01/PPPSRS-TKC/II 2020**  
**PERHIMPUNAN PEMILIK DAN PENGHUNI SATUAN RUMAH SUSUN TAMAN KEMAYORAN CONDOMINIUM ( PPPSRS-TKC )**  
**(In 000 Rupiahs)**

(in thousand rupiahs)

NO.	No Budget	ACCOUNT NAME	BUDGET 2019												TOTAL
			JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
		<b><u>BIAYA OPERASIONAL</u></b>													
I	510	<b>BIAYA TETAP / KONTRAK SERVICE</b>													
	1	510-10 Teknisi, Gondola, Building mangement,	246,199	246,199	246,199	246,199	246,199	246,199	246,199	246,199	246,199	246,199	246,199	246,199	2,954,385
	2	510-11 Security	153,250	153,250	153,250	153,250	153,250	153,250	153,250	153,250	153,250	153,250	153,250	153,250	1,839,000
	3	510-12 Cleaning Service	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	1,740,000
	4	510-13 Gardener	19,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	228,000
	5	510-14 Tenant Relation Office	11,408	11,408	11,408	11,408	11,408	11,408	11,408	11,408	11,408	11,408	11,408	11,408	136,896
	6	510-15 Pengangkutan sampah	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	120,000
	7	510-16 Air Conditioner	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
	8	510-17 MATV	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	66,000
	10	510-18 Pest control & Calmix ( Pengharum)	19,745	19,745	19,745	19,745	19,745	19,745	19,745	19,745	19,745	19,745	19,745	19,745	236,940
	11	510-18-1 Kolam renang		-	-	-	-	-	-	-	-	-	-	-	-
		<b>Sub Total</b>	<b>615,102</b>	<b>615,102</b>	<b>615,102</b>	<b>615,102</b>	<b>615,102</b>	<b>615,102</b>	<b>615,102</b>	<b>615,102</b>	<b>615,102</b>	<b>615,102</b>	<b>615,102</b>	<b>615,102</b>	<b>7,381,221</b>
II		<b>BIAYA PDAM AIR DAN PLN LISTRIK</b>													
	1	510-19 PAM (public area)	192,500	192,500	192,500	192,500	192,500	192,500	192,500	192,500	192,500	192,500	192,500	192,500	2,310,000
	2	510-20 PLN (public area)	521,400	521,400	521,400	521,400	521,400	521,400	521,400	521,400	521,400	521,400	521,400	521,400	6,256,800
		<b>Sub Total</b>	<b>713,900</b>	<b>713,900</b>	<b>713,900</b>	<b>713,900</b>	<b>713,900</b>	<b>713,900</b>	<b>713,900</b>	<b>713,900</b>	<b>713,900</b>	<b>713,900</b>	<b>713,900</b>	<b>713,900</b>	<b>8,566,800</b>
III	510-10	<b>MEKANIKAL</b>													
	1	520-101 Box Hydrant			10,000			3,000							13,000
	2	520-102 Pompa Transfer / Air Bersih ( 12 unit)			3,500		2,500		3,500		4,000		5,000		18,500
	3	520-103 STP		4,600		1,000		50,000				2,000			57,600
	4	520-104 Sumpit / air hujan 7,5 kw ( 6 unit )	3,000		3,000		3,000	9,000	3,000		3,000				24,000
	5	520-105 Sanitary & Fixtures		12,000		3,000				3,000					18,000
	6	520-106 Tool Kit	5,000			3,000				35,000		4,300			47,300
	7	520-107 Pompa Air Kotor SGTP 3,5 kw ( 12 unit )	3,000		5,000	7,500				3,000					18,500
	8	520-108 Stock warehouse mekanikal	700	700	700	700	700	700	700	700	700	700	700	700	8,400
	9	520-109 Pompa Jockey	500	25,000	500		500		500		500		500		28,000
	10	520-110 Pompa splinker		3,000			3,000			500	500	500	500	500	8,500
	11	520-111 Pompa elektrik		1,400		3,500					2,800			700	8,400
	12	520-112 Pompa diesel kebakaran	700		2,800						3,500			700	7,700
	13	520-113 Knalpot genset	15,000	100	100	100	100	100	100	100	100	100	100	100	16,100
	14	520-114 Pompa Booster 5,5 kw PDAM ( 1 unit )		2,000			2,000		15,000						19,000
	15	520-115 Pompa Booster 5,5 kw roof ( 6 unit )			500			500				16,000			17,000
	16	520-116 Pompa depweel 5,5 kw ( 1 unit)													0
	17	520-117 Pompa solar	1,000			2,500						300			3,800





**LAPIRAN II TENTANG PETUNJUK OPERASIONAL**  
**RENCANA KERJA ANGGARAN ( RKA ) NOMOR : SK-01/PPPSRS-TKC/II 2020**  
**PERHIMPUNAN PEMILIK DAN PENGHUNI SATUAN RUMAH TAMAN KEMAYORAN CONDOMINIUM ( PPPSRS-TKC )**  
**(In 000 Rupiahs)**

(in thousand rupiahs)

NO.	No Budget	ACCOUNT NAME	BUDGET 2019												TOTAL	
			JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC		
	6	520-37	Jamsostek BPJS Karyawan Security	7,082	7,082	7,082	7,082	7,082	7,082	7,082	7,082	7,082	7,082	7,082	7,082	84,984
				<b>73,353</b>	<b>73,353</b>	<b>73,353</b>	<b>73,353</b>	<b>73,353</b>	<b>73,353</b>	<b>73,353</b>	<b>73,353</b>	<b>73,353</b>	<b>73,353</b>	<b>73,353</b>	<b>73,353</b>	<b>882,436</b>
VIII		520-38	LAIN LAIN													
	1	520-39	Sport	500	500	500	500	500	500	500	500	500	500	500	500	6,000
	2	520-40	Stationary	3,094	3,094	3,094	3,094	3,094	3,094	3,094	3,094	3,094	3,094	3,094	3,094	37,128
	3	520-41	Fotocopy	700	700	700	700	700	700	700	700	700	700	700	700	8,400
	4	520-42	Telephone & fax	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
	5	520-43	Courier	300	300	300	300	300	300	300	300	300	300	300	300	3,600
	6	520-44	Drink ( water, coffee, )	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
	8	520-45	Rapat PPRS	14,550											14,550	29,100
		520-46	Transport Pengurus	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400	244,800
	9	520-47	Biaya Koordinasi Muspika	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	57,000
	10	520-48	Pembuatan Laporan Keuangan	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	204,000
	11	520-49	Lain Lain Pengeluaran													<b>372,271</b>
			<b>Sub Total Lain Lain</b>	<b>63,294</b>	<b>48,744</b>	<b>48,744</b>	<b>48,744</b>	<b>48,744</b>	<b>48,744</b>	<b>48,744</b>	<b>48,744</b>	<b>48,744</b>	<b>48,744</b>	<b>48,744</b>	<b>63,294</b>	<b>986,299</b>
			<b>TOTAL BIAYA</b>													<b>20,167,865</b>

IX			PROJECT BIAYA SINGKING FUND													
			SARANA TOWER													
			Pengecatan gedung facade luar	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	3,000,000
			Kontrak perawatan LIFT	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	336,000
			Cor depan loby basement		-	-	-	-	-	-	-	-	-	-	-	-
			intercom		-	-	-	-	-	-	-	-	-	-	-	-
			Renovasi Toilet Loby		-	-	-	-	-	-	-	-	-	-	-	-

Jakarta, 01 Januari 2020

Menyetujui

Dipersiapkan

Ttd.

Ttd.

Ttd.

Ttd.

\_\_\_\_\_  
 Suresh G. Vaswani  
 Ketua

\_\_\_\_\_  
 Sudharman Shetty  
 Sekretaris

\_\_\_\_\_  
 Edison Siahaan  
 Bendahara

\_\_\_\_\_  
 Tukijan  
 Building Manager