

LAMPIRAN I KEPUTUSAN PPPSRS-TKC NOMOR : SK-01/PPPSRS-TKC/II/2020

TENTANG

RENCANA KERJA ANGGARAN (RKA)

PERHIMPUNAN PEMILIK DAN PENGHUNI SATUAN RUMAH SUSUN TAMAN KEMAYORAN CONDOMINIUM (PPPSRS-TKC)
TAHUN 2020

No	Kode	Uraian	Volume dan Satuan Biaya				Jumlah	
1	2	3	4				5	
A	410	I. PENDAPATAN						
		Setoran Kerja Sama						
1	410-01	PT. Quality Parking	12	bln	x	Rp	13000000	Rp 156,000,000.00
		Setoran Provider						
2	420-01	PT. XL Axiata	12	thn	x	Rp	18375000	Rp 220,500,000.00
3	420-02	PT. Indosat MM	12	bln	x	Rp	6017126	Rp 72,205,512.00
4	420-03	PT. First Media	12	bln	x	Rp	2184470	Rp 26,213,640.00
5	420-04	PT. CBN	12	bln	x	Rp	5882413	Rp 70,588,956.00
6	420-05	PT. Telkom	12	bln	x	Rp		Rp -
7	420-06	PT. Focus Media	12	bln	x	Rp	2640000	Rp 31,680,000.00
8	420-07	PT. Bali Fiber	12	bln	x	Rp	2500000	Rp 30,000,000.00
9	420-08	PT. Ignite Technology Indonesia	12	bln	x	Rp	2000000	Rp 24,000,000.00
10	420-09	PT. Bank Central Asia	12	bln	x	Rp	500000	Rp 6,000,000.00
		Setoran Utilitas						
11	430-01	Air	12	bln	x	Rp	185600000	2,227,200,000.00
12	430-02	Listrik	12	bln	x	Rp	610827000	7,329,924,000.00
13	430-03	Service Charge (SC=BPS)						
		Niaga (18 Unit)	1,873.41	m2	x	12 bln	x Rp 14500	Rp 325,973,340.00
		Hunian (676 Unit)	66,229.35	m2	x	12 bln	x Rp 12000	Rp 9,537,026,400.00
14	440-01	Sinking Fund	68,102.76	m2	x	12 bln	x Rp 3000	Rp 2,451,699,360.00
		Setoran Lain-lain						
15	450-01	Kartu Akses	12	bln	x	Rp	3480000	Rp 41,760,000.00

16	450-02	Sewa Ruangan dan Serbaguna	12	bln	x	Rp	2000000	Rp	24,000,000.00
17	450-03	Iklan/Brosur/Spanduk	12	bln	x	Rp	400000	Rp	4,800,000.00
18	450-04	Administrasi Renovasi	12	bln	x	Rp	350000	Rp	4,200,000.00
19	450-05	Sewa Kursi	12	bln	x	Rp	100000	Rp	1,200,000.00
20	450-06	Sewa Raung Squash	12	bln	x	Rp	200000	Rp	2,400,000.00
21	450-07	Denada Keterlambatan	12	bln	x	Rp	1000000	Rp	12,000,000.00
		TOTAL PENDAPATAN :						Rp	22,599,371,208.00
B	500	II. BIAYA :							
	510	BIAYA TETAP :							
		OUTSOURCING :							
1	510-10	Badan Pengelola	12	bln	x	Rp	246199000	Rp	2,954,388,000.00
2	510-11	Security	12	bln	x	Rp	153250000	Rp	1,839,000,000.00
3	510-12	Cleaning Service	12	bln	x	Rp	145000000	Rp	1,740,000,000.00
4	510-13	Gardener	12	bln	x	Rp	19000000	Rp	228,000,000.00
5	510-14	Tenant Relation Officer (TRO)	12	bln	x	Rp	11408000	Rp	136,896,000.00
6	510-15	Pengangkutan Sampah	12	bln	x	Rp	10000000	Rp	120,000,000.00
7	510-16	Air Conditioner	12	bln	x	Rp	5000000	Rp	60,000,000.00
8	510-17	MATV	12	bln	x	Rp	5500000	Rp	66,000,000.00
	510-18	Pest Control & Calmix (Pengharum)	12	bln	x	Rp	19745000	Rp	236,940,000.00
9	510-18	Rekening Air	12	bln	x	Rp	192500000	Rp	2,310,000,000.00
10	510-19	Rekening Listrik	12	bln	x	Rp	521400000	Rp	6,256,800,000.00
	520	BIAYA VARIABEL :							
		Mekanikal/Elektrikal							
1	520-10	Mekanikal	12	bln	x	Rp	37216660	Rp	446,599,920.00
2	520-11	Elektirikal	12	bln	x	Rp	60303000	Rp	723,636,000.00
		Sarana/Prasarana							
3	520-12	Sarana Tower	12	bln	x	Rp	22958000	Rp	275,496,000.00
4	520-13	Prasarana Outdoor	12	bln	x	Rp	39658000	Rp	475,896,000.00

5	520-20	Asuransi Kebakaran	lumpsum				Rp	429,474,000.00
	520-30	Administrasi :						
6	520-31	Gaji Karyawan	8	org	x	12 bln	x Rp 4300000	Rp 412,800,000.00
7	520-31.1	Tunjangan Jabatan Keuangan	1	org	x	13 bln	x Rp 2200000	Rp 28,600,000.00
8	520-32	Lembur Karyawan dan Security	5	%	x	12 bln	x Rp 2580000	Rp 154,800,000.00
9	520-33	THR Karyawan dan Security	1	pkt	x	12	x Rp 16771000	Rp 201,252,000.00
10	520-34	BPJS Jamsostek Karyawan dan Security	1	pkt	x	12	x Rp 7082000	Rp 84,984,000.00
11	520-35	Biaya Lain-lain Pengeluaran (10% dari SC)	10	%	x		Rp 9862999740	Rp 986,299,974.00
12	520-35.1	Penyeimbang					Rp	(20,190,046.00)
		TOTAL BIAYA :					Rp	20,147,671,848.00
		SURPLUS (DEFISIT) :					Rp	2,451,699,360.00

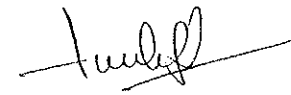
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PROYEK SUMBER DANA SINKING FUND :

Pengecatan 6 (enam) Tower	1 pkt	x	Rp	3,000,000,000.00	Rp	3,000,000,000.00
Kontrak Service Lift (Outsourcing)	12 bln		Rp	28,000,000.00	Rp	336,000,000.00

Jakarta, 1 Januari 2020

Ketua,



Suresh G. Vaswani

Bendahara,



Edison Siahaan