

BUILDING MAINTENANCE MANAGEMENT AT FISH SEED MARKET AND FISH MARKET DEPOT KAMPUNG LAUK PALANGKA RAYA CITY

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ABSTRACT

Management of building maintenance is an important issue and must be really considered because it relates to the comfort and safety of everyone who uses or is in the building, and also affects the design life of the building so that it reaches the planned age. The purpose of this research is to find out what components need care and maintenance, then how much damage is done to the Fish Seed Market Building and Fish Market Depot in Kampung Lauk, Palangka Raya City, as well as the costs for maintenance.

In this study, it begins with determining the object of research, collecting data, making a schedule of maintenance intensity, calculating the volume of damage to building components, then calculating the budget plan for the maintenance.

The planned results of the research on the Fish Seed Market Building and Fish Market Depot in Kampung Lauk, Palangka Raya City, will identify several components that need repair due to damage or need maintenance. Based on the list of components, a budget plan will be calculated for both maintenance costs and maintenance costs.

Keyword: Management, maintenance, Fish Seed Market Building and Fish Market Depot in Kampung Lauk, Palangka Raya City.

1. INTRODUCTION

Management is a science and art that uses the functions of planning, organizing, implementing, supervising and using other people to achieve goals effectively and efficiently. Effective means that the planned goals and objectives are as expected, while efficient means achieving optimal results with minimum effort (Griffin, 2014). Based on this understanding, it can be concluded that management is a management activity that starts from planning, organizing, implementing, and supervising to achieve organizational goals (Moleong, 2010) (Brunner, 2016).

2. LITERATURE REVIEW

Building is a facility made by humans to support various activities. Over time, there are many physical changes in the finished building. Therefore, there needs to be more attention to the building. In an effort to maintain the service life of the building in accordance with the planning and initial estimates, a proper building maintenance plan is needed and applies operational standards in accordance with applicable regulations. However, there are often mistakes in the implementation of building maintenance when compared to the Minister of Public Works Regulation No. 16/PRT/M/2010 concerning Technical Guidelines for Periodic Inspection of Buildings. Fish Seed Market and Fish Market Depot Kampung Lauk Palangka Raya City is one of the markets that sells local and introduced fish seeds, which was established in 2005, through the Special Allocation Fund of the State Budget. The total building area at the Fish Seed Market and Fish Market Depot Kampung Lauk Kota Palangka Raya is 1500 m², where there are guard house facilities, fish sales ponds, warehouses and toilets. The condition of the building facilities such as faded wall colors, poorly maintained toilets, neglected ponds, and damaged ceilings, therefore to carry out building maintenance it is necessary to estimate maintenance costs so that activities can run effectively and efficiently.

Maintenance and care are two different things. According to the Regulation of the Minister of Public Works No. 16/PRT/M/2010 on Technical Guidelines for Periodic Inspection of Buildings, building maintenance is an activity to maintain the reliability of the building and its infrastructure and facilities so that the building is always fit for function. Meanwhile, building maintenance is the activity of repairing and/or replacing

building parts, components, building materials, and/or infrastructure and facilities so that the building remains fit for function.

3. RESEARCH METHODS

3.1. Types and Sources of Data

The data sources used in this study are:

1. Primary data is basic data obtained from direct observation in the field, namely through interviews and observation.
2. Secondary data is supporting data obtained from literature studies, whether from writings, references, regulations, or other sources that can support research.

3.2. Data Analysis Techniques

The data analysis technique used in this study is the interactive data analysis concept of Miles and Huberman (1992), with components of data collection, data reduction, data display, and conclusion drawing.

1. Data Collection

Data obtained from observations, interviews, and documentation were recorded in field notes consisting of two aspects, namely description and reflection.

2. Data reduction

Data reduction is a process of selection, simplification, and abstraction. Data reduction is done by selecting, summarizing or brief description, classifying into patterns by making transcripts, researching to clarify, shorten, focus, remove unimportant parts, and organize so that conclusions can be drawn.

3. Data display

Data display is a collection of organized information that enables conclusions to be drawn and actions to be taken.

4. Drawing conclusions

Drawing conclusions is an attempt to find or understand meaning, patterns of explanation, cause-and-effect relationships, or proportions. Conclusions drawn are immediately verified by reviewing and questioning them while referring to field notes in order to gain a more accurate understanding. (Bungin, 2010).

3.3.Preparation of Question List

Table 3. 1 List of Questions

No.	Indikator	Sub Indikator	Pertanyaan
1	Profile of the Fish Seed Market Building and Fish Market Depot in Kampung Lauk, Palangka Raya City	Profile of the Fish Seed Market and Fish Market Depot in Kampung Lauk, Palangka Raya City	1. What facilities are available at the Fish Seed Market and Fish Market Depot in Kampung Lauk, Palangka Raya City?
2	Management of the Fish Seed Market Building and Fish Market Depot in Kampung Lauk, Palangka Raya City	Building Maintenance Management of the Fish Seed Market and Fish Market Depot in Kampung Lauk, Palangka Raya City	1. How is the building maintenance management of the Fish Seed Market and Fish Market Depot in Kampung Lauk, Palangka Raya City? 2. Does the management have an organizational structure for building maintenance activities, assets, and facilities at the Fish Seed Market and Fish Market Depot in Kampung Lauk, Palangka Raya City? 3. Does the management only perform maintenance related to cleanliness or does it perform comprehensive maintenance?
		SOP (<i>Standard Operating Procedure</i>)	1. Do the Fish Seed Market and Kampung Lauk Fish Market Depot in Palangka Raya City have Standard Operating Procedures (SOP) for building maintenance? 2. Is maintenance always carried out in accordance with the established SOP/schedule?

Tabel 3. 1 List of Questions (continued)

No.	Indikator	Sub Indikator	Pertanyaan
		SOP (<i>Standard Operating Procedure</i>)	3. What factors cause the maintenance implementation to deviate from the applicable SOP/schedule?
3.	Implementation of Maintenance of the Fish Seed Market Building and Kampung Lauk Fish Market Depot in Palangka Raya City	Work Program	1. Does the manager have a work program? 2. Does the work program have a specific time frame? 3. Does the manager have a regular inspection schedule? 4. Is the work program implemented properly and in accordance with the targets?
		Work Program Monitoring	1. Who conducts the work program monitoring and how? 2. What is the systematic approach to reporting monitoring results?

(Source: Author)

5. RESULTS AND DISCUSSION

5.1. Building Profile at the Fish Seed Market and Fish Market Depot in Kampung Lauk, Palangka Raya

Based on the results of the author's research, it is known that based on the function of the building, the buildings at the Fish Seed Market and Fish Market Depot in Kampung Lauk, Palangka Raya consist of buildings with the following functions:

1. Buildings with business functions

Buildings with commercial functions are constructed to support commercial activities such as buying, selling, renting, and collaboration. The strategic location plays a crucial role in the success of these buildings.

2. Buildings with mixed functions

Buildings with mixed functions are structures that serve more than one purpose.

For a more detailed overview of the functions and types of buildings at the Fish Seed Market and Fish Market Depot in Kampung Lauk, Palangka Raya City, please refer to Table 5.1.

Table 5. 1. Building Functions and Types of Buildings in the Fish Seed Market and Fish Market Depot in Kampung Lauk, Palangka Raya City

Building Function	Building Type
Business Function	- Fish Market Depot and Fish Seed Market - Fish Market/Parking Lot - Fish Sales Pond
Mixed Function	- Guard House A - Guard House B - Pond

(Source: Research Results)

The relationship between building functions and building types at the Fish Seed Market and Fish Market Depot in Kampung Lauk, Palangka Raya, can serve as a basis for building managers in determining priority needs for maintenance.

5.2. Building Maintenance Management at the Fish Seed Market and Fish Market Depot in Kampung Lauk, Palangka Raya City

Building maintenance activities at the Fish Seed Market and Fish Market Depot in Kampung Lauk, Palangka Raya City are carried out by the Manager of the Fish Seed Market and Fish Market Depot in Kampung Lauk, Palangka Raya City and the Palangka Raya City Fisheries Service. The process flow for building maintenance and upkeep at the Fish Seed Market and Fish Market Depot in Kampung Lauk, Palangka Raya City, is as follows: the Manager of the Fish Seed Market and Fish Market Depot in Kampung Lauk, Palangka Raya City, as the building user, may submit a proposal directly to the Fisheries Department of Palangka Raya City, which will then be processed by considering the budget and priority level of maintenance and repair needs, taking into account budget availability and priority scale.

Based on the author's interviews and observations, and in accordance with Ministry of Public Works Regulation No. 24 of 2008. The Fish Seed Market and the Fish Market Depot in Kampung Lauk, Palangka Raya City, have not implemented proper building maintenance management. A comparison between the building maintenance management of the Fish Seed Market and the Fish Market Depot in Kampung Lauk, Palangka Raya City, and the building maintenance management according to Ministry of Public Works Regulation No. 24 of 2008 can be seen in Table 5.2.

Table 5.2. Comparison of Building Maintenance and Repair Managers at the Fish Seed Market and Fish Market Depot in Kampung Lauk, Palangka Raya City, with PermenPU No. 24 of 2008

Building Maintenance and Care Management	PermenPU No. 24 Tahun 2008		Kampung Lauk		Information
	Yes	None	Yes	None	
Organizational Structure	√		√		Maintenance activities at the Fish Seed Market and Fish Market Depot
- Building Manager	√		√		
- Head of Engineering Department	√		√		

- Head of Housekeeping Department	√		√		in Kampung Lauk, Palangka Raya City, do not yet comply with the organizational structure requirements stipulated in PermenPU No. 24 of 2008.
- Head of Customer Service Department	√		√		
- Head of Administration & Finance Department	√		√		
- Technical Supervisor	√			√	
- Housekeeping Supervisor	√			√	
- Plumber	√			√	
- Mechanic	√			√	
- Electrician	√			√	There are no SOPs for maintenance and care
SOP (<i>Standart Operational Procedure</i>)	√			√	
Work Program	√		√		
- Daily Cleaning	√		√		
- Cleaning During Working Hours	√		√		
- Cleaning Outside Working Hours	√		√		
- Weekly Cleaning	√			√	
- Monthly Cleaning	√			√	The maintenance and care work program is not fully in accordance with the work program stipulated in PermenPU No. 24 of 2008
- Quarterly Cleaning	√			√	
Cleanliness Standards	√		√		
- Cleanliness Standards	√		√		Cleanliness standards comply with PermenPU No. 24 of 2008
- Room Quality Standards	√		√		

(Source: Research Results)

From Table 5.2, it can be concluded that the Fish Seed Market and Fish Market Depot in Kampung Lauk, Palangka Raya City, have not fully implemented building maintenance and care management in accordance with PermenPU No. 24 of 2008. Based on the author's interviews, it was found that there are four factors causing the non-implementation of PermenPU No. 24 of 2008, namely:

1. Limited human resources
2. Not all buildings are directly under the supervision of the manager.

6. CONCLUSION

1. Conclusion

Based on the results of the research that the author has done, it can be concluded that: Maintenance activities at the Fish Seed Market and the Kampung Lauk Fish Market Depot in Palangka Raya City have been carried out properly. However, building maintenance management at the Fish Seed Market and the Kampung Lauk Fish Market Depot in Palangka Raya City has not fully implemented the Minister of Public Works Regulation No. 24 of 2008 concerning Guidelines for Maintenance and Maintenance of Building Buildings, this can be seen from the fact that the Organizational Structure has not been fully implemented according to the provisions, there is no SOP (*Standard Operational Procedure*), the work program has not been fully implemented in accordance with the provisions, and the experts/skilled personnel for maintenance at the Fish Seed Market and the Kampung Lauk Fish Market Depot in Palangka Raya City have not been fully implemented.

2. Suggestion

The proposed suggestions that can be conveyed based on the results of the conclusion is as follows:

1. There is a need for evaluation and renewal in the management of maintenance and maintenance of buildings in the Fish Seed Market and Kampung Lauk Fish Market Depot in Palangka Raya City based on applicable regulations. Proposed updates that can be taken into consideration include:

- a. Organizational Structure
 - b. SOP (Standard Operating Procedure)
 - c. Regular Inspection Schedule
 - d. Work Program
 - e. Skilled/Technical Personnel
 - f. Computerized Maintenance and Repair Management System
2. Further research can use the results of this study as a reference, focusing on the regular inspection schedule and computerized maintenance management system.

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