

Evaluasi Penerapan Fire Safety Management Berbasis Work Breakdown Structure Yang Berpengaruh Terhadap Biaya Premi Asuransi Apartemen Bertingkat Tinggi = Evaluation of The Implementation of Fire Safety Management Based On Work Breakdown Structure Affecting The Insurance Premium Costs of High-Rise Apartments

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Abstrak

Pertumbuhan penduduk yang semakin bertambah membuat kehadiran apartemen di Jakarta tidak dapat dihindari lagi. Pasokan apartemen di Jakarta untuk kurun waktu 2020-2023 dinilai akan mencapai 49.200 unit apartemen. Salah satu masalah yang sering muncul terkait apartemen bertingkat tinggi adalah kebakaran. Fire safety management diperlukan untuk menganalisis, mengevaluasi dan mengontrol keamanan kebakaran. Penelitian ini bertujuan untuk mengevaluasi penerapan Fire Safety Management berbasis Work Breakdown Structure pada gedung apartemen bertingkat tinggi yang berpengaruh terhadap biaya premi asuransi. Dengan menggunakan metode deskriptif dan evaluatif diperoleh bahwa Gedung apartemen belum sepenuhnya menerapkan fire safety management berbasis WBS dengan tingkat penerapan rata-rata 91%. Dari hasil penelitian didapatkan bahwa pencegahan kebakaran pada bangunan gedung, keselamatan orang pada kejadian kebakaran, monitoring, audit dan review sistem keselamatan kebakaran, serta monitoring reaktif (pelaporan, pencatatan, dan investigasi) mempengaruhi penetapan biaya premi asuransi kebakaran.

.....The growing population makes the presence of apartments in Jakarta inevitable. The supply of apartments in Jakarta for the period 2020-2023 is considered to reach 49,200 apartment units. One of the problems that often arises related to high-rise apartments is fires. Fire safety management is required to analyze, evaluate and control fire safety. This study aims to evaluate the application of Fire Safety Management based on Work Breakdown Structure in high-rise apartment buildings that affect the cost of insurance premiums. By using descriptive and evaluative methods obtained that apartment buildings have not fully implemented WBS-based fire safety management with an average application rate of 91%. From the results of the research obtained that fire prevention in buildings, safety of people in fire incidents, monitoring, auditing and reviewing fire safety systems, as well as reactive monitoring (reporting, recording, and investigation) affect the cost of fire insurance premiums.