



PRESS RELEASE

PUBLIC LECTURE

“KEGAGALAN BANGUNAN”

Sales & Design Centre Building, St. Moritz,

March, 13th 2009

Civil Engineering Magister Study Program

UNIVERSITAS PELITA HARAPAN

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1. **SPEAKERS**

The speakers of the Public Lecture are:

- a. Ir. Sulistijo Sidarto Mulyo. , MT ,
- b. Dr. Sugimin Pranoto., M.Eng
- c. Dr. Manlian Ronald A. Simanjuntak., ST., MT

2. **MATERIALS :**

a. **Definition of *Kegagalan Bangunan* (Construction Failure)**

A building is considered disingenuous especially when the building is unable to serve activities as it should. A few definitions of Construction Failure are:

- According to Undang-Undang Republik Indonesia Number 18 Year 1999 About *Jasa Konstruksi* (construction service), chapter 26 dan chapter 27, it was mentioned that the responsibility of construction failure explicitly involves four elements: (1) the providers of construction service, (2) the providers of the program service, (3) supervision execution, (4) service users, institutions or individuals, who could get claim damages. While in the Peraturan Pemerintah (PP) Number 29 Year 2000, it was mentioned that construction failure is a condition in which the building is not functioning completely or partly in its technical area, purpose, work safety, and public safety; and is a part of the mistake made by the service providers or the service users by the time the construction work is finished.
- According to Peraturan Pemerintah Number 36 Year 2005 about Peraturan pelaksanaan Undang-Undang Republik Indonesia Number 28 Year 2002 about buildings on the third chapter, the functioning of the building is the desicion that must be fulfilled in conditioning the building when look at with consideration on the order of the building and its environment, as well as the reliability of the building. Any damages at any rate caused by not fulfilling the technical conditions could cause failure even if the building is still functioning.
- Chapter 25 from Undang Undang Republik Indonesia Number.18/1999 coordinates matters concerning responsibilities of several parties such as:
 - o Service users and providers should be responsible to failure
 - o Service providers are responsible for Construction Failure

o As were stated in the first item, given the equation of the the maximum limit of construction work and the limit is 10 (ten) years.

o Construction failure as were mentioned in the second item is determined by the third person, the appraiser expert.

b. Factors of Construction Failures

A building is considered reliable when it is strong enough to handle every activity of the residences based on the function of the building, which is according to UU No. 28 year 2002 it involves safety, ease, comfort, health, and particular conditions. These conditions are being the subject attention, particularly on town buildings with block construction and multi function in big dimensions function, that need planning and designing with holistic system.

The reliability of the building is considered not only when the building is able to operate well, but also when it is affected by environmental factor which independently support the ongoing operational of the building. Therefore, the reliability of the building includes the how reliable the building is and the environmental condition. Thus, the owners and tenants of the building should understand this beforehand, so that the operational process work well.

- **Factor of the building safety**, thoroughly consider several important things in order to save lives as well as all the building assets and prevent danger that could happen such as fire, earthquake, construction failure, etc.

- **Factor of building facilitation**, worth to be applied into vertical and horisontal circulation plan and into the access to the building site and also the role of the original plan in fulfilling the needs of infrastructure of the building, as well as the design of rooms. Aside from the circulation factor, the facility for the disabled residences and the elders is also an important factor to be considered.

- **Factor of building comfort**, is a relative factor which could be sensed by every residences in different scales. An individual will get use to a condition eventually so that he would not feel the uncomfortable condition of the below standard room. This will be felt later.

c. Construction Failure Risks

Various risks of construction failure that can happen are:

- fire
- earthquake
- flood
- malfunctioning of the building system

d. Other relevant Government Policy

- UUK No. 18/1999 tentang Jasa Konstruksi.
- Kepmen PU no 10/KPTS/2000 tentang Ketentuan Teknis Pengamanan terhadap Bahaya Kebakaran pada Bangunan dan Lingkungan, serta Kepmen PU no 11/KPTS/2000 tentang Ketentuan Teknis Manajemen Penanggulangan Kebakaran di Perkotaan.
 - UU No. 28/2002 tentang Bangunan Gedung.
 - Peraturan Pemerintah Nomor 36 Tahun 2005 tentang Peraturan pelaksanaan Undang-Undang Republik Indonesia Nomor 28 tahun 2002 tentang Bangunan Gedung
- UU No. 24/2007 tentang Penanggulangan Bencana
- UU No. 26/2007 tentang Penataan Ruang
 - Keselamatan Bangunan Menurut Perda DKI Jakarta No. 8/2008 tentang Pencegahan & Penanggulangan Kebakaran di DKI Jakarta.

More information:

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