

STUDI FAKTOR – FAKTOR SUMBER DAYA MANUSIA DALAM PEMBENTUKAN ORGANISASI PADA PROYEK MIXED USE XYZ

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With increasingly higher population density in urban areas, there are greater requirements for residential buildings in the vicinity of office buildings and shopping centers. Limited land supply is the reason to build a mixed use XYZ project that is expected to meet the needs of the urban community for a place to live and reduce congestion in the capital city of Jakarta. The purpose of this thesis are to identify factors in the formation of an organizational framework, to produce strategies for establishing an organizational framework and to create a good communication flow among stakeholders in the mixed use XYZ project by conducting interviews and case studies in the field. Based on the calculation with Relative Impartance Index (RII) researches obtain the most influential factor on a project are organizational strategy (92%), technology (84%), work environment (80%) and organizational scale (78%). Organizational strategy that is considered on this project is to add construction management consultant to represent the owner and make architectural consultant as the leader in charge of all other consultants. As well as from cost analysis it can be seen clearly that construction management consultant has a portion of 64% and architectural consultant 19%. The purpose of communication flow is to avoid mistakes in designing a (building) project. Therefore, the owner should appoint the architect as the main consultant. The other consultants should give feedback to the architect. The organization structure of this mixed use XYZ project is the owner of this project give authorization to construction management consultant to represent the owner and assign the architectural consultant as the leader in charge of all other consultant.

Keywords: Mixed Use Project, Organization, Factor, Communication