

2.9.4 Kesimpulan Studi Banding

Tabel 2. 5 Tabulasi Kesimpulan Studi Banding dan Rekomendasi

NO.	SPEKIFIKASI	STANDART APARTEMEN	THE SENOPATI SUITE	CENTRAL PARK RESIDENCES	RESIDENCES 8 @ SENOPATI	REKOMENDASI APARTEMEN
1.	Ketinggian Bangunan	<ul style="list-style-type: none"> • Low rise (2 -4 lt) • Medium rise (4-8 lt) • High rise (>8 lt) 	<ul style="list-style-type: none"> • High rise apartment 1 tower 32 lantai 3 basement 	<ul style="list-style-type: none"> • High rise apartment 3 tower 56 lantai 	<ul style="list-style-type: none"> • High rise apartment 2 tower 43 lantai 3 basement 	<ul style="list-style-type: none"> • High rise apartment
2.	Pelayanan Koridor	<ul style="list-style-type: none"> • Exterior corridor system • Central corridor system • Point block system • Multicore system 	<ul style="list-style-type: none"> • Central corridor system 	<ul style="list-style-type: none"> • Central corridor system 	<ul style="list-style-type: none"> • Point block system 	<ul style="list-style-type: none"> • Central corridor system
3.	Badan Pengelola	Swasta	PT. Mahkota Asiana Graha	PT. Agung Podomoro Land	PT. Agung Sedayu Grup	Swasta
4.	Sistem Kepemilikan	<ul style="list-style-type: none"> • Rental apartment • Service apartment • Strata title apartment 	<ul style="list-style-type: none"> • Rental apartment • Strata title apartment 	<ul style="list-style-type: none"> • Rental apartment • Strata title apartment 	<ul style="list-style-type: none"> • Rental apartment • Strata title apartment 	<ul style="list-style-type: none"> • Rental apartment • Strata title apartment
5.	Lokasi dan Tapak	<ul style="list-style-type: none"> • Waktu tempuh max 30 menit menuju lokasi kerja • Jaringan infrastruktur lengkap (biaya pengadaan jaringan minim) • Aksesibilitas baik (sarana dan prasarana transportasi dengan kualitas baik) 	Jl. Senopati No 41, Selong, Kebayoran Baru, Jakarta Selatan. <ul style="list-style-type: none"> • 15 menit menuju CBD • Jaringan infrastruktur baik dan lengkap • Terdapat halte busway dan halte bus • Dekat dengan pusat perbelanjaan, olahraga dan pendidikan 	Jl. Letnan Jendral S. Parman Central Park Kav. 28, Jakarta Barat <ul style="list-style-type: none"> • Konsep mix use dilengkapi dengan office tower, hotel, dan pusat perbelanjaan. • Terdapat akses langsung menuju halte busway dan halte bus 	Jl. Senopati Raya, Selong, Kebayoran Baru, Jakarta Selatan. <ul style="list-style-type: none"> • 20 menit menuju CBD • Jaringan infrastruktur baik dan lengkap • Terdapat halte busway dan halte bus • Dekat dengan pusat perbelanjaan, olahraga dan pendidikan 	Dekat dengan kawasan Central Business District Jakarta Selatan. <ul style="list-style-type: none"> • 10 menit menuju CBD • Jaringan infrastruktur baik dan lengkap • Terdapat halte busway dan halte bus • Dekat dengan pusat perbelanjaan, olahraga dan pendidikan
6.	Bentuk Hunian	<ul style="list-style-type: none"> • Simplex apartment / flat • Duplex • Triplex 	97 unit simplex 2 unit duplex (penthouse)	1176 unit simplex	720 unit simplex 6 unit duplex	Simplex apartment
7.	Tipe Unit Hunian	<ul style="list-style-type: none"> • Studio ±18,58-46,45 m² • 1 BR ±37,16-55,74 m². • 2 BR ±46,45-92,90 m². • 3 BR ±102,19-139,35 m². • 4 BR > 139,35 m². • Penthouse 	<ul style="list-style-type: none"> • 2 BR (131 m²) • 2 + 1 BR (145 – 167 m²) • 3 + 1 BR (191 – 371 m²) • 4 + 1 BR (385 m²) • Penthouse (400 m²) 	<ul style="list-style-type: none"> • Studio (44 m²) • 2 BR (77,6 – 82,5 m²) • 3 + 1 BR (117 m²) 	<ul style="list-style-type: none"> • 1 BR (51.5 m²) • 2 + 1 BR (112 m²) • 3 + 1 BR (216 m²) • Penthouse (434 m²) 	<ul style="list-style-type: none"> • 2 + 1 BR • 3 + 1 BR • 4 + 1 BR

8.	Fasilitas Hunian	<ul style="list-style-type: none"> • <i>Passanger lift dan service lift</i> • <i>24-hr security</i> • <i>Jaringan telekomunikasi</i> 	<ul style="list-style-type: none"> • <i>4 Private Lift</i> • <i>1 passanger lift 1 lift service</i> • <i>24-hr security</i> • <i>Private access control</i> • <i>IP Base Telecommunication System</i> • <i>Jaringan Internet Broadban</i> • <i>Sprinkler/fire extinguisher</i> • <i>Locker/Public Storage</i> • <i>Lansekap taman dan sky garden</i> 	<ul style="list-style-type: none"> • <i>Private car park</i> • <i>3 passanger lift 1 lift service</i> • <i>24-hr security</i> • <i>24-hr reception lobby</i> • <i>Central Park Mall</i> • <i>APL Tower office</i> • <i>Hotel Pullman</i> • <i>Ruko</i> • <i>Apotek</i> 	<ul style="list-style-type: none"> • <i>Private Lift</i> • <i>Private Access Control</i> • <i>24 hours security</i> • <i>IP Base Telecommunication System</i> • <i>Jaringan Internet Broadband</i> • <i>Sprinkler/Fire Extinguisher</i> • <i>Tower office</i> 	<ul style="list-style-type: none"> • <i>Private car park</i> • <i>Private Lift</i> • <i>Private Access Control</i> • <i>24 hours security</i> • <i>24-hr reception lobby</i> • <i>IP Base Telecommunication System</i> • <i>Jaringan Internet Broadband</i>
9.	Fasilitas Penunjang	<p>Layanan olah raga :</p> <ul style="list-style-type: none"> • <i>Swimming Pool</i> • <i>Fitness center</i> • <i>Lapangan bulutangkis</i> • <i>Lapangan tenis</i> <p>Layanan umum :</p> <ul style="list-style-type: none"> • <i>Multifunction Room</i> • <i>Lobby</i> • <i>Restaurant</i> • <i>Mini market</i> <p>Layanan anak :</p> <ul style="list-style-type: none"> • <i>Children playground</i> • <i>Penitipan anak</i> <p>Layanan kesehatan :</p> <ul style="list-style-type: none"> • <i>Klinik</i> • <i>Apotek</i> <p>Layanan kecantikan :</p> <ul style="list-style-type: none"> • <i>Salon</i> • <i>Spa</i> 	<ul style="list-style-type: none"> • <i>Swimming Pool</i> • <i>Jacuzy</i> • <i>Children playground</i> • <i>Fitness center</i> • <i>Yoga center</i> • <i>Jogging track</i> • <i>Multifunction Room</i> • <i>Lobby and Lounge</i> • <i>Bistro</i> • <i>Library</i> 	<ul style="list-style-type: none"> • <i>Swimming pool</i> • <i>Fitness centre</i> • <i>Children playground</i> • <i>Cafe</i> • <i>Multifunction room</i> • <i>Lobby</i> • <i>Jacuzy</i> • <i>Cabanas</i> 	<ul style="list-style-type: none"> • <i>Swimming pool</i> • <i>Jacuzy</i> • <i>Salon</i> • <i>Spa</i> • <i>Fitness center</i> • <i>Playground</i> • <i>Jogging Track</i> • <i>Library</i> • <i>Restaurant</i> • <i>Coffe shop</i> • <i>Barbeque area</i> • <i>Lobby and Lounge</i> • <i>Function Room</i> • <i>Laundry</i> • <i>ATM</i> • <i>Mini market</i> 	<ul style="list-style-type: none"> • <i>Swimming pool</i> • <i>Jacuzy</i> • <i>Cabanas</i> • <i>Salon</i> • <i>Spa</i> • <i>Fitness center</i> • <i>Playground</i> • <i>Jogging Track</i> • <i>Library</i> • <i>Restaurant & caffe</i> • <i>Lobby and Lounge</i> • <i>Function Room</i> • <i>Laundry</i> • <i>ATM</i> • <i>Money Changer</i> • <i>Lapangan bulutangkis</i> • <i>Lapangan tenis</i> • <i>Klinik & Apotek</i>
10.	Sistem Sirkulasi Vertikal	<ul style="list-style-type: none"> • <i>Elevated apartment (lift)</i> • <i>Walk up apartment</i> 	<ul style="list-style-type: none"> • <i>4 Private lift</i> • <i>1 passanger lift 1 lift service</i> • <i>Tangga darurat</i> 	<ul style="list-style-type: none"> • <i>3 Passanger lift</i> • <i>1 lift service</i> • <i>Tangga darurat</i> 	<ul style="list-style-type: none"> • <i>2 Private lift</i> • <i>3 passanger lift 1 lift service</i> • <i>Tangga darurat</i> 	<ul style="list-style-type: none"> • <i>2 Private lift</i> • <i>3 passanger lift 1 lift service</i> • <i>Tangga darurat</i>
11.	Sistem Mekanikal Elektrikal	<p>Air</p> <ul style="list-style-type: none"> • <i>PAM</i> • <i>Sewage Treatment Plant (STP)</i> <p>Keamanan kebakaran</p> <ul style="list-style-type: none"> • <i>Tangga darurat</i> • <i>Hydrant</i> • <i>Heat detector</i> • <i>Smoke detector</i> • <i>Sprinkler / Fire extinguisher</i> • <i>Exhaust system</i> <p>Listrik</p> <ul style="list-style-type: none"> • <i>PLN</i> • <i>Genset</i> • <i>Gas</i> <p>Pengudaraan</p> <ul style="list-style-type: none"> • <i>AC split (hunian)</i> • <i>AC Central (fasilitas umum)</i> • <i>Exhaust fan (kamar mandi dan dapur)</i> • <i>Pressured fan (tangga darurat)</i> 	<p>Air</p> <ul style="list-style-type: none"> • <i>PAM</i> • <i>Sewage Treatment Plant (STP)</i> <p>Keamanan kebakaran</p> <ul style="list-style-type: none"> • <i>Tangga darurat</i> • <i>Hydrant</i> • <i>Heat detector</i> • <i>Smoke detector</i> • <i>Sprinkler / Fire extinguisher</i> • <i>Exhaust system</i> <p>Listrik</p> <ul style="list-style-type: none"> • <i>PLN</i> • <i>Genset</i> <p>Pengudaraan</p> <ul style="list-style-type: none"> • <i>AC split</i> • <i>AC Central</i> • <i>Exhaust fan</i> • <i>Pressured fan</i> 	<p>Air</p> <ul style="list-style-type: none"> • <i>PAM</i> • <i>Sewage Treatment Plant (STP)</i> <p>Keamanan kebakaran</p> <ul style="list-style-type: none"> • <i>Tangga darurat</i> • <i>Hydrant</i> • <i>Heat detector</i> • <i>Smoke detector</i> • <i>Sprinkler / Fire extinguisher</i> • <i>Exhaust system</i> <p>Listrik</p> <ul style="list-style-type: none"> • <i>PLN dan genset</i> • <i>Gas</i> <p>Pengudaraan</p> <ul style="list-style-type: none"> • <i>AC split</i> • <i>Exhaust fan</i> • <i>Pressured fan</i> 	<p>Air</p> <ul style="list-style-type: none"> • <i>PAM</i> • <i>Sewage Treatment Plant (STP)</i> <p>Keamanan kebakaran</p> <ul style="list-style-type: none"> • <i>Tangga darurat</i> • <i>Hydrant</i> • <i>Heat detector</i> • <i>Smoke detector</i> • <i>Sprinkler / Fire extinguisher</i> • <i>Exhaust system</i> <p>Listrik</p> <ul style="list-style-type: none"> • <i>PLN</i> • <i>Genset</i> <p>Pengudaraan</p> <ul style="list-style-type: none"> • <i>AC split</i> • <i>AC central</i> • <i>Exhaust fan</i> • <i>Pressured fan</i> 	<p>Air</p> <ul style="list-style-type: none"> • <i>PAM</i> • <i>Sewage Treatment Plant (STP)</i> <p>Keamanan kebakaran</p> <ul style="list-style-type: none"> • <i>Tangga darurat</i> • <i>Hydrant</i> • <i>Heat detector</i> • <i>Smoke detector</i> • <i>Sprinkler / Fire extinguisher</i> • <i>Exhaust system</i> <p>Listrik</p> <ul style="list-style-type: none"> • <i>PLN</i> • <i>Genset</i> <p>Pengudaraan</p> <ul style="list-style-type: none"> • <i>AC split</i> • <i>AC central</i> • <i>Exhaust fan</i> <p>Pressured fan</p>