

ABSTRACT

In carrying out development work, a construction contract is required that can increase the spirit of fairness or balance between rights and obligations and is easily interpreted by the parties. This paper consists of participating in In-House Forms of General Conditions of Contracts in Indonesia against the FIDIC Contract Model contract terms for EPC / Turnkey. Also, to analyze the main reasons that often occur in power plant construction projects in Indonesia. Then match the cause of the claim on the In-House Form General Conditions of Contract, which are then compared with the FIDIC contract requirements for EPC / Turnkey. The methodology used to determine the highest claim is the Relative Important Index (RII), then for the analysis, it uses the Multi Step Interdependent Desktop Research Methodology. Based on the results of the factor analysis, ten dominant factors were found to cause claims in generating work, with the highest three: 1) Order of Variation, 2) Damaged Works, 3) Changes in Work Scope. The analysis shows that the FIDIC condition of the contract for EPC / Turnkey is the most efficient, fair, and balanced contract for claim management. Based on the results of the study, it was agreed to be approved by the FIDIC contract model because it had the advantage in most of the compositions as the Indonesian construction contract model.

Keywords : *Construction Contracts, FIDIC Conditions of Contract for EPC/Turnkey, RII, Comparison Analysis, Contract Model, Multi Step Interdependent Desktop*

ABSTRAK

Dalam melaksanakan pekerjaan pembangkit diharuskan ada suatu kontrak konstruksi yang dapat menghargai semangat keadilan atau keseimbangan antara hak dan kewajiban serta mudah diinterpretasikan oleh para pihak. Makalah ini terdiri dari perbandingan In-House Form of General Conditions of Contract in Indonesia terhadap Model Kontrak FIDIC conditions of contract for EPC/Turnkey. Selain itu bertujuan untuk menganalisis penyebab utama klaim yang sering terjadi pada proyek konstruksi pembangkit listrik di Indonesia. Kemudian mencocokkan penyebab klaim pada In-House Form of General Conditions of Contract, yang kemudian dibandingkan dengan FIDIC conditions of contract for EPC/Turnkey. Metodologi yang digunakan untuk menentukan penyebab klaim tertinggi adalah Relative Important Index (RII), kemudian untuk analisis perbandingannya digunakan Metodologi *Multi Step Interdependent Desktop*. Berdasarkan hasil analisis faktor, ditemukan sepuluh faktor dominan yang menyebabkan klaim di pekerjaan pembangkit, dengan tiga tertinggi : 1) Variation Order, 2) Defective Works, 3) Changes in Scope of Work. Hasil analisis menunjukkan bahwa FIDIC conditions of contract for EPC/Turnkey adalah kontrak yang paling efisien, adil, dan seimbang terhadap manajemen klaim. Berdasarkan hasil penelitian, disarankan untuk mengadopsi model kontrak FIDIC karena memiliki keuntungan pada sebagian besar aspek sebagai model kontrak konstruksi Indonesia.

Kata Kunci : *Kontrak Konstruksi, FIDIC Conditions of Contract for EPC/Turnkey, RII, Analisis Perbandingan, Model Kontrak, Multi Step Interdependent Desktop*