INTISARI

Penelitian ini bertujuan untuk mengidentifikasi risiko utama yang terjadi dalam proyek konstruksi perumahan di Kota Bengkulu, menganalisis dampaknya terhadap keberhasilan proyek, serta merumuskan strategi mitigasi yang efektif. Penelitian dilakukan dengan pendekatan kualitatif deskriptif melalui wawancara kepada para informan kunci, yaitu pihak pengembang dan instansi pemerintah yang terlibat langsung dalam proyek konstruksi.

Hasil penelitian menunjukkan bahwa risiko utama yang dihadapi mencakup aspek material seperti kelangkaan dan kenaikan harga bahan bangunan, aspek peralatan berupa kerusakan dan keterbatasan alat berat, aspek finansial seperti kendala pendanaan dan fluktuasi harga, serta risiko lingkungan yang berkaitan dengan curah hujan tinggi, medan sulit, dan potensi bencana alam. Risiko-risiko ini berdampak signifikan terhadap keterlambatan pelaksanaan, pembengkakan biaya, dan penurunan kualitas pekerjaan konstruksi. Berdasarkan temuan tersebut, strategi mitigasi yang disarankan mencakup penyusunan jadwal kerja yang fleksibel, diversifikasi sumber pasokan, penguatan perencanaan keuangan, serta peningkatan koordinasi antar pemangku kepentingan. Penerapan manajemen risiko yang sistematis dan berbasis konteks lokal diharapkan dapat meningkatkan efisiensi serta menjamin keberhasilan proyek konstruksi perumahan di Kota Bengkulu.

Kata Kunci : Risiko, Proyek Konstruksi, Perumahan.

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ABSTRACT

This study aims to identify the major risks occurring in housing construction projects in Bengkulu City, analyze their impacts on project success, and formulate effective mitigation strategies. The research employs a descriptive qualitative approach through interviews with key informants, including developers and government agencies directly involved in the construction projects. The findings indicate that the main risks encountered include material-related issues such as scarcity and rising prices of building materials; equipment-related risks such as damage and limited availability of heavy machinery; financial risks including funding constraints and price fluctuations; as well as environmental risks related to high rainfall, difficult terrain, and the potential for natural disasters. These risks significantly affect project delays, cost overruns, and reduced construction quality. Based on these findings, the recommended mitigation strategies include flexible work scheduling, diversification of supply sources, strengthened financial planning, and improved coordination among stakeholders. The implementation of a structured and locally-contextualized risk management system is expected to enhance efficiency and ensure the success of housing construction projects in Bengkulu City.

Keywords: Risk, Construction Project, Housing.