



INTISARI

Studi ini bertujuan untuk mengetahui sejauh mana perkembangan sistem manajemen pemeliharaan (*maintenance maturity*) pada suatu perusahaan dengan mengevaluasi *maintenance strategy, work identification, work control, dan work execution*.

Maintenance Audit dilakukan di PT Semen Gresik (Persero) Tbk. dengan melakukan wawancara pada orang yang berkompeten dalam bidang perencanaan dan evaluasi pemeliharaan, disamping itu juga melakukan pengukuran kinerja peralatan di area Raw Mill (*equipment performance*) diantaranya ; *utilisation, mean time between failure, mean time to repair, aviability, yield, overall equipment effectiveness* dan *reliability*.

Hasil dari *maintenance audit* menggambarkan bahwa *characteristic maintenance* di PT Semen Gresik masih bersifat *stabilizing* (67,5%) dari pada *optimizing* (32,5%), hal ini menunjukkan bahwa *maintenance maturity* nya masih cenderung *firefighting* (40%) dan *maintaining* (27,5%). Sistem pemeliharaannya masih bersifat reaktif (*responding*) artinya melakukan perbaikan jika terjadi kerusakan dan kurang bersifat menghindari terjadinya kerusakan peralatan. *Maintenance strategy* dan *work execution* lebih cenderung *firefighting* sehingga hal ini merupakan prioritas pekerjaan yang perlu diperbaiki dan dikembangkan. Pengukuran kinerja peralatan juga menunjukkan hasil yang tidak jauh dengan sistem penerapan manajemen pemeliharaan, dengan durasi *down time* yang tidak terencana serta frekuensi *down time* yang tinggi sangat mempengaruhi *utilisation, aviability, reliability dan overall equipment effectiveness* (OEE). Sistem pemeliharaan yang ada harus dievaluasi dan dikembangkan secara terus menerus dengan cara konsisten dan berkesinambungan

Kata kunci : maintenance strategy, work identification, work control, work execution, aviability, yield, overal equipment effectiveness, reliability.



ABSTRACT

This study aims to determine the extent to which the development of maintenance management systems (maintenance maturity level) on a company by evaluating the maintenance strategy, work identification, work control, and work execution.

Maintenance Audit conducted in PT Semen Gresik (Persero) Tbk. by conducting interviews in people who are competent in the field of planning and evaluation of maintenance, while also measuring the performance of equipment in the Raw Mill area (equipment performance) of them; utilisation, mean time between failure, mean time to repair, availability, overall equipment effectiveness and reliability.

Results of the maintenance audit illustrates that the characteristic of PT Semen Gresik maintenance continues to be stabilizing (67.5%) than on optimizing (32.5%), this suggests that the maintenance of his maturity is still likely to firefighting (40%) and maintaining (27, 5%). System maintenance is still to be reactive (responding) means to make repairs if damage occurs and less are to avoid equipment damage. Maintenance strategy and work execution is more likely to firefighting so this is a priority work that needs to be improved and developed. Performance measurement equipments also show results that does away with the application of maintenance management system, with a duration of unplanned down time and high frequency of down time which greatly affect the utilisation, availability, reliability and overall equipment effectiveness (OEE). Maintenance of the existing system should be evaluated continuously (Continuous Improvement) with a consistent and sustainable manner,

Keywords : maintenance strategy, work identification, work control, work execution, yield, availability, overall equipment effectiveness, reliability.