

**PLANNING OF BITUMEN ROOF INSTALATONS METHODS
FOR THE 57 UNIT HOTEL – VILLA CONTRUCTIONS
PROJECT – OPUS BAY
PT. LIXICON INDONESIA**

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ABSTRACT

Planning the implementation method of bitumen roof installation is an essential stage in ensuring construction quality, efficiency, and durability. This study aims to compare the bitumen roof installation method recommended by the manufacturer with its implementation in the field and to analyze the material cost comparison with sand-coated metal roofing in the 57 Unit Villa Opus Bay Construction Project, PT. Lixicon Indonesia. The research employed literature review, field observation, interviews, documentation, and descriptive comparative analysis. The results indicate that the manufacturer's installation method is more systematic because it follows the technical specifications, while the field implementation involves several adjustments, including the use of 8 mm plywood and a different underlayment, yet remains applicable to project conditions. The cost analysis shows that the field implementation of the bitumen roof is IDR 4,993,935.39 higher (8.52% or 1.09 times) than the manufacturer's recommended method and IDR 43,661,350.14 higher (219.08% or 3.19 times) than the sand-coated metal roof. Therefore, sand-coated metal roofing is the more economical alternative in terms of material cost, while bitumen roofing offers advantages in quality, durability, and aesthetics.

Keywords: Bitumen roofing, installation method, cost comparison, roofing materials, construction management.