

**USAGE OF GREEN BUILDING CONCEPT TO REDUCE OPERATING
COST**

(STUDY CASE PT. PRODIA WIDYAHUSADA)

**SUBMITTED IN PARTIAL FULFILLMENT OF THE REQUIREMENTS
FOR THE BACHELOR DEGREE OF ACCOUNTING**

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DECLARATION

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Surabaya, 23/05/2016..

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End of words writer hopes that this research could give contribution for the development of accounting knowledge. As this research is far from being perfect, researcher would be very happy to receive constructive critics and suggestions.

Writer

ABSTRACT

The ever changing conditions in the business environment makes the management have to create constant innovation in their business. Innovations are created in order to keep the customer from switching to competitor. There are many forms of innovation that can be done by the company, one of them is the improvement in the infrastructure. Office building is one of many kinds of infrastructure used by a company to run its business and in the past few years, green infrastructure including office building becoming a trend worldwide. Research shows that green building usage will yield many benefits such as increase in asset value and indoor environmental quality, and lower operating cost.

This research emphasizes on green building concept usage and its effect to operating cost and uses Grha Prodia, a building with green concept owned by PT. Prodia Widyahusada. Grha Prodia is chosen because it is the first privately owned green building that is registered for LEED certification in Surabaya. This research will test whether Grha Prodia could earn LEED certification based on the aspects that it have and it will also compare the operating cost of Grha Prodia with Prodia Tower, similar but conventional building which also owned by PT. Prodia Widyahusada. The two main theories used in this research are cost and green building.

The result of this research is Grha Prodia is considered as green building and could earn LEED certification if the current aspects are continuously implemented and maintained. Grha Prodia can fulfill all prerequisites credits in each criteria and further enhance it by fulfilling optional credits in all criteria available. Grha Prodia also able to demonstrate lower operating cost than regular building, with 63% lower in water usage and 53% lower in electricity usage.

Keywords: green building, cost, operating cost, water usage, electricity usage

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