

ABSTRACT

The implementation of smart building in Indonesia began in early 2012. The background to the development and application of smart building solutions in Indonesia is the Governor Regulation of the Special Capital Region of Jakarta Number 38 of 2012 concerning green buildings, which was issued on 11 April 2012. The archipelago smart city technology promoted by Telkom in collaboration with the DKI Jakarta Provincial Government to support technology in Jakarta.

Telkom Landmark Tower (TLT) building is a building used for offices. The TLT building was designed to be a smart office. If smart office is implemented, it will help the Jakarta city government in structuring cities and buildings in the city of Jakarta so that it is comfortable and safe, as well as making costs more efficient, more energy efficient. Therefore, this research will discuss the building that is used for offices, namely TLT.

This study tries to explore the variables and indicators used for smart offices, namely the smart building approach obtained from the literature and also from 37 speakers consisting of Building Management, Expert Office Building Operations, and Users.

This study found 7 variables, namely Building Automation System, Building Control System, Energy Management System, Safety & Security Management System, Enterprise Management System, IT Network Connectivity, Green Building Construction with 23 indicators to measure the index Telkom Landmark Tower has implemented smart office. Telkom Landmark Tower index level has also been calculated based on each variable and indicator, and results in an achievement index of 86.68 which is in the good category which means satisfying, in line with expectations, and a little lacking. analysis between variables and indicators is also presented.

Keyword : *Smart office , smart building, smart city, Telkom Landmark Tower*