



# LEGAL PERSPECTIVE ON THE DEVELOPMENT OF INFRASTRUCTURE PROJECT WITH PPP SCHEME

**INDONESIA INVESTMENT COORDINATING BOARD**

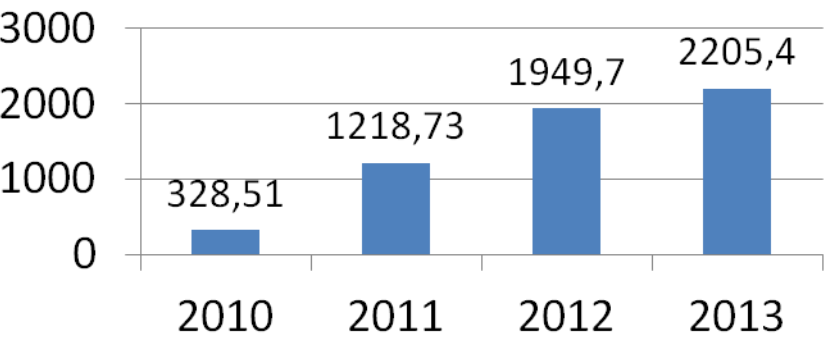
**Director of Infrastructure Planning**

**Seoul, 31<sup>st</sup> March 2014**

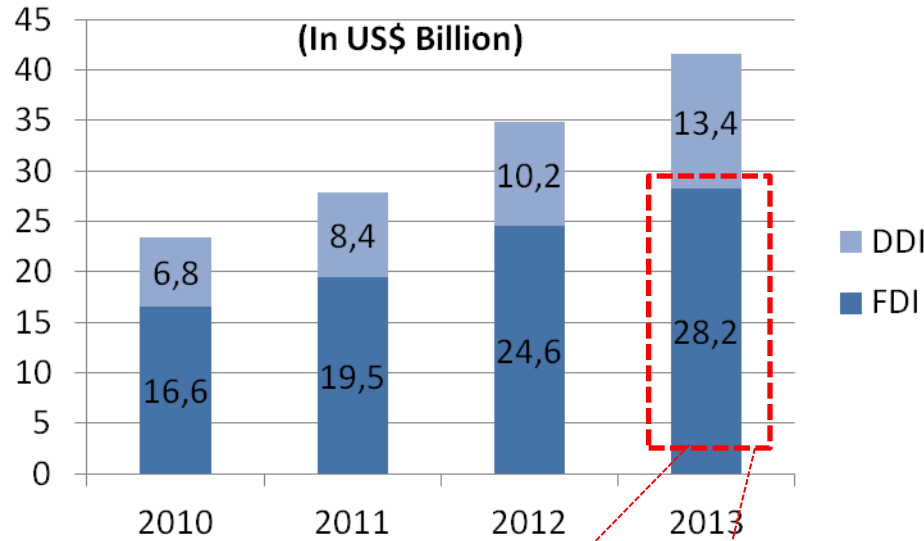


# South Korea's Investment Realization in Indonesia

## SOUTH KOREA'S INVESTMENT REALIZATION 2010-2013 ( US\$ Million)

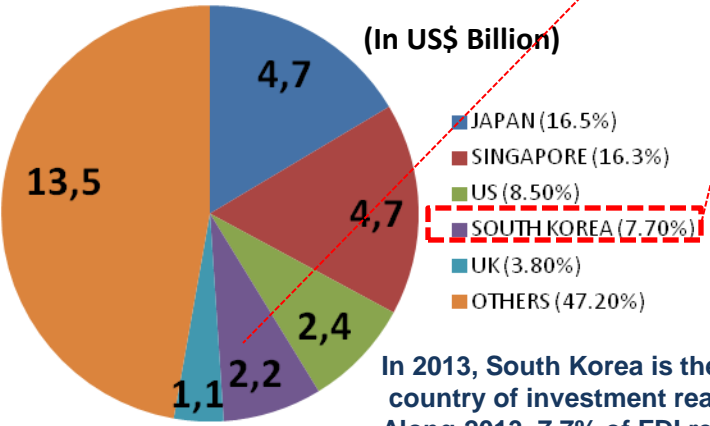


## INVESTMENT REALIZATION 2010-2013 FDI & DDI : 41.52 US\$ Billion



## BIG 5 SECTORS OF SOUTH KOREA'S INVESTMENT TO INDONESIA 2009-2013

	SECTORS	PROJECT	REALIZATION (US \$ Million)
1	Metal Industry, Metal Goods, Machine, and Electronic	231	3.398,5
2	Power, Gas, and Water	719	637,3
3	Textile Industry	318	482,2
4	Industrial Rubber, Rubber and Plastic Goods	121	402,8
5	Basic Chemical Industries, Chemical and Pharmaceutical Goods	91	358,1



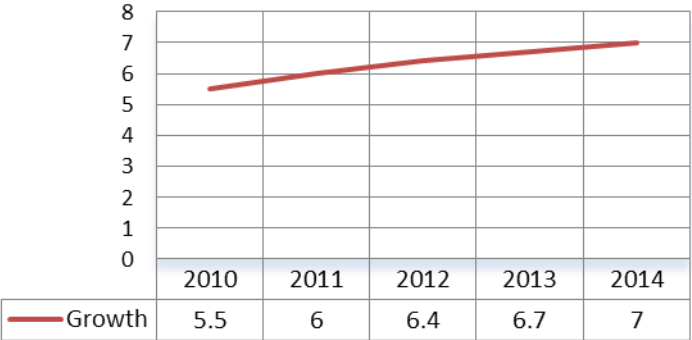
In 2013, South Korea is the fourth biggest country of investment realization in Indonesia. Along 2013, 7,7% of FDI realization in Indonesia derived from South Korea.

Sources: BKPM, 2014

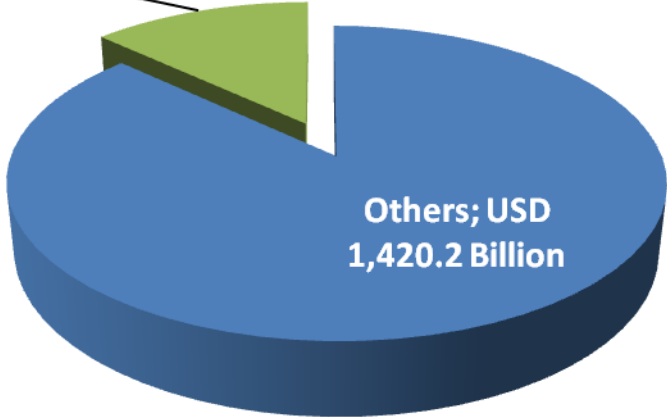
# Economic Growth and Investment Need in Infrastructure Sectors

According to the Five Years Development Plan 2010-2014, in order to achieve economic growth of 7% in 2014, Indonesia's total investment from 2010-2014 should reach IDR 14,705.6 Trillion (USD 1.33 Trillion USD)

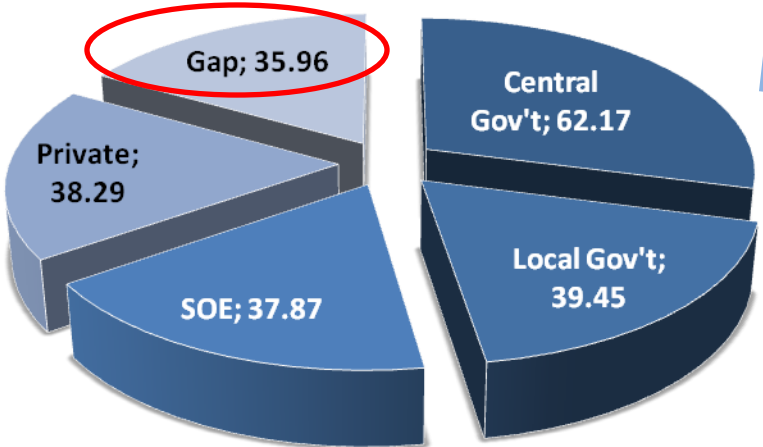
GDP Projected Growth (%)



Infrastructure Investment USD 213.7 Billion



Indonesia's Investment Needs 2010-2014 (USD 1,420 Billion)



Indonesia's Infrastructure Needs (Rp. 1923.7 Trillion)

**ESTIMATED FINANCING CAPACITY:**

- Central Government budget can only cover 29.1 % of total investment need.
- Big opportunity for private investment through PPP (Private + Gap = USD 74.26 Billion or 34.7%).

# Infrastructure Current Condition and Outlook: Toll Road Sector

No	Toll Road	Operated	Plan			Total
			Program	Priority	Potential	
1	Sumatera Island	43 km	60 km	223 km	2.522 km	2.848 km
2	Jawa Island	720 km	1019 km	181 km	486 km	2.406 km
3	Kalimantan Island	-	-	84km	-	84 km
4	Bali Island	10 km	-	-	-	10 km
5	Sulawesi Island	17 km	-	46 km	-	63 km
	<b>Total</b>	<b>790 km</b>	<b>1.079 km</b>	<b>534 km</b>	<b>3.008 km</b>	<b>5.411 km</b>



Source: Ministry of Public Work, 2014)

# Infrastructure Current Condition and Outlook: Railway Sector



## CURRENT CONDITIONS

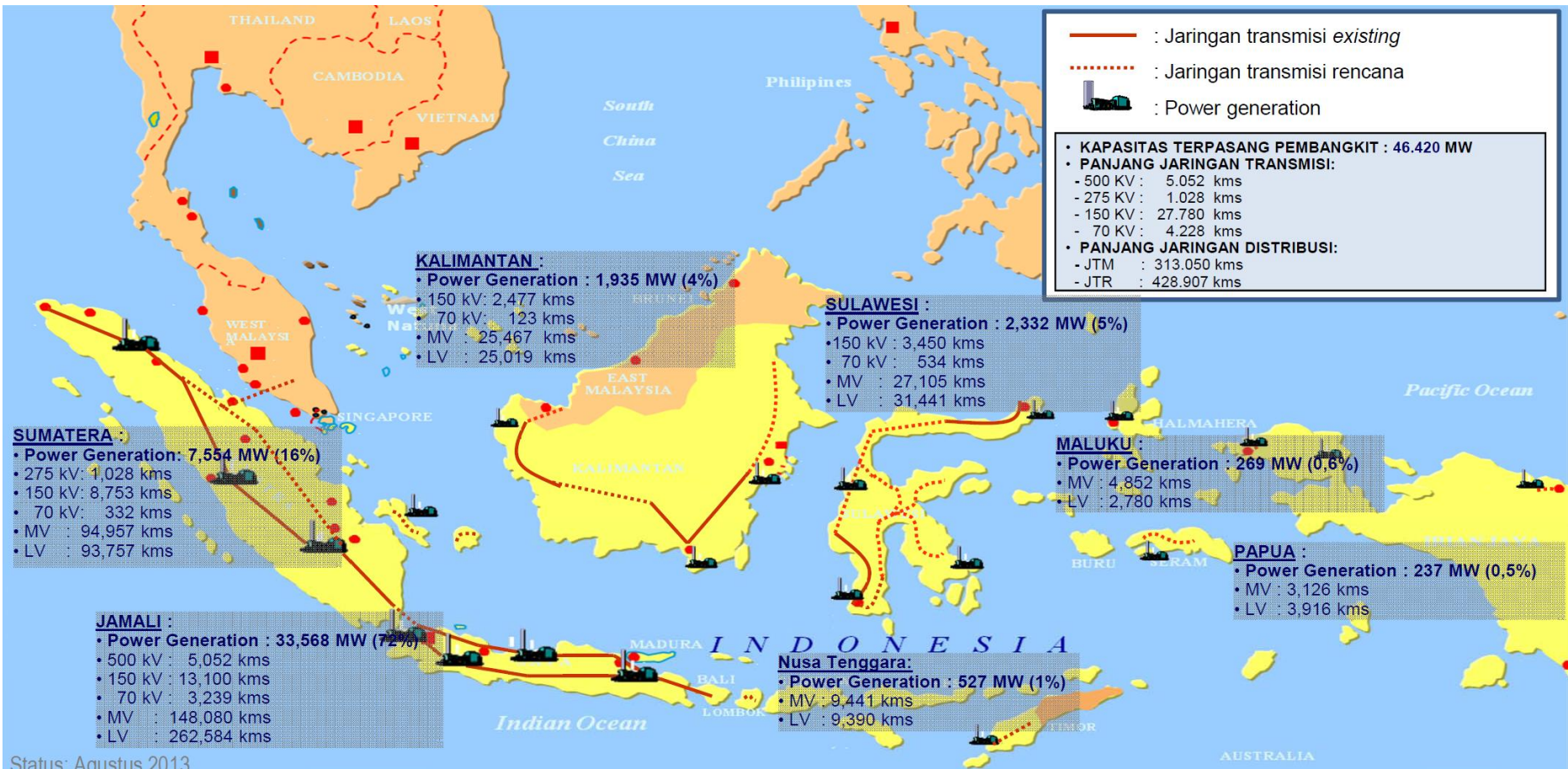
	SUMATERA	JAVA	TOTAL
Operated (km)	1,348	3,425	4,773
Not Operated (km)	512	1,250	1,762
<b>TOTAL (km)</b>	<b>1,860</b>	<b>4,675</b>	<b>6,535</b>

## GOALS (SOURCE: RAILWAY MASTERPLAN)

- 12.100 Km National Railways Network on 2030 (Jawa-Bali Island, Sumatera, Kalimantan, Sulawesi and Papua) including 3.800 km urban railways network.
- Passenger Rolling stock: 2.805 units locomotive, 28.335 unit passenger coaches and urban Trains :6.020 units.
- Freight Trains Rolling stock: 1.995 unit locomotive and 39.655 unit freight wagons.

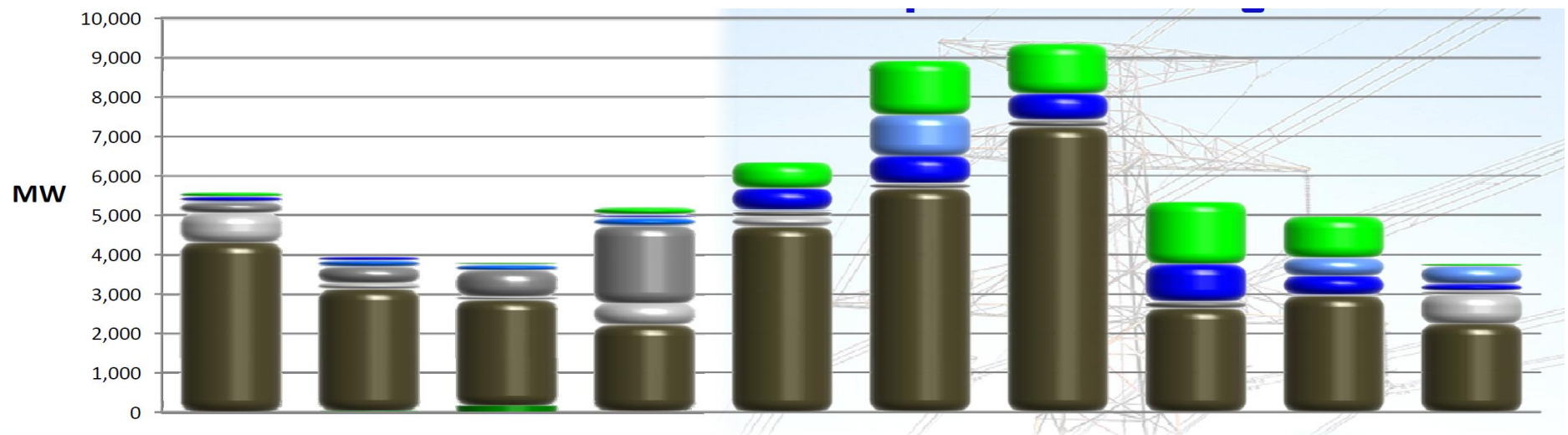
Source: Ministry of Transportation, 2014

# Infrastructure Current Condition and Outlook: Electricity Sector



- Total of national power generation installed capacity until August 2013 is about 46,420 MW, transmission line is about 38,096 kms, and distribution line is about 741.957 kms
- The power system which has been well interconnected is in Java-Bali System and Sumatera

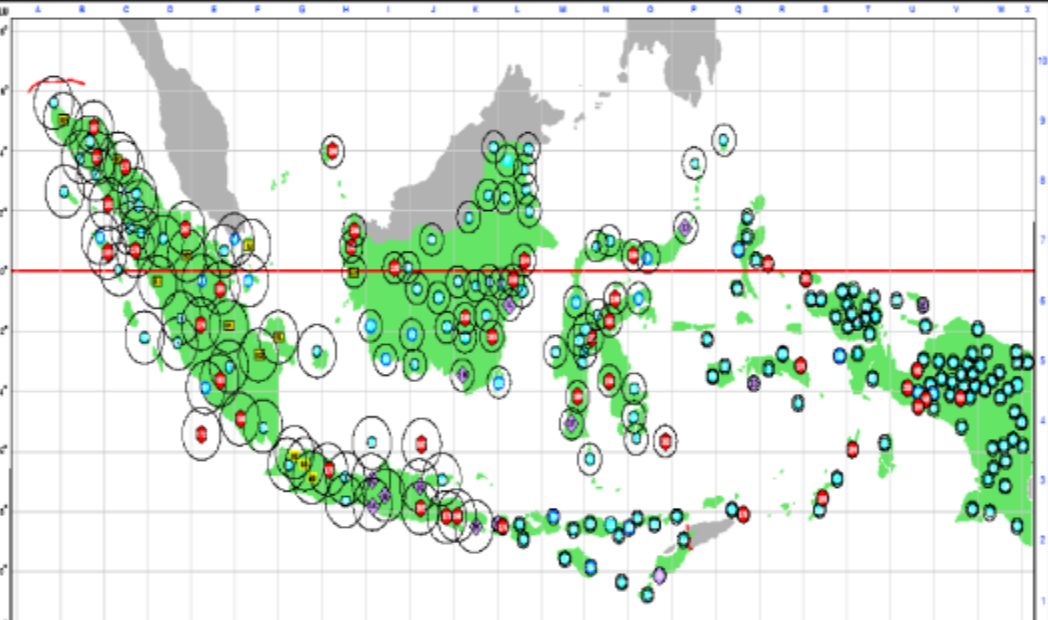
# Count...!!! Electricity Development Planning



	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
GeoPP	110	5	63	188	660	1,375	1,260	1,588	1,045	55
PS	-	-	-	-	-	1,040	-	-	450	450
HEPP	130	85	-	78	546	694	660	936	482	183
MHPP	18	158	150	201	32	6	6	2	2	-
GTTP	272	412	652	1,963	138	131	181	180	30	85
CCPP	740	160	90	550	250	-	-	-	-	750
CFPP	4,304	3,098	2,705	2,199	4,707	5,652	7,213	2,630	2,950	2,240
Other	0.2	25	145	17	7	16	15	6	-	-

- Total power generation that will be developed up to 2021 is about of 57 GW or in average 5.7 GW p.a
- PLN will develop about of 53% of the total capacity and the rest (47%) will be developed by IPP/Private
- Coal and gas are given priority to reduce dependence on oil in electricity generation: Ministry
- Coal-fired power-plants will account for 62% of total capacity in 2021, natural gas 18.8%, geothermal 11% and rest will be other sources including hydro and oil: Statement
- The total investment requirement for additional power generation up to 2021 is about USD 77 billion or in average USD 7.7 billion p.a
- Due to PLN's investment capability is limited and the Government fund for infrastructure is also limited, therefore private sector participation are required.

# Infrastructure Current Condition and Outlook: Air Transportation

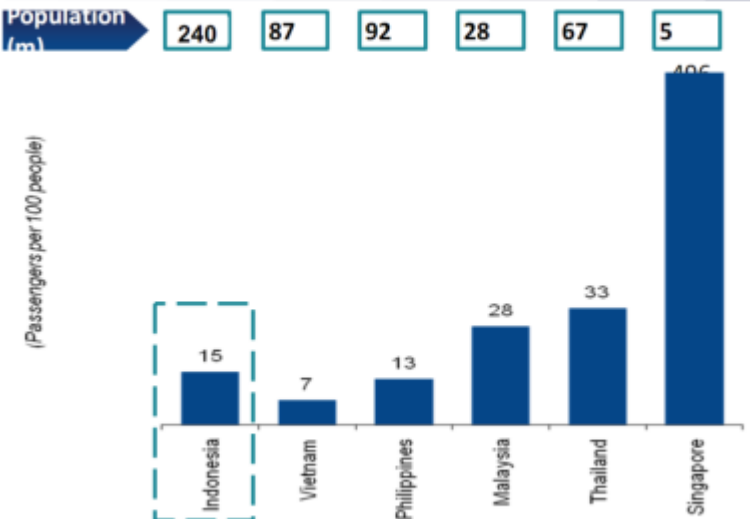


- |  |   |
|--|---|
| <b>Public Airport = 233 airports (excl. relocation)</b><br>- Government Owned : 164 airports<br>- PT. AP I : 13 airports<br>- PT. AP II : 13 airports<br>- New airports : 53 locations | <b>International Airport :</b><br>-Main : 5 Airports<br>-Regional : 28 Airports<br>-Haji : 11 Airports<br>-Cargo : 7 Airports |
|--|---|

*Indonesia's economy rapid growth cause a bright future of its air transport demand*

Source: Ministry of Transportation, 2012

## Airline penetration levels



Source: Euromonitor

Year	Domestic pax (thousand)	International pax (thousand)
2007	39.162	3.188
2008	37.405	4.102
2009	43.808	4.963
2010	51.775	6.614
2011	60.197	8.152
2012	71.421	9.938

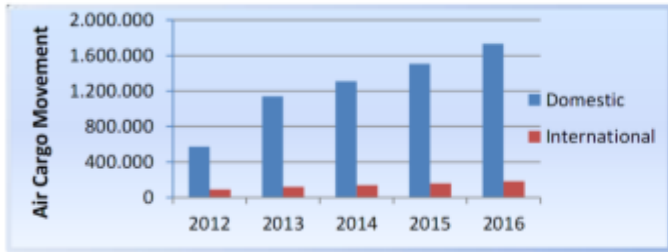
**Indonesian Airports – Annual Domestic & International Passengers 2007 to 2012**

Source: DGCA, 2012



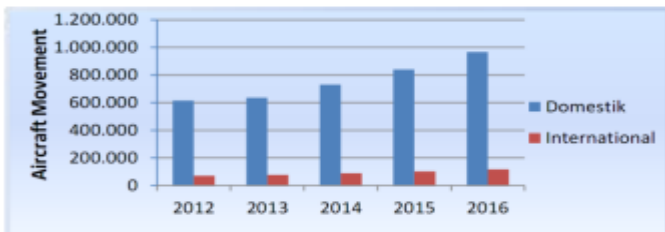
### Passengers Movement

Year	Domestic	International
2012	71.421.464	9.938.291
2013	78.744.301	10.060.492
2014	90.555.946	11.569.566
2015	104.139.338	13.305.001
2016	119.760.239	15.300.751



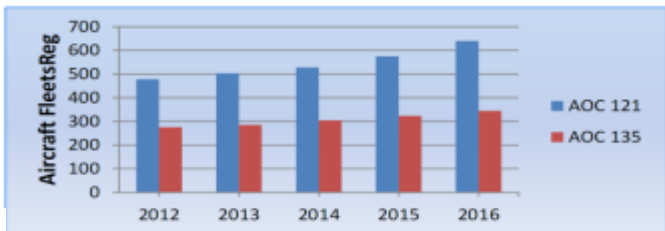
### Air Cargo

Year	Domestic	International
2012	571.668	90.692
2013	1.139.444	120.984
2014	1.310.360	139.131
2015	1.506.915	160.001
2016	1.732.952	184.001



### Aircraft Movement

Year	Domestic	International
2012	614.712	69.946
2013	635.295	77.250
2014	730.590	88.837
2015	840.178	102.163
2016	966.205	117.487

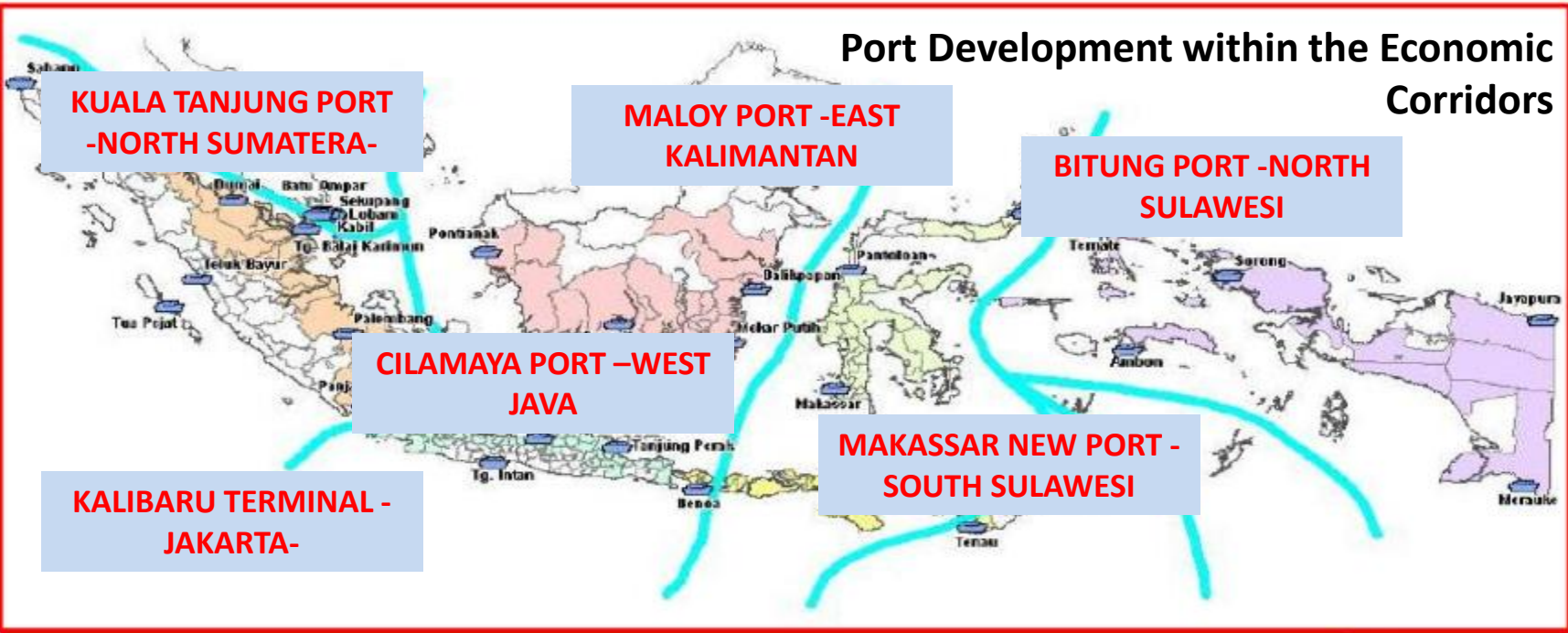


### Aircraft / Fleets Reg.

Year	AOC 121	AOC 135
2012	478	275
2013	503	285
2014	528	304
2015	575	324
2016	640	345

Source: Ministry of Transportation, 2013

## Port Development within the Economic Corridors



**SUMATERA :**

1. Sabang
2. Belawan
3. Dumai
4. Batam (Batu Ampar/ Sekupang/ Kabil/ Lobam)
5. Tg. Balai Karimun
6. Teluk Bayur
7. Tua Pejat
8. Palembang
9. Panjang

**JAVA :**

10. Bojonegara
  11. Tg. Priok
  12. Tg. Intan
  13. Tg. Emas
  14. Tg. Perak
- BALI – NUSA TENGGARA :**
15. Benoa
  16. Tenau Kupang

**KALIMANTAN :**

17. Pontianak
18. Balikpapan
19. Sampit
20. Banjarmasin
21. Mekar Putih

**PAPUA – MALUKU :**

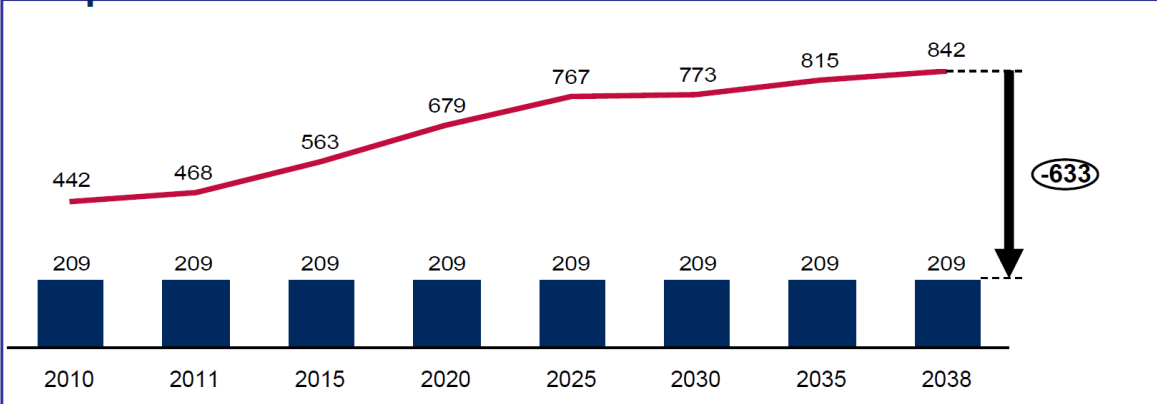
25. Ambon
26. Temate
27. Sorong
28. Jayapura
29. Merauke

**SULAWESI :**

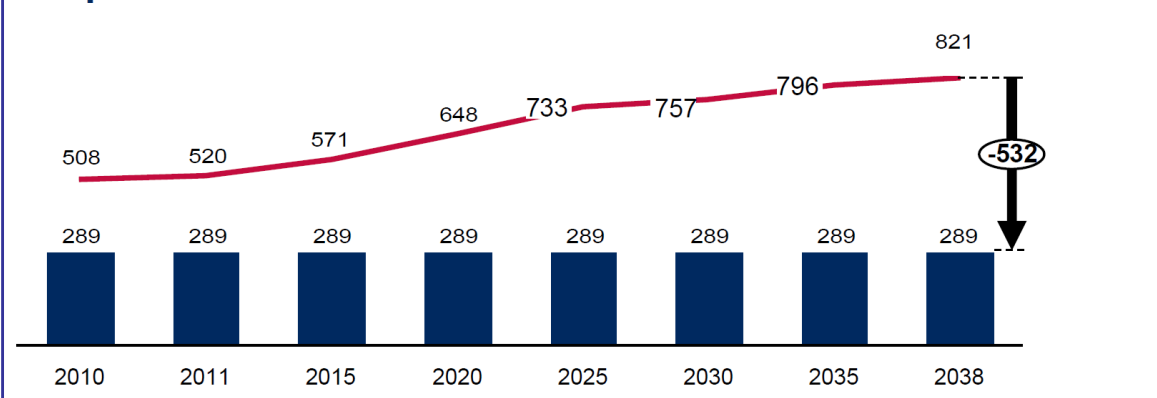
22. Makassar
23. Pantoloan
24. Bitung



## Indonesia has significantly deficit of Gasoline about 633 mbpd in 2038

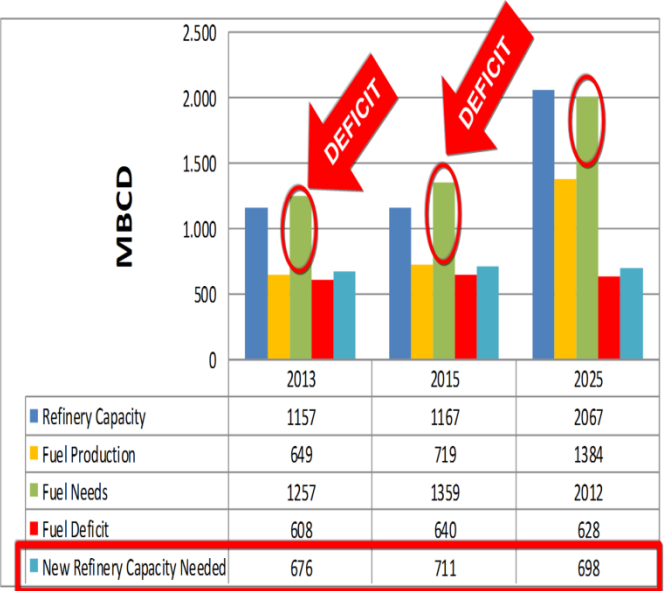


## Indonesia has significantly deficit of Diesel about 532 mbpd in 2038



— Demand    ■ Existing Supply

## Condition of Indonesia Oil refinery

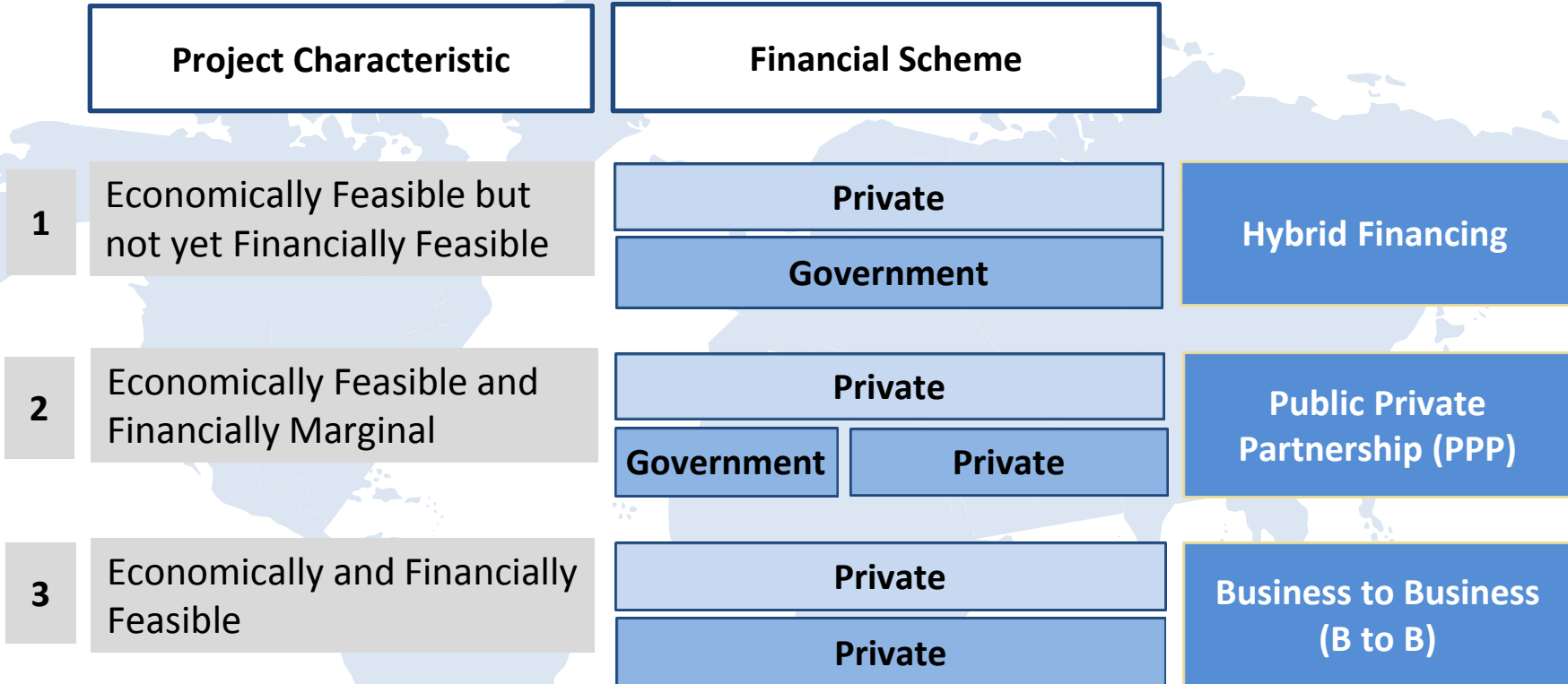


- Indonesia's fuel production from existing refinery for the last 5 years is 715 mbpd (about 60% of total demand)
- Gap is expected to widen in the future
- In order to meet the demand, Indonesia needs domestic capacity to be increased.



# Development of PPP Regulations In Indonesia

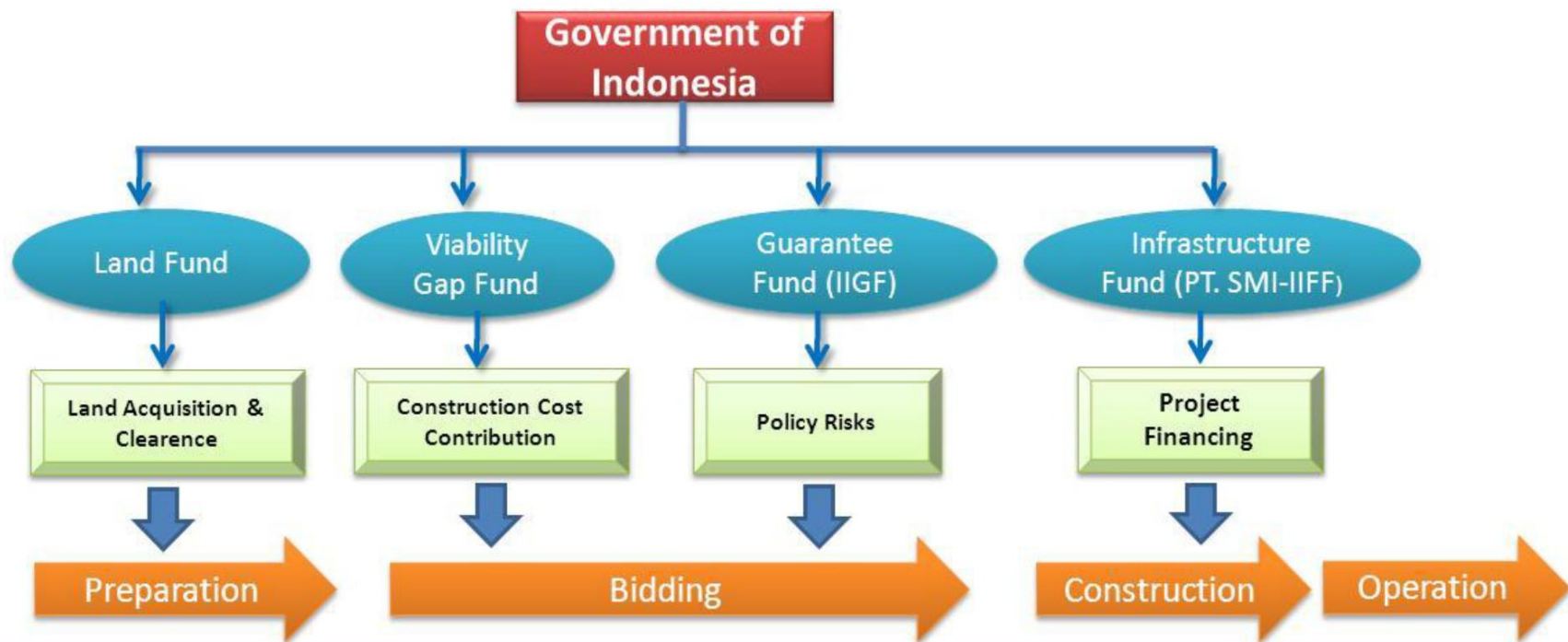
# FINANCIAL SCHEME FOR INFRASTRUCTURE PROJECTS



Operation and Maintenance  
 Construction

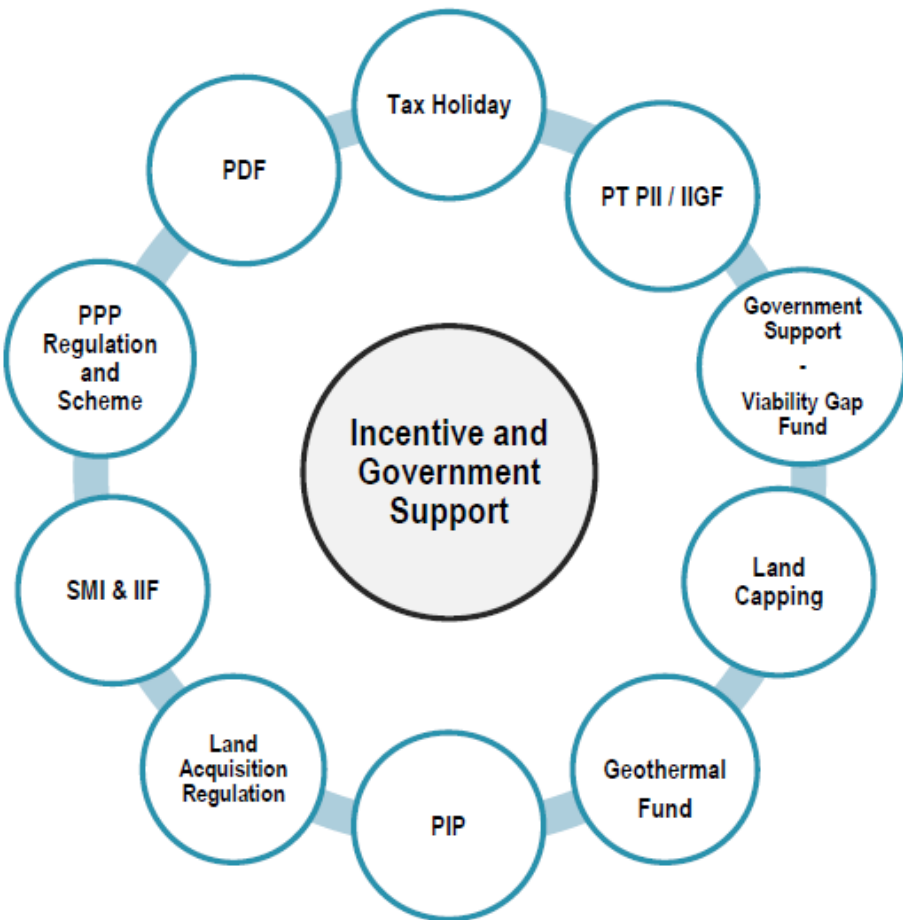
No	Types of Infrastructure
1	<b>Transportation Infrastructure</b> , including airport services, provision and/or port service, facilities and infrastructure of railways.
2	<b>Road Infrastructure</b> , including toll roads and toll bridges.
3	<b>Irrigation Infrastructure</b> , including the channel to transport raw water.
4	<b>Water Supply Infrastructure</b> , including building of raw water collection, transmission lines, distribution networks, and water supply treatment plant.
5	<b>Wastewater Infrastructure</b> , including installation of wastewater treatment, gathering network and main network, and the waste facility includes transportation and disposal sites
6	<b>Telecommunications and informatics infrastructure</b> , including telecommunication network and infrastructure of e-government
7	<b>Electricity Infrastructure</b> , including power generation, the development of electric power from geothermal energy, transmission, or distribution of electricity
8	<b>Oil and Gas Infrastructure</b> , including transmission and/or distribution of oil and gas

*Source: Presidential Regulation No. 13 of 2010*



- ❑ Land Fund: To accelerate land acquisition of PPP projects;
- ❑ Viability Gap Fund (VGF): To increase the financial viability of PPP project ;
- ❑ Indonesia Infrastructure Guarantee Fund (IIGF): To guarantee for infrastructure risks;
- ❑ Infrastructure Fund: To offer long term, mainly local currency, financing for infrastructure projects;
- ❑ GOI has also established Geothermal Fund Facility to enhance PPP geothermal projects

# Government Effort to Accelerates PPP Implementation



- a. Presidential Regulation 56/2011 was the second amendment to the governing regulation on PPP (Presidential Regulation 67/2005);
- b. IIGF (Indonesia Infrastructure Guarantee Fund) was established in December 2009 to provide government guarantees or credit enhancements to bankable PPP projects;
- c. PT SMI and IIF was established to play a catalyst role in terms of co-financing with commercial lenders to provide longer term debt;
- d. The Centre for Government Investment (PIP) under MOF provides pre-financing for land acquisition, PIP also manages Geothermal Fund;
- e. Project Development Facility (PDF) to assist GCA in preparation and transaction of PPP Project;
- f. Geothermal Fund is intended to reduce investor risk in exploration activities;
- g. Viability Gap Fund is government support to increase the financial feasibility for infrastructure projects. Some infrastructure projects might need this facility e.g toll road, water supply, etc. MoF Regulation regarding VGF has been enacted (MoF Regulation/PMK 223/2012);
- h. Land Capping: government support to decrease risk of unpredictable increase of land price;
- i. Land Acquisition Regulations were enacted:
  - New Land Acquisition Law 2/2012 on Land Procurement for Construction in the Public Interest;
  - Presidential Regulation 71/2012 on Mechanism of Land Procurement for Construction in the Public Interest;
  - BPN Regulation 5/2012 on Technical Guidance for Land Acquisition.

## GOVERNMENT GUARANTEE

- Government Guarantee is provided by Minister of Finance through Indonesia Infrastructure Guarantee Fund (IIGF)/PT Penjaminan Infrastruktur Indonesia (PT PII).
- Government Guarantee is given:
  - a. To provide a political risk guarantee for PPP Infrastructure Projects
  - b. To improve creditworthiness of PPP projects
  - c. To attract more private sector participation, due to reduced risk perception of Indonesia PPPs
- Risk Coverage:
  - a. Delay or failure in obtaining licenses, permits, and approvals
  - b. Changes in laws/regulations
  - c. Breach of contract
  - d. Integration with network
  - e. Tariff risk
  - f. Expropriation risk
  - g. Currency inconvertibility & non-transfer risk
  - h. Force majeure affecting the Contracting Agency (CA)

## GOVERNMENT SUPPORT

- Government may provide support in the form of licensing, land acquisition, part of construction, and/or in other form in accordance with prevailing law and regulation
- Minister of Finance may approve the provision of Government Support in the form of tax incentives and/or fiscal contribution in the form of financial based on the proposal by Minister/Chairman of the Institution/Head of Region.
- Government support has to be secured prior to the issuance of the RFP (prior to bid submission for land acquisition)

*Examples: Viability Gap Fund (VGF), Land Fund, Geothermal Fund, Permits and Licensing, Land acquisition, Use of State Assets*

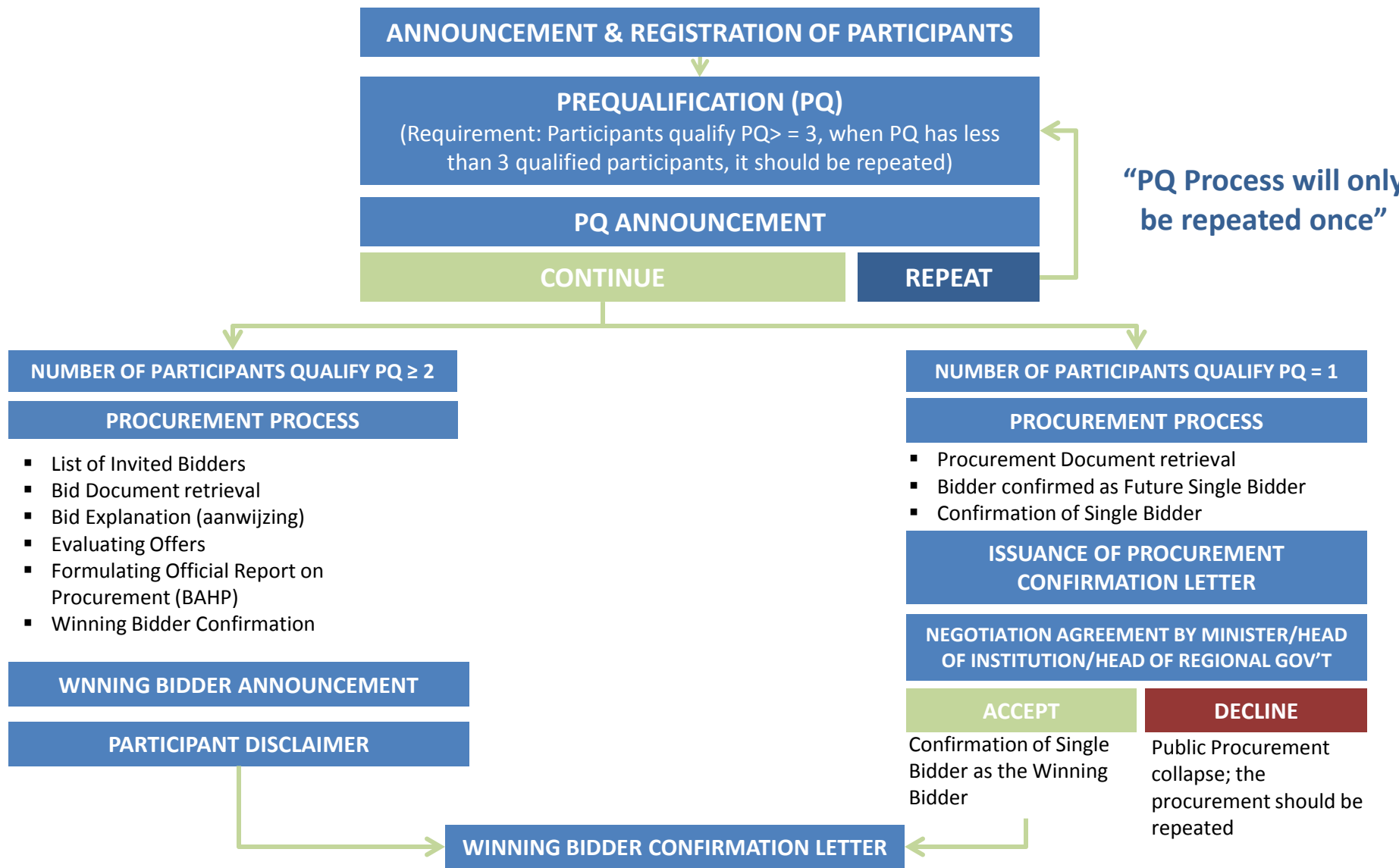
## FISCAL INCENTIVES

Based on revised edition of Government Regulation No. 62/2008 (Government Regulation No 52 of 2011) concerning Tax Allowance for Investment in Certain Businesses and/or Areas, the tax allowance will be eligible for 129 business segments, including **INFRASTRUCTURE**

## PROJECT PREPARATION

Providing advice to Government Contracting Agency through PT. Sarana Multi Infrastruktur (PT. SMI) for preparing of pre-feasibility study; preparing of tender documents; providing assistance during the tender process; and providing support towards realization of financial close

# Presidential Regulation No. 56 of 2011: Simplification of Procurement Procedures of PPP Infrastructure Projects





## BKPM's Roles



**BKPM**

Indonesia Investment  
Coordinating Board

- Government Institution led by Chairman of BKPM directly appointed by and responsible to President of Republic of Indonesia

- Functions mandated by Law No. 25 of 2007 concerning Investment Law

## ONE STOP SERVICES

- Investment Licensing & Non-Licensing, Foreign Workers Permit
- Electronic Information Services and Investment Licensing (SPIPISE) or National Single Window for Investment (NSWI)
- Providing consultation
- Investment Tracking System
- Investment Activity Report (LKPM)

## FRONT OFFICE

- Investment Promotion (with regard to promotion for PPP infrastructure projects, it is called Market Sounding)

## CLEARING HOUSE AGENT

- Coordinating settlement-related issues particularly related to showcase infrastructure projects
- Monitoring the implementation of investment activity
- Facilitating investors with related institutions

# BKPM's Roles: Specific Function on Infrastructure Investment

Based on MoU between the Ministry of Finance, Head of Bappenas and Head of Indonesia Investment Coordinating Board, BKPM task of accelerating the implementation of PPP infrastructure are as follows:

1. Packaging information on infrastructure projects that are ready to offer, so that the project attractive to investors, including setting:
  - a. PPP project that will be the pioneer project (showcase project) and a target completion of each showcase project until the obtainment of project's funding (financial close)
  - b. action and role plan of each relevant stakeholders of the showcase projects.
2. Finding and identifying potential investors and offering infrastructure projects to investors.
3. Facilitating marketing of infrastructure projects that are offered through activities such as :
  - a. Market Sounding
  - b. Road Shows
  - c. Business Forum
4. Facilitating cooperation with prospective investors and government support.
5. Delivering the list of potential investors and supporting documents to the person in charge of cooperation projects to the Ministry / Agency or Local Government (contracting agency) for further processing.
6. Facilitating issuance of necessary license and non-license in the implementation of PPP projects through One Stop Integrated Services for Investment (PTSP) in the field of investment.
7. Monitoring the implementation of action plans and targets of each relevant stakeholders showcase project.
8. Coordinating settlement-related issues encountered showcase project (clearing house agent).





## MS 2013 & 2014 – OFFERED PROJECTS



# OFFERED PROJECTS IN MARKET SOUNDING 2013 (1)

## 27 Projects

No.	Projects	GCA	Est. Investment Cost (USD mio)	Current Progress	PPP Book 2013 Status
1	Soekarno–Hatta Airport – Jakarta Railway	Ministry of Transportation	2,570	<ul style="list-style-type: none"> <li>• Promoted in New York and Bali in 2013</li> <li>• Prepared to enter PQ process in 2014</li> </ul>	Prospective
2	Batam Municipal Solid Waste Management	Batam Municipal Government	150	<ul style="list-style-type: none"> <li>• Promoted in New York and Berlin in 2013</li> <li>• PQ announced on 5 September 2013.</li> <li>• Under Pre Qualification process</li> </ul>	Already tendered
3	Danau Ranau Geothermal	Ministry of Energy and Mineral Resources (MEMR)	N/A	<ul style="list-style-type: none"> <li>• Promoted in New York and Paris in 2013</li> <li>• Prepared to enter PQ process in 2014-2015</li> </ul>	N/A
4	Gunung Lawu Geothermal	MEMR	N/A	<ul style="list-style-type: none"> <li>• Promoted in New York and Paris in 2013</li> <li>• Prepared to enter PQ process in 2014-2015</li> </ul>	N/A
5	Oka Ile Ange Geothermal	MEMR	N/A	<ul style="list-style-type: none"> <li>• Promoted in New York and Paris in 2013</li> <li>• Prepared to enter PQ process in 2014-2015</li> </ul>	N/A
6	Cilamaya New Port	Ministry of Transportation	1,135	<ul style="list-style-type: none"> <li>• Promoted in Berlin, Seoul, and Brisbane in 2013</li> <li>• Preparation of DED in 2014-2015</li> <li>• Prepared to enter PQ process in 2016</li> </ul>	Potential
7	Bogor & Depok Solid Waste Management and Final Disposal	West Java Provincial Government	40	<ul style="list-style-type: none"> <li>• Promoted in Berlin in 2013</li> <li>• Prepared to enter PQ process in 2014</li> </ul>	Prospective
8	Pandaan-Malang Toll Road	Indonesia Toll Road Authority (BPJT)	420	<ul style="list-style-type: none"> <li>• Promoted in Seoul and Bali in 2013</li> <li>• Prepared to enter PQ process in 2014</li> </ul>	Potential

## OFFERED PROJECTS IN MARKET SOUNDING 2013 (2)



No.	Projects	GCA	Est. Investment Cost (USD mio)	Current Progress	PPP Book 2013 Status
9	Jawa Barat Coal Fired Power Plant (CFPP)	P.T. PLN	3,000	<ul style="list-style-type: none"> <li>• Promoted in Seoul, Brisbane, and Bali in 2013</li> <li>• Prepared to enter PQ process in 2014</li> </ul>	N/A
10	Jambi Coal Fired Power Plant	P.T. PLN	1,350	<ul style="list-style-type: none"> <li>• Promoted in Seoul, Brisbane, and Bali in 2013</li> <li>• Prepared to enter PQ process in 2014</li> </ul>	N/A
11	Manado-Bitung Toll Road	BPJT	353	<ul style="list-style-type: none"> <li>• Promoted in Brisbane and Paris in 2013</li> <li>• Prepared to enter PQ process in 2014</li> </ul>	Prospective
12	Cipasauran Water Supply	Municipal Government	28	<ul style="list-style-type: none"> <li>• Promoted in Paris in 2013</li> <li>• Prepared to enter PQ process in 2014</li> </ul>	N/A
13	Sindangheula Water Supply	Municipal Government	25	<ul style="list-style-type: none"> <li>• Promoted in Paris in 2013</li> <li>• Prepared to enter PQ process in 2014</li> </ul>	N/A
14	Karian – Serpong Water Conveyence	Municipal Government	170	<ul style="list-style-type: none"> <li>• Promoted in Paris in 2013</li> <li>• Prepared to enter PQ process in 2014-2015</li> </ul>	N/A
15	Solid Waste Treatment and Final Disposal for Greater Bandung Area	West Java Provincial Government	N/A	<ul style="list-style-type: none"> <li>• Promoted in Berlin in 2013</li> <li>• Prepared to enter PQ process in 2014</li> </ul>	N/A
16	Sumatera Selatan 6 CFPP	P.T. PLN	900	<ul style="list-style-type: none"> <li>• Promoted in Seoul and Brisbane in 2013</li> <li>• Prepared to enter PQ process in 2014-2015</li> </ul>	N/A

## OFFERED PROJECTS IN MARKET SOUNDING 2013 (3)



No.	Projects	GCA	Est. Investment Cost (USD mio)	Current Progress	PPP Book 2013 Status
17	Jawa 1 CFPP	P.T. PLN	1,450	<ul style="list-style-type: none"> <li>Promoted in Seoul in 2013</li> <li>Prepared to enter PQ process in 2014-2015</li> </ul>	N/A
18	Kalimantan Timur 3 CFPP	P.T. PLN	350	<ul style="list-style-type: none"> <li>Promoted in Seoul and Brisbane in 2013</li> <li>Prepared to enter PQ process in 2014-2015</li> </ul>	N/A
19	Kendari CFPP	P.T. PLN	200	<ul style="list-style-type: none"> <li>Promoted in Seoul and Brisbane in 2013</li> <li>Prepared to enter PQ process in 2014-2015</li> </ul>	N/A
20	Tangerang Regency Water Supply Project	Municipal Government	50	<ul style="list-style-type: none"> <li>Operated by PT Aetra Air Tangerang since 2012</li> </ul>	N/A
21	Jatigede Regional Water Supply	Municipal Government	85	<ul style="list-style-type: none"> <li>Promoted in Paris in 2013</li> <li>Prepared to enter PQ process in 2014-2015</li> </ul>	N/A
22	Western Semarang City Water Supply	Municipal Government	82	<ul style="list-style-type: none"> <li>Expression of Interest announced on July, 2013.</li> <li>Pre Qualification is being prepared</li> </ul>	Already tendered
23	Cileunyi - Sumedang - Dawuan Toll Road	BPJT	1,016	<ul style="list-style-type: none"> <li>Promoted in Bali in 2013</li> <li>Prepared to enter PQ process in 2014</li> </ul>	Potential



## OFFERED PROJECTS IN MARKET SOUNDING 2013 (4)

No.	Projects	GCA	Est. Investment Cost (USD mio)	Current Progress	PPP Book 2013 Status
24	Maloy International Port	Ministry of Transportation	1,780	• Promoted in Korea in 2013	Potential
25	Java-4 IPP Project	PT.PLN	3,000	• Promoted in Korea in 2013	N/A
26	Java-6 IPP Project	PT.PLN	3,000	• Promoted in Korea in 2013	N/A
27	South Sulawesi 3	PT.PLN	340	• Promoted in Korea in 2013	N/A

# MARKET SOUNDING FOR INFRASTRUCTURE PROJECTS

## OFFERED PROJECTS 2014 : US\$ 8.2 Billion

No.	PROJECTS	CONTRACTING AGENCIES	Value (US\$ million)*
1	<a href="#">Manado-Bitung Toll Road, North Sulawesi</a>	Indonesia Toll Road Authority (BPJT)	353
2	<a href="#">Tanjung Priok Access Toll Road, DKI Jakarta</a> ***	Indonesia Toll Road Authority (BPJT)	612.5
3	<a href="#">Cisumdawu Toll Road, West Java</a>	Indonesia Toll Road Authority (BPJT)	985.1
4	<a href="#">Balikpapan – Samarinda Toll Road, East Kalimantan</a>	Indonesia Toll Road Authority (BPJT)	1,200
5	<a href="#">Pandaan – Malang Toll Road, East Java</a>	Indonesia Toll Road Authority (BPJT)	399
6	<a href="#">Maloy International Port, East Kalimantan</a> **	Pemprov East Kalimantan Provincial Government	1,780
7	<a href="#">Soekarno – Hatta International Airport – Jakarta Railways, Banten – DKI</a> ***	Ministry of Transportation	2,570
8	<a href="#">Surakarta Solid Waste Treatment and Final Disposal, Central Java</a> ***	Government of Surakarta City	30
9	<a href="#">Bogor &amp; Depok Solid Waste Management and Final Disposal, West Java</a>	BPSR West Java	40
10	<a href="#">Southern Bali Water Supply, Bali</a>	National Supporting Agency for Water Supply System Development (BPPSPAM)	218.8
11	<a href="#">Pondok Gede Water Supply, Bekasi, West Java</a>	National Supporting Agency for Water Supply System Development (BPPSPAM)	20

### Note:

\*Investment value according to PPP Book 2013 (Bappenas)

\*\*awaiting confirmation from the Contracting Agency

\*\*\* PQ is scheduled on 1<sup>st</sup> semester 2014



# Manado – Bitung Toll Road



## PROJECT TITLE

Manado – Bitung Toll Road

## LOCATION

Province of North Sulawesi

## CONTRACTING AGENCY

Ministry of Public Works

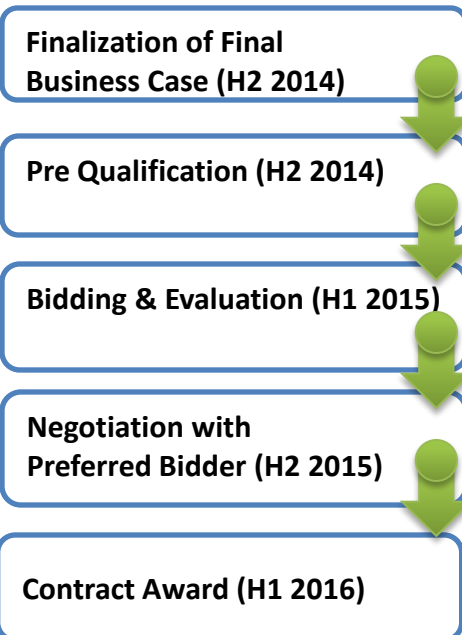
## PROJECT BACKGROUND

Toll Road Project Manado - Bitung is a project that built to connect the city with the Port of Bitung Manado. Bitung harbor has been established as the integrated Economic Development Area (KAPET) by the government and being initiated into Special Economic Zones (KEK).

## CONTACT

Head of Indonesia Toll Road Authority (BPJT)  
Gedung Bina Marga Lantai 3  
Jalan Pattimura No.20 Kebayoran Baru  
Jakarta Selatan 12110, INDONESIA  
Tlp : +62 21 7258063  
Fax : +62 21 7257126  
Email : bpjt@pu.go.id, investasi.bpjt@gmail.com

## TENTATIVE SCHEDULE



## SCOPE OF WORK

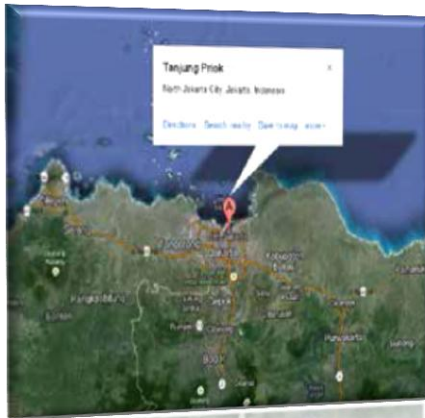
- Length : 31.80 km
- Design Speed : 80.00 km/h
- Number of Lane : 2 x 2 lanes (phase I)
- : 2 x 3 lanes (phase II)
- Lane of width : 3.60 m
- Outer Shoulder Width : 3.00 m
- Inner Shoulder Width : 1.50 m
- Median Width : 3.00 – 2.50 m
- Right of Way : 40.00 m (minimum)

## ESTIMATED INVESTMENT COST

Estimated Project Value: US\$ 353 million  
Land Acquisition Value: US\$ 26.67 million



# Tanjung Priok Access Toll Road, DKI Jakarta



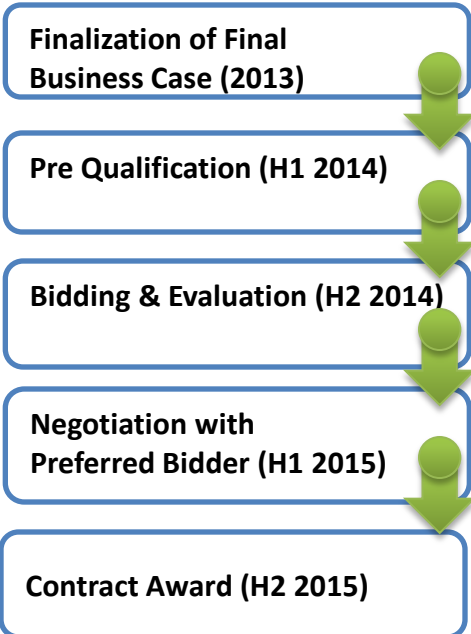
## PROJECT BACKGROUND

Tanjung Priok Access Road was originally planned to connect JORR to Tanjung Priok International Port, but it is now planned as a part of JORR to replace the new section that has been set aside due to land acquisition and resettlement issues.

## PPP MODALITY

O & M (Operation & Maintenance)

## TENTATIVE SCHEDULE



## PROJECT TITLE

Tanjung Priok Access Toll Road, DKI Jakarta

## PROJECT LOCATION

DKI Jakarta Province

## CONTRACTING AGENCY

Indonesia Toll Road Authority (BPJT)

## INVESTMENT ESTIMATED COST

US\$ 612.50 million

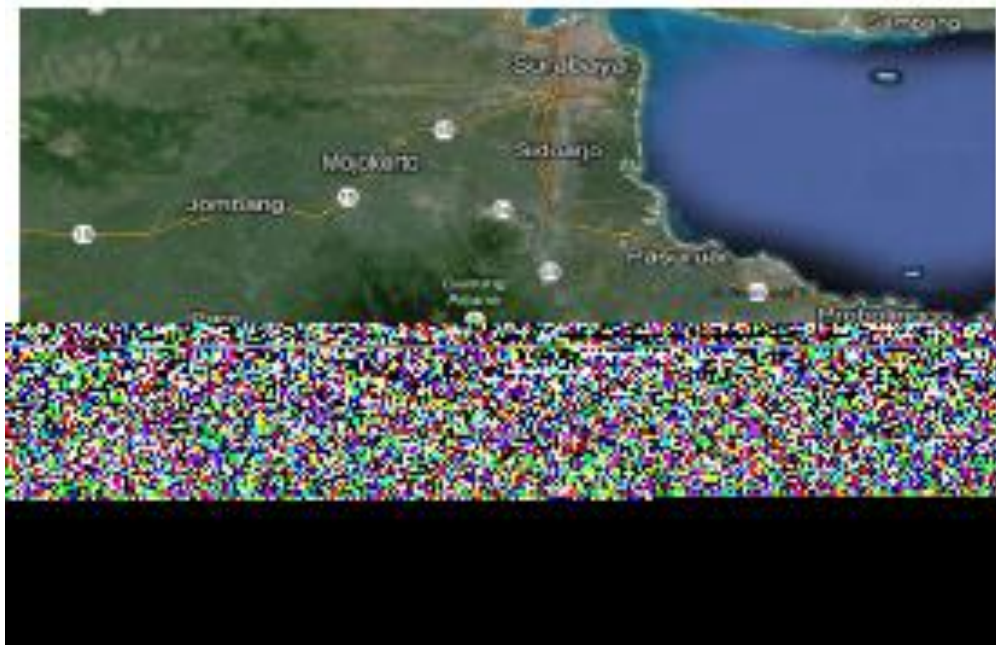
## SCOPE OF WORK

This project is divided into five construction sections:

- Section E-1: 3.40 km
- Section E-2 :2.74 km
- Section E-2A: 1.92 km
- Section NS Link: 2.24 km
- Section NS Direct Ramp: 1.10 km
- Road Width : 26,5 m & Median : 2.0 m
- Through Traveled Lane : 3,5 m x 3 = 10,5
- Outer Shoulder : 1.75 m Inner Shoulder : 0.5 m

## CONTACT

Head of Indonesia Toll Road Authority (BPJT)  
 Gedung Bina Marga Lantai 3, Jalan Pattimura No.20  
 Kebayoran Baru , Jakarta Selatan 12110, INDONESIA  
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 Fax : +62 21 7257126  
 Email : bpjt@pu.go.id, investasi.bpjt@gmail.com



## PROJECT BACKGROUND

Malang – Pandaan road is part of Southern Java road network that connect the Surabaya Municipal with the other area in East Java through Malang Regency and Pasuruan. The regional development has created disturbance and barriers to the transportation flow in the existing road Pandaan – Malang. For instance, high frequency of pedestrian and public vehicles in the artery and toll road congestion. Thus, the toll road is designed to improve connectivity within the region.

## SCOPE OF WORK

Length: 37.62 km  
Design speed 80-120 km/hr  
Number of lane 2x3 lanes  
Lane of width 3.60 m  
Outer Shoulder Width 3.00 m  
Inner Shoulder width 1.50 m  
Media width 12.70 m

## PROJECT TITLE

Pandaan – Malang Toll Road

## PROJECT LOCATION

East Java Province

## CONTRACTING AGENCY

Indonesia Toll Road Authority (BPJT)

## PPP MODALITY

Financing, engineering design, construction, operation and maintenance during the concession period

## INVESTMENT ESTIMATED COST

Estimated construction cost: US\$ 399

## CONTACT

Head of Indonesia Toll Road Authority (BPJT)  
Gedung Bina Marga Lantai 3, Jalan Pattimura No.20 Kebayoran Baru , Jakarta Selatan 12110, INDONESIA  
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# Cileunyi – Sumedang – Dawuan (Cisumdawu) Toll Road



## PROJECT TITLE

Cileunyi – Sumedang – Dawuan Toll Road

## LOCATION

West Java

## CONTRACTING AGENCY

BPJT, Ministry of Public Works

## BACKGROUND

This toll road will provide direct access for goods transportation from some areas to the port city of Cirebon. This toll road is urgently required to help shift some of the development of the region to the east side of Bandung.

## CONTACT

Mr. A. Gani Ghazaly Akman  
 Head of Indonesia Toll Road Authority (BPJT)  
 Gedung Bina Marga Lantai 3  
 Jalan Pattimura No.20 Kebayoran Baru  
 Jakarta Selatan 12110, INDONESIA  
 Tlp : +62 21 7258063  
 Fax : +62 21 7257126  
 Email : bpjt@pu.go.id, investasi.bpjt@gmail.com

## TENTATIVE SCHEDULE

Finalization of Final Business Case and Tender (2014)



Pre Qualification (H 12015)



Bidding & Evaluation (H2 2015)



Negotiation with Preferred Bidders (H1 2016)



Contract Award (H2 2016)

## SCOPE OF WORK

Length: 58.59 km  
 Design Speed : 100 km/jam  
 Number of Lane : 2 x 3 lajur  
 Lane Width : 3.60 m  
 Outer Shoulder Width : 5.00 m  
 Inner Shoulder Width : 1.5 m  
 Median Width : 5.50 m

## ESTIMATED INVESTMENT COST

Private: Rp 7.32 trillion (US\$ 779 million); Total investment, including government support: Rp 9.26 trillion (US\$ 985.1 million)

## PPP MODALITY

BOT (Build – Operate – Transfer), with concession period of 35 years



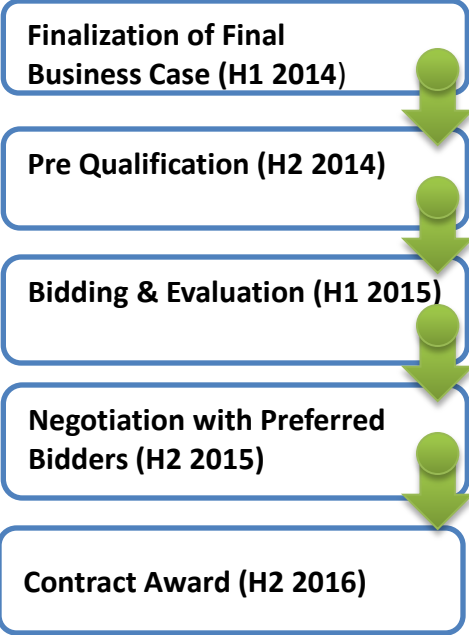
## PROJECT BACKGROUND

This project will develop new toll road corridor from Balikpapan to Samarinda for 99.02 kilometers and as part the establishment of a sub regional multi-modal transport network to support the free movement of people and goods across borders.

## PPP MODALITY

BOT (Build-Operate-Transfer)

## TENTATIVE SCHEDULE



## PROJECT TITLE

Balikpapan-Samarinda Toll Road , West Kalimantan

## PROJECT LOCATION

East Kalimantan Province

## CONTRACTING AGENCY

Indonesia Toll Road Authority (BPJT)

## INVESTMENT ESTIMATED COST

The estimated project cost is US\$ 1,200.00 million; US\$ 133.33 million is allocated for land acquisition

## SCOPE OF WORK

- Length 99.40 km
- Design speed 80 km/hr
- Number of lane 2x2 lanes
- Lane of width 3,6 m
- Outershoulder width 3,0 m
- Inner shoulder width 1,5 m
- Media width 3,8 m
- Right of Way 40.00 m (minimum)

## CONTACT

Head of Indonesia Toll Road Authority (BPJT)  
 Gedung Bina Marga Lantai 3, Jalan Pattimura No.20  
 Kebayoran Baru , Jakarta Selatan 12110, INDONESIA  
 Tlp : +62 21 7258063  
 Fax : +62 21 7257126  
 Email : bpjt@pu.go.id, investasi.bpjt@gmail.com



## PROJECT BACKGROUND

Based on the geo-position and geo-economy study, the most suitable area for economic and maritime development in East Kalimantan specifically is Maloy area, Sangkulirang, East Kutai Regency. Thus, the Provincial of East Kalimantan plans to develop international standard port that will support the industrial activity of the region

## PPP MODALITY

BOT (to be decided)

## INVESTMENT ESTIMATED COST

Total project cost is US\$ 1,780 million

## SCOPE OF WORK

- Infrastructure: main road, secondary road and green area.
- The development of Maloy CPO Port comprises into two parts:
- Public works:
  - Port facilities: Port office, beacon tower, fire department, garage warehouse.
  - Installation: waste management, electricity substation.
  - Public facilities: mosque, food center, public toilet.
- CPO Liquid Bulk works:
  - Single Point Mooring (SPM) & Trestle (1,5 km).
  - SILO tank & Tool warehouse.
  - Parking area.
  - Road.
  - Green area.

## CONTACT

Director of Port and Dredging, Ministry of Transportation.  
Karya Building 15th Floor Jl. Medan Merdeka Barat No.8 Jakarta 10110 INDONESIA  
Phone : +62 21 3506964  
Fax : +62 21 3848963/34834847

## PROJECT TITLE

Maloy International Port

## PROJECT LOCATION

East Kutai Regency, East Kalimantan Province

## CONTRACTING AGENCY

Ministry of Transportation

## TENTATIVE SCHEDULE

Finalization of Outline Business Case, Final Business Case & Tender Document (2014)

Pre-Qualification (H1 2015)

Bidding and Evaluation (H1 2015)

Negotiation with Preferred (H1 2016)

Contract Award (H2 2016)





## PROJECT TITLE

Soekarno-Hatta International Airport – Jakarta Railway Project

## PROJECT LOCATION

DKI Jakarta and Banten Province

## CONTRACTING AGENCY

Ministry of Transportation

## PROJECT BACKGROUND

Currently, Jakarta population has exceeded 10 million people and only one access to the airport via the toll road. With an annual total of 51,5 million passengers and annual increase of 15%, it caused a need of alternative transportation in order to respond toward the tremendous growth.

## SCOPE OF WORK

- Design and construct the rail infrastructure, and procure the rolling stock
- Provide substantial private finance for the initial costs
- Operate and maintain the infrastructure and rolling stock
- Collect fare revenue and other income

## PPP MODALITY

BOT (to be decided)

## INVESTMENT ESTIMATED COST

Estimated construction cost: US\$ 2.57 billion

## CONTACT

Director of Railways Traffic and Transportation

Ministry of Transportation  
 Jl. Medan Merdeka Barat No.8 , Gedung Karta lantai 11, Jakarta 10110 Indonesia

Phone: +62 21 3506526

Fax : +62 21 3506526

Email : [llakainvestasi@gmail.com](mailto:llakainvestasi@gmail.com)  
[sekretaris.dllaka@gmail.com](mailto:sekretaris.dllaka@gmail.com)

## TENTATIVE SCHEDULE

Finalization of Outline Business Case and Project Readiness (2013)

Final Business Case, Tender Document, Pre-Qualification (2014)

Bidding and Evaluation (H1 2015)

Negotiation with Preferred Bidder (H1 2015)

Contract Award (H2 2015)



## PROJECT BACKGROUND

Limited land for the city of Surakarta to Final Disposal Site and high costs in operational costs require, are the main reason for local government to choose and set the system technology in the processing of waste for the city of Surakarta

## PPP MODALITY

BOT (Build – Operate – Transfer) with 20 years of concession period)

## TENTATIVE SCHEDULE

**Finalization of Final Business Case (2013)**

**Pre Qualification (H2 2014)**

**Bidding & Evaluation (H1 2014)**

**Negotiation (H2 2014)**

**Contract Award (2014)**

## PROJECT TITLE

Solid Waste Treatment & Final Disposal, Surakarta

## PROJECT LOCATION

Surakarta Municipal, Central Java Province

## CONTRACTING AGENCY

Municipal Government of Surakarta

## INVESTMENT ESTIMATED COST

Estimated Project Value US\$ 30 Million

## SCOPE OF WORK

Integrated solid waste management (waste prevention, recycling and composting, combustion and disposal in properly designed, constructed, and managed landfills)

## CONTACT

Head of Investment and Financial Division, Surakarta Development Planning Agency  
Jl. Jenderal Sudirman No.2 Surakarta, Central Java, INDONESIA  
Phone : +62 271 655277  
Fax : +62 271 655277  
Email : ekonomi.bappeda@yahoo.com



## PROJECT TITLE

Solid Waste Treatment & Final Disposal – Bogor & Depok, West Java Province

## PROJECT LOCATION

Bogor and Depok, West Java Province

## CONTRACTING AGENCY

West Java Provincial Government

## PROJECT BACKGROUND

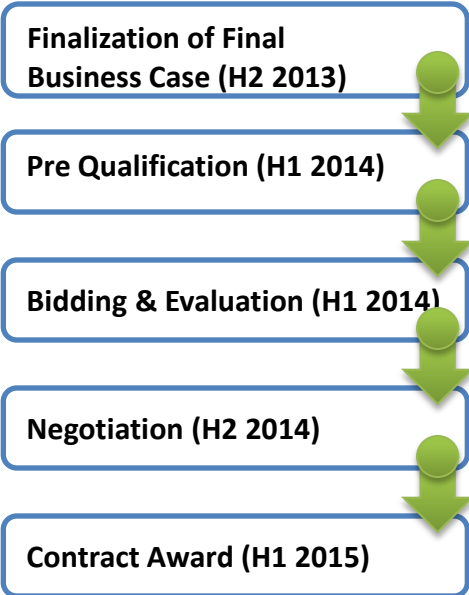
The concept of this project is to operate a sanitary landfill site which will facilitate efficient disposal of household, and commercial waste from the district of Bogor and the cities of Depok and Bogor in final disposal site.

The final disposal site should incorporate waste sorting, recycling and or composting facilities, it may also incorporate methane capture for flaring or secondary power generation.

## PPP MODALITY

BOT (Build – Operate – Transfer) with 20 years of concession period)

## TENTATIVE SCHEDULE



## INVESTMENT ESTIMATED COST

Estimated Project Value US\$ 40 Million

## SCOPE OF WORK

- Operational hours: 8 hours/day, 365 days/year
- Operational capacity: 1000 ton/day
- Refuse derived fuel with capacity of 1000 ton consist of 3 modules
- Output target:
  - Compost 45.4 ton per day
  - RDF 408,6 ton per day

## CONTACT

Head of BPSR (Balai Pengelolaan Sampah Regional) West Java Province  
Jl. Kawalayaan Indah No.4 Bandung 40286,  
West Java INDONESIA  
Tlp : +62 22 7332078



## PROJECT BACKGROUND

Tourism and related development in Southern Bali region is currently being constrained due to inadequate drinking water supplies. The Government of Klungkung Regency has set a plan to improve water supply in Denpasar – Badung - Gianyar Klungkung (SARBAGIKU) area, in particular Denpasar Municipal, Badung Regency, Klungkung Regency, and Gianyar Regency.

## PPP MODALITY

BOT (Build – Operate – Transfer)

## TENTATIVE SCHEDULE

**FS Finalization and  
GCA evaluation for FS (2013)**

**Pre Qualification (H1 2014)**

**Bidding & Evaluation (H2 2014)**

**Designation of Preferred  
Bidder (H2 2014)**

**Contract Award (H1 2015)**

## PROJECT TITLE

Southern Bali Water Supply, Bali Province

## PROJECT LOCATION

Denpasar Municipal, Badung Regency, Klungkung Regency, and Gianyar Regency

## CONTRACTING AGENCY

Provincial Government of Bali

## INVESTMENT ESTIMATED COST

Estimated Project Value US\$ 218.8 million

## SCOPE OF WORK

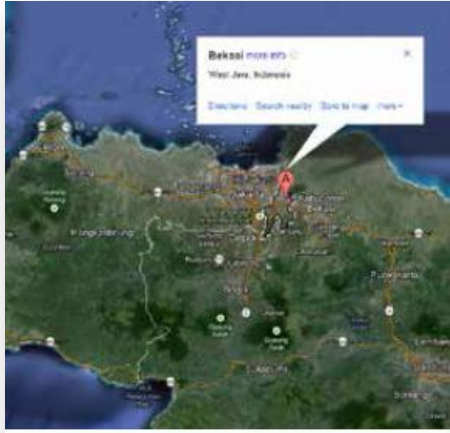
- Water Treatment Plant (WTP) with capacity 1,000 l/s from Tukad Unda.
- Reservoir.
- Transmission pipe, transmitted from WTP to distribution point.
- Operation and Maintenance of WTP from Tukad Penet with capacity 300 l/s and Tukad Petanu with
- Capacity 300 l/s.

## CONTACT

Head of Local Development Planning Agency (BAPPEDA), Bali Province  
Jl. Agung Tresna, Denpasar 80235, Bali  
Phone : +62 361 226974  
Fax : +62 361 226491



# Pondok Gede Water Supply, Bekasi



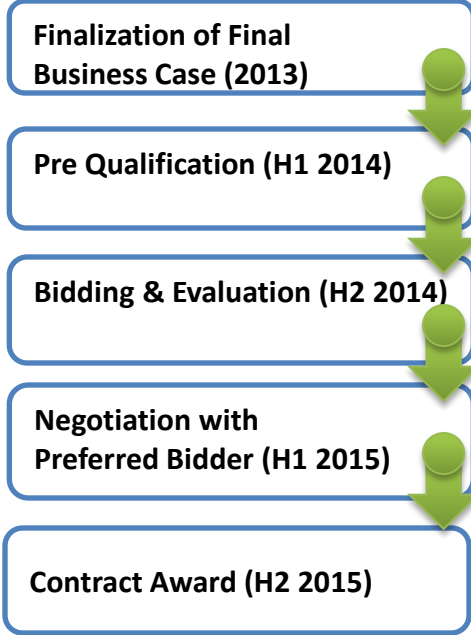
## PROJECT BACKGROUND

By the implementation of Pondok Gede Water Supply Project, the Bekasi Municipal plans to increase the total service coverage for the Pondok Gede and surrounding area. The realization of this project will accelerate the city process to achieve the MDG's target of 80 percent.

## PPP MODALITY

BOT (Build – Operate – Transfer)

## TENTATIVE SCHEDULE



## PROJECT TITLE

Pondok Gede Water Supply, Bekasi

## PROJECT LOCATION

Bekasi Municipal, West Java Province

## CONTRACTING AGENCY

Municipal Government of Bekasi

## INVESTMENT ESTIMATED COST

US\$ 20.00 million

## SCOPE OF WORK

- Water intakes with total capacity 300 l/s.
- Water transmission
- Water treatment plant with capacity of 300 l/s
- Reservoir with capacity 7000 m3
- Distribution pipelines for 61 km
- House connections for 30,000 consumers

## CONTACT

Head of Physical Division, Regional Development Planning Agency (BAPPEDA) Bekasi Municipal  
 Jl Ir. H. Juanda No.100 Bekasi Municipal, INDONESIA  
 Phone : +62 21 8801339  
 Fax : +62 21 8801339  
 Email : dang\_mulyana@yahoo.com