


WEST JAVA POTENTIAL INVESTMENT OPPORTUNITIES

This information material develop as part of the Regional One Stop Service and Investment Agency of West Java Province (DPMPTSP) endeavors in ensuring the attainment of advancing regional development through the promotion of related field opportunities. It is purposed to nature the investment community comprehension on the status of West Java Province competitiveness, and to promote investment cooperations between Wets Java and the wolrd community.

PUBLISHED BY :

Sumatera Street No. 50, Bandung 40115
Diponegoro Street No. 21, Bandung 40115

 (022)4237369 Fax:(022)4237081

 www.dpmpmsp.jabarprov.go.id

 dpmpmsp@jabarprov.go.id



WEST JAVA

POTENTIAL INVESTMENT OPPORTUNITIES
2017



WEST JAVA
INDONESIAN



Dinas
pmptsp
Penanaman Modal & Pelayanan Terpadu Satu Pintu
Jabar

Office Address :

Regional one stop service & investment agency of West Java Province
Sumatera Street No. 50, Bandung 40115 & Diponegoro Street No. 21, Bandung 40115

☎ (022)4237369 Fax:(022)4237081

🌐 www.dpmpptsp.jabarprov.go.id

✉ dpmpptsp@jabarprov.go.id

“
*WEST JAVA
POTENTIAL
INVESTMENT*
”



Dinas
pmptsp
Penanaman Modal & Pelayanan Terpadu Satu Pintu
Jabar



**LEGOK NANGKA
SOLID WASTE
TREATMENT
AND DISPOSAL**

The site capacity planned to be 1.800 TPD in 2019 – 2024 and 2,000 TPD in 2025 - 2030.
The site will serve 5 area (Bandung City, Bandung Regency, West Bandung Regency, Cimahi City, Sumedang Regency, Garut Regency).

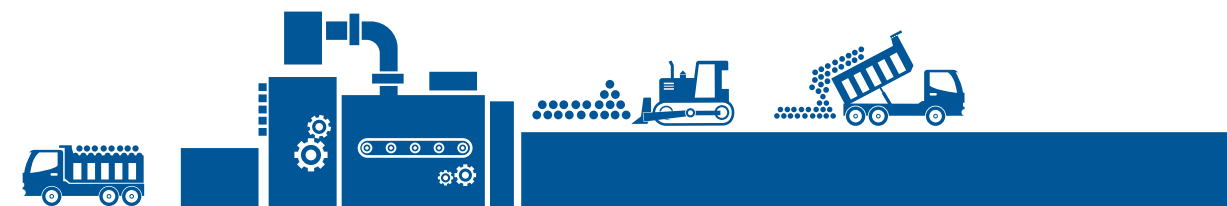
Land Acquisition and Basic Infrastructure :

- Land 74.6 Ha (2011)
- Access Road (2013)
- Operation Road (2015)
- Sanitary Landfill (2015)
- Leachate Treatment (2015)
- Common Buildings (2016)

Waste to Energy Thermal Facilities :

- Sorting Facilities/ Material
- Recovery Facilities (MRF)
- Waste to Energy Plant
- Pre and Post Treatment

INVESTMENT VALUE
\$220
MILLION



TECHNOLOGY	INVESTMENT COST	CONCESSION PERIOD
WTE & Landfill	USD 200 Million	25 Year
PPP MODALITY	EXPECTED REVENUE	IRR
Build Operate Transfer (BOT)	Tipping Fee (Under Calculation), Recycle & Selling Electricity	15%
PROJECT GUARANTEED BY	Provincial Regulation	

WEST JAVA Profile Overview

ADMINISTRATIVE

Governor : H. Ahmad Heryawan
 Vice Governor : Deddy Mizwar
 Capital City : Bandung City
 Regencies : 18 Regencies
 Cities : 9 Cities

GEOGRAPHIC

Area : 35.222.18 Km²
 Coordinates : 6° 45' S 107° 30' E
 Topography : Lowlands, Mountains, & Coasts

CAPITAL CITY OF WEST JAVA

The city of Bandung as the provincial capital, Bandung is a city of international fame with the 1995 Bandung conference forging of the non aligned movement

Capital : Bandung
 Coordinates : 5°50' -7°50' latitude
 104°48' -108°48' longitude

BORDERS

East : Central Java Province
 West : Banten
 North : Java Sea & Jakarta
 South : Indian Ocean

WEST JAVA ADMINISTRATION & BORDERS

Its proximity to Jakarta provide West Java with number of strategic advantages, especially in the transportation and communication aspect that stimulate economic growth for people living in West Java.

18 REGENCIES & 9 MUNICIPALS

REGENCIES :
 Cianjur, Bogor, Sukabumi, Bekasi, Bandung, Purwakarta, Subang, Karawang, Garut, Tasikmalaya, Ciamis, Sumedang, Cirebon, Indramayu, Kuningan, Pangandaran, Majalengka, & West Bandung.

MUNICIPALITIES :
 Bandung, Banjar, Bekasi, Cirebon, Cimahi, Bogor, Sukabumi, Tasikmalaya.



SELECTED INVESTMENT OPPORTUNITIES IN WEST JAVA



METROPOLITAN CIREBON RAYA CLEAN WATER SUPPLY SYSTEM

Water Intake,
Water Transmission Pipe
(PHASE 1)

550
MILIAR RUPIAH
USSD 41.04 MILLION

IPA Tomo 100 L/Sc,
IPA Kadipaten 1400 L/Sc,
Main Distribution Network
(PHASE 2)

850
MILIAR RUPIAH
USSD 63.43 MILLION

Preparation Work &
Land Investment,
Main Distribution Network,
Off Take Construction
(PHASE 3)

900
MILIAR RUPIAH
USSD 67.17 MILLION



The Clean Water Supply System
capacity planned to be 3,500
liter / second which will serve 5
area:

- Sumedang Regency
- Majalengka Regency
- Indramayu Regency
- Cirebon Regency
- Cirebon City

INVESTMENT VALUE

2.3

TRILIUN RUPIAH
USSD 171.65 MILLION

BIJB

AEROCITY DEVELOPMENT INVESTMENT SCHEME & PROCEDURE

INVESTMENT SCHEME

Share Holder

- Holds PT. BIJB Aerocity development shares
- Dividend and recurring incomes from utility services
- One gate management of aerocity
- Manages and develops of Energy Center cluster
- Maintains basic infrastructure and estate service

Developer

- Manages and develops cluster in Aerocity
- Attracts anchor tenants
- Provides services of cluster

Land Investment

- Invest in land acquisition
- Provides land for developers
- Value sharing for medium or long period

PRO CED URE

1. Letter of Intention
2. Investment / Business Proposal
3. Evaluation
4. MOU / Refundable Deposit
5. Business Plan Discussion / Feasibility Study & Due Dilligence
6. Design Development (Permit & License)
7. Joint Venture / Joint Operation / Land Utilization Agreement
8. Contruction / Operation

WHY WEST JAVA



WEST JAVA HIGHLIGHT

18,79
MILLION
PRODUCTIVE AGE

**ADJACENT TO
TANJUNG PRIOK
SEAPORT**

**CENTER OF
MULTINATIONAL
COMPANY**

31%
CONTRIBUTION
TO NATIONAL
INVESTMENT REALIZATION

18%
OF INDONESIAN
POPULATION

**EDUCATION
SITE
CENTER**

**ADJACENT TO
JAKARTA**

18,04%
NATIONAL GOODS
EXPORT

**ADJACENT TO
SOEKARNO HATTA
INTERNATIONAL AIRPORT**



BIJB AEROCITY DEVELOPMENT

Kertajati Aerocity is designated with area size of 3.480 hectares in Kertajati Majalengka Region, West Java including Kertajati International Airport as the hub of business, tourism, and high tech industry development of Indonesia.



Aerocity BIJB is a supporting facility of West Java International Airport which has several functions that are divided into 4 clusters (Multimodal Logistic Hub, Aerospace Park, Creative Technology, Business Park & Hospitality).

MULTIMODAL LOGISTIC HUB

TOTAL DEVELOPMENT BLOCK
429,16 Hectares

LAND USE/ZONE

- Non Pollutant Industry
- Cargo Industry
- Packaging / Final Assembly Manufacture
- Warehouse



BUSINESS PARK

TOTAL DEVELOPMENT BLOCK
672 Hectares

LAND USE/ZONE

- Offices & Financial Center
- Mix Use Commercials
- Hospitality / Leisure
- Exhibition Center



CREATIVE TECHNOLOGY CENTER

TOTAL DEVELOPMENT BLOCK
544 Hectares

LAND USE/ZONE

- High Tech Industry
- Bio Life Industry
- Advanced Manufacture
- University

AEROSPACE PARK

TOTAL DEVELOPMENT BLOCK
320 Hectares

LAND USE/ZONE

- High Tech Industry
- MRO / Aviation Industry
- Advanced Manufacture

BIJB

GAS PIPELINE NETWORK IN BIJB & BIJB AEROCITY

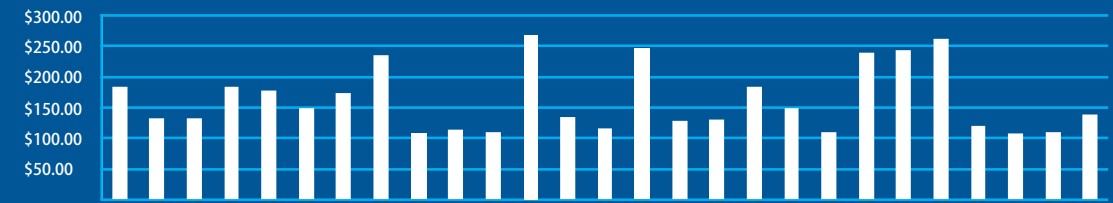
Gas pipelines network will be developed as a distribution network for gas users in BIJB and Aerocity BIJB area.



INVESTMENT VALUE
39.9
MILIAR RUPIAH
US\$ 3 MILLION

PIPE CAPACITY	PIPE SPECIFICATION	EST. SELLING PRICE	SUPPLY EST
10 MMSCFD	Long 10 km, diameter 6"	133 million/mmscf (USD 10,000 /mmscf)	3650 mmscf/ year
MARGIN TOLL FEE	EST. PAYBACK PERIOD	COLLABORATION SCHEME	
Rp 399,000 / mmscf (USD 30 /mmscf)	8.22 year	Joint Venture	

WEST JAVA MINIMUM WAGE



- | | | | |
|----------------------|---------------------|-----------------|-----------------|
| WEST BANDUNG REGENCY | PANGANDARAN REGENCY | CIREBON REGENCY | BEKASI REGENCY |
| TASIKMALAYA CITY | MAJALENGKA REGENCY | CIREBON CITY | BEKASI CITY |
| SUMEDANG REGENCY | KUNINGAN REGENCY | CIMAHI CITY | BANJAR CITY |
| SUKABUMI REGENCY | KARAWANG REGENCY | CIANJUR REGENCY | BANDUNG REGENCY |
| SUKABUMI CITY | INDRAMAYU REGENCY | CIAMIS REGENCY | BANDUNG CITY |
| SUBANG REGENCY | GARUT REGENCY | BOGOR REGENCY | |
| PURWAKARTA REGENCY | DEPOK CITY | BOGOR CITY | |

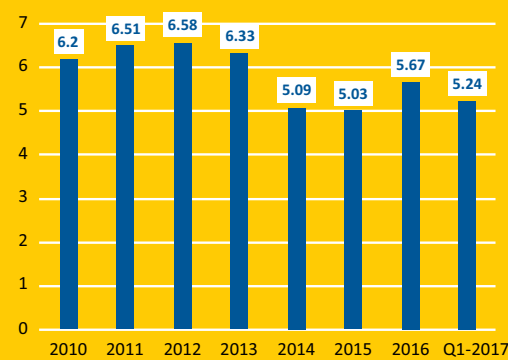
LOWEST MINIMUM WAGE RATE
PANGANDARAN REGENCY
\$ 107.01

AVERAGE MINIMUM WAGE RATE
\$ 162.42

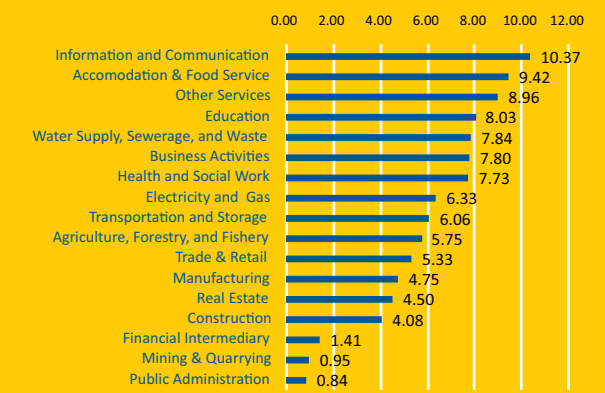
HIGHEST MINIMUM WAGE RATE
KARAWANG REGENCY
\$ 269.05

WEST JAVA MACRO ECONOMIC HIGHLIGHT

Economic Growth



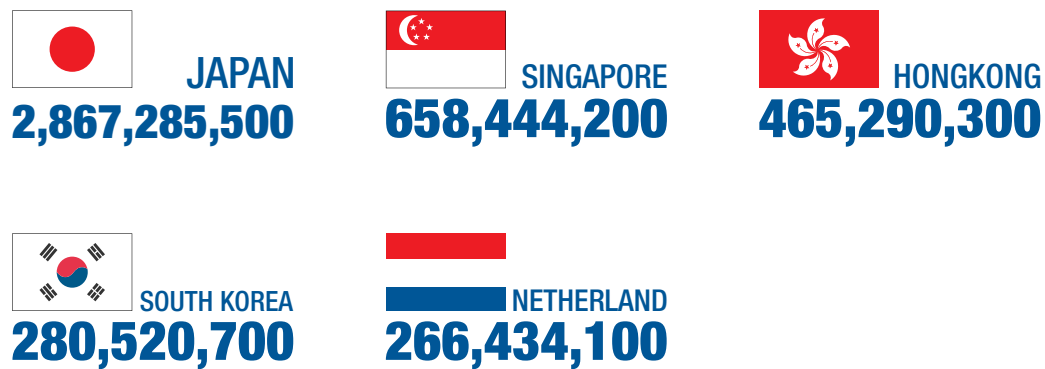
GDRP Share



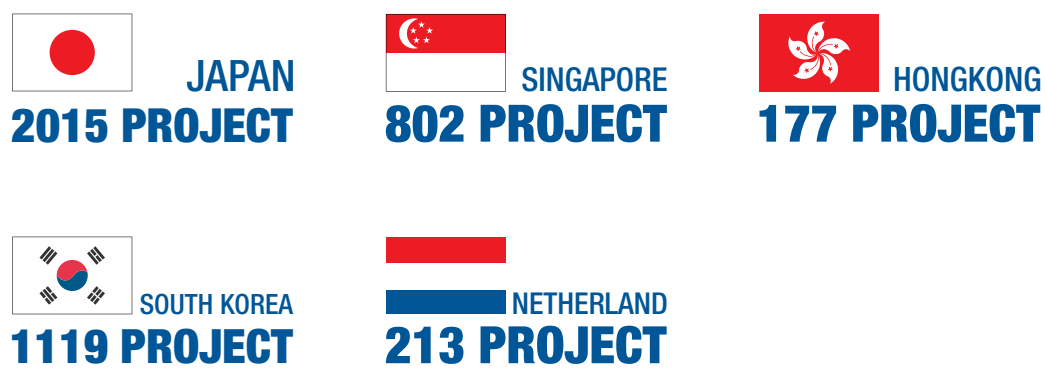
In Q1-2017, economic growth in West Java was recorded at 5.24% (yoy). Though such growth was slightly lower than the previous quarter (5.45%), it was higher than the National growth in Q1-2017 (5.01%). Based on historical data, West Java economic growth will significantly improve in Q3 of the year.

TOP 5 COUNTRIES THAT INVEST IN WEST JAVA

Based on Investment (in USD)



Based on Total Project



BIJB

GAS BACK BONE PIPELINE



INVESTMENT VALUE

159.6

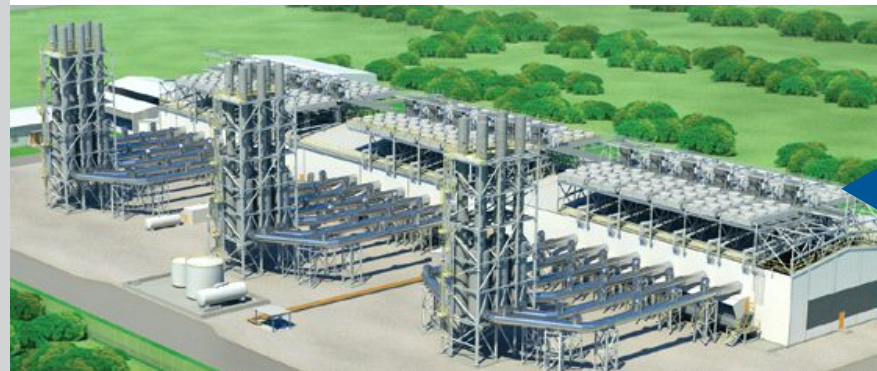
MILIAR RUPIAH
USDD 12 MILLION

The gas pipeline network development required as a BIJB power plant supply network.



BIJB

SUPPORTING FACILITY



POWER PLANT

Gas Engine/Turbine with Co-Generation (cooling/heating) power plant development is intended to support BIJB, BIJB Aerocity and other supporting facilities operational activities.

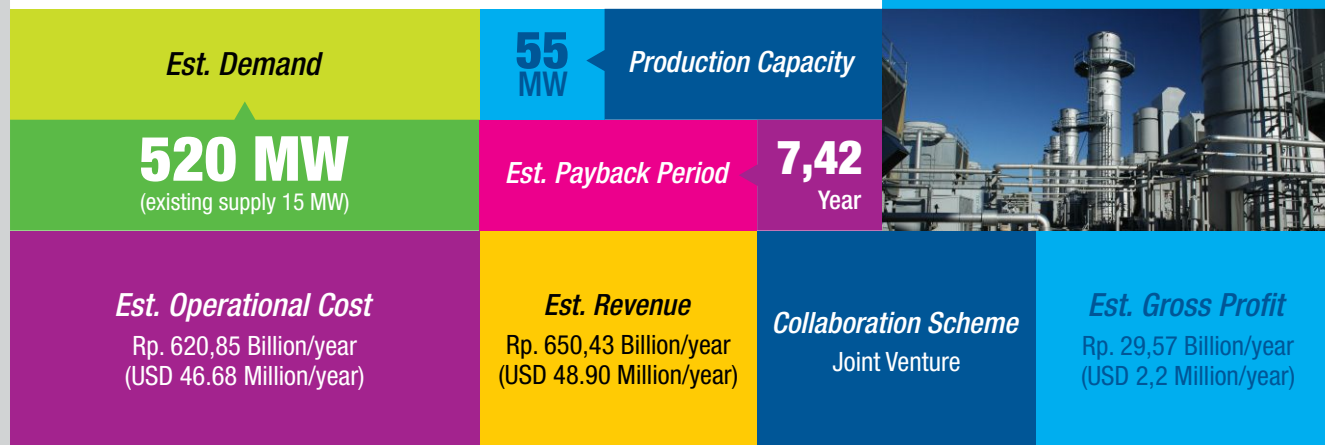
Local Partner:

- PT. BIJB (West Java Province Owned Company)
- PT. Energi Negeri Mandiri (West Java Province Owned Company)

INVESTMENT VALUE

731.5

MILIAR RUPIAH
USDD 54.6 MILLION



POTENTIAL INVESTMENT OPPORTUNITIES





POTENTIAL INVESTMENT



BIJB

West Java International Airport (BIJB)
Supporting Facilities & Aerocity



Metropolitan Cirebon Raya Clean
Water Supply System



Legok Nangka Solid Waste Treatment
and Disposal



West Java International Airport (BIJB) is strategically located in eastern area of West Java, Indonesia, connecting major cities and business destinations in ASEAN.

With 35,4 Million Ha Area, Population of 46,5 Million, Three Metropolitan and Growth Center, West Java is Ranked as the 4th Biggest Economic Growth in Indonesia.

Estimated passenger and cargo market in West Java in 2042 will be 55, 506,748 (passenger) & 73,611 ton (cargo). That's why we need to develop new international airport that located in Majalengka Regency (61 km from Bandung with direct Cisumdawu Toll Road & 170 km from Jakarta with direct Cikampek-Cipali Toll Road)

Airport development is already started but we offer an opportunity to invest in other area of BIJB.

Investment Opportunities in BIJB

Supporting Facilities (1A)

- Power Plant (will be developed in BIJB Aerocity area)
- Gas Back Bone Pipeline (Subang Regency – BIJB)
- Gas Pipeline Network in BIJB & BIJB Aerocity

Aerocity (1B)

- Multimodal Logistic Hub
- Aerospace Park
- Creative Technology Center
- Business Park
- Tourism & Hospitality

“Our mission is to provide World Class Airport and World Class Aerocity for West Java and to become The Best Gateway of Business and Tourism in Indonesia”