



# **GENERAL INFORMATION**

## **2019**

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## Standard Factory Building

### Standard Factory Building for rental

- Type and Size

Factory Type	Land Area (sqm)	Bldg Area (sqm)	Land Rental (IDR/Sqm/month)	Bldg rental (IDR/sqm/month)	Monthly Rental (IDR)	Service Charge (IDR/sqm land/month)	Monthly Service Charge (IDR)
ST 1	1,710	1,717	13,500	50,000	108,935,000	1,800	3,078,000
ST 2	5,060	2,420	13,500	50,000	189,310,000	1,800	9,108,000
ST 3	11,625	7,173	13,500	50,000	515,587,500	1,800	20,925,000
ST 4	810	1,090	13,500	50,000	65,435,000	1,800	1,458,000
ST 5	640	603	13,500	55,000	41,805,000	1,800	1,152,000

- Security deposit

Factory Type	Security Deposit	To be paid Upon signing the Offering Letter	To be paid upon signing the Lease Agreement
ST 1	IDR 370,000,000	IDR 125,000,000	IDR 245,000,000
ST 2	IDR 655,000,000	IDR 220,000,000	IDR 435,000,000
ST 3	IDR 1,770,000,000	IDR 590,000,000	IDR 1,180,000,000
ST 4	IDR 225,000,000	IDR 75,000,000	IDR 150,000,000
ST 5	IDR 145,000,000	IDR 50,000,000	IDR 95,000,000

- Rental term : 3 (three) years, renewable.
- Grace period : 2 (two) months is provided free of charge to settle fitting out.
- Terms of payment : rental fee of land, building and service charge is paid quarterly in advance two weeks prior to rental period.
- Service charges include :
  - Security for outside the factory fence.
  - Cleanliness of the estate outside the factory fence.
  - Office garbage collection.
  - Street lighting.

## Utility and Infrastructure

### Electricity

Electricity supply is managed by PT Tatajabar Sejahtera

Future plan capacity : 240 MVA

Existing capacity : 180 MVA

- Voltage : Less than 200 KVA : 380 Volt  
More than 200 KVA : 20 K V
- Cycle : 50Hz

• Tariff :

\* Connection charge : IDR 1,400/VA

*(the connection charge rate shown is based on IDR/USD market rate at IDR 14,000/USD. It will be adjusted accordingly based on IDR/USD market rate on the date of invoice issuance)*

\* Security Deposit : IDR 1,000/VA (Indonesian Rupiah one thousand per Volt Ampere)

\* Consumption charge : IDR 1,383.<sup>29</sup>/Kwh (tariff for Mar-2019 consumption)

\* Demand charge : IDR 28,500.-/kVA/month

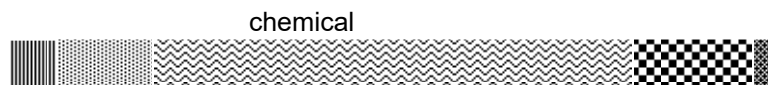
\* Reactive power penalty : IDR 900.-/kVArch, if monthly average power factor is less than 0.85 lag.

### Natural Gas

Natural gas is available in Kota Bukit Indah, provided by Perusahaan Umum Gas Negara / PGN (the state-owned gas company). Connection & consumption fees are as per PGN's rate.

Natural Gas Characteristic

Natural Gas  
Composition



Average

N <sub>2</sub>	CO <sub>2</sub>	C <sub>1</sub>	C <sub>2</sub>	C <sub>3</sub>	C <sub>4+</sub>
1.14%	3.67%	85.5%	9.02%	0.60%	NIL

### Telecommunication

Telephone lines can be obtained directly from PT Telkom , STO Kota Bukit Indah - Sector N in Kota Bukit Indah

- Connection Fee : as per PT Telkom's rate
- Consumption Fee : as per PT Telkom's rate

### Data Telecommunication

Several data telecommunication provider already established their fiber optic network in Kota Bukit Indah:

- PT Mega Akses Persada : FiberStar
- PT Telekomunikasi Indonesia : Telkom
- PT Indosat : Indosat
- PT Indonesia Comnet Plus : ICON+
- PT Aplikanusa Lintasarta : Lintasarta

### Lightning protection

- System: electrostatic
- Coverage area: approximately 156 m radius of protection from point of pole installation .

## Water

Water is piped from Jatiluhur Lake through Tarum Timur Canal, treated for industrial purpose and distributed by PT. Bukit Indah Tirta Ala,

- Future capacity : 60,000 m<sup>3</sup>/day
- Existing supply : 21,000 m<sup>3</sup>/day (1<sup>st</sup> phase)
- Water pressure : 1-2 bar
- Standard quality : according to Decree of Minister of Health of RI No. 416/MENKES/PER/IX/1990.
- Connection fee and Security Deposit for rental SFB

No	Tap dia. (inch)	Tap capa. (m <sup>3</sup> /day)	Connection Charge *)	Security Deposit
1	0.50	15	IDR 0	IDR 2,000,000
2	0.75	35	IDR 56,000,000	IDR 4,000,000
3	1.00	60	IDR 112,000,000	IDR 7,000,000
4	1.50	150	IDR 280,000,000	IDR 18,000,000
5	2.00	350	IDR 532,000,000	IDR 40,000,000

\*) (the connection charge rate shown is based on IDR/USD market rate at IDR 14,000/USD. It will be adjusted accordingly based on IDR/USD market rate on the date of invoice issuance)

- Consumption charge: IDR 16,500/m<sup>3</sup>

## Waste Water Treatment Plant

- Future Capacity of Waste Water Treatment Plant : 28,000 m<sup>3</sup>/day.
- Existing Capacity of Waste Water treatment plant : 5,800 m<sup>3</sup>/day (1<sup>st</sup> phase).
- Treatment system : Biological treatment with Cyclic Sequential Activated Sludge (CSAS) process.
- Influence standard : BOD 600/mg  
COD 900/mg  
TSS 500/mg
- Cost : Included in water consumption charge.
- If the outflow from the factory is supposed to exceed WWTP influence standard, the tenant shall pre-treat the waste water with their own facilities up to KBI's standard before discharging it to KBI's WWTP. Failure to follow the procedure will result in penalty.

## Fire Protection

Fire hydrants are installed surrounding developed area for supporting purpose. Well trained brigade is ready 24 hours a day 7 days a week to prevent fire spreading.

For Standard Factory Building, Management of KBI provides standard fire extinguishers.

## Pollution Control

In order to meet industrial environment requirements, KBI follows the standards which are determined in Decision No. 660.31/SK/694-BKPM/82, of the Governor of West Java Province.

- Regulation on Air Pollution in West Java Province (see attachment).
- Noise control (see attachment).

## Inner Road

- Artery road : 4 lanes asphalt paved, 45m width, functional width 4 m / lane.
- Secondary road : 2- 4 lanes asphalt paved, 20 m – 30 m width, functional width 3.5 m – 4.0 m/lane.

## **Estate Management**

Estate management of Kota Bukit Indah has its office in Wisma Bukit Indah, Sektor L, Kota Bukit Indah. Besides maintaining and securing the daily operation of KBI's infrastructure and facilities, it also coordinates and maintains the relationship among government institutions, the tenants and surrounding local people (villagers). Management of KBI believes that by creating good social environment the development of Kota Bukit Indah will proceed well, as it has been planned.

## **Facilities & Services**

Along with the growth of business value in Kota Bukit Indah, the facilities and services in KBI have been increasing from time to time. Furthermore, as the location is very close to Purwakarta and Cikampek, these three developing areas are supporting each other in various ways. The followings are facilities & services which have been established in Kota Bukit Indah.

### **FACILITIES**

#### Housing

- Permata Bukit Indah Executive Village
- Bukit Indah Permai Housing Estate
- Anggrek Dormitory

#### Restaurant

- Sakura Japanese Restaurant
- Nihon Plaza Japanese Restaurant
- En Japanese Restaurant
- Alam Sari Seafood & Sundanese Restaurant
- Food court for workers
- Kresna Coffee Shop at Prime Plaza Hotel Purwakarta
- Local Restaurants, etc

#### Mini Market

- Indomaret
- Alfa Mart
- AmPm

#### Bank

- Bank Central Asia (BCA)
- Bank of Tokyo Mitsubishi UFJ
- Bank BNI 46
- Bank Mandiri
- Bank BJB
- Bank Rakyat Indonesia (BRI)
- Bank Maybank

#### Custom and Clearance Office

- Kantor Pelayanan Bea & Cukai (Custom & excise office)

#### Telecommunication

- STO, Telkom Kota Bukit Indah
- Fiber optic network by FiberStar, Telkom, Indosat, ICON+ and Lintasarta

#### Education

- Tunas Bukit Indah (kindergarten, Elementary & Junior high school).

#### Hotel

- Prime Plaza Hotel Purwakarta (4stars)
- PrimeBiz Hotel Karawang (2stars)

#### Security & Safety

- KBI Police Station
- Fire Brigade Station
- Miracle 24 hours clinic

### **SERVICES**

#### Logistic related services :

- General Warehousing
- Container Yard

#### Labor & Social related Service

- Job Information Center
- Tenants Communication Forum (FORKAP)
- Neighborhood Communication Forum

#### Others

- Mosque
- Catholic Church
- Gas station

## Climate

- Dry season : April - September
- Rainy season : October - March

Description	Min	Max	Average
Temperature (°C)	20	32	27
Humidity %	55	95	85
Daily rainfall (mm)	0	115	12
Wind speed (km/hr) : - day - night	1.58 0.88	15.8 14.61	4.82 6.06
Wind direction	Mostly south & south west		
Earth quake	No record		

Data sources :

1. Balai Penelitian Tanaman Padi (BALITPA) Sukamandi (1996-2001)
2. Divisi Waduk, Perum Jasa Tirta II – Jatiluhur, Purwakarta (1997-2001)

## Industrial Water

The quality of treated water in Kota Bukit Indah is controlled according to Decree of Minister of Health of Republic Indonesia No.416/MENKES/PER/IX/1990.

No.	Parameter	Unit	Maximum Value	Result
<b>A. PHYSICAL</b>				
1	Odor	-	-	Not smelled
2	Total Dissolved Solid (TDS)	mg/l	1500	267
3	Turbidity	NTU	25	1,23
4	Taste	-	-	-
5	Temperature	° C	Air Temperature ± 3°C	-
6	Color	TCU	50	-
<b>B. CHEMICAL</b>				
a. ANORGANIC CHEMICAL				
1	Mercury	mg/l	0,001	-
2	Arsen	mg/l	0,05	0,00
3	Iron	mg/l	1,0	0,00
4	Flouride	mg/l	1,5	0,00
5	Cadmium	mg/l	0,005	0,00
6	Hardness	mg/l	500	41,53
7	Chloride	mg/l	600	12,15
8	Cromium +6	mg/l	0,05	0,00
9	Manganese	mg/l	0,5	0,00
10	Nitrate-N	mg/l	10	0,00
11	Nitrite-N	mg/l	1,0	0,00
12	PH	mg/l	6,5 – 9,0	7,60
13	Selenium	mg/l	0,1	-
14	Zinc	mg/l	15	-
15	Cyanide	mg/l	0,1	0,00
16	Sulphate	mg/l	400	12,16
17	Lead	mg/l	0,05	0,00
18	Ammonia	-	-	0,00
b. ORGANIC CHEMICAL				
1	Detergent	mg/l	0,05	0,00
2	Total Organic (as KmnO4)	mg/l	10,00	3,38
3	Pestiside Organo Phosphate Derivates	mg/l	0,00	-
4	Pestide Organo Chloride Derivates	mg/l	0,00	-
5	Pestiside Organo Carbamate Derivates	mg/l	0,00	-

## Pollution Control

Smoke & Gas Pollution Controls

Parameter	Unit	Value
Smoke	Lingerman	2
Dust	g/m3	0.2
H2SO4-SO3	g/Nm3	0.1
HCl	g/Nm3	0.2
Cl2	g/Nm3	0.1
H2S	ppm	5
NO2	g/Nm3	2
CO	g/Nm3	1
Cu	g/Nm3	0.02
Pb	g/Nm3	0.02
As	g/Nm3	0.02
Sb	g/Nm3	0.01
Cd	g/Nm3	0.01
Hg	g/Nm3	0.01

(Measuring location : Upper smoke discharge portion of the chimney)

## Waste Water

Waste water from the factory shall fulfill the following standards which are determined by Management of KBI. If the waste water does not fulfill KBI's standard, the tenant shall treat the waste water with their own facilities up to KBI's standard before discharging it to KBI's WWTP (Waste Water Treatment Plant).

No	Parameter	Unit	Value
1	Temperature	°C	35
2	pH	-	6-10
3	Colour	Pt Co	300
4	Total Dissolved Solid	mg/l	2000
5	Total Suspended Solid	mg/l	500
6	Total BOD <sub>5</sub>	mg/l	600
7	Total COD	mg/l	900
8	Ammonia (NH <sub>2</sub> -H)	mg/l	10
9	Nitrite	mg/l	10
10	Nitrate	mg/l	20
11	Sulfide	mg/l	0,5
12	Sulfate	mg/l	500
13	Flouride	mg/l	1,0
14	Cyanide	mg/l	1,0
15	Arsenic	mg/l	0,5
16	Chloride	mg/l	600
17	Residual chlorine	mg/l	3,0
18	Barium	mg/l	2,0
19	Boron	mg/l	1,0
20	Iron	mg/l	10
21	Manganese	mg/l	5,0
22	Total Chromium	mg/l	2,0
23	Lead	mg/l	0,5
24	Copper	mg/l	2,0
25	Cadmium	mg/l	0,5
26	Cobalt	mg/l	0,5
27	Zinc	mg/l	5,0
28	Nickel	mg/l	0,5
29	Tin	mg/l	2,0
30	Selenium	mg/l	0,1
31	Silver	mg/l	0,5
32	Mercury	mg/l	0,005
33	Mineral oil / hydrocarbon	mg/l	30
34	Phenolic compounds	mg/l	1,0
35	Blue methyl active compounds	mg/l	5,0
36	Radio Active	-	In accordance with regulation stipulated by National Atomic Power Agency.

## Noise Controls

Parameter	Value (Max)
1. Working place	85 decibels
2. Hospital & Health Centre	
Night	35 decibels
Morning & evening	40 decibels
Afternoon	45 decibels
3. Residential	
Night	40 decibels
Morning & evening	45 decibels
Afternoon	50 decibels
4. Shopping centres, roads & factories	
Night	50 decibels
Morning & evening	55 decibels
Afternoon	60 decibels

The above standards are determined in decision No. 660.31/SK/694-BKPM/82, of the Governor of West Java Province.