



**KOTA BUKIT INDAH**  
INDUSTRIAL CITY

***GENERAL INFORMATION***  
***2016***

# GENERAL INFORMATION

## 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	<b>108,935,000</b>	1,400	<b>2,394,000</b>
ST 2	5,060	2,386	13,500	50,000	<b>187,610,000</b>	1,400	<b>7,084,000</b>
ST 3	11,625	7,173	13,500	50,000	<b>515,587,500</b>	1,400	<b>16,275,000</b>
ST 4	810	1,090	13,500	50,000	<b>65,435,000</b>	1,400	<b>1,134,000</b>
ST 5	640	603	13,500	50,000	<b>41,805,000</b>	1,400	<b>896,000</b>

- Security deposit

Factory Type	Security Deposit	To be paid Upon signing the Offering Letter	To be paid upon signing the Lease Agreement
ST 1	<b>IDR 370,000,000</b>	IDR 125,000,000	IDR 245,000,000
ST 2	<b>IDR 645,000,000</b>	IDR 215,000,000	IDR 430,000,000
ST 3	<b>IDR 1,760,000,000</b>	IDR 590,000,000	IDR 1,170,000,000
ST 4	<b>IDR 220,000,000</b>	IDR 75,000,000	IDR 145,000,000
ST 5	<b>IDR 145,000,000</b>	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 : 250 Megawatts.

Existing capacity : 120 Megawatts.

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

• Tariff :

\* Connection charge : IDR 1,350/VA

**(the connection charge rate shown is based on IDR/USD market rate at IDR 13,500/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 1,331.04/Kwh (tariff for Aug-2016 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

chemical

Natural Gas  
Composition



Average

N<sub>2</sub>  
1.14%

CO<sub>2</sub>  
3.67%

C<sub>1</sub>  
85.5%

C<sub>2</sub>  
9.02%

C<sub>3</sub>  
0.60%

C<sub>4+</sub>  
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
- ADSL : available

### Water

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

- 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. (m3/day)	Connection Charge *)	Security Deposit
1	0.50	15	IDR 0	IDR 2,000,000
2	0.75	35	IDR 54,000,000	IDR 4,000,000
3	1.00	60	IDR 108,000,000	IDR 7,000,000
4	1.50	150	IDR 270,000,000	IDR 18,000,000
5	2.00	350	IDR 513,000,000	IDR 40,000,000

\*) (the connection charge rate shown is based on IDR/USD market rate at IDR 13,500/USD. It will be adjusted accordingly based on IDR/USD market rate on the date of invoice issuance)

- Consumption charge: IDR 13,000/m<sup>3</sup> (up to Dec-2016)  
IDR 16,500/m<sup>3</sup> (from Jan-2017 onward)

### **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 hour a day 7 days a week to prevent fire spreading.  
For Standard Factory Building, Management of KBI provides standard fire extinguishers.

### **Lightning protection**

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

### **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 3*).
- Noise control (see *attachment 3*).

### **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 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
- Ikiya Japanese Restaurant
- En Japanese Restaurant
- Alam Sari Seafood & Sundanese Restaurant
- Food court for workers
- Kreshna Restaurant at KBI Plaza Hotel
- 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 BII Maybank

#### Custom and Clearance Office

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

#### Telecommunication

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

#### Education

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

#### Hotel

- Kota Bukit Indah Plaza Hotel (4stars)
- Prime Inn Hotel (2stars)

#### Security & Safety

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

### **SERVICES**

#### Logistic related services :

- General Warehousing
- Container Yard

#### License and Permit Service

- Investment Permit
- Importation Permit
- Working Permit
- Building Permit
- Etc.

#### 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>				
<b>a. ANORGANIC CHEMICAL</b>				
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	0,01	-
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>b. ORGANIC CHEMICAL</b>				
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		°C	
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 decibel
2. Hospital & Health Centre	
Night	35 decibel
Morning & evening	40 decibel
Afternoon	45 decibel
3. Residential	
Night	40 decibel
Morning & evening	45 decibel
Afternoon	50 decibel
4. Shopping centres, roads & factories	
Night	50 decibel
Morning & evening	55 decibel
Afternoon	60 decibel

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

## INVESTOR IN KOTA BUKIT INDAH

NO	COMPANY	TYPE OF BUSINESS	COUNTRY	LOC
1	ALPHA AUTOMOTIVE INDONESIA	AUTOPARTS	JAPAN	BP
2	AMTEK ENGINEERING JAKARTA	METAL & PLASTIC COMPONENTS	SINGAPORE	IID
3	ANDALAN UTAMA PRIMA	DISTRIBUTION CENTER	INDONESIA	BP
4	ARMADA JOHNSON CONTROLS	AUTOPARTS	USA	BP
5	ASAHIMAS FLAT GLASS	FLAT GLASS	JAPAN	IID
6	ASTRA HONDA MOTOR	MOTORCYCLE	JAPAN	IID
7	AUTOTECH INDONESIA	AUTOPARTS	JAPAN	BP
8	B.BRAUN MEDICAL INDONESIA	INTRA VENOUS LIQUID	GERMAN	IID
9	BIROTIKA SEMESTA	LOGISTICS	GERMANY	BP
10	CAPITAL TURBINES INDONESIA	POWER ENGINES COMPRESSED NATURAL GAS DISTRIBUTION	INDONESIA	BP
11	CIPTA NIAGA GAS		INDONESIA	BP
12	DAIDO INDONESIA MANUFACTURING	RIM FOR YAMAHA	JAPAN	IID
13	DESLEE CLAMA INDONESIA	MATTRESS	BELGIUM	BP
14	FD INDUSTRI INDONESIA	WIRE	JAPAN	BP
15	FURUKAWA INDOMOBIL BATTERY MANUFACTURING	AUTOPARTS	JAPAN	BP
16	FURUKAWA INDOMOBIL BATTERY SALES	AUTOPARTS	JAPAN	BP
17	GEMALA KEMPA DAYA	CHASSIS FOR TRUCK	INDONESIA	IID
18	G-TEKT INDONESIA MANUFACTURING	AUTOPARTS	JAPAN	IID
19	HINO MOTORS MFG. INDONESIA	AUTOMOTIVE	JAPAN	BP
20	HINO MOTORS SALES INDONESIA	AUTOMOTIVE	JAPAN	BP
21	HONDA PRECISION PARTS MANUFACTURING	CAR TRANSMISSION	JAPAN	IID
22	IMC TEKNO INDONESIA	PLASTIC INJECTION MOULDING	JAPAN	BP
23	INDOCREATIVE MEBEL	FURNITURE	SINGAPORE	IID
24	INDOFOOD CBP SUKSES MAKMUR	FOOD	INDONESIA	BP
25	INDOFOOD CBP SUKSES MAKMUR DIV. BISKUIT INDOFOOD CBP SUKSES MAKMUR DIV. PACKAGING	BISCUIT	INDONESIA	BP
26	INDOMARCO PRISMATAMA	PACKAGING	INDONESIA	BP
27	INDOMOBIL SUKSES INTERNATIONAL	LOGISTICS	INDONESIA	BP
28	INDOMOBIL SUMMIT LOGISTICS	AUTOMOTIVE	INDONESIA	BP
29	INDONESIA HANSHIN ELECTRIC WIRE & CABLE	AUTOMOTIVE	JAPAN	BP
30	INDONESIA KOITO	WIRE & CABLE	JAPAN	IID
31	INDONESIA NIPPON STEEL PIPE	AUTOMOTIVE LIGHTING EQUIPEMENT	JAPAN	IID
32	INDONESIA SIMON	SPARE PARTS FOR AUTOMOBILE	JAPAN	IID
33	INDOPOLY SWAKARSA INDUSTRY	SAFETY SHOES	JAPAN	BP
34	KALBE MORINAGA INDONESIA	PLASTIC FILM	INDONESIA	BP
35	KARYA YASANTARA CAKTI	POWDER MILK	JAPAN	IID
36	KAWAI INDONESIA	WELDING RODS	SWITZERLAND	BP
37	KERN LIEBERS INDONESIA	MUSICAL INSTRUMENTS	JAPAN	IID
38	KINUGAWA INDONESIA	SPRING	GERMANY	BP
39	KITM INDONESIA TEXTILE MILLS	RUBBER PARTS	JAPAN	BP
40	KOMATSU BANE INDONESIA	SPINNING	JAPAN	IID
41	KOTOBUKIYA INDO CLASSIC INDONESIA	PRECISION SPRING	JAPAN	BP
42	KOYAMA CASTING INDONESIA	CARPET	JAPAN	BP
43	KYOKUTO INDOMOBIL MANUFACTURING INDONESIA	SPAREPARTS FOR COMPRESSOR	JAPAN	IID
44	MANE INDONESIA	AUTOPARTS	JAPAN	BP
45		PHARMACEUTICAL	INDONESIA	IID

## INVESTOR IN KOTA BUKIT INDAH

NO	COMPANY	TYPE OF BUSINESS	COUNTRY	LOC
46	MCNS POLYURETHANES INDONESIA	RESIN, CHEMICAL	JAPAN	IID
47	MITSUBA AUTOMOTIVES PARTS INDONESIA	AUTOPARTS	JAPAN	BP
48	MOLTEN ALUMINUM PRODUCER INDONESIA	ALUMINUM	JAPAN	IID
49	MORESCO INDONESIA	INDUSTRIAL LUBRICANT	JAPAN	IID
50	MURAKAMI DELLOYD INDONESIA	AUTOPARTS	JAPAN	BP
51	NAKAGAWA SANGYO INDONESIA	ROCK WOOL TO SPARE PART	JAPAN	IID
52	NAXIS LABEL INDONESIA	LABEL MFG FOR APPAREL	JAPAN	BP
53	NHK F KBU AUTOMOTIVE SEATING INDONESIA	AUTOPARTS	JAPAN	BP
54	NIPPON INDOSARI CORPINDO, TBK	FOOD	JAPAN	BP
55	NIPPON KONPO INDONESIA	WAREHOUSE	JAPAN	IID
56	NISSAN MOTOR DISTRIBUTOR INDONESIA	AUTOMOTIVE	JAPAN	BP
57	NISSAN MOTOR INDONESIA	AUTOMOTIVE	JAPAN	BP
58	NORITAKE INDONESIA	ELECTRONIC COMPONENT	JAPAN	BP
59	NSS INDONESIA	MEDICAL EQUIPMENT	JAPAN	BP
60	OKAMOTO LOGISTICS NUSANTARA	LOGISTICS	JAPAN	BP
61	OUTDOOR FOOTWEAR NETWORKS	SHOES	KOREA	BP
62	PERFETTI VAN MELLE INDONESIA	CONFECTIONING	ITALY	BP
63	POLY CONTINDO NUSA	STEEL CONTAINER	INDONESIA	BP
64	PRESHION ENGPLAS	PLASTIC MOULDING	SINGAPORE	BP
65	PRETEC INDONESIA	METAL WORKING	JAPAN	IID
66	PRIMA CAHAYA INDO BEVERAGES	BEVERAGES	USA	BP
67	PRYSMIAN CABLES INDONESIA	CABLES	ITALY	IID
68	RAYI RAKA METAL INDUSTRI	METAL WORKS	INDONESIA	BP
69	SAMATOR	INDUSTRIAL GAS	INDONESIA	IID
70	SANGHIANG PERKASA	HEALTH FOOD	INDONESIA	IID
71	SANWA MUSEN INDONESIA	TRANSFORMER	JAPAN	BP
72	SGWICUS INDONESIA	GARMENT	KOREA	BP
73	SH GARMENT	GARMENT	KOREA	BP
74	STARCH SOLUTION INTERNATIONAL	MODIFIED STARCH	NETHERLAND	IID
75	SULZER TURBO SERVICES INDONESIA	MACHINERIES WORKSHOP	SWITZERLAND	BP
76	SUMI INDO WIRING SYSTEMS	WIRING HARDNESSES	JAPAN	BP
77	SUMI RUBBER INDONESIA	TIRE & GOLFBALL	JAPAN	IID
78	TAKARA SANGYO INDONESIA	AUTOPARTS	JAPAN	BP
79	TATSUMI INDONESIA	AUTOPARTS	JAPAN	BP
80	TECHNO WOOD INDONESIA	POLYESTER PLYWOOD	JAPAN	IID
81	TOTOKU INDONESIA	WIRE	JAPAN	BP
82	TOYOPLAS MANUFACTURING INDONESIA	PLASTIC INJECTION MOULDING	SINGAPORE	BP
83	TRITUNGGAL MULTICHEMICALS	CHEMICAL FOR PAPER INDUSTRIES	INDONESIA	IID
84	TS TECH INDONESIA	AUTOPARTS	JAPAN	BP
85	UNIPRES INDONESIA	AUTOPARTS	JAPAN	BP
86	UNIVANCE INDONESIA	AUTOPARTS	JAPAN	BP
87	VALEO AC INDONESIA	AUTOPARTS	JAPAN	BP
88	VANTEC INDOMOBIL LOGISTICS	AUTOPARTS	JAPAN	BP
89	VUTEQ	GLASS FRAMING FOR CAR WINDOW	JAPAN	IID
90	YAMATOGOMU INDONESIA	RUBBER SPAREPARTS	JAPAN	IID

NOTE      BP = PT BESLAND PERTIWI  
             IID = PT INDOTASEI INDAH DEVELOPMENT