



KEMENTERIAN PEKERJAAN UMUM
DAN PERUMAHAN RAKYAT
REPUBLIK INDONESIA



PPP PROJECT RUSUN CISARANTEN BINA HARAPAN BANDUNG CITY

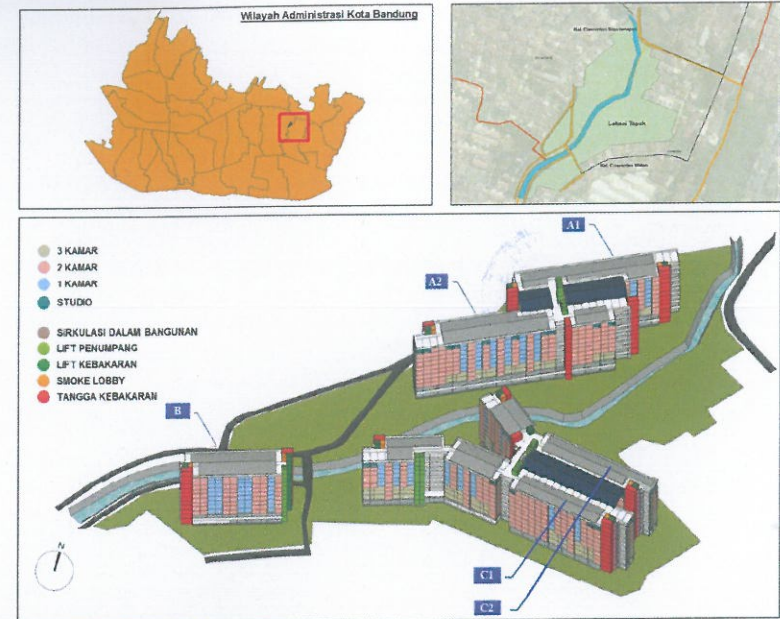
The first affordable housing project specifically for Low-Income Communities ("MBR") in Indonesia initiated by the Ministry of Public Works and Public Housing in collaboration with the Bandung City Government.



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Gambar Hanya Ilustrasi

Project Location



Titik Koordinat : 6°54'58.2"S 107°41'15.9"E (Link GMaps: <https://goo.gl/maps/fZi4mAbBo54FFYxGA>)

Project Location Plus Points



Close to Strategic Project

(plan: toll road, HSR, cable car), technopolis business area, Gedebage.



4,4 KM from Ujungberung Terminal
6,7 KM from T. Cicaheum



Strategic
Close to arterial road



Topo-graphy
Flat Land Contour

The Ministry of Public Works and People's Housing ("PUPR") prepares the Cisaranten Public Housing PPP Project in Arcamanik, Bandung City, which serves as a pilot project to reduce the housing backlog in line with the RPJMN 2020-2024 target.

Project Profile

Scheme

PPP – Design Build Operate Finance Maintenance Transfer (“DBFOMT”)

Government Contracting Agency

Ministry of Public Works and Housing (“PUPR”)

Land Area

± 3,5 Ha (35.221,637 m²) – measurements result ± 31.276,23 m² – siteplan

Project Location

Jl. Golf Raya Blok A No 5 RW 10, Cisaranten Bina Harapan Regency, Bandung City on the connecting road (Jl. Golf Raya) with 2 arterial roads, Jl. AH Nasution and Jl. Soekarno Hatta

Building Area

Min. Building Floor Coefficient (KLB) 2,4: ±77.000 m² Max. Building Floor Coefficient KLB 2,5: ±78.000 m²

Typology of the Housing

1.800 – 2.100 unit (Studio, 1BR, 2BR, 3BR, Units for Disabled)

COD Indication

The 16th month as of the construction date

Construction Phase

1 Phase

Cooperation Period

15 years (O&M) + 1 year of construction + 3 months of testing & commissioning

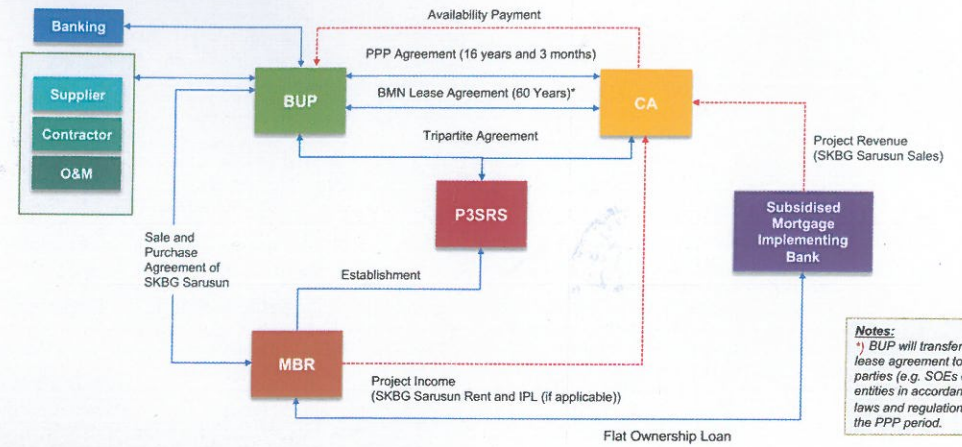
Current Phase

Preparation Stage of Pre-Feasibility Study

Target Market

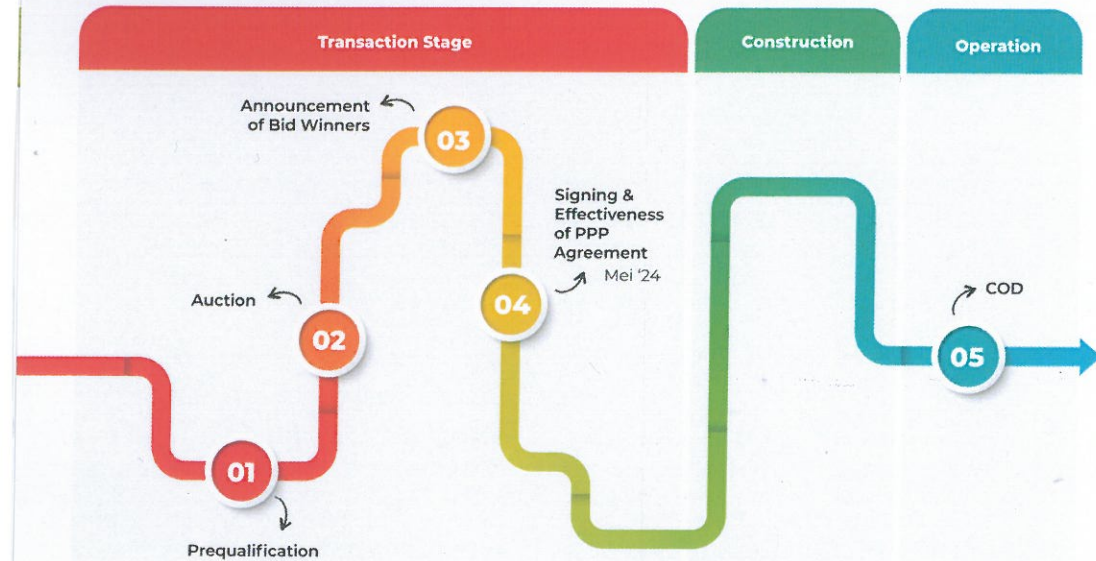
Owned Vertical Housing under Building Ownership Certificate (Rusunami SKBG)

PPP Scheme



Indicative Timeline of the Project

The project is planned to carry out the procurement process of the Implementing Business Entity through a 1-stage auction mechanism based on the Head of LKPP Regulation Number 29 of 2018 (Perlem 29/2018). In connection with this, the following is an overview of the stages of procurement that will be carried out:



December 2023 – April 2024

Indicative 21 Months 15 Years

Proses pelelangan direncanakan untuk dilaksanakan dalam jangka waktu 5 bulan yang terdiri dari 2 bulan PQ dan 3 bulan RFP.

- 1) Perolehan pembiayaan (financial close) direncanakan untuk diperoleh selama 6 bulan sejak penandatanganan Perjanjian KPBU.
- 2) Pra-konstruksi direncanakan selama 6 bulan sejak penandatanganan Perjanjian KPBU dan periode konstruksi direncanakan selama 15 bulan (termasuk commissioning) sejak prakonstruksi.