

BULUMINUNG INDUSTRIAL ESTATE

Strategic Investment Project Opportunities to Support the Development of the New Capital City Nusantara
EAST KALIMANTAN PROVINCE

Project Profile



6 economic cluster

The New Capital City Nusantara can accelerate Economic growth in the region, including the development of the material construction industry, agriculture-based industrial cluster sustainability, advanced chemistry based on plant fats, and energy-low carbon.

The New Capital City Nusantara development requires various infrastructures such as toll roads, bridges, airports, and government buildings, so that it will encourage the growth of the material construction industry.

Located on the Indonesian Archipelago Sea Route (ALKI) route two Indonesian shipping, the Buluminung Industrial Estate, is a potential location for new economic growth to support The New Capital City

Market Opportunity

- Anchor Industry**
- Sustainable Agriculture Industry
 - Chemical Products and by Products Cluster
 - Low Carbon Energy Cluster
 - Construction Materials
- Competitive Advantage**



The material construction industry has great potential to support The New Capital City Nusantara, where the most significant temporal demand is for light steel, with a need of 98.27 billion tons per year.

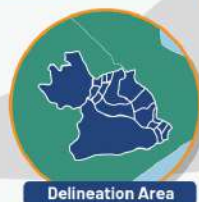
Materials	Needs Gap
Cement	- 52,316 ton
Precast Concrete	- 26,649,490 ton
Construction Steel	- 9,300,000 ton
Cold-Formed Steel	- 98,275,000,000 ton
Buton Asphalt	- 12,104 ton

Project Location

Buluminung Industrial Designated Areas
Gunung Seteleng Sub-District and Buluminung Sub-District, Penajam District, Penajam Paser Utara Regency.



First Stage 206.67 ha
Second Stage 357.78 ha



Delineation Area

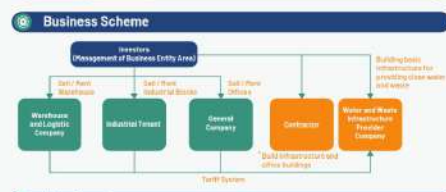
Land Area	544.59 Ha
Land Price	IDR 290,000/m ²
Land Title(s)	
Freehold Title	511.94 ha
Owned by PT Kereta Api Borneo	32.65 ha

Industrial Area Block Plan

- Mix Industries
- Warehousing and Logistics
- Small Medium Industry
- Construction Materials Industry
- Green Open Space
- Commercial
- Manufacturing Industry
- Wastewater Treatment Plant (WWTP)
- Office Complex
- Clean Water Installation

Business Field(s)	Investment Value
KBLI 68130 Industrial Estate / Area	IDR 1.70 T

Technical Aspect



- Infrastructure**
- Raw Water:** The raw water source is Sepatu Reservoir. Water Requirement: 180 liter/sec.
 - Electricity:** Electrical Substation, Petung Electrical Substation (Capacity 90 MVA). Electricity Requirement: 70.24 MW.
 - Gas:** Gas network in the form of an oil and gas pipeline Karamba RU V.
 - WWTP:** Development of an integrated WWTP with a waste quantity of 435.58 liter/second.
 - Education:** College Distance 23.9 km.
 - Health:** General Public Hospital Distance 11.7 km.

Accessibility



Financial Feasibility

CAPEX Capital Expenditure	IDR 1.65 T	NWC Net Working Capital (DPEX) 1 year	IDR 47.88 B
WACC Weighted Average Cost of Capital	8.46%	NPV Net Present Value	IDR 609.75 B
IRR Internal Rate of Return	16.03%	PP Payback Period	8 years 3 months
FUNDING STRUCTURE		50% Debt 50% Equity	

4th year revenue IDR 150.10 billion

Government Support

- Technical Policy**
- Minister of Industry Regulation Number 40 of 2016 concerning Technical Guidelines for Industrial Area Development.
 - Government Regulation Number 142 of 2015 concerning Industrial Areas.
 - Minister of Industry Regulation Number 45 of 2018 concerning Procedures for Granting Industrial Area Business Permits and Industrial Area Expansion Permits within the Framework of Electronically Integrated Business Licensing Services.
 - Minister of Agrarian Affairs/BPN Regulation Number 13 of 2021 concerning Implementation of Compatibility of Space Utilization Activities and Synchronization of Space Utilization Programs.
 - Regulation of the Minister of Environment and Forestry Number 3 of 2021 concerning Business Activity Standards in the Implementation of Risk-Based Business Licensing in the Environment and Forestry Sector.
 - Regulation Number 16 of 2021 concerning Implementing Regulations of Law Number 28 of 2002 concerning Building Construction.
- Incentives**
- Relief or exemption from regional retribution fees.
 - Ease of business licensing.
 - Regional/central government support in terms of providing maintenance/accessibility infrastructure.
 - Acceleration of land acquisition.

Business Licensing Process in the OSS - RBA System



Contact Information

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EAST KALIMANTAN PROVINCE

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FOR MORE INFORMATION
SCAN QR HERE



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Business Field(s)



68130

KBLI Industrial Estate / Area



Investment Value

IDR 1.70 T



Project Location

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Second Stage 337.78 ha



Buluminung Industrial Designated Areas

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Land Area

544.59 ha

Land Price

IDR 290,000/m²

Land Title(s)

Freehold Title 511.94 ha

Owned by PT Kereta Api Borneo 32.65 ha

Industrial Area Block Plan

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Market Opportunity



Anchor Industry



Sustainable Agriculture Industry



Chemical Products and by Products Cluster



Low Carbon Energy Cluster



Construction Materials



Competitive Advantage



Buluminung Industrial Estate/Area

VS

Maloy Special Economic Zone

Distance to Semayang Harbor

11.8 km

268 km

Gas pipeline

Served

Not served

Distance to IKN

76.5 km

233 km

Raw material logistics cost

IDR 604,737/trip

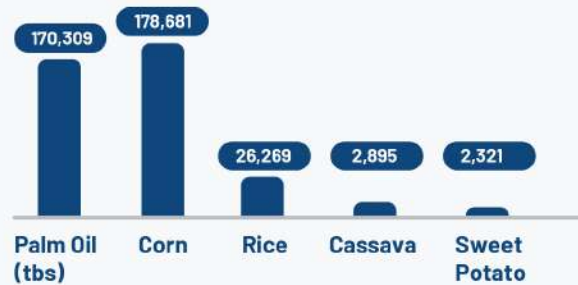
IDR 1,908,419/trip



Potential of Sustainable Agriculture

Palm oil and corn are the leading commodities in Penajam Paser Utara Regency, which can be exported to other areas or used as raw materials for processing.

Agricultural Production Results in Penajam Paser Utara Regency (tons/year)



● Production

Source : KSO Amythas-Sucofindo (analyzed)



Potential of Construction Materials

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Materials

Needs Gap



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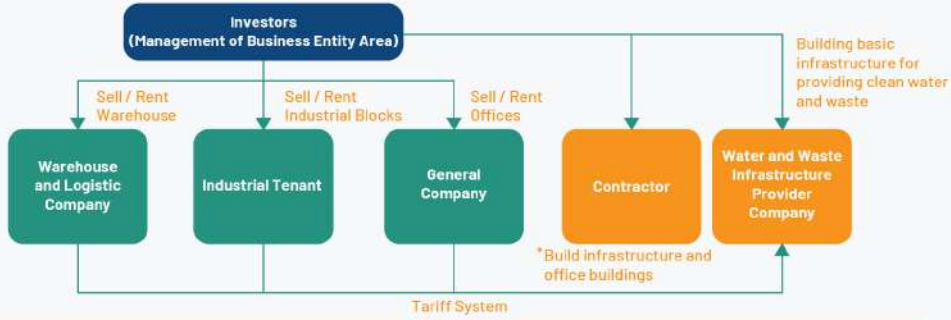
- 12,104 ton



Technical Aspect



Business Scheme



Infrastructure



Raw Water

The raw water source is Sepaku Reservoir, Water Requirement 196 liter/sec.



Telecommunication

The entire area is served by a telecommunications network with several BTS in Penajam District, as many as 69 BTS.



WWTP

Development of an integrated WWTP with a waste quantity of 435.56 liters/second.



Education

1 College
Distance 23.9 Km



Electricity

Electrical Substation, Petung Electrical Substation (Capacity 90 MVA).
Electricity Requirement 78.94 MVA.



Gas

Gas network in the form of an oil and gas pipeline Karamba RU V.



Jetty Buluminung Port

Water depth conditions are -9 lws with a pier length of 120 meters, which can serve 1,000 DWT ships.



Health

1 General Public Hospital
Distance 11.7 Km



Accessibility



- Access to Sultan Aji Muhammad Sulaiman Sepinggan International Airport
25,7 km 1 hour 12 minutes
- Access to Penajam Harbor
6,6 km 15 minutes
- Access to Jetty Buluminung Harbor
400 m 1 minutes 28 m
- Access to Arterial Roads
3 km 20 m
- Access to IKN
76,5 km 1 hour 41 minutes
- Access to VVIP Airport
25,7 km 1 hour 12 minutes



Manpower



Requirement

56,282 Workers

Minimum Wage

IDR 3,500,000

* Penajam Paser Utara Regency Minimum Wage (2023)



Financial Feasibility

CAPEX

Capital Expenditure

IDR 1.65 T

NWC

Net Working Capital (OPEX 1 year)

IDR 47.88 B

WACC

Weighted Average Cost of Capital

8.46%

NPV

Net Present Value

IDR 809.75 B

IRR

Internal Rate of Return

16.03%

PP

Payback Period

8 years 3 months

FUNDING STRUCTURE

50% Debt
50% Equity



Revenue Structure

4th year revenue IDR 150.10 billion consists of :



Industrial Lot Sales

59%



Property/Office Sales

29%



Land/Warehouse Rental

5%



Property/Office Rental

7%



Other Income

1%



Development Plan



Legend

1

Mix Industries

4

Commercial

7

Construction Materials Industry

10

Office Complex

2

Warehousing and Logistics

5

Manufacturing Industry

8

Green Open Space

3

Small Medium Industry

6

Wastewater Treatment Plant (WWTP)

9

Clean Water Installation



Government Support



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Incentives

- Reduction or exemption from regional retribution fees.
- Ease of business licensing.
- Regional/central government support in terms of providing maintenance/accessibility infrastructure.
- Acceleration of land acquisition.



Business Licensing Process in the OSS - RBA System



You can download the business licensing application guide at:



<https://oss.go.id/en/panduan>



Contact Information

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