



INFRASTRUCTURE PROVISION POLICY WITH PUBLIC PRIVATE PARTNERSHIP (PPP) SCHEME

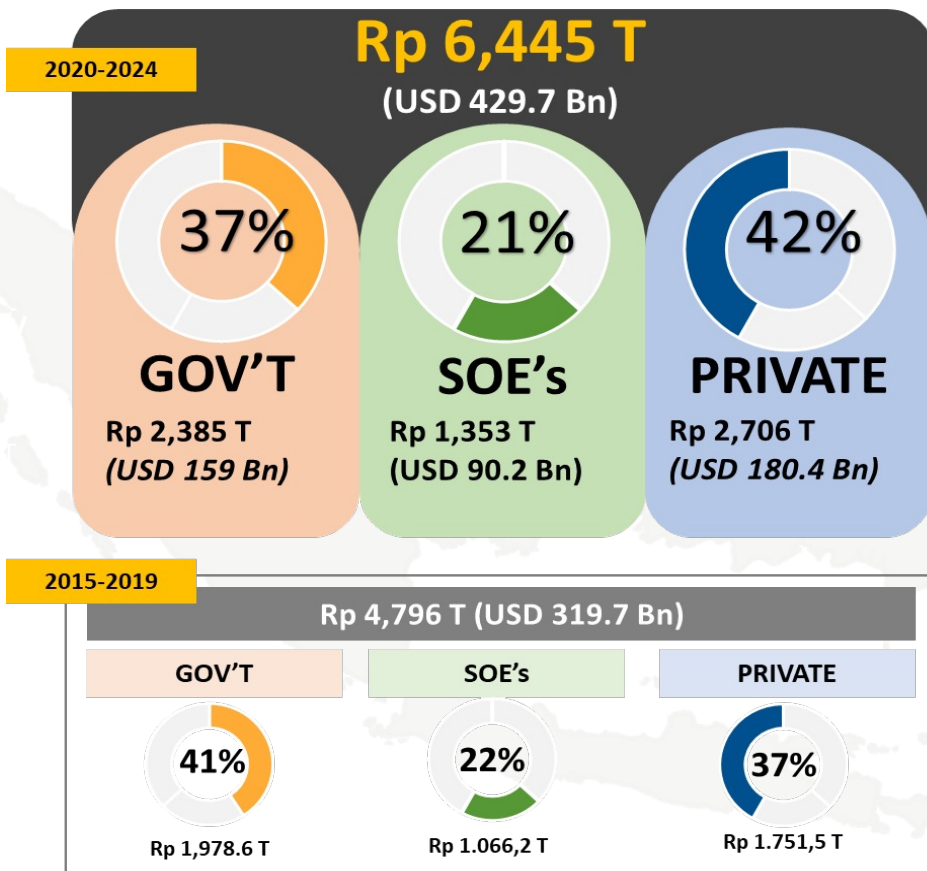
Directorate of Innovative Funding Engagement
Ministry of National Development Planning

Jakarta, September 11th, 2023

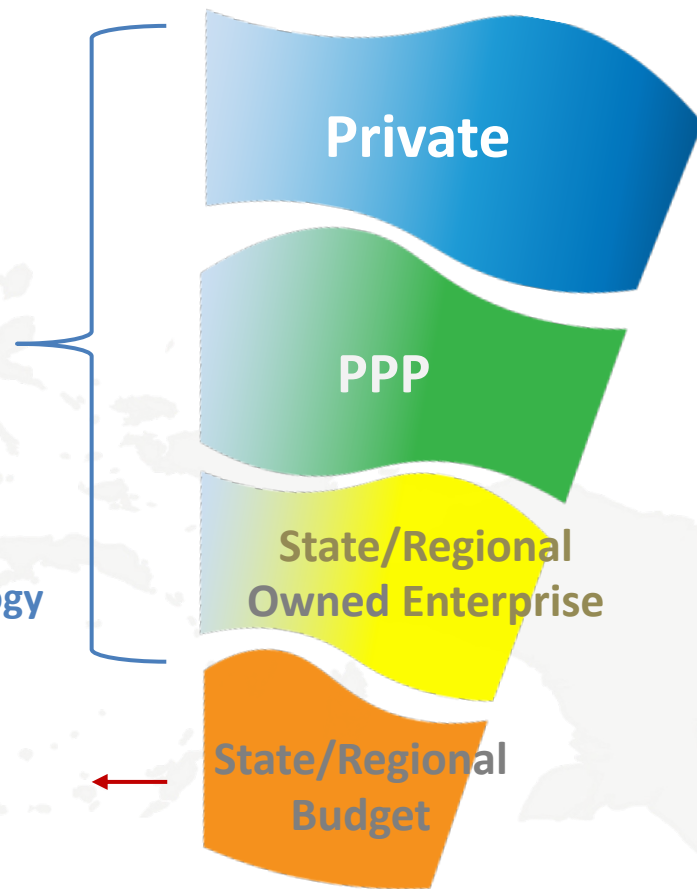
Presented in Market Sounding of PPP Project Gilimanuk-Mengwi Toll Road



INFRASTRUCTURE FUNDING FRAMEWORK 2020-2024



- Economic infrastructure
- Urban infrastructure
- Energy and electricity
- Information & communication technology
- Basic service infrastructure



- In order to increase infrastructure stock from 43% GDP (in 2017) to 50% GDP (in 2024), Indonesia requires infrastructure investment Rp6,445 T.
- The investment value increased by 34.3% from Rp4,796 T (USD 319.7 Bn) in 2015-2019.

- Dalam rangka meningkatkan stok infrastruktur dari 43% GDP (di 2017) menjadi 50% GDP (di 2024), Indonesia membutuhkan investasi infrastruktur Rp6,445 T.
- Nilai investasi tersebut meningkat 34.3% dari Rp4,796 T (USD 319.7 Bn) di 2015-2019.



PROJECT ALIGNMENT WITH THE GOVERNMENT'S DEVELOPMENT PRIORITIES

Gilimanuk-Mengwi Toll Road

- Rencana pembangunan Jalan Tol Gilimanuk-Mengwi mendukung **sasaran pembangunan infrastruktur tahun 2024 “2.500 km Jalan tol baru dan/atau operasi”** yang tercantum pada **RPJMN 2020-2024**.
- Salah satu skema alternatif dalam penyediaan infrastruktur Jalan Tol Gilimanuk-Mengwi adalah **Kerja Sama Pemerintah dan Badan Usaha (KPBU)**.
- Pembangunan Jalan Tol Gilimanuk-Mengwi termasuk dalam **infrastruktur yang dapat dikerjasamakan dengan skema KPBU** dengan kategori **sektor infrastruktur jalan** berdasarkan Peraturan Menteri PPN No. 2 Tahun 2020 Jo. Peraturan Menteri PPN No. 4 Tahun 2015.

- Gilimanuk-Mengwi Toll Road is in line with **infrastructure development targets for 2024 “2.500 km New and/or Operated Toll Roads”** which stated in **The National Medium-Term Development Plan For 2020-2024**.
- One of alternative scheme in infrastructure provision for Gilimanuk-Mengwi Toll Road is **Public Private Partnership (PPP)**.
- The construction of Gilimanuk-Mengwi Toll Road is infrastructures that **can be collaborated with PPP scheme** in the category of **road infrastructure sector** based on Minister of National Development Planning Regulation Number 2 Year 2020.



PUBLIC PRIVATE PARTNERSHIP



Definisi

Kerja sama antara pemerintah dan Badan Usaha dalam penyediaan infrastruktur untuk kepentingan umum yang sebagian atau seluruhnya menggunakan sumber daya Badan Usaha dengan pembagian risiko antara para pihak.



Keuntungan

- Meringankan ketergantungan terhadap APBN/APBD
- Pendekatan *whole-life cycle*, memastikan tersedianya layanan selama masa kerja sama melalui infrastruktur yang berkualitas
- Memungkinkan adanya alokasi risiko antara pemerintah dan Badan Usaha
- Sebagai pintu masuk investasi swasta dalam penyediaan layanan publik
- Adanya penjaminan dari pemerintah untuk Badan Usaha dalam kenyamanan berinvestasi

Definition



The cooperation between government and business entity in infrastructure provision for the public interest in, which partially or fully uses Business Entity's resources, with particular regard to the allocation of risk between the parties.

Advantage



- Reduce dependence on the state/regional budget
- Whole-life cycle approach, ensure availability of services level during the cooperation period
- Allow for allocation of risk between government and business entity
- As entrance of private investment in provision of public service
- The guarantee from government for business entity



SUPPORTING REGULATION OF PUBLIC PRIVATE PARTNERSHIP



Supporting Regulation

PPP Procedure



Permen PPN 4/2015 Jo.
Permen PPN 2/2020

Availability Payment



PMK 260/2016
Permendagri 96/2016

SPC Procurement Procedure



Peraturan LKPP 19/2015
Peraturan LKPP 29/2018

Viability Gap Fund



PMK 223/2012 Jo. PMK 170/2018
PMK 143/2013 Jo. PMK 170/2015

Government Guarantee



Perpres 78/2010
PMK 260/2010 Jo. PMK 8/2016

Project Development Fund



PMK 73/2018
PMK 180/2020



PPP INFRASTRUCTURE SECTOR(S)



Ministry of National
Development Planning/Bappenas
Republic of Indonesia

URBAN FACILITIES



State Building (office building, state house, & supporting facilities)



Health



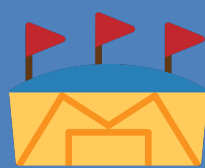
Educational, Research & Development Facilities



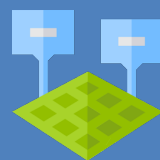
Tourism



Regions



Sport, Art & Culture Facilities



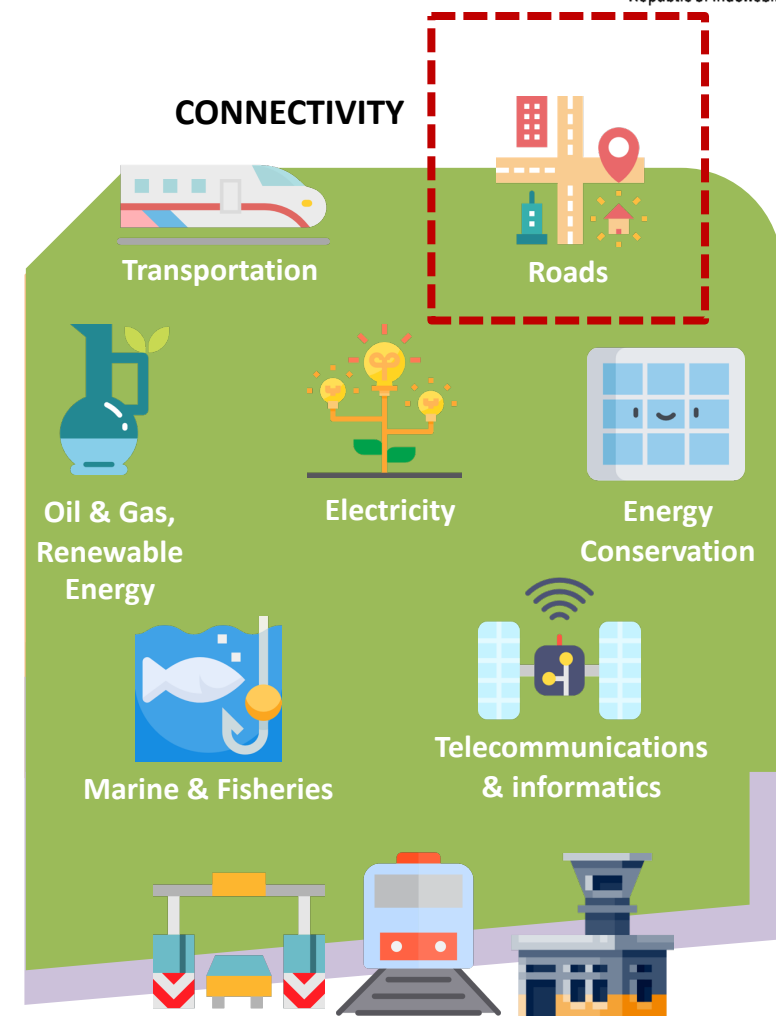
Water Resources & Irrigations



Penitentiary

SOCIAL FACILITIES

CONNECTIVITY





PPP STRUCTURE

GOVERNMENT SUPPORT

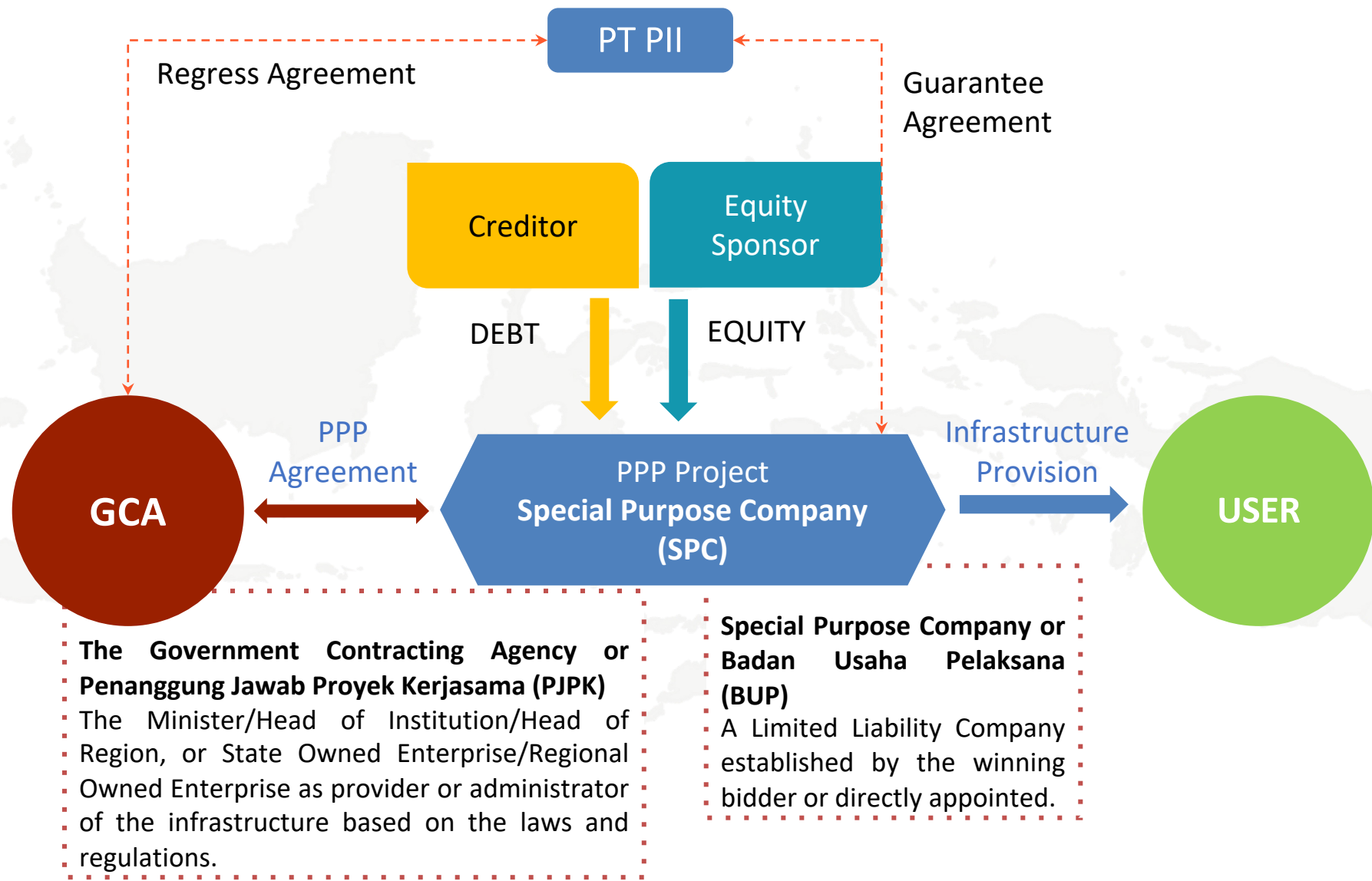
- Viability Gap Fund
- Tax Incentives
- Government supports in other forms based on laws and regulations

GOVERNMENT GUARANTEE

Government guarantee by PT Penjaminan Infrastruktur Indonesia (Persero)

RETURN OF INVESTMENT SCHEME

- User Fee/Charge
- Availability Payment
- Other forms



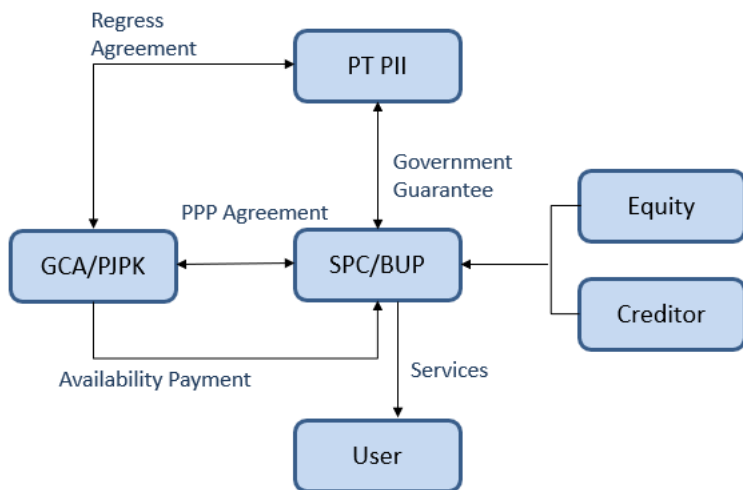


RETURN ON INVESTMENT SCHEME

Availability Payment

Pembayaran secara berkala oleh Menteri/Kepala Lembaga/Kepala Daerah kepada Badan Usaha Pelaksana atas tersedianya layanan infrastruktur yang sesuai dengan kualitas dan/atau kriteria sebagaimana ditentukan dalam perjanjian KPBU.

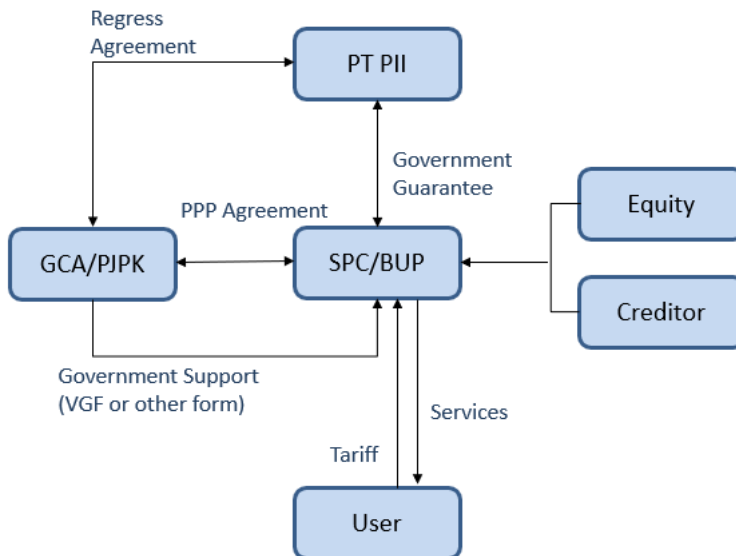
A **periodic payment** by the Minister/Head of Institution/Head of Region to the Special Purpose Company for the availability of the infrastructure service in accordance with the quality and/or other criteria specified in the PPP agreement.



User Charge

Pengembalian investasi yang bersumber dari **pembayaran oleh pengguna atas tarif layanan** yang besarnya ditetapkan oleh Pemerintah.

Return on investment from **user charge in the form of tariffs** which is determined by the government.



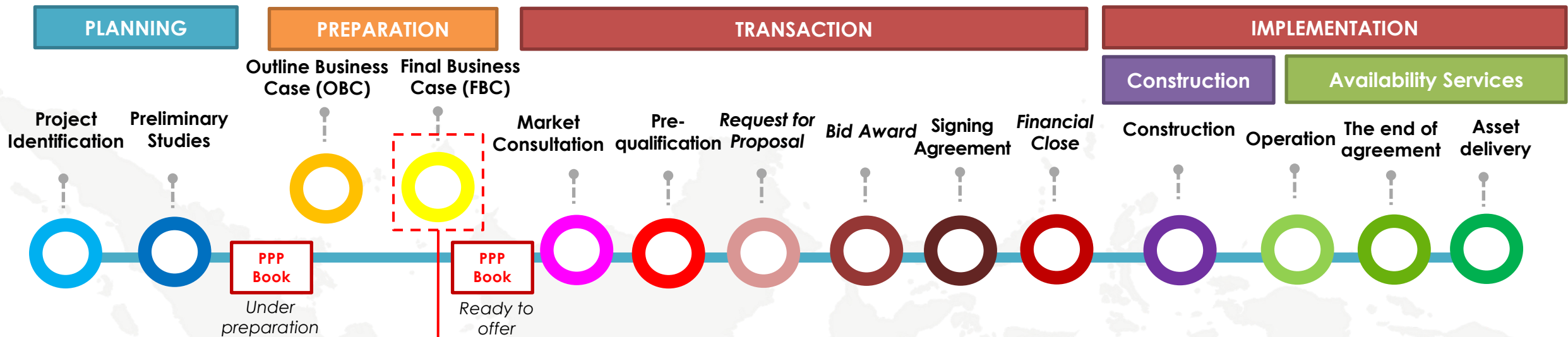
Other Forms

Pengembalian investasi dengan bentuk lainnya sesuai peraturan perundang-undangan yang berlaku.

Return on investment in other forms in accordance with laws and regulations.



PPP STAGES (SOLICITED)



Gilimanuk-Mengwi Toll Road

Stages	Duration (Normative)
Preliminary Study	2-4 months
Outline Business Case	4-6 months
Final Business Case	4-6 months
Pre-qualification	2 months
Request for Proposal	2 months
Bid Award	1 months
Signing PPP Agreement	1 months
Financial Close	6 months
Construction	24 months



MARKET SOUNDING

- **Penjajakan minat pasar** adalah proses interaksi untuk mengetahui masukan maupun minat calon investor, perbankan, dan asuransi atas KPBU yang akan dikerjasamakan pada tahap penyiapan KPBU.
- PJKK dapat melakukan penjajakan minat pasar antara lain melalui kegiatan **pertemuan dua pihak dan promosi KPBU** dengan calon investor, lembaga keuangan nasional dan internasional, serta pihak lain yang memiliki ketertarikan terhadap pelaksanaan KPBU.
- Penjajakan minat pasar **dapat dilakukan lebih dari 1 (satu) kali**.

Dukungan-dukungan yang diharapkan dari peserta kegiatan:

- **Memberikan masukan** mengenai struktur atau kelayakan proyek, misalnya mengenai nilai investasi dan/atau lingkup layanan komersial.
- **Sharing knowledge** dari peserta rapat sesuai pengalamannya masing-masing, misalnya lembaga keuangan dalam membiayai proyek infrastruktur atau calon investor dalam berinvestasi di perusahaan yang bergerak di sektor infrastruktur jalan dan jembatan.

- **Market Sounding** is the interaction process to find out the inputs and interests of potential investors, banks, and insurance for PPP project during the PPP preparation stage.
- GCA/PJKK can conduct Market Sounding through **one-on-one meeting** and **PPP promotions** with potential investors, national and international financial institutions, and other parties who have an interest in PPP implementation.
- Market Sounding **can be conducted more than 1 (one) time**.

The expected support from Market Sounding participants:

- **Provide input** regarding the structure or feasibility of the project for example the investment value or scope of commercial services.
- **Sharing knowledge** from participants according to their respective experiences.



PPP JOINT OFFICE SUPPORT



Ministry of National Development Planning/Bappenas
Republic of Indonesia



KEMENTERIAN KOORDINATOR
BIDANG PEREKONOMIAN
REPUBLIK INDONESIA



KEMENTERIAN KOORDINATOR
BIDANG KEMARITIMAN DAN INVESTASI
REPUBLIK INDONESIA



KEMENTERIAN DALAM NEGERI
REPUBLIK INDONESIA



KEMENTERIAN KEUANGAN
REPUBLIK INDONESIA



Kementerian PPN/
Bappenas



KEMENTERIAN INVESTASI/
BKPM



LKPP
Lembaga Kebijakan
Pengadaan Barang/Jasa Pemerintah



PENJAMINAN & INFRASTRUKTUR
Guarantee & Infrastructure

KANTOR BERSAMA KPBU REPUBLIK INDONESIA

PPP Joint Office Government of Indonesia



Coordination



Facilitation



Capacity Building



**PPP Implementation
Acceleration in Indonesia**



PPP Joint Office Republic of Indonesia

PT Penjaminan Infrastruktur Indonesia (Persero)
Capital Place, 7th & 8th Floor
Jl. Jenderal Gatot Subroto Kav. 18,
Jakarta 12710



THANK YOU
