



KOTA BUKIT INDAH
INDUSTRIAL CITY

GENERAL INFORMATION

2012

GENERAL INFORMATION

Standard Factory Building & Land Sell

Standard Factory Building for rental

- Type and Size

Factory Type	Land Area (sqm)	Bldg Area (sqm)	Land Rental (USD/Sqm/month)	Bldg rental (USD/sqm/month)	Monthly Rental (USD)	Service Charge (IDR/sqm land/month)	Monthly Service Charge (IDR)
ST 1	1,710	1,717.00	0.60	4.00	7,894.00	1200	2,052,000
ST 2	5,060	2,420.00	0.60	3.50	11,506.00	1200	6,072,000
ST 3	11,625	7,173.00	0.60	3.50	32,080.50	1200	13,950,000
ST 4	810	1,090.00	0.60	4.00	4,846.00	1200	972,000

- Security deposit

Factory Type	Security Deposit	To be paid Upon signing the Offering Letter	To be paid upon signing the Lease Agreement
ST 1	US\$ 27,000	US\$ 9,000	US\$ 18,000
ST 2	US\$ 40,500	US\$ 13,500	US\$ 27,000
ST 3	US\$ 112,000	US\$ 37,500	US\$ 74,500
ST 4	US\$ 16,500	US\$ 5,500	US\$ 11,000

- Rental term : minimum three years, renewable.
- Grace period : 2 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.

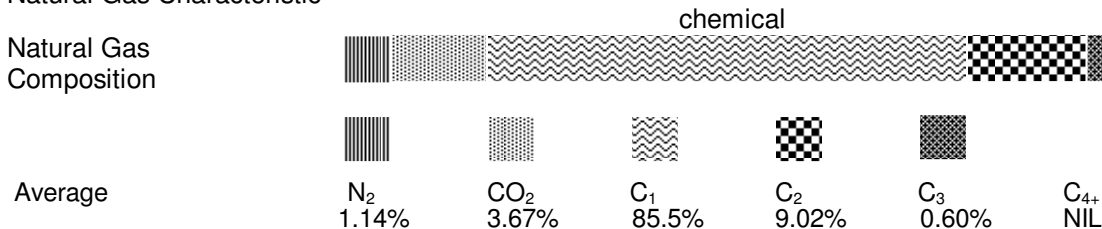
Existing capacity : 60 Megawatts.

- Voltage : Less than 200 KVA : 380 Volt
More than 200 KVA : 20 K V
- Cycle : 50Hz
- Tariff :
 - * Connection charge : USD 0.10/VA (United State Dollar ten cent per Volt Ampere)
 - * Security Deposit : IDR 1,000/VA (Indonesian Rupiah one thousand per Volt Ampere)
 - * Consumption charge :
 - Off Peak Hour : IDR 890.-/kWh
 - Peak Hour : IDR 890.-/kWh x "k" ; where "k" = 1.0
 - * Demand charge : IDR 28,500.-/kVA/month
 - * Reactive power penalty : IDR 900.-/kVAArch, 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



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 m³/day
- Existing supply : 21.000 m³/day (1st 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	USD 0	IDR 2,000,000
2	0.75	35	USD 4,000	IDR 4,000,000
3	1.00	60	USD 8,000	IDR 7,000,000
4	1.50	150	USD 20,000	IDR 18,000,000
5	2.00	350	USD 38,000	IDR 40,000,000

- Consumption charge: IDR 10,000/m³

Waste Water Treatment Plant

- Future Capacity of Waste Water Treatment Plant : 28.000 m³/day.
- Existing Capacity of Waste Water treatment plant : 5,800 m³/day (1st 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
- Alam Sari Seafood & Sundanese Restaurant
- Pujasera Food Court for workers at BIP
- Kreshna Restaurant at KBI Plaza Hotel

Mini Market

- Indomart
- AmPm
- Alfa Mart

Bank

- BCA Bank & ATM
- Bank of Tokyo Mitsubishi UFJ
- Bank Mandiri (ATM)
- BNI'46 (ATM)
- BII

Custom and Clearance Office

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

Telecommunication

- STO, Telkom Kota Bukit Indah

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
- 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
A. PHYSICAL				
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. CHEMICAL				
a. ANORGANIC CHEMICAL				
1	Mercury	mg/l	0.001	0.00
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	2.15
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	0.00
14	Zinc	mg/l	1.0	0.00
15	Cyanide	mg/l	0.1	0.00
16	Sulphate	mg/l	400	2.16
17	Lead	mg/l	0.05	0.00
18	Ammonia	mg/l	0.05	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	0.00
4	Pestiside Organo Chloride Derivates	mg/l	0.00	0.00
5	Pestiside Organo Carbamate Derivates	mg/l	0.00	0.00

Pollution Control

Smoke & Gas Pollution Controls

Parameter	Unit	Value
Smoke	Lingerman	2
Dust	g/m ³	0.2
H ₂ SO ₄ -SO ₃	g/Nm ³	0.1
HCl	g/Nm ³	0.2
Cl ₂	g/Nm ³	0.1
H ₂ S	ppm	5
NO ₂	g/Nm ³	2
CO	g/Nm ³	1
Cu	g/Nm ³	0.02
Pb	g/Nm ³	0.02
As	g/Nm ³	0.02
Sb	g/Nm ³	0.01
Cd	g/Nm ³	0.01
Hg	g/Nm ³	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 ₅	mg/l	600
7	Total COD	mg/l	900
8	Ammonia (NH ₂ -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.

INVESTORS IN KOTA BUKIT INDAH

NO	COMPANY	TYPE OF BUSINESS	COUNTRY	LOC
1	AMTEK ENGINEERING JAKARTA	PLASTIC & METAL	SINGAPORE	IID
2	ARMADA JOHNSON CONTROLS	AUTOPARTS	USA	BP
3	ASAHIMAS FLAT GLASS	FLAT GLASS	JAPAN	IID
4	ASIAN RAINBOW GARMENT	GARMENT	KOREA	BP
5	AUTOTECH INDONESIA	AUTOPARTS	JAPAN	BP
6	B.BRAUN MEDICAL INDONESIA	PHARMACEUTICAL	GERMANY	IID
7	BILTUBE INDONESIA	PAPER TUBES	INDIA	BP
8	CAPITAL TURBINES INDONESIA	ENERGY & POWERPLANT	INDONESIA	BP
9	CIPTA INDUSTRIES	GLASS FRAMING COMPRESSED NATURAL GAS	JAPAN	IID
10	CIPTA NIAGA GAS	DISTRIBUTION	INDONESIA	BP
11	COSMO POLYURETHANE INDONESIA	PLASTIC	JAPAN	IID
12	CREATIVE BRASS INDONESIA	FURNITURE	SINGAPORE	IID
13	DAIDO INDONESIA MANUFACTURING	AUTOMOTIVE	JAPAN	IID
14	DAYANI GARMENT INDONESIA	GARMENT	JAPAN	BP
15	DELLOYD	AUTOPARTS	MALAYSIA	BP
16	DESLEE CLAMA INDONESIA	MATTRESS	BELGIUM	BP
17	FD INDUSTRI INDONESIA	WIRE	JAPAN	BP
18	HINO MOTORS MFG. INDONESIA	AUTOMOTIVE	JAPAN	BP
19	HINO MOTORS SALES INDONESIA	AUTOMOTIVE	JAPAN	BP
20	HONDA PRECISION PARTS MANUFACTURING	AUTOPARTS	JAPAN	IID
21	INDOFOOD CBP SUKSES MAKMUR DIV. PACKAGING	PACKAGING	INDONESIA	BP
22	INDOFOOD CBP SUKSES MAKMUR DIV. BISKUIT	BISCUIT	INDONESIA	BP
23	INDOFOOD CBP SUKSES MAKMUR	FOOD	INDONESIA	BP
24	INDOMOBIL SUKSES INTERNATIONAL	AUTOMOTIVE	INDONESIA	BP
25	INDONESIA HANSHIN ELECTRIC WIRE & CABLE	WIRE & CABLE	JAPAN	IID
26	INDONESIA KOITO	AUTOMOTIVE LIGHTING	JAPAN	IID
27	INDONESIA NIPPON STEEL PIPE	SPARE PARTS FOR AUTOMOBILE	JAPAN	IID
28	INDONESIA THAI SUMMIT AUTO	AUTOPARTS	THAILAND	BP
29	INDOPOLY SWAKARSA INDUSTRY	PLASTIC FILM	INDONESIA	BP
30	ISHIKAWA INDONESIA	PLASTIC INJECTION MOULDING	JAPAN	BP
31	JIDECO INDONESIA	AUTOPARTS	JAPAN	BP
32	KALBE MORINAGA INDONESIA	POWDER MILK	JAPAN	IID
33	KITM INDONESIA TEXTILE MILLS	SPINNING	JAPAN	IID
34	KARYA YASANTARA CAKTI	WELDING RODS	SWITZERLAND	BP
35	KAWAI INDONESIA	MUSICAL INSTRUMENTS	JAPAN	IID
36	KOMATSU BANE INDONESIA	PRECISION SPRING	JAPAN	BP
37	KOTOBUKIYA INDO CLASSIC INDONESIA	CARPET	JAPAN	BP
38	KOYAMA CASTING INDONESIA	SPAREPARTS FOR COMPRESSOR	JAPAN	IID
39	MK ELECTRIC INDONESIA	ELECTRICAL CONDUIT	UNITED KINGDOM	BP
40	MOLTEN ALUMINUM PRODUCER INDONESIA	ALUMINUM	JAPAN	IID
41	MOJOMOTO	GARMENT	KOREA	BP
42	MULTI CENTRAL ARYAGUNA	PRE DELIVERY INSPECTION	INDONESIA	BP
43	NATIONAL ASSEMBLERS	AUTOPARTS	INDONESIA	BP
44	NIPPON KONPO INDONESIA	WAREHOUSE	JAPAN	IID
45	NISSAN MOTOR INDONESIA	AUTOMOTIVE	JAPAN	BP
46	NORITAKE INDONESIA	ELECTRONIC COMPONENT	JAPAN	BP
47	NSS INDONESIA	MEDICAL EQUIPMENT	JAPAN	BP
48	OKAMOTO LOGISTICS NUSANTARA	LOGISTICS	JAPAN	BP
49	OUTDOOR FOOTWEAR NETWORKS	SHOES	KOREA	BP
50	PEPSICOLA INDO BEVERAGES	BEVERAGES	USA	BP

NO	COMPANY	TYPE OF BUSINESS	COUNTRY	LOC
51	PERFETTI VAN MELLE INDONESIA	CONFECTIONING	ITALY	BP
52	POLY CONTINDO NUSA	STEEL CONTAINER	INDONESIA	BP
53	PRESHION ENGPLAS	PLASTIC MOULDING	SINGAPORE	BP
54	PRYSMIAN CABLES INDONESIA	CABLES	ITALY	IID
55	RAYI RAKA METAL INDUSTRI	METAL WORKS	INDONESIA	BP
56	SANDHAR INDONESIA	AUTOPARTS	INDIA	BP
57	SANGHIANG PERKASA	HEALTH FOOD	INDONESIA	IID
58	SANWA MUSEN INDONESIA	TRANSFORMER	JAPAN	BP
59	SGWICUS INDONESIA	GARMENT	KOREA	BP
60	SH GARMENT	GARMENT	KOREA	BP
61	SIMON INDONESIA	SAFETY SHOES	JAPAN	BP
62	STARCH SOLUTION INTERNATIONAL	MODIFIED STARCH	NETHERLAND	IID
63	SULZER TURBO SERVICES INDONESIA	MACHINERIES WORKSHOP	SWITZERLAND	BP
64	SUMI INDO WIRING SYSTEMS	WIRING HARDNESSES	JAPAN	BP
65	SUMI RUBBER INDONESIA	TIRE, GOLFBALL	JAPAN	IID
66	TECHNO WOOD INDONESIA	POLYESTER PLYWOOD	JAPAN	IID
67	TEGUHSINDO LESTARITAMA	PHARMACEUTICAL	INDONESIA	IID
68	TOTOKU INDONESIA	WIRE	JAPAN	BP
69	TOYOPLAS MANUFACTURING INDONESIA	PLASTIC INJECTION MOULDING	SINGAPORE	BP
70	TRITUNGGAL MULTICHEMICALS	CHEMICAL	INDONESIA	IID
71	TS TECH INDONESIA	AUTOPARTS	JAPAN	BP
72	UNILEVER INDONESIA	CONSUMER GOODS	INDONESIA	BP
73	UNIPRES MANUFACTURING INDONESIA	AUTOPARTS	JAPAN	BP
74	UNITED SALES INDONESIA	AUTOPARTS	JAPAN	BP
75	UNIVANCE INDONESIA	AUTOPARTS	JAPAN	BP
76	VALEO AC INDONESIA	AUTOPARTS	JAPAN	BP
77	VANTEC INDOMOBIL LOGISTICS	AUTOPARTS	JAPAN	BP
78	YAMATOGOMU INDONESIA	AUTOPARTS	JAPAN	IID

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