

SPORT FACILITY PAPUA

1. General Information



Government Contracting Agency	: Governor of Papua Province
Implementing Unit	: Agency of Youth and Sport Papua Province
Preparation Agency	: 1. Agency of Youth and Sport Papua Province 2. Ministry of National Development Planning
Estimated Project Cost	: USD 38.90 million
Estimated Concession Period	: 25 years
Location	: Jayapura, Papua

2. The Opportunity

2.1. Project Background

According to Decision of Minister Youth and Sports Number 0110 in 2014, Papua is the chosen province to organize Pekan Olahraga Nasional (PON) XX in 2020. As a result, Government of Papua must prepare the construction of sport facilities and supporting infrastructure in order to succeed PON XX within three years (2016-2019). This momentum will be the initial point to organize sport event in Papua Province professionally.

Based on the existing infrastructure, most of sport facilities require repairment. In addition, those facilities should meet national standards and also international standard.

2.2. Project Description

Sport Facilities Papua, will be built near existing Mandala Stadium in Jayapura, which is designed to held tennis, basket, badminton and volley ball match. A luxury hotel, culinary area with sea sceneries and commercial area are combined together along with the development of sport facilities to carry out the concept of one-integrated area. All athletes, supporters and committee are expected to use those all facilities during an event.

2.3. Project Objectives

The project is expected to promote the development of sport infrastructure in Papua Province. Furthermore, the existence of hotel and facilities especially commercial area as well as culinary area could be brought up as stimulator of economic growth in Papua Province.

3. Business Entity's Opportunity

As prime opportunity, private shall be partnered with government to join the Build – Operate – Transfer (BOT) scheme for Sport Facilities including hotel, culinary area and commercial area.

4. Project Technical Specification

The technical specifications for Sport Facilities are as follows:

- It is expected to have four main zones: Public Zone, Private Zone, Service Zone, Supporting Zone
- There will be one scenario: Sport Facilities with four stars hotel.

No	Part of Sports facilities and Hotel	Project Scope
		m2
1	Hotel construction	22.925
2	Sports facilities and construction	3.945
3	Floating restaurant and construction	600
4	Jogging and supporting facilities	322
5	Supporting of outside building	7.299

5. Environmental Impact Assessment (AMDAL) Findings

The process of environmental impact assessment is being finalized.

6. Land Acquisition and Resettlement Action Plan

The land for the construction of this project is owned by Government of Papua Municipal. However, government should consider the houses of fishermen around this area. These settlements grew by itself outside of urban planning. Therefore, government is suggested to assess LARAP.

7. Project Structure

	Four stars hotel
Estimated project cost	USD 38.90 million
Indicative debt to equity	
- Debt level	70%
- Equity level	30%
- FIRR	11.70%

8. Government Support and Government Guarantee

The project might require government guarantee in term of risk mitigation for payment risk and political risk since it is planned to have bank's loan. However, the necessity and applicability of the government support and guarantee will be identified and specified in the subsequent studies.

9. Project Implementation Schedule



10. Contact Information

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