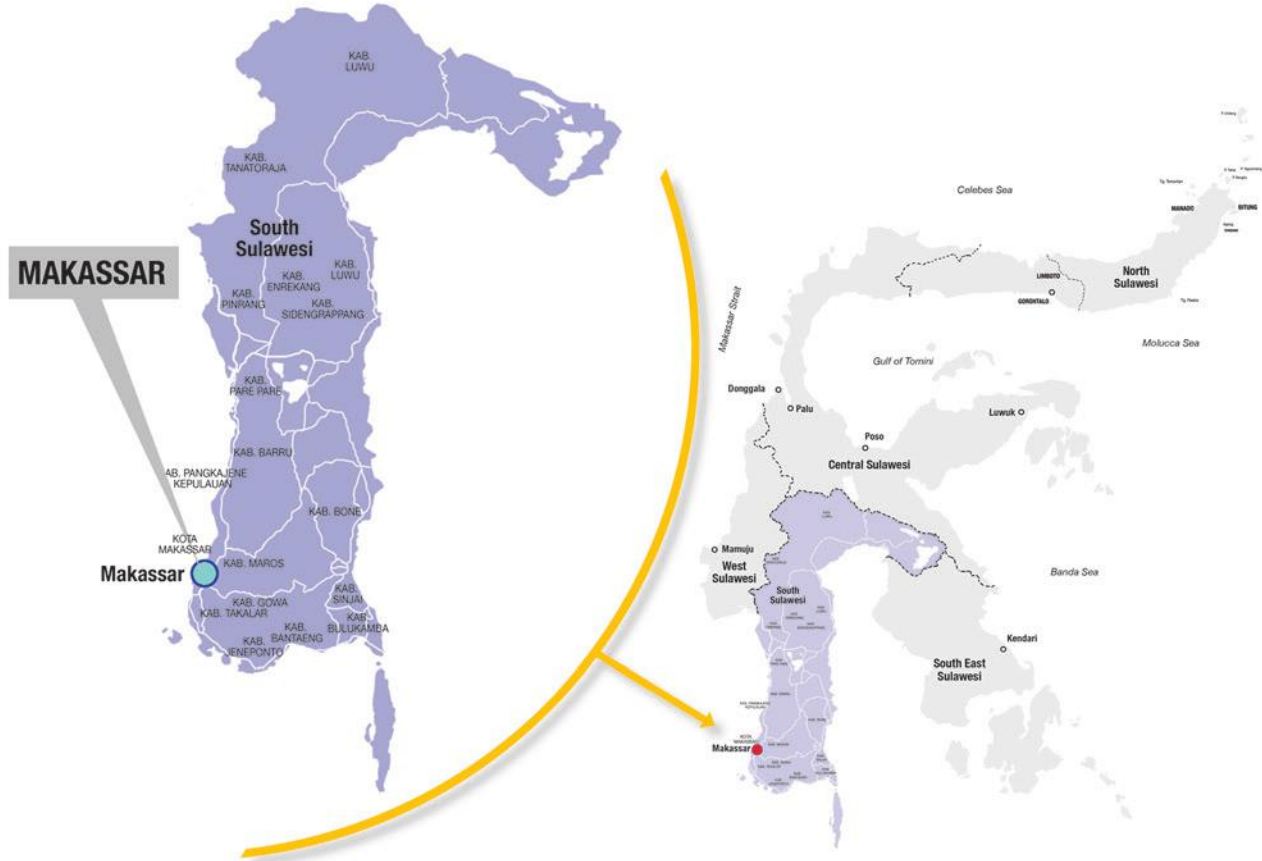


DEVELOPMENT OF MAKASSAR NEW PORT, SOUTH SULAWESI

1. General Information



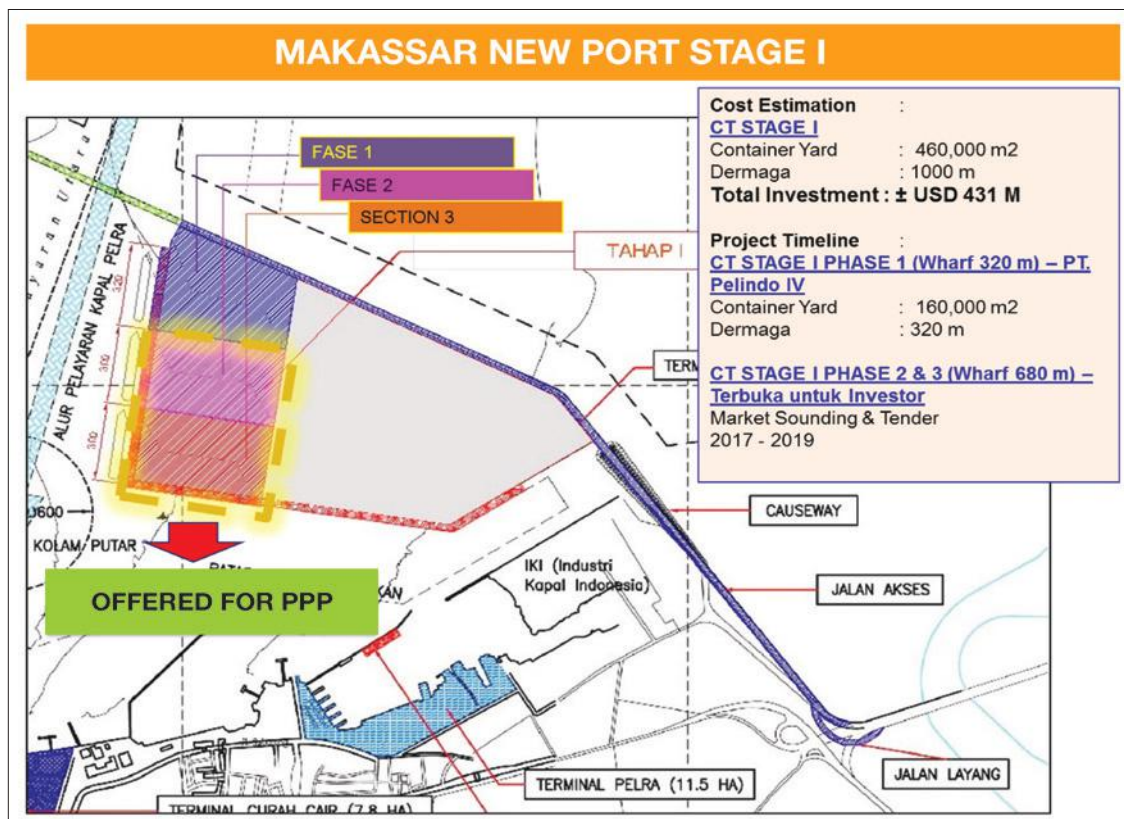
Government Contracting Agency	: Ministry of Transportation
Implementing Unit	: Makassar Port Authority
Preparation Agency	: Ministry of Transportation
Estimated Project Cost	: USD 416.00 million
Estimated Concession Period	: 72 years
Location	: Makassar, South Sulawesi

2. The Opportunity

2.1. Project Background

Makassar Port, located at waterfront of Makassar Strait, has been designated as Indonesia Archipelagic Sea Lanes. The strategic location, supported by natural resources and skilled human resources, allows this area grow on par with other provinces in Indonesia. Economic growth in South Sulawesi Province is quite stable, with an average of above 7%, followed by growth of freight and passenger in Makassar Port. The freight and passenger in

Makassar port were grown significantly (above 10%) within the last 5 years. The condition causes increasing density of goods flow and ship visits in existing Makassar Port, especially containers.



2.2. Project Description

The Makassar New Port is developed as container terminal. The development is divided into 3 phases, as follow

1. Phase 1

There will be 3 new docks with total length 750 m in length. This phase is prepared for construction of container of terminal with capacity up to 1,030,000 TEUs per year. A construction of access toad, container stacking yard and related building facilities is needed for the development of this phase.

2. Phase 2

Additional container terminal provision, in the form of reclamation and construction of container terminal facilities on 30 ha of area. Facilities prepared in this phase including a dock with length 250 m, container stacking yard, and related supporting building.

3. Phase 3

Additional container terminal provision, in the form of reclamation for 30.8 ha of container terminal facilities and 5.8 ha of Roll On – Roll Off (Ro-Ro) terminal. Facilities prepared in this phase are 4 container docks with length 3x250 m and 1 Ro-Ro dock with length 300 m, container stacking yard, field for Ro-Ro, and related building facilities.

2.3. Project Objectives

The objectives of development of Makassar New Port are as follows:

- To support the existing Makassar Port
- To serve container terminal activities, both domestic and international containers.
- To accommodate demand growth until 2032

3. Business Entity's Opportunity

Private partner may contribute in joining the operation and maintenance in order to support port activities to pursue development of Makassar New Port.

4. Project Technical Specification

No.	Facilities	Unit	Development Phases		
			Status in Phase 1	Status in Phase 2	Status in Phase 3
Main Facilities					
1.	Container Terminal Area	ha	46	76	106
2.	Container Dock	mooring	1,000 m	1,250 m	2,184 m
3.	Ro-ro dock	mooring	-	-	309 m
4.	Breakwater	m	2,362	2,362	2,362
5.	Ro-RO Terminal Area	ha	-	-	5.8
6.	Dredging up to 14m	ha	36	62	89
7.	CFS area	m ²	2,200	2,200	2,200
8.	CFS truck parking area	m ²	12,000	12,000	12,000
Supporting Facilities					
9.	Flyover	m	1,700	1,700	1,700
10.	Land access road	m ²	41,400	41,400	41,400
11.	Neighborhood road	m ²	210,000	210,000	210,000
12.	Container operational office	m ²	1,000	2,000	2,000
13.	Workshop	unit	1	1	1
14.	Gate	unit	1	1	1
15.	Supporting facilities area	m ²	5,000	5,000	5,000
Tools and Equipment					
16.	Quay Crane	unit	4	13	37
17.	RTG Crane	unit	16	52	148
18.	Head truck	unit	32	104	224
19.	Chassis	unit	40	120	250
20.	Reach stacker	unit	3	6	9
21.	Forklift	unit	3	6	9

5. Environmental Impact Assessment (AMDAL) Findings

Environmental Impact Assessment (AMDAL) permit has been obtained but need to be extended.

6. Land Acquisition and Resettlement Action Plan

The information related to the land acquisition and resettlement will be provided in the subsequent studies. However, the initial stage of the studies stated that it is expected that local government in Makassar will contribute for the land acquisition and access road.

7. Project Structure

Estimated project cost	USD 416.00 million
Indicative debt to equity ratio	
- Debt level	70%
- Equity level	30%

8. Government Support and Government Guarantee

The necessity and applicability of the specific government support and guarantee will be identified and specified in the subsequent studies.

9. Project Implementation Schedule



10. Contact Information

Name : Mauritz H.M Sibarani
 Position : Director of Ports Affair
 Directorate of Ports Affair, Ministry of Transportation
 Address : Jl. Medan Merdeka Barat No 8 Jakarta
 Phone : +6221 3506964
 Fax : +6221 3848963
 Email : mauritz.sibarani@dephub.go.id
 pelpeng15@gmail.com