DEVELOPMENT OF PESAWARAN INDUSTRIAL ESTATE

PESAWARAN REGENCY - LAMPUNG PROVINCE

WHY INVEST ?

MARKET OPPORTUNITY

- Has Better accesibility and Better Connectivity
- Have a materplan
- Competitive land selling price
- More efficient logistic cost
- Strategic Location

MEDIUM AND LARGE INDUSTRY SPREADING

Foods	Textile	Non- Metalic Minerals
492 Unit	206 Unit	183 Unit

Location Area
Offered
885 ha

Project Offered
Industrial Estate
KBLI : 68130

Investment Value
Nilai investasi yang dibutuhkan
IDR577.88 billions

Project Location Offered
Tegineneng District
Pesawaran Regency
Lampung Province

PROJECT PROFILE

Pesawaran Industrial Estate has area **885 hektare.** Located in a sefe location from potential floods and earthquake, which make this Pesawaran Industrial Estate that is ready to be offered to potential investors.

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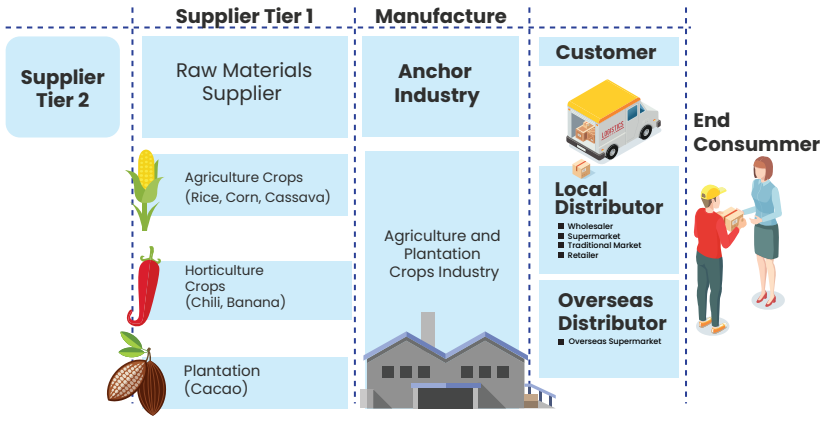
PESAWARAN IE SUPPLY CHAIN FRAMEWORK



SUPERIOR COMMODITY

Rice	Corn	Chilli	Banana	Cacao
187,887.55 tons	71,437.49 tons	11,597.42 tons	399,867.65 tons	15,260.75 tons

*Surplus Commodity in Pesawaran Regency

FINANCIAL FEASIBILITY

- WEIGHTED AVERAGE COST OF CAPITAL (WACC)
  9.90 %
- INTERNAL RATE OF RETURN (IRR)
  15.38 %
- NET PRESENT VALUE (NPV)
  IDR188.25 billion
- PAYBACK PERIOD (PP)
  8 Years 6 Month

LABOUR FORCE

The amount of Regency Minimum Wage (UMK) of Pesawaran in 2020

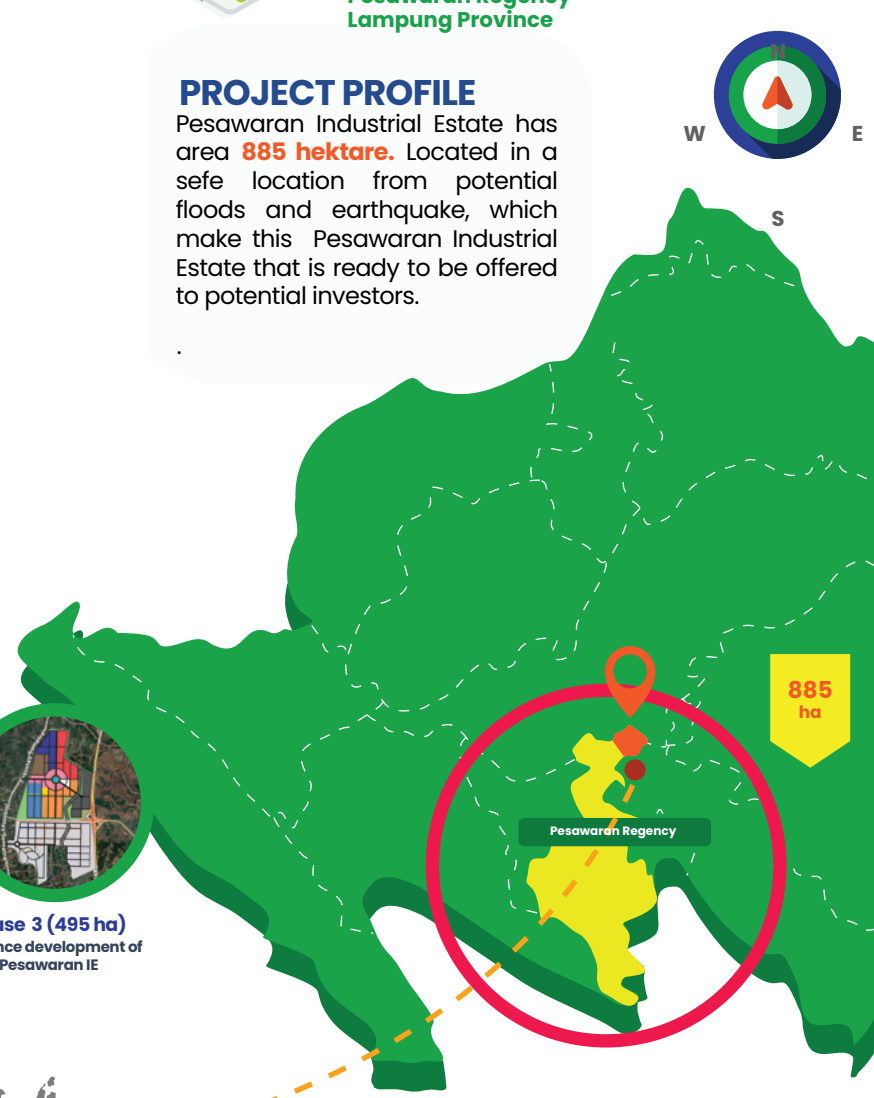
IDR2,432,001

The average manpower hired on each **100** ha is **10,000**.

Phase I (100 ha)
Priority development of Pesawaran IE

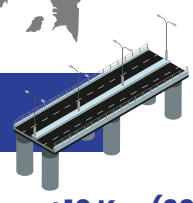
Phase 2 (290 ha)
Advance development of Pesawaran IE

Phase 3 (495 ha)
Advance development of Pesawaran IE



SUMATRA ISLAND, INDONESIA

ACCESSIBILITY



±2 Km (5 minutes)
Trans Sumatra National Road

±2 Km (5 minutes)
Terbanggi Besar- Bakauheni Toll Road

±7 Km (15 minutes)
Tegineneng Railway

±10 Km (20 minutes)
Radin Inten II Airport

±32 Km (50 minutes)
Panjang Port

GOVERNMENT SUPPORT

INFRASTRUCTURE SUPPORT

Raw Water Source

The phase 1 development of the southern part of the area whose witdh is **100 hectares** requires raw water is **182.02** lt/sec which coming from Agroguruh Dam with an average discharge of **43,900** lt/sec.

Electrical Energy

The need for electrical energy in the southern part development of the area (**100** ha) is **20.13** mw which is sourced from exsisting substation, Tegineneng Substation.

Water Waste

Plan for the construction of an integrated Waste Water Treatment Plant with maximum quantity of waste **54.8** lt/sec.

Telecommunication

In Tegineneng district, there are **20** telecommunication towers scattered in every village.

FISCAL INSENTIVE

Simplification in the investment licensing process, starting from Suitability of Space Utilization Activities, Identification Business Number, environmental permit to the release of Industrial State Business Licensing.

NON FISCAL INSENTIVE

Support from the Central Government and Regional Governments in land acquisition and provision of basic infrastructure to support industrial estates, especially the provision of raw water, as well as promoting the area in search of prospective tenants.

- Reduction, relief, regional tax exemption and regional retribution.