



REPUBLIC OF INDONESIA  
MINISTRY OF NATIONAL DEVELOPMENT PLANNING/  
NATIONAL DEVELOPMENT PLANNING AGENCY


# PUBLIC PRIVATE PARTNERSHIP

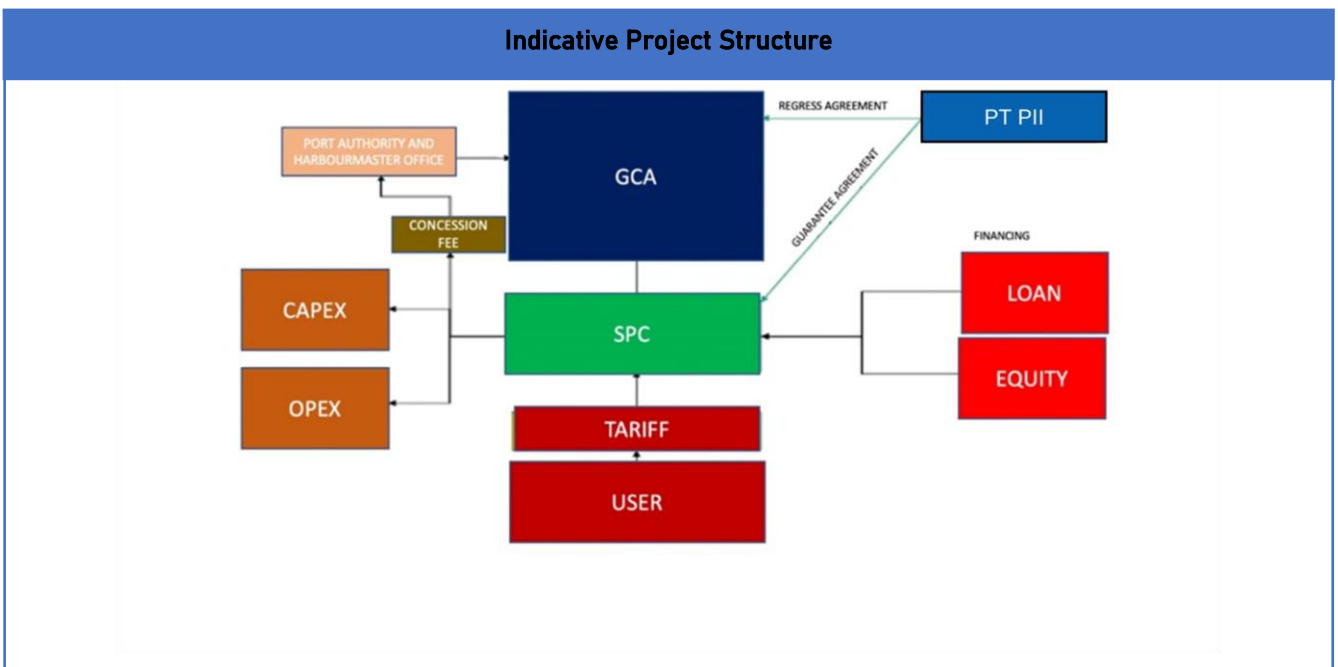
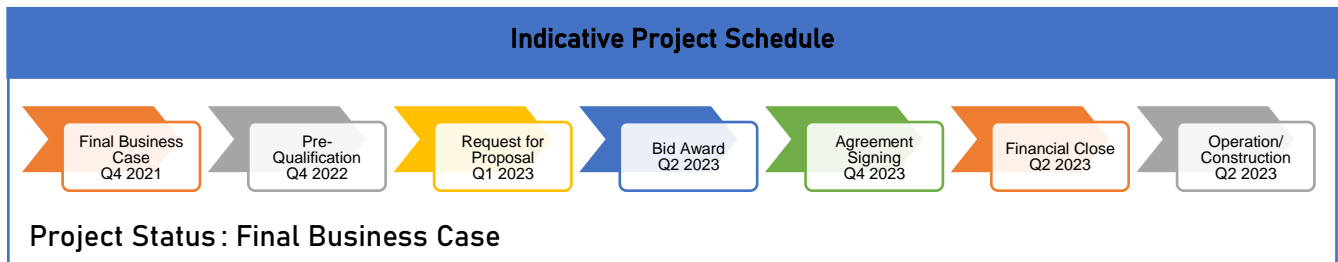
INFRASTRUCTURE PROJECTS PLAN IN INDONESIA

# 2022

# Development of Baubau Port

Location: Baubau City, Southeast Sulawesi Province

Sector : Transportation	Sub-Sector : Port
	<p><b>Description:</b> The development of Murhum Baubau Port is to meet the increasing demand and to support long-term programs of the Baubau Regional Government which aims to make the city gateway of economy and tourism in Southeast Sulawesi. This port has the most rapid economic activities compared to the other two ports in the city of Baubau.</p> <p>Estimated Project Cost: USD 17.48 Million</p> <p>Financial Feasibility: FIRR : 11.11 % NPV : USD 1.81 Million</p> <p>Estimated Concession Period: 30 years</p>
<p><b>Government Contracting Agency:</b> Minister of Transportation handed over the authority to the Director General of Sea Transportation</p> <p><b>Type of PPP:</b> Solicited</p> <p><b>Return of Investment:</b> User Charge</p>	

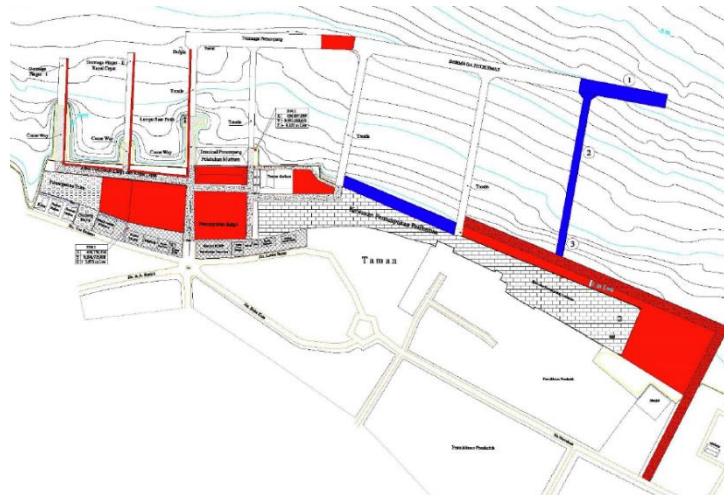




**Project Digest**

<b>Project Title</b>	<b>Development of Baubau Port</b>
<b>Government Contracting Agency</b>	Minister of Transportation handed over to Director General of Sea Transportation
<b>Implementing Agency</b>	Directorate General of Sea Transportation
<b>Preparation Agency</b>	Directorate of Ports
<b>Project Cost</b>	USD 17.48 Million
<b>Estimated Concession Period</b>	30 years
<b>Location</b>	Southeast Sulawesi

**1. Project Picture (Map and/or Illustration of Project)**



**Picture 1 – Layout of Baubau Port**

**2. The Opportunity**

**2.1. Project Background**

Baubau Seaport is located in Wolio District, Baubau City, Southeast Sulawesi Province. This port is one of the strategic transportation nodes in the Eastern Indonesia region. Due to this geographical position, Baubau Seaport is in the line of sea transportation movement from western regions of Indonesia such as Jakarta, Surabaya, and the central region like Makassar to the eastern part of Indonesia such as Maluku, North Maluku, Central Sulawesi, and North Sulawesi. Baubau Port is also a gateway for maritime transport for Southeast Sulawesi Province where most of the passenger and goods movement transit at this port.

As stated in the Baubau development roadmap, the Port of Baubau will be further developed to fulfill the need for better service to support the long-term plan of making Baubau the gateway for the economy and tourism area in Southeast Sulawesi. In order to achieve that, the facilities of Baubau Port will need to be upgraded periodically to sustain the demand. The upgrade will include land reclamation, commercial area development, and port terminal development.

## 2.2. Project Description

The scope of work for Baubau Port Development consists of :

- a. Land zoning rearrangement;
- b. Rehabilitation, operation, and maintenance of existing facilities (traditional shipping, passenger, and multipurpose terminal);
- c. Construction of additional facilities for the development of the port considering demand growth;
- d. Provision of handling equipment to improve port performance level;
- e. Operation and maintenance of added facilities to further upgrade port service level;
- f. Ensure and transfer all assets until the end of the concession period.
- g. Providing handling equipment;
- h. Providing water supply and other utilities.

## 2.3. Project Objectives

- a. To rehabilitate and expand passenger and multipurpose terminal;
- b. To improve port performance level in cargo and container handling;
- c. To improve safety and security for passengers.

## 3. Business Entity's Scope of Work

Design-Build - Finance - Operate - Maintenance - Transfer

## 4. Technical Specification

Landside facilities consist of:

- a. Container Yard
- b. Container Freight Station
- c. Cargo Warehouse
- d. Open Storage
- e. Parking Area
- f. Passenger Terminal
- g. Parking Area

## 5. Environmental Impact Assessment (EIA/AMDAL) Findings

Project activities that could induce significant environmental impacts are:

- a. Construction workers mobilization
- b. Heavy equipment mobilization
- c. Earthworks and facilities construction
- d. Operational workers recruitment
- e. Seaside facilities operations

## 6. Land Acquisition and Resettlement Action Plan

Land acquisition is needed for the addition of a gateway and access road to the multipurpose terminal to ease the circulation of cargo and container movements.

## 7. Project Cost Structure

<b>Estimated Project Cost</b>		<b>USD 17.48 Million</b>
<b>Indicative Debt to Equity Ratio</b>		
- <b>Debt Level</b>		70 %
- <b>Equity Level</b>		30 %
<b>FIRR</b>		11.11 %
<b>NPV</b>		USD 1.81 Million

## 8. Government Support and Guarantee

Government support and government guarantee will be determined after FBC completion

## 9. Contact Information

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