



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

# PUBLIC PRIVATE PARTNERSHIP

INFRASTRUCTURE PROJECTS PLAN IN INDONESIA

# 2022

# Betan Subing Type A Bus Terminal Development

Location : Betan Subing, Lampung Province

**Sector : Transportation**

**Sub-Sector : Passenger Terminal**

**Description:**  
 To improve the terminal infrastructure quality to provide better transportation service, the Minister of Transportation has planned to develop a Type A Bus Terminal at Betan Subing, Lampung Province. Betan Subing terminal is located adjacent to the Trans Sumatra toll road. There is a Terbanggi Besar toll gate for the road to Betan Subing terminal and the national road if it is reached from arterial roads or non-toll roads.

**Estimated Project Cost:** USD 16.72 Million

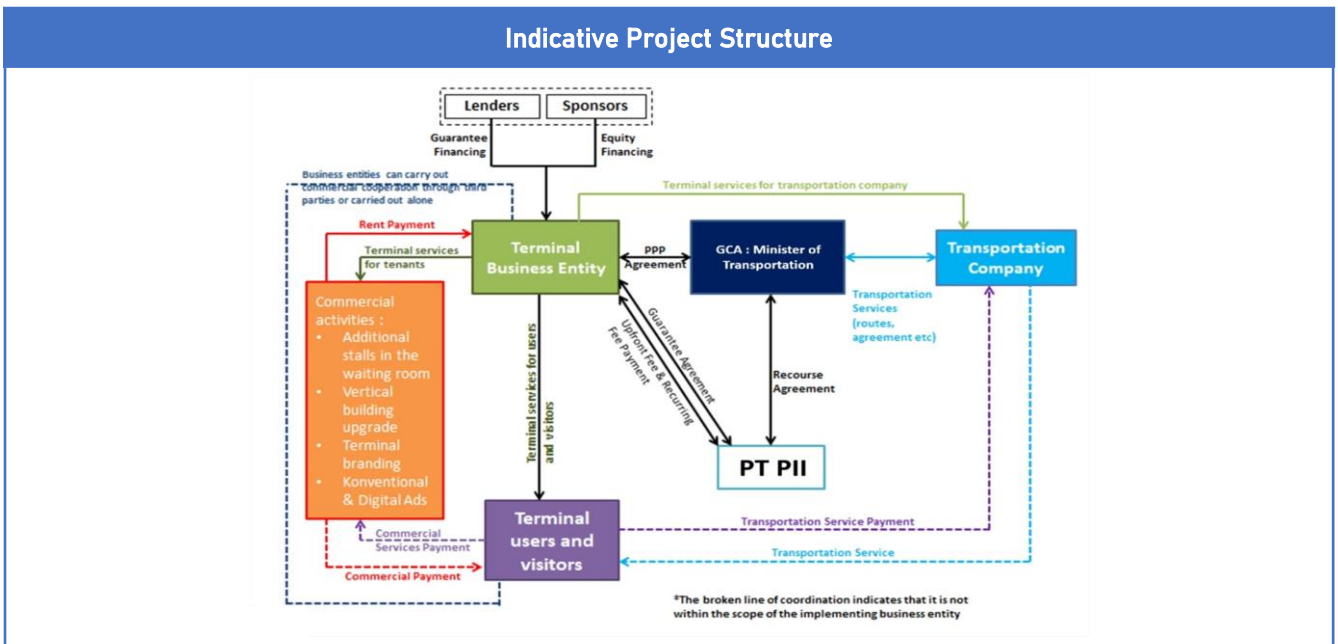
**Financial Feasibility:**  
 IRR : 13.9% (with charge applies to the bus and passengers)  
 11.9% (without charge applies to the bus and passengers)  
 NPV : USD 8.66 Million

**Estimated Concession Period : 30 years**

**Government Contracting Agency :**  
 Minister of Transportation

**Type of PPP :**  
 Solicited

**Return of Investment :**  
 Other Form





## Project Digest

<b>Project Title</b>	<b>Betan Subing Type A Bus Terminal Development</b>
<b>Government Contracting Agency</b>	Minister of Transportation
<b>Implementing Agency</b>	Directorate General of Land Transportation
<b>Preparation Agency</b>	Ministry of Transportation
<b>Project Cost</b>	USD 16.72 Million
<b>Estimated Concession Period</b>	30 years
<b>Location</b>	Central Lampung Regency, Lampung Province

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



## 2. The Opportunity

### 2.1. Project Background

In the National Medium-Term Development Plan 2020-2024 (Presidential Regulation No. 18/2020) it is mandated that the Government needs to encourage public participation, including the private sector and local governments in the service and implementation of the facilities and infrastructure sector. The Ministry of Transportation as the person in charge of the transportation sector, including land transportation, describes the government's plan using the Public-Private Partnership (PPP) scheme. The Corona Virus 19 (Covid-19) pandemic at the beginning of 2020 was contributing to the further suppressed of funding needs for the infrastructure development. Thus, PPP scheme became one of the alternative funding options to build, operate and maintain infrastructure facilities at the Ministry of Transportation.

Through Presidential Regulation No. 38 of 2015 concerning Procedures for Implementing Government Cooperation with Business Entities in the Provision of Infrastructure, regulates sectors that can provide economic and social infrastructure services, including land transportation, specifically terminals.

Based on the Regulation of the Minister of Transportation No. 24 of 2021 concerning the Operation of Road Transport Passenger Terminals, the person in charge of the type A passenger terminal service is the Minister of Transportation / Director General of Land Transportation. The operation of type A terminals that are spread throughout Indonesia has varying conditions so that they are also divided into several classes. In terms of the development of the type A Terminal PPP project, the Ministry of Transportation as the GCA has chosen the Betan Subing Terminal located in Central Lampung Regency, Lampung Province to be developed as one of the pilot PPP projects in the type A terminal.

### 2.2. Project Description

The development of the Type A Betan Subing Terminal in Lampung Province was initiated by the Ministry of Transportation. In 2020, a Preliminary Study on the Development of a Type A Terminal in Lampung Province has been conducted. Of the three candidate type A terminals in Lampung Province, the Betan Subing type A terminal in Central Lampung was selected to be developed under the PPP scheme.

The development of the Type A Betan Subing Terminal in Lampung Province was planned in the form of activities to build and operate a terminal with a building area of around 15,900 m<sup>2</sup> of terminal building and mixed-use as well as attracting development around the terminal to increase crowds and generate new transportation. This project gets a terminal financing refund from the services regulated in the Minister of Transportation Regulation No. 24 of 2021. Business Entities Implementing this project are required to achieve the Minimum Service Standards regulated in the Minister of Transportation Regulation No. 40 of 2015 and the director general of land transportation Regulation No. KP722 / AJ.005 / DRJD.2021. The project preparation period up to financial close is planned for 24 (twenty-four) months. Furthermore, the construction implementation is planned for about 1 year and it is estimated in 2025, the Government and Business Entity Cooperation Project for the Development of the Type A Betan Subing Terminal in Lampung Province has started operating.

### 2.3. Project Objectives

The Development of Type A Betan Subing Terminal in Lampung Province aims to:

1. Create a terminal with a modern concept, safe and comfortable,
2. Supporting the Ministry of Transportation program in creating a mixed-use-based terminal service,

3. To improve transportation access to and from Central Lampung Regency,
4. Become a locomotive for driving the economy and development of Central Lampung Regency through a mixed-use terminal scheme,
5. Generating public interest to visit the terminal and to use public transportation, especially city bus.

### 3. Business Entity's Scope of Work

The scope of work for the private partner in this project are Design, Build, Finance, Maintenance, Operate, Transfer (DBFMOT).

### 4. Technical Specification

<b>Building Type</b>	Multi-storey Building Complex
<b>Number of Floors</b>	2
<b>Building Area</b>	15.900 M <sup>2</sup>
<b>Building Function</b>	Hotel, Grocery Center and Recreation (Sport)

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

The Betan Subing Type A Bus Terminal Development in Lampung Province is categorized as business activities that are required to have an EIA/AMDAL. The Ministry of Transportation will prepare an EIA/AMDAL document for this project.

### 6. Land Acquisition and Resettlement Action Plan

The land area of Betan Subing Terminal is already owned by the Ministry of Transportation with an area of ± 5.5 Ha. Based on the Outline Business Case, there is a need for land area for the terminal (2.27 Ha and 1.36 Ha) so that the total area becomes 9.2 Ha for additional mixed-use activities. Regarding this additional area, it is still under discussion between the Central Lampung Regency Government and the Ministry of Transportation, in this case through the Directorate General of Land Transportation.

### 7. Project Cost Structure

<b>Estimated Project Cost</b>		<b>USD 16.72 Million</b>
<b>Indicative Debt to Equity Ratio</b>		
- Debt Level		70%
- Equity Level		30%
<b>IRR</b>	13.9% (with charge applies to the bus and passengers) 11.9% (without charge applies to the bus and passengers)	
<b>NPV</b>	USD 8.66 Million	

### 8. Government Support and Guarantee

Based on OBC study, this project is indicated to required Government Support up to 27.5% and government guarantees. The Ministry of Transportation will confirm further in the final pre-feasibility study/Final Business Case (FBC).

## 9. Contact Information

Name : Susanty Pertiwi

Position : Head of Infrastructure and Business Sub-directorate,

Directorate of Road Transportation Infrastructure, Directorate General of Land  
Transportation

Phone : +6281225509449

Email : s.pertiwi74@gmail.com