



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

PUBLIC PRIVATE PARTNERSHIP

INFRASTRUCTURE PROJECTS PLAN IN INDONESIA

2022

Bina Harapan Cisaranten Housing

Location : Bandung, West Java Province

Sector : Public Housing



Government Contracting Agency:
Minister of Public Works and Housing
Type of PPP:
Solicited
Return of Investment:
Under Review

Sub-Sector : Affordable Housing

Description:

Development of affordable housing plus commercial exploitation on a land parcel of 5 Hectares, consisting of eleven towers, with an approximate potential of 2,738 housing units.

Estimated Project Cost: USD 74.84 million

Financial Feasibility:

IRR : 12.5% (Under Review)

NPV : USD 11.71 million (Under Review)

Estimated Concession Period: 15 years

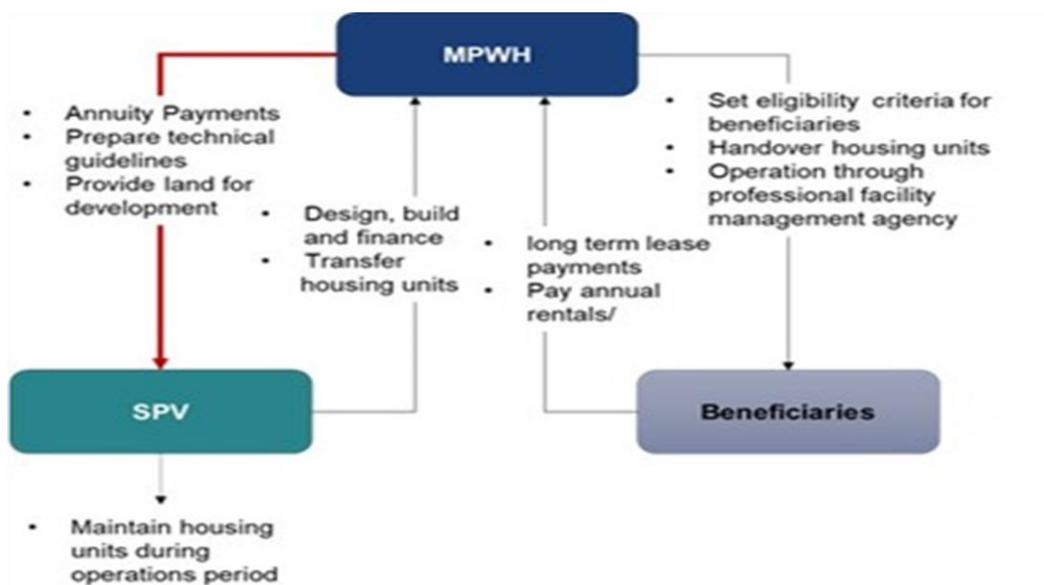
Based on OBC results. Currently the project is updating the real demand survey and will be reviewed further in the FBC document.

Indicative Project Schedule



Project Status : Final Business Case

Indicative Project Structure



Project Digest

Project Title	Bina Harapan Cisaranten Housing
Government Contracting Agency	Minister of Public Works and Housing Directorate General of Public Works and Housing Infrastructure Financing
Preparation Agency	Directorate General of Public Works and Housing Infrastructure Financing (MoF's PDF)
Project Cost	USD 74.84 Million
Estimated Concession Period	15 years
Location	Komplek Pusjatan. Jalan. AH. Nasution, Bandung City, West Java

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



Figure 1 – Masterplan of Cisaranten Housing Complex

2. The Opportunity

2.1. Project Background

Indonesia is undergoing rapid urbanization. As per the “Project Appraisal Document of IBRD’s National Affordable Housing Program project”, the country’s cities are growing at a rate of 4.1% per year between the years 2000 to 2010, faster than other Asian countries (compared to 3.8 percent in China, 3.1 percent in India and 2.8 percent in Thailand). In 2012, the urban population was 52% of the total population and by 2025, nearly 68% of the Indonesians will be living in cities. Approximately 18 million of the 21 million jobs created between 2001 and 2011 were in urban areas, marking a major shift of the employment base toward cities.

As more people transition to urban areas, well-planned urbanization and an increase in the supply of affordable housing in well serviced and well-connected neighborhoods will be critical to enhancing living standards. Also, as income rises and existing large metropolitan cities such as Jakarta and Surabaya become saturated, there is a need to provide affordable housing facilities to the next big cities. Bandung, which is the third largest city in Indonesia is growing fast and needs urgent interventions in the development of infrastructure and provision of affordable housing stock for its citizens. This project is proposed by the GCA to meet the residential needs of persons in the low-income segment in Bandung.

2.2. Project Description

Ministry of Public Works and Housing preliminary concept development of affordable housing plus commercial exploitation on a land parcel of 5 Hectares, consisting of eleven towers (4 Rusunawa, 3 Affordable housing, 4 commercial housing) with an approximate potential of 2,738 housing units (1008 Rusunawa, 802 affordable housing, 828 commercial housing)

2.3. Project Objectives

To complement its public housing program and provide a fillip to private participation in the affordable housing program, the Ministry of Public Works and Housing (PUPR) has identified one parcel of land namely, Komplek Pusjatan Jl. AH. Nasution in Bandung City, for the development of affordable housing units and through a PPP route. Affordable housing projects with public housing rental rates would require substantial support from the GCA in the form of availability payments for financial viability through PPP. The project would explore partial commercial exploitation of the site to cross subsidize the low rentals and reduce the burden of availability payments for the GCA.

3. Business Entity’s Scope of Work

Design – Build – Finance – Maintain and Transfer (Under Review).

4. Technical Specification

This housing project falls in the form of a Flat building under the classification of High Rise. Regulations to set minimum service standards for flats are contained in the provisions of Article 80 letter f of Law 20 of 2011. The regulation includes the specification for Residential Services, Managing Office, Utilities, Cleaning and Waste Management, Information, Security, Safety, Accessibility for Disabled People, Parking, and Maintenance Code. Project construction refers to MPWH Regulation 2/PRT/M/2012 Green Building.

5. Environmental Impact Assessment (EIA/AMDAL) Findings

Environmental Impact will be assessed during project preparation stage (FBC).

6. Land Acquisition and Resettlement Action Plan

The land for the project admeasuring 5 hectares is owned by Ministry of Public Work and Housing as State-Owned Asset (Barang Milik Negara/BMN). There is 4360 sqm of land (the Cow Shed Land) that needs to be acquired. Therefore, no resettlement plan is needed.

7. Project Cost Structure AP Model

Estimated Project Cost	USD 74.84 Million
Indicative Debt to Equity Ratio	
- Debt Level	80%
- Equity Level	20%
IRR	12.5% (Under Review)
Equity IRR	15% (Under Review)
NPV	USD 11.71 Million (Under Review)

8. Government Support and Guarantee

Indicative government support will be in the form of Environmental Permit, Location Permit, Design Certifications, Project Development Facility, Land Acquisition, Rent Agreement, Guarantee etc.

9. Contact Information

Name : R Haryo Beki Martoyoedo

Position : Director for Housing Financing Implementation

Phone : 021-7264348

Email : haryo.bekti@pu.go.id