



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

PUBLIC PRIVATE PARTNERSHIP

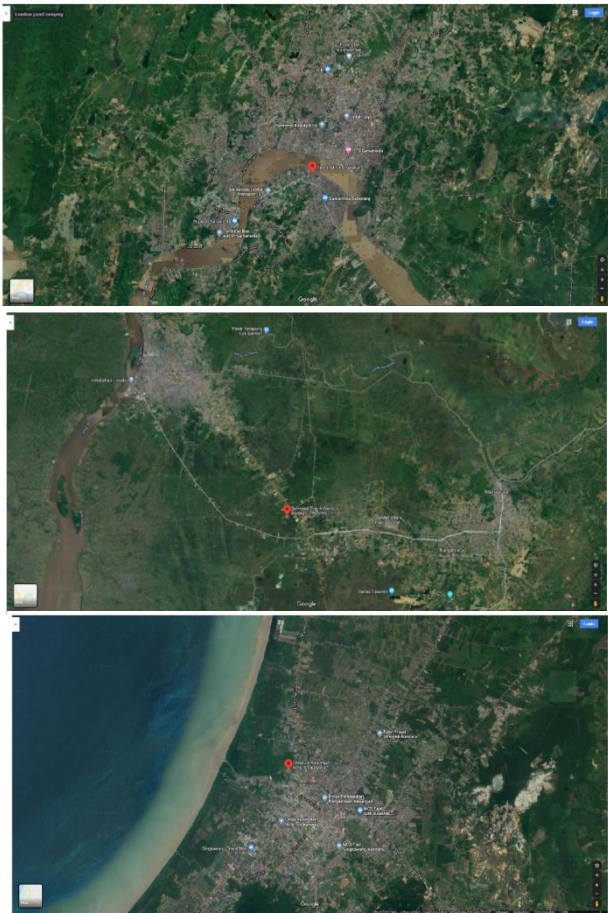
INFRASTRUCTURE PROJECTS PLAN IN INDONESIA

2022

Kalimantan Type A Bus Terminal Development

Location : West Kalimantan Province, South Kalimantan Province, East Kalimantan Province

Sector : Transportation



Sub-Sector : Passenger Terminal

Description :

To accelerate the development and to provide better transportation service, the Ministry of Transportation is planning to upgrade its terminals in Kalimantan Island through Public-Private Partnership Scheme.

Initially, there are 3 bus terminal sites in Kalimantan that are suitable for PPP:

Samarinda Bus Terminal – located near Mahakam River, the terminal is planned to attract more passenger through its Skybridge. This skybridge will connect the terminal and river transport-pier, which will boost riverside tourism.

Gambut Barakat Bus Terminal – A mixed-use concept bus terminal designed as a hub for people activities. Some of the captive markets of this terminal are Higher education campus and commerce which already rent some of the terminal space. It's also integrated with Trisakti Logistic Port.

Singkawang Bus Terminal – A greenfield terminal with a mixed-use concept (Tourism and Grocery center) focusing to serve bustling tourists during Chinese New Year festival and as Inter-country commercial point between Malaysia and Indonesia.

Estimated Project Cost:
USD 32.26 Million

Financial Feasibility:
IRR : 10.68%
NPV : USD 6.4 Million

Estimated Concession Period : 20 years

Government Contracting Agency:
Minister of Transportation

Type of PPP :
Solicited

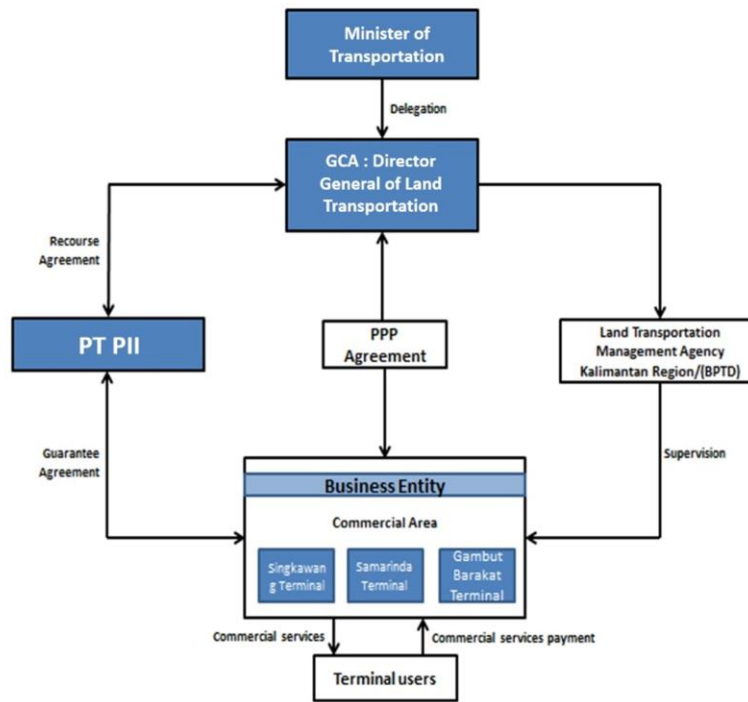
Return of Investment :
Other Income

Indicative Project Schedule



Project Status : Outline Business Case

Indicative Project Structure

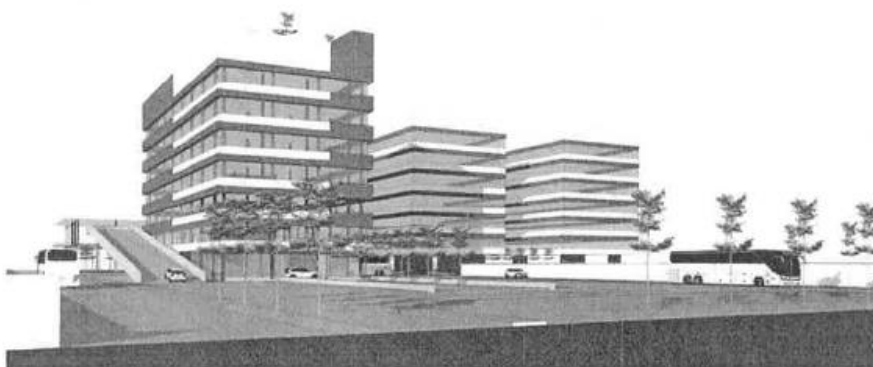


Project Digest

Project Title	Sumatera Type A Bus Terminal Development
Government Contracting Agency	Minister of Transportation
Implementing Agency	Directorate General of Land Transportation
Preparation Agency	Ministry of Transportation
Project Cost	USD 32.26 Million
Estimated Concession Period	20 years
Location	West Kalimantan, South Kalimantan, East Kalimantan Province

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

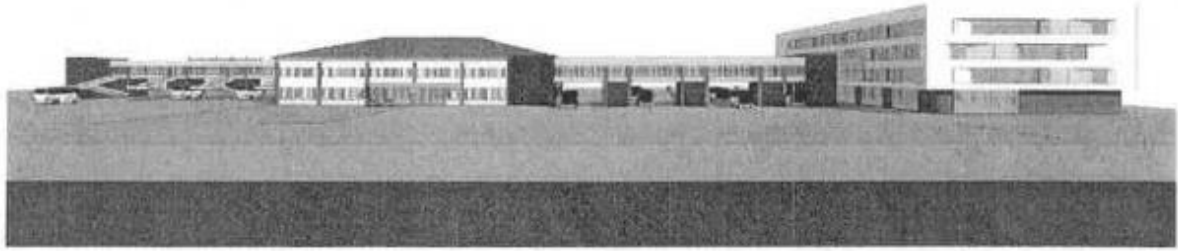
Singkawang Bus Terminal



Samarinda Bus Terminal



Gambut Barakat Bus Terminal



2. The Opportunity

2.1. Project Background

In order to accelerate the development and to give better transportation service especially through land, Ministry of Transportation planned to upgrade its terminals in Kalimantan Island through Public-Private Partnership Scheme.

Initially, there are three bus terminal sites in Kalimantan that deemed suitable for PPP invest. There are :

- Samarinda Terminal is the only type A terminal in Samarinda City which is expected to meet the public transportation needs of the Samarinda community. Since 2017, the management of the Samarinda Type A Bus Terminal has been officially taken over by the Ministry of Transportation. The bus terminal, which serves the route from Samarinda, East Kalimantan to Banjarmasin, South Kalimantan, has been managed by the Samarinda Transportation Service since 1974. The condition of this terminal is quite apprehensive, there are also many facilities that are no longer feasible to operate. The team's monitoring results in the data collection survey showed a lot of damage to buildings and terminal facilities. Therefore, in 2020 the Ministry of Transportation will start implementing a terminal rehabilitation program to improve operational feasibility and attract bus users.
- Gambut Barakat Type A Terminal completed in 2012, this terminal is a central government asset managed by the Land Transportation Management Center for Region XV South Kalimantan (Bptd XV Kalsel), built with a land area of 5 hectares and a building area of 5,848 m² and utility building area 108 m². The function of the Gambut Barakat Type A Terminal is to serve public passenger vehicles for Inter-Provincial City Transport, Inter-City In-Province Transport and Rural Transport. So far, Gambut Barakat Terminal Type A has been functioned by Bus Rapid Transit operations with the route of Gambut Barakat Type A Terminal to Syamsuddin Noor Airport and the opposite direction as well as being a BRT crossing point from Banjarmasin and Banjarbaru.
- The Singkawang Inter-Border Terminal is planned to develop next to the Singkawang City Transportation Service Office. The development of this terminal is due to the high interest of the people, especially from Malaysia to travel to Singkawang city and people in Singkawang to travel to the Kuching area. Therefore, since 2018 it has been planned to open a cross-country route.

2.2. Project Description

Ministry of Transportation will develop type A Terminal in Kalimantan Island through PPP scheme. Kalimantan Type A Terminal Development consist of 3 terminals. There are:

- Samarinda Type A Terminal in Samarinda, East Kalimantan Province
- Gambut Barakat Type A Terminal in Banjar, South Kalimantan Province
- Singkawang Type A Terminal in Singkawang, West Kalimantan Province

Ministry of transportation will develop type A Bus Terminal in Kalimantan Island through mixed-use building concept. The mixed-use building aims to combine three or more uses into one structure such as residential, hotel, retail, parking, transportation, cultural or entertainment.

2.3. Project Objectives

To provide Kalimantan with Public Transportation Infrastructure with Building Development Concept that can increase the use of alternative land public transportation and also increase trip traffic and trip attraction. The economic benefit will impact to Community Facilities, employment and tax revenue for government.

3. Business Entity's Scope of Work

The scope of work for the private partner are Design, Build, Finance, Maintenance, Operate, Transfer (DBFMOT) of the Bus terminal which include the operation of Bus Terminal as per Law number 11/2020 regarding The Job Creation Act.

4. Technical Specification

Mixed-use concept implementation :

No.	Mixed-use	Singkawang Terminal	Gambut Barakat Terminal	Samarinda Terminal
1.	Hotel	✓	-	-
2.	Shopping Center	✓	✓	✓
3.	Restaurant/Café	✓	✓	✓
4.	Sport Infrastructure	✓	✓	-
5.	Others	-	Logic Hub	River Tourism Concept

a. Building Development Area of Singkawang Bus Terminal

	Number of floors with Commercial rent	Building Position	Typical Area (M ²)
Building A	1 floor	In the middle of the orientation facing the road	1,100
Building B	4 floor	Located on the left side of Terminal	3,763

Building C	1 floor	Located behind the A Building	1,067.5
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Building Type	:	Multi-storey Building Complex
Number of Floors	:	7
Building Area	:	24,887 M ²
Building Function	:	Hotel, Grocery Center and Recreation (Sport)

b. Building Development Area of Samarinda Bus Terminal

One of the buildings in Alam Barajo Type A Terminal will be used for commercial areas :

Commercial type (in stall)	Number of Stall	Stall Size (M ²)	Rentable Area (M ²)
Stall 1	38	3 x 3	342
Stall 2	16	5 x 5	400
Stall 3	18	3 x 3 (home)	162
Total Rentable Area			904

Building Type	:	Simple Multi-storey Building
Number of Floors	:	2
Building Area	:	2,260 M ²
Building Function	:	Recreation (Mahakam River Floating Market)

c. Building Development Area of Gambut Barakat Bus Terminal

Integration concept between Trisakti Logistic Port and Bus Terminal. One terminal building that will be developed, especially on Commercial side, including :

Commercial type (in stall)	Number of Stall	Stall Size (M ²)	Rentable Area (M ²)
Stall 1	38	3 x 3	342
Stall 2	16	5 x 5	400
Stall 3	18	3 x 3 (home)	162
Total Rentable Area			904

Building Type	:	Simple Multi-storey Building
Number of Floors	:	4
Building Area	:	15,624 M ²
Building Function	:	Mixed use Bus Terminal, integrated with Trisakti Logistic Port and Commercial Building for supporting campus.

5. Environmental Impact Assessment (EIA/AMDAL) Findings

This project 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

- For Samarinda Terminal, there is a requirement of ± 2,400 m² Land Acquisition, however the required land is owned by Samarinda City Municipality. Transfer process to GCA is in process.

- For Singkawang Terminal there is ± 5,000 m² Land Acquisition owned by Local government, in administration process of naming, and will be given to GCA. Land acquisition will be performed by GCA.

7. Project Cost Structure

Estimated Project Cost		USD 32.26 Million
Indicative Debt to Equity Ratio		
- Debt Level		70%
- Equity Level		30%
IRR		10.68%
NPV		USD 6.4 Million

8. Government Support and Guarantee

Based on the OBC study, this project is indicated to required Government Support up to 15% and Government Guarantee. Further Government support and Government guarantee will be finalized in Final Business Case (FBC).

9. Contact Information

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