



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


PUBLIC PRIVATE PARTNERSHIP

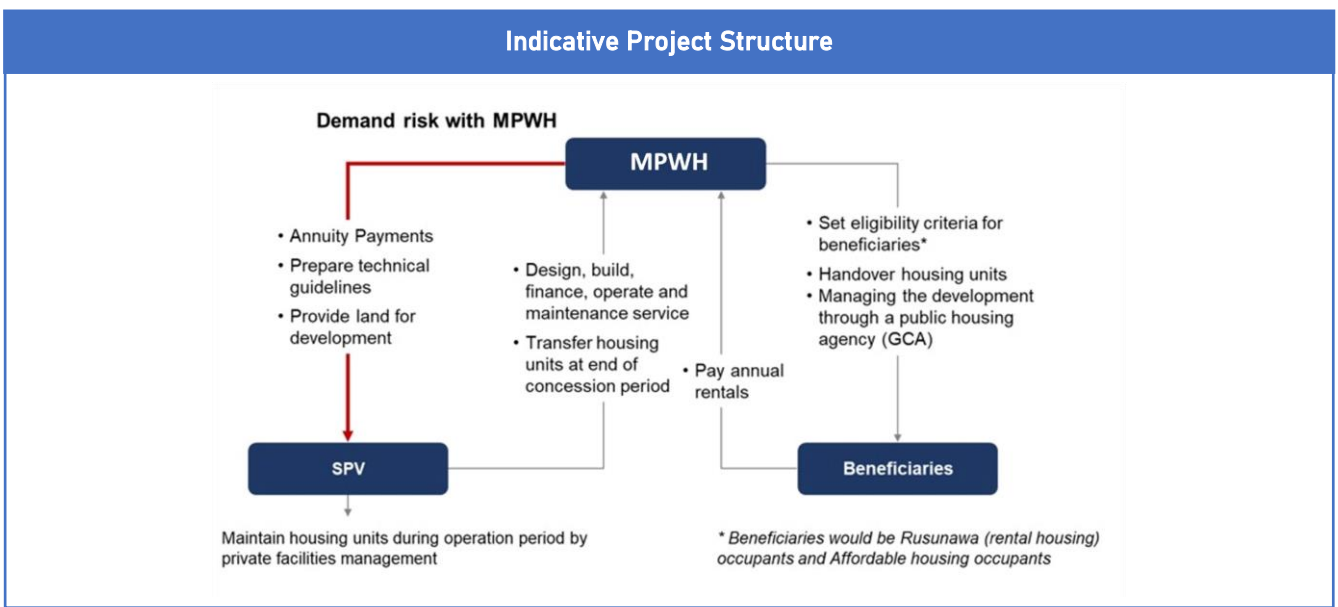
INFRASTRUCTURE PROJECTS PLAN IN INDONESIA

2022

Karawang Spuur Public Housing

Location : Karawang Regency, West Java Province

Sector : Housing	Sub-Sector : Affordable Housing
	<p>Description: Karawang Spuur Housing PPP Project is a public housing project on a 1.9 ha Ministry of MPWH-owned land. The location of the PPP project is located on Jalan Karawang Spuur, Wadas Village, East Telukjambe District, Karawang, West Java. The land is located in the urban area of Karawang, a few minutes from schools, universities, and industrial areas. Besides that, the location has high accessibility, minutes away from the West Karawang 1 toll gate, and the Karaba Indah bus stop. The project will cover the construction of 2 towers, resulting in 1.175 residential units.</p> <p>Estimated Project Cost: USD 28.08 Million (Under Review)</p> <p>Financial Feasibility: IRR : 10.88% (Under Calculation) NPV : USD 1.95 million (Under Calculation)</p> <p>Estimated Concession Period: 22 Years (include 2 years of construction period)</p>
<p>Government Contracting Agency: Minister of Public Works and Housing</p> <p>Type of PPP: Solicited</p> <p>Return of Investment: Availability Payment</p>	



Project Digest

Project Title	Karawang Spuur Public Housing
Government Contracting Agency	Minister for Public Works and Housing
Implementing Agency	Directorate General of Public Works and Housing Infrastructure Financing
Preparation Agency	Directorate General of Public Works and Housing Infrastructure Financing
Project Cost	USD 28.08 Million (Under Review)
Estimated Concession Period	22 Years (include 2 years of construction period)
Location	Karawang Regency, West Java Province

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



Figure 1 – Layout of Karawang Spuur Public Housing

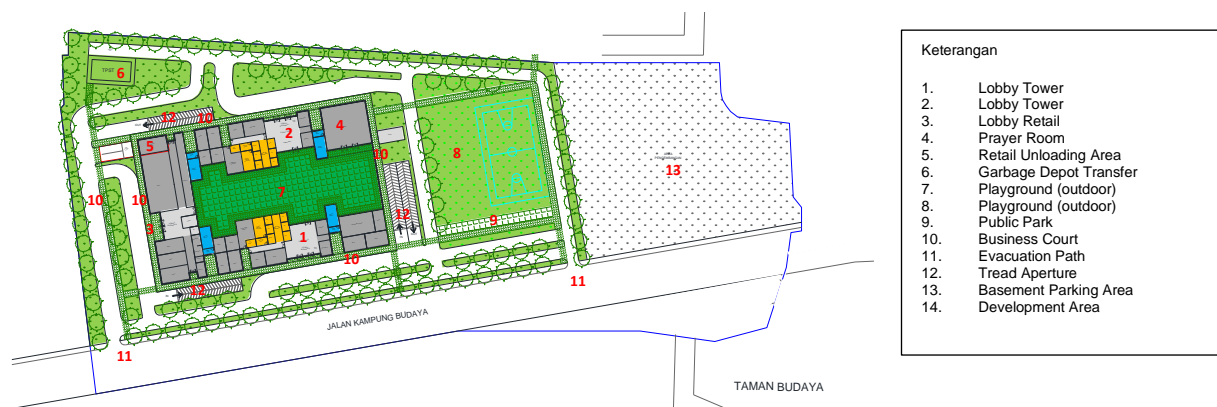


Figure 2– Masterplan of Karawang Spuur Public Housing

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.

The direction of housing finance policy focused on national development priorities, which are mainly for the region/region: (a). Industrial zone / KEK, (b). Tourism area, (c). the development of a green city with climate and disaster resistance, (d). A Smart city that is competitive and based on Communication Technology, (e). village and city linkages (f). border area with 10 (ten) neighboring countries 187 (one hundred eighty-seven) priority locations, including 92 (ninety-two) outer islands), (g). disadvantaged areas, and (h). support for reducing the burden of the poor and vulnerable population, as well as a program to accelerate national development strategic projects by the formulation of the objectives of the Ministry of Public Works and Public Housing is to expand access to adequate housing financing facilities for MBR that are equipped with adequate facilities and infrastructure for all community groups in a fair manner and approach demand management with national priorities.

For this reason, the government continues to strive to realize decent housing for MBR that is in line with the direction of the housing finance policy in the priority development areas/regions, and one of them is Karawang

This project is structured to make the National Mid-Term Development Plan more concrete in resolving development issues, measurable and the benefits can be directly understood and felt by the community. These projects have strategic value and high leverage to achieve development priority targets. One of the major projects of the Ministry of PUPR is the construction of Urban Flats.

2.2. Project Description

Karawang Spuur Housing PPP Project is a public housing project on a 1.9 ha Ministry of MPWH-owned land. The location of the PPP project is located on Jalan Karawang Spuur, Wadas Village, East Telukjambe District, Karawang, West Java. (Coordinates: -6.3283005, 107.276151).

Karawang Spuur Housing PPP Project located in the Karawang Transit Oriented Development (TOD) development area. The land is located in the urban area of Karawang, a few minutes from schools, universities, and industrial areas. Besides that, the location has high accessibility, minutes away from the West Karawang 1 toll gate, and the Karaba Indah bus stop. The project will cover the construction of 2 towers, resulting in 1.175 residential units and several public purposes, such as co-working spaces, green areas, commercials, and other social facilities.

2.3. Project Objectives

Providing housing facilities, shopping areas, green areas, and other facilities.

3. Business Entity's Scope of Work

Design-Build-Finance- Maintenance- Operation-Transfer

4. Technical Specification

Karawang SPUUR Public Housing		
Public Housing Type	Public Housing for Rent Mixed use	
Allocation	Occupancy	<ul style="list-style-type: none">• Low Income Communities• Non - Low Income Communities
	Non-Occupancy	<ul style="list-style-type: none">• Green Open Space• Shops• Sports Facilities• Clinic• Shopping Center
Number of Towers	2 Towers	
Number of Floors	27 Floors per Tower	
Number of Units	1,175 Units	

5. Environmental Impact Assessment (EIA/AMDAL) Findings

Any environmental document requirement will be identified in the OBC/FBC.

6. Land Acquisition and Resettlement Action Plan

The current status of the Karawang Spuur land is a Letter of Release of Rights, to avoid future land status problems, before the development process is carried out, an increase in the legality of the land status from the Release of Rights to a Certificate is carried out. In this case, the National Land Agency Office of Karawang Regency is ready to support the process of enhancing the legality of land status.

7. Project Cost Structure AP - Model

Estimated Project Cost		USD 28.08 Million (under review)
Indicative Debt to Equity Ratio		
- Debt Level		70%
- Equity Level		30%
IRR		10.88% (Under Calculation)
NPV		USD 1.95 million (Under Calculation)

8. Government Support and Guarantee

Government Support and Guarantee will be identified in the OBC/FBC.

9. Contact Information

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