



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


# PUBLIC PRIVATE PARTNERSHIP

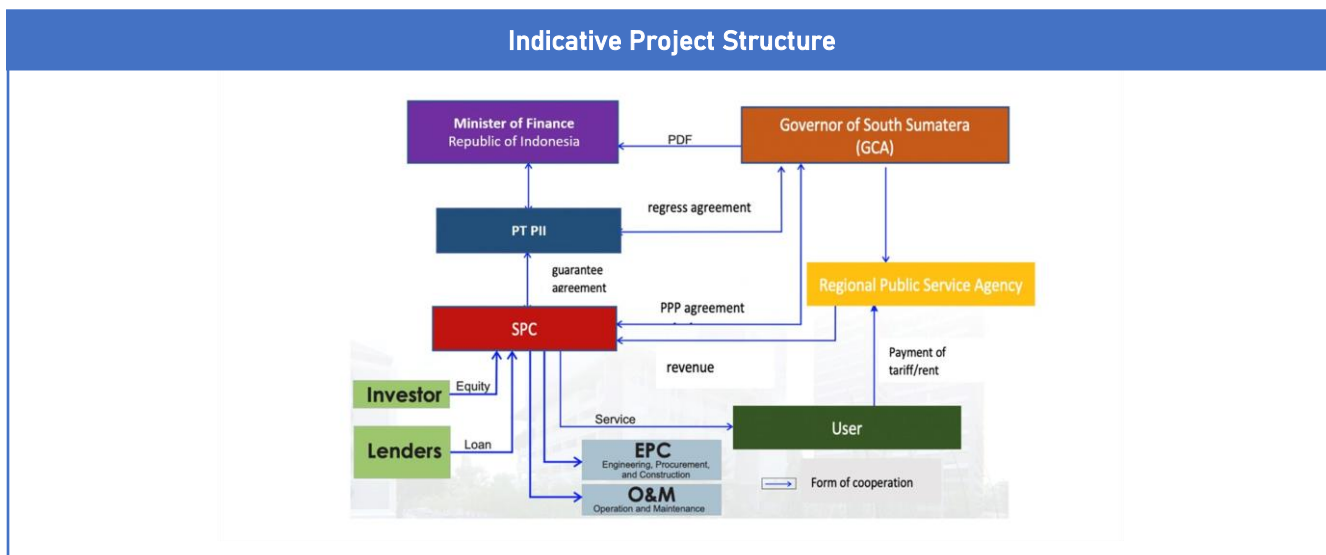
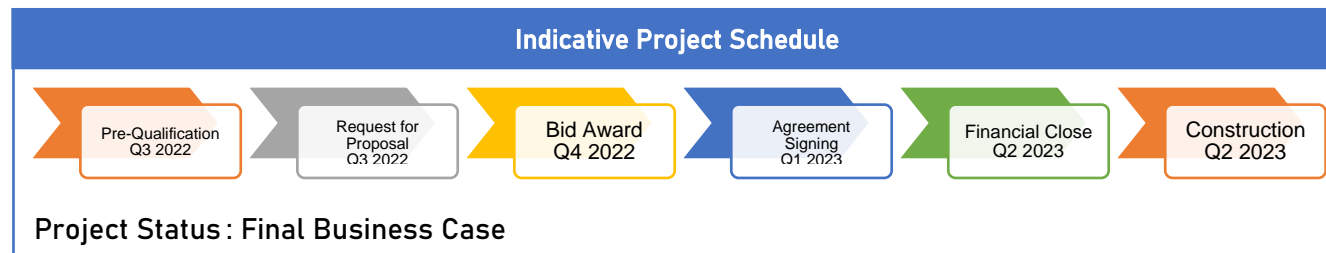
INFRASTRUCTURE PROJECTS PLAN IN INDONESIA

# 2022

# Sei Mangkei Public Housing

Location : North Sumatera Province

Sector : Housing	Sub-Sector : Affordable Housing
	<p><b>Description:</b> This project will build to meet the needs of workers in Sei Mangkei Industrial Area which consist of 3 towers of rental flats. Each tower has 18 floors and 672 units. 1 apartment tower has 16 floors consist of 132 rooms and 1 hotel tower with 15 floors. Land area: 3.3 Ha</p> <p><b>Estimated Project Cost:</b> USD 79.03 Million</p> <p><b>Financial Feasibility:</b> IRR : 11.14% NPV : USD 4.11 Million</p> <p><b>Estimated Concession Period:</b> 20 years</p>
<p><b>Government Contracting Agency:</b> Governor of North Sumatera</p> <p><b>Type of PPP:</b> Solicited</p> <p><b>Return of Investment:</b> User Payment</p>	

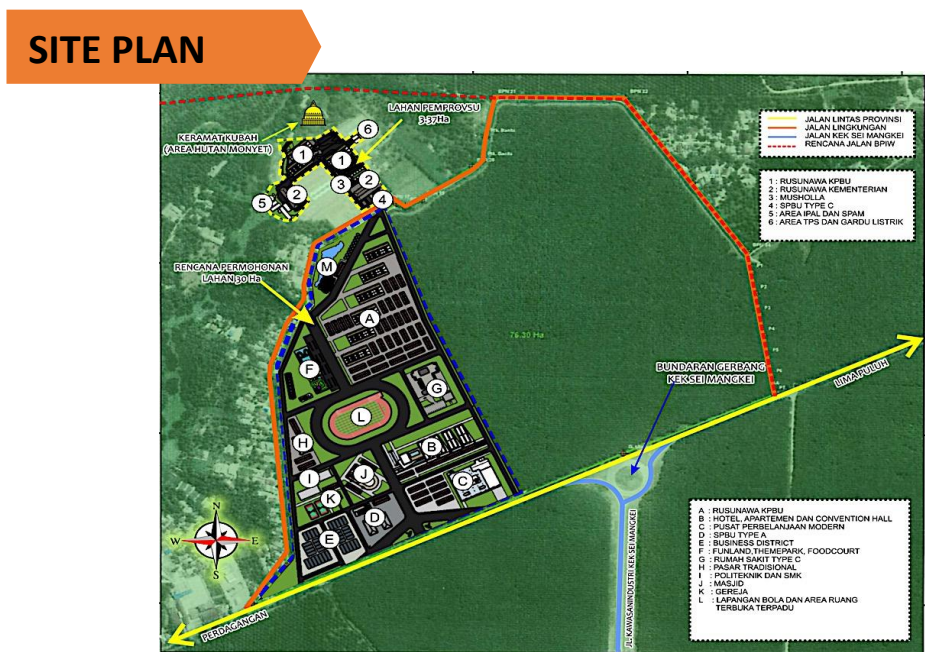




## Project Digest

<b>Project Title</b>	<b>Sei Mangkei Public Housing</b>
<b>Government Contracting Agency</b>	<b>Governor of North Sumatera</b>
<b>Implementing Agency</b>	<b>Housing Agency of North Sumatera</b>
<b>Preparation Agency</b>	<b>Housing Agency of North Sumatera (MoF's PDF)</b>
<b>Project Cost</b>	<b>USD 79.03 Million</b>
<b>Estimated Concession Period</b>	<b>20 years</b>
<b>Location</b>	<b>North Sumatera Province</b>

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



Picture 1 – Sei Mangkei Public Housing

### 2. The Opportunity

#### 2.1. Project Background

The special economic zone of Sei Mangkei was built to develop economic activities in the Sei Mangkei area which are strategic for the development of the national economy. Sei Mangkei industrial area has several companies that are actively operating. The number of companies each year is still growing and indicates that there will be an addition and an increase of workers in Sei Mangkei. Therefore, it is necessary to provide facilities in the form of housing that is close to the location of the workers.

#### 2.2. Project Description

The area for integrated Rusunawa for the special economic zone of Sei Mangkei workers is 33,000 m<sup>2</sup>. That area will be utilized for residential functions (Rusunawa, apartment, hotel), commercial functions (shopping center, gas station), mosques and green areas.

### 2.3. Project Objectives

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

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

Design-Build-Finance-Operation-Maintenance-Transfer

### 4. Technical Specification

- a. Rusunawa consists of 3 towers (each tower consists of 18 floors and 224 units)
- b. 1 tower apartment consists of 16 floors with 120 units (60 units of type 64 m<sup>2</sup> and 60 units of type 36 m<sup>2</sup>)
- c. The hotel consists of 15 floors with a swimming pool facility
- d. The shopping center consists of 3 floors in 3500 m<sup>2</sup> area
- e. The Green area of 7500 m<sup>2</sup>
- f. Mosque
- g. Gas station
- h. Playground 1.050 m<sup>2</sup>

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

The RPL/RKL have finished prepared by the Housing Agency of North Sumatera

### 6. Land Acquisition and Resettlement Action Plan

The land development area needed for this project is estimated at 50 Ha located around KEK Sei Mangkei (Land of PTPN III Special Economic Zone) and now by process administration include will be paid through budged funds.

### 7. Project Cost Structure

Estimated Project Cost	USD 79.03 Million
<b>Indicative Debt to Equity Ratio</b>	
- Debt Level	70%
- Equity Level	30%
<b>IRR</b>	11.14%
<b>NPV</b>	USD 4.11 Million

### 8. Government Support and Guarantee

From the Outline Business Case, there is an indication that this project needs the Viability Gap Fund to be financially viable. This project will also needs government guarantee.

## **9. Contact Information**

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