



WEST JAVA
INVESTMENT &
PARTNERSHIP



REBANA METROPOLITAN

The Future of West Java

a portfolio of new industrial area and
city development in west java



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VISION

West Java as the Center of Excellence Province through Innovation and Collaboration

01

WEST JAVA OVERVIEW

Demographic Condition
Social Condition
Economic Condition
Investment Realization
Top 5 Investment
Top Priorities Investment
Nationwide Potential Investment Development
Industrial Estates Portfolio

DEMOGRAPHIC CONDITION

WEST JAVA AREA

35,378KM²

1.8%
OF INDONESIA'S TOTAL AREA

POPULATION

49.3M

PRODUCTIVE AGE POPULATION

38.9M

POPULATION GROWTH RATE

1.3%

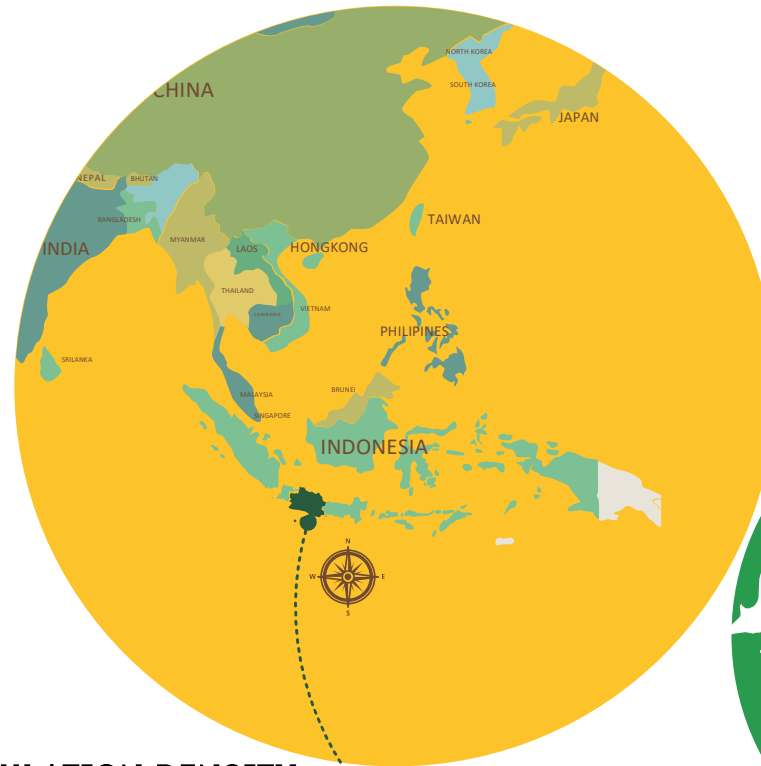
POPULATION DENSITY

1,394/KM²

SEX RATIO

MALE : FEMALE

1.025 : 1

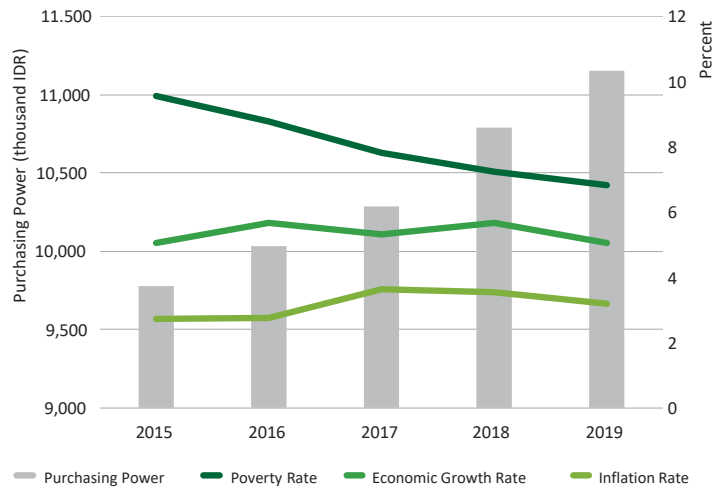


WEST JAVA IN INDONESIA IS LOCATED IN JAVA ISLAND

West Java has a very strategic geography located directly adjacent to the Indonesia's Capital City, Jakarta

SOCIAL CONDITION

ECONOMIC GROWTH RATE ASSOCIATED WITH PURCHASING POWER, POVERTY RATE, AND INFLATION RATE



West Java's economic growth until 2019 tends to be more inclusive as indicated by an increase in people's Purchasing Power, Poverty Rate reduction and Inflation control in reasonable conditions despite a decline in Economic Growth Rate.

Source: Indonesia Central Bureau of Statistic, 2019

Having two sides of one coin, West Java has both numerous potentials and challenges that can be seen from some indicators below. Our goal is to optimize the potentials and to overcome the challenges at the same time through the programs we deliver.

TOTAL WORKFORCE

23.84 MILLION
PEOPLE
(Feb 2019)

Grow 1.06 million people
from 2018

INDONESIA: 136.18
MILLION
PEOPLE
UNEMPLOYMENT RATE

7.99%

Drop 0.18% from 2018

INDONESIA: 5.01%

HUMAN DEVELOPMENT
INDEX

72.03

Grow 0.73 from 2018

CATEGORIZED AS
HIGH

POVERTY RATE

3.39M

NEEDY PEOPLE OR

6.82%

OF POPULATION

Poor people based on
location
(Sept 2019)

URBAN

5.98%

RURAL

9.58%

GINI RATIO
0.402

(Sept 2019)

The highest is
Yogyakarta: 0.422

The lowest is
Bangka Belitung: 0.262

INDONESIA: 0.380

HDI INDICATOR

AVERAGE LENGTH
OF SCHOOL

8.37Y

Grow 0.22 year from 2018

INDONESIA: 8.34
YEAR

SCHOOL LIFE
EXPECTANCY

12.48Y

Grow 0.03 year from 2018

INDONESIA: 12.95
YEAR

PURCHASING
POWER

11.15 MILLION/
YEAR

Grow 0.36 million/year from
2018

LIFE
EXPECTANCY

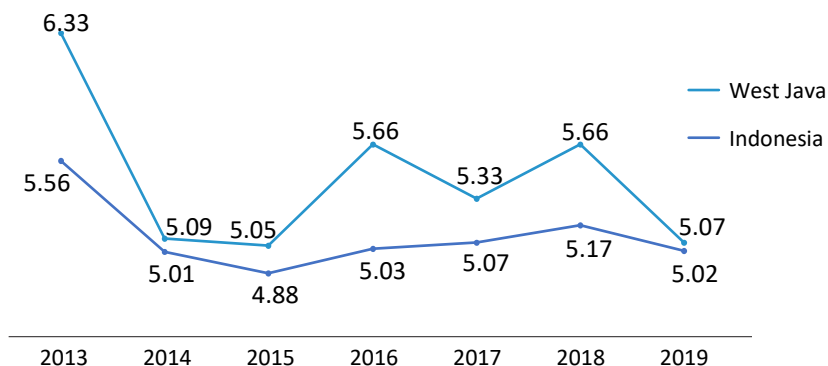
72.85Y

Grow 0.73 year from 2018
Categorized as high

INDONESIA: 12.95
YEAR

ECONOMIC CONDITION

ECONOMIC GROWTH RATE OF WEST JAVA AND NATIONAL 2013 - 2019



ECONOMIC GROWTH RATE

5.07%

West Java economic growth rate is always higher than National

Economically, West Java has a major role in Indonesia's development.

GDP

151.8

TRILLION USD

WEST JAVA GDP CONTRIBUTES TO

13.22%

OF INDONESIA'S GDP

MANUFACTURING SECTOR

IS THE HIGHEST
CONTRIBUTION
TO GDP

41.6%

OF GDP

NET EXPORT

29.93

BILLION USD

NET IMPORT

11.05

BILLION USD

BALANCE OF TRADE

18.88

BILLION USD

WEST JAVA IS THE HIGHEST
CONTRIBUTOR
OF NATIONAL EXPORT

19.64%

OF INDONESIA'S EXPORT

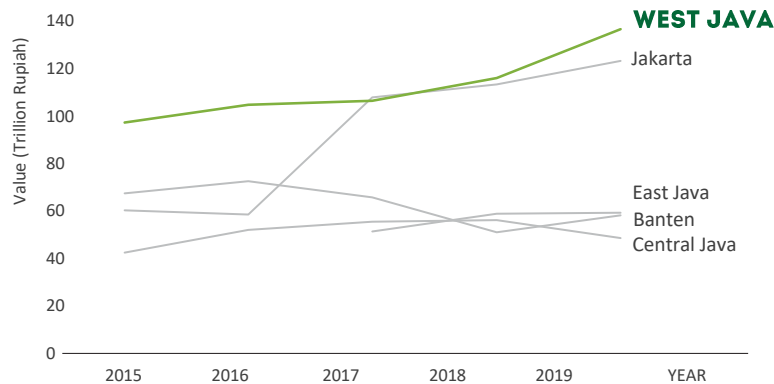
WEST JAVA IS THE HIGHEST
CONTRIBUTOR
OF NATIONAL GDP IN
MANUFACTURING SECTOR

24%

OF INDONESIA'S
GDP IN
MANUFACTURING
SECTOR

INVESTMENT REALIZATION IN WEST JAVA

TOP 5 TOTAL INVESTMENT REALIZATION IN INDONESIA



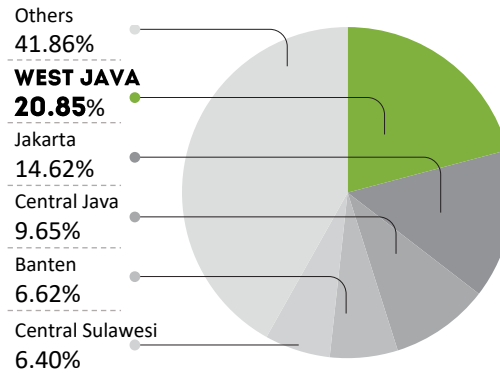
West Java is the leading province with the **highest investment realization value** in Indonesia.

Total Investment value in West Java in 2019 is **around USD 9.17 Billion**

Source: Indonesia Investment Coordination Board, 2019

NATIONAL FOREIGN DIRECT INVESTMENT REALIZATION

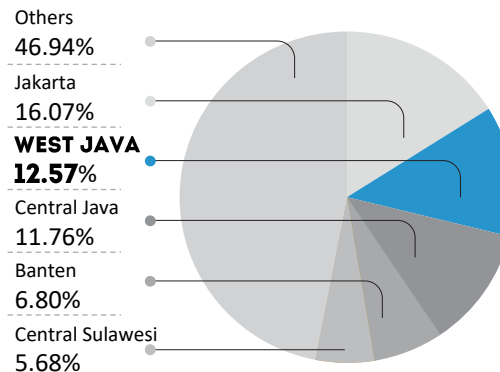
(January – December 2019)



LOCATION	INVESTMENT	PROJECTIONS
WEST JAVA	5,881.0	5,526
Jakarta	4,123.0	8,092
Central Java	2,723.2	1,249
Banten	1,868.2	2,559
Central Sulawesi	1,805.0	209
Others	11,808.4	12,719
(USD Million)		28,208.8 30,354

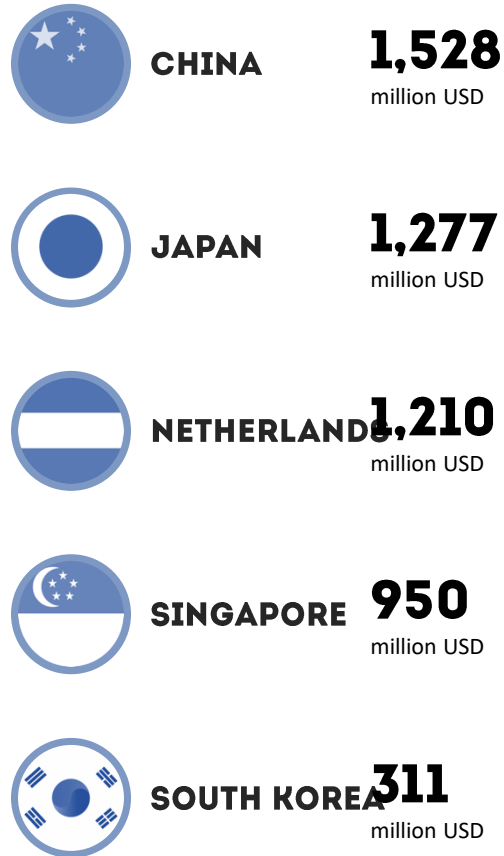
NATIONAL DOMESTIC DIRECT INVESTMENT REALIZATION

(January – December 2019)

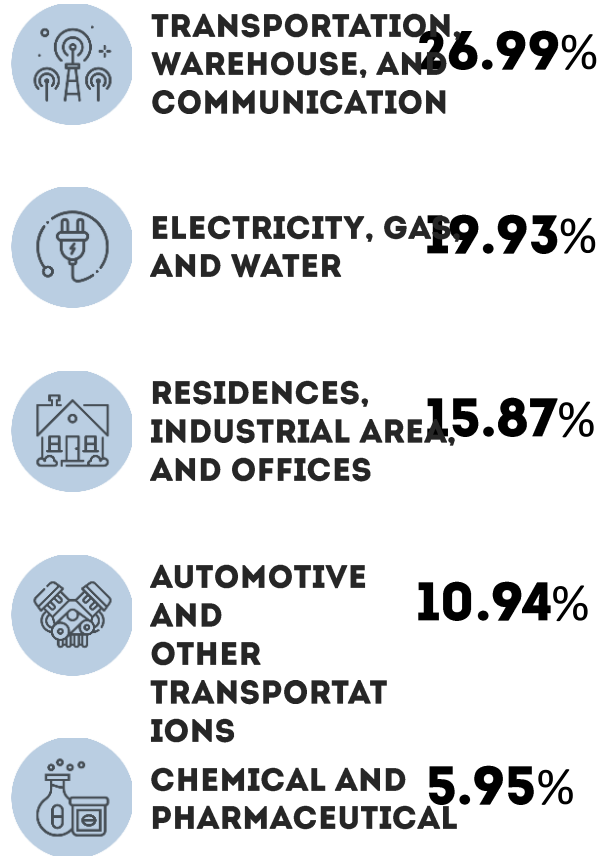


LOCATION	INVESTMENT	PROJECTIONS
WEST JAVA	3,285.6	3,304
Jakarta	4,139.7	3,344
East Java	3,030.2	5,283
Riau	1,752.8	756
East Kalimantan	1,463.5	1,794
Others	12,094.8	15,970
(IDR Billion)		25,766.6 30,451

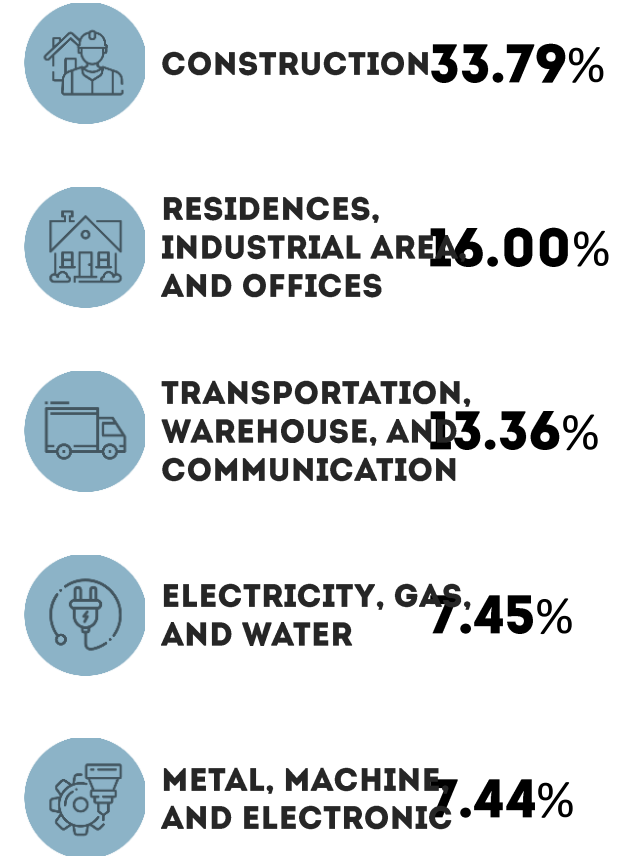
TOP 5 COUNTRY ORIGIN OF FOREIGN INVESTMENT IN 2019



TOP 5 SECTORS BASED ON FOREIGN DIRECT INVESTMENT VALUE



TOP 5 SECTORS BASED ON DOMESTIC DIRECT INVESTMENT VALUE



TOP PRIORITIES INVESTMENT IN WEST JAVA

KEY OPPORTUNITIES IN INDONESIA



CONSUMER GOODS

- Smartphones
- Laptops & Desktop PC's
- Clothing & Footwear
- Home Appliances
- Consumer Electronics



INDUSTRIAL & MACHINERY

- Automobile Parts
- Molded Plastic Goods
- Wire & Metal Cabling
- Heat Exchange Units
- Electric Generators



MEDICAL & PHARMACEUTICAL

- Surgical Masks
- Protective Gowns
- Protective Goggles
- Active Pharmaceutical API's
- Medical Devices

TOP PRIORITY SECTORS TO BE DEVELOPED IN WEST JAVA



FINANCIAL AND BUSINESS SERVICES



EDUCATION



TRANSPORTATION AND STORAGE



CONSTRUCTION



AGRICULTURE, FORESTRY, AND FISHERIES



MANUFACTURING AND MINING



WHOLESALE AND RETAIL TRADE, F&B, OTHER SERVICES

NATIONWIDE POTENTIAL INVESTMENT DEVELOPMENT

IN WEST JAVA - BERANA METROPOITAN Jokowi Ingin Ada Segitiga Kawasan Ekonomi di Jabar, Apa Saja?

Kompas.com - 22/09/2020, 10:24 WIB

BAGIKAN:  

Komentar 



"President Jokowi wants to have a Triangle Economic Region in West Java"
(Kompas, 22th Sept 2020)

Jawa Barat Peroleh Realisasi Investasi Rp57,9 Triliun, Ridwan Kamil: 60.000 Loker Hadir Secepatnya

Tita Salsabila - 24 Juli 2020, 15:39 WIB



"West Java has investment realization IDR 57.9 Billion, Governor Ridwan Kamil said 60,000 new jobs will be available soon"
(Pikiran Rakyat, 24th July 2020)

Jokowi Perintahkan Percepatan Pembangunan Patimban

CNN Indonesia | Selasa, 22/09/2020 10:01 WIB

Bagikan:  



"President instructed development acceleration of Patimban Seaport"
(CNN Indonesia, 22th Sept 2020)

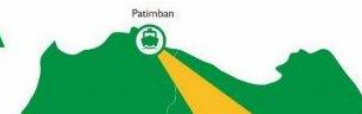
Kawasan Segitiga Rebana Diproyeksikan jadi Kawasan Industri Halal Nasional

Jumat, 3 Juli 2020 16:34

SEGITIGA REBANA

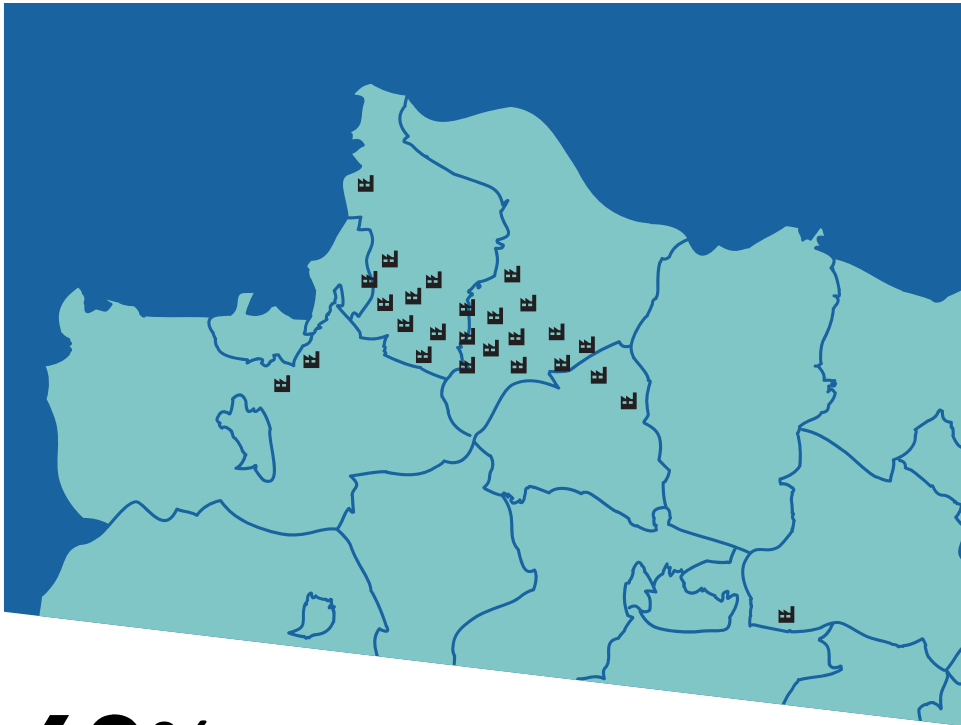
 lihat foto

Terletak diantara Pelabuhan
Batubus, Bandung, Kertajati



"Rebana Region is projected to be National Halal Industry Region"
(Tribunnews, 3rd July 2020)

INDUSTRIAL ESTATES PORTFOLIO IN WEST JAVA



60%

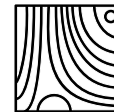
of manufacture industries in Indonesia are located in West Java

As the highest contributor to the national GDP in manufacturing sector, West Java has enormous industrial estates that include a huge number of companies from both local and foreign investors. Most of industrial estates are located in north-western part of West Java.



INDUSTRIAL ESTATES

26 IN **5** REGENCIES



TOTAL AREA

18,223 HA



REMAINING LAND

2,888 HA



TENANTS

4500



Balongan Refinery, Indramayu

02

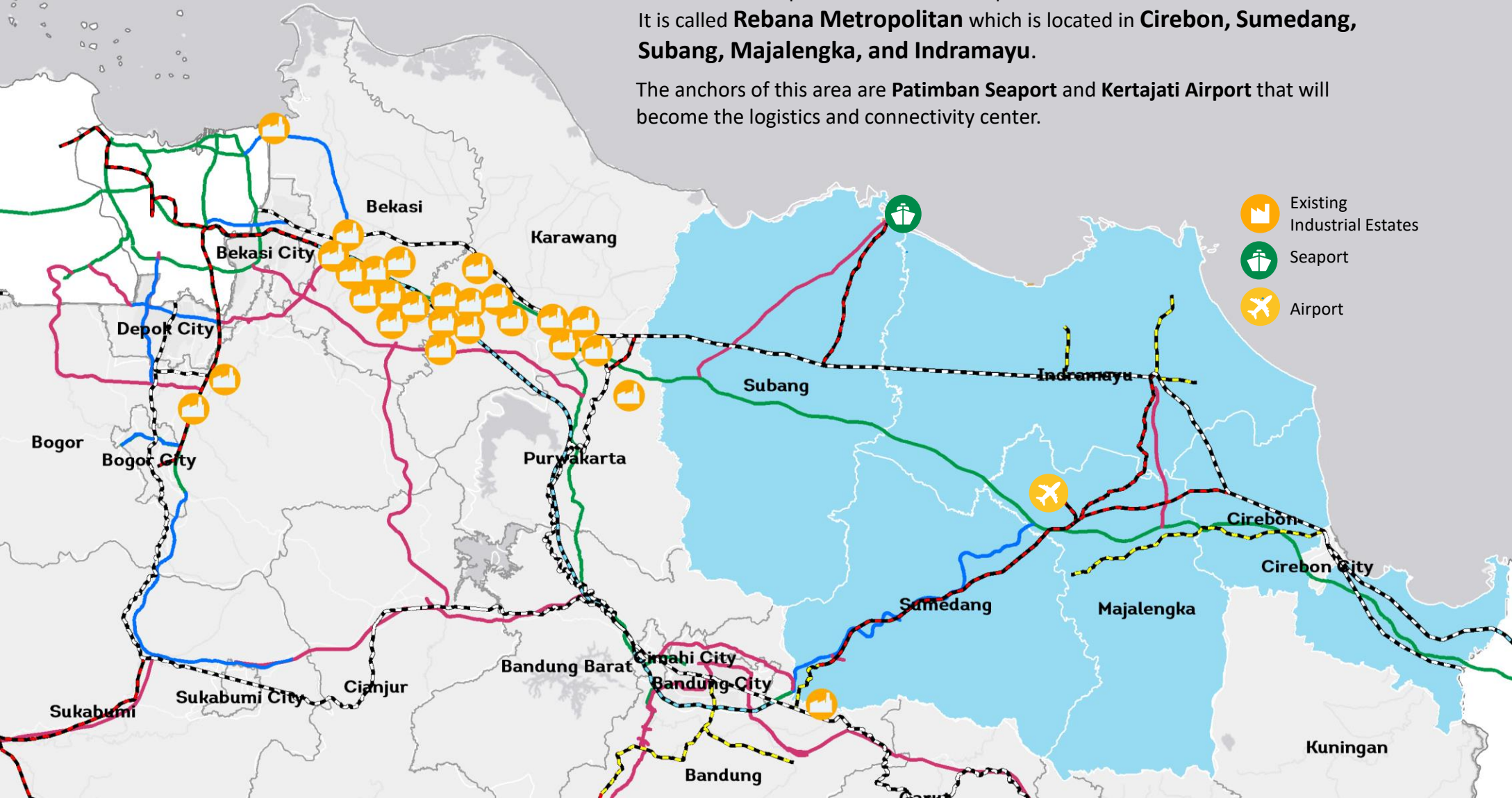
REBANA METROPOLITAN IN A GLANCE

New Development in North-Eastern Part of West Java
What is Rebana Metropolitan
What We Want to Achieve in Rebana Metropolitan
Area Designation Around Rebana Metropolitan
New Industrial Area and City Development in Rebana Metropolitan
How To Get To Rebana Metropolitan

NEW DEVELOPMENT IN NORTH-EASTERN PART OF WEST JAVA

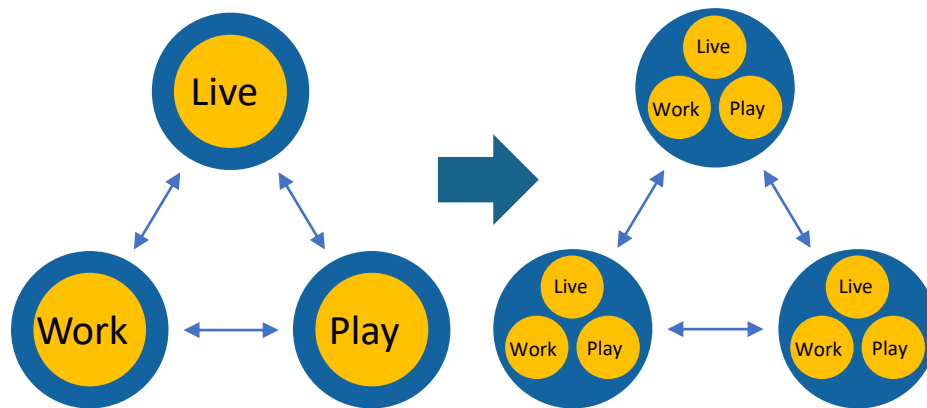
West Java will expand its north-eastern part into a new industrial and cities area. It is called **Rebana Metropolitan** which is located in **Cirebon, Sumedang, Subang, Majalengka, and Indramayu**.

The anchors of this area are **Patimban Seaport** and **Kertajati Airport** that will become the logistics and connectivity center.



WHAT IS REBANA METROPOLITAN

Rebana Metropolitan is a regional agglomeration as a **motor of economic growth** in the North-East region of West Java based on **the industrial development that is integrated, innovative, collaborative, highly competitive and sustainable.**



The development in Rebana Metropolitan is encouraged not to be exclusively separated in clusters. One area must cover at least three of live, work, and play functions.



Integrated

connectivity between logistics hubs, industrial estates, urban areas, and sub-urban areas as well as synergy in logistic chains of large, medium, and small industries



Innovative

regional development based on the technological innovation, creative economy, entrepreneurship and innovative human resources to welcome the future industry 4.0



Collaborative

regional collaboration platform between stakeholders (central, provincial, and city level of government, business, industry, academia, and community)



Highly Competitive

highly ease of doing business supported by fiscal and non-fiscal easiness and facilities as well as the readiness of various supporting infrastructure



Sustainable

environmental friendly industrial estates to minimize carbon emissions while maintaining sustainable food agriculture areas

WHAT WE WANT TO ACHIEVE IN REBANA METROPOLITAN



Economic Growth

10% per year

Without development of Rebana Metropolitan, West Java will only progressively grow at around 6% per year



Job Creation

4.3 million
new job creations in the end of 2030

Through the development of industries and other services, we are optimistic to create around 400,000 new employment per year while the total population by the end of 2030 in Rebana Metropolitan is forecasted to be more than **9 million people**

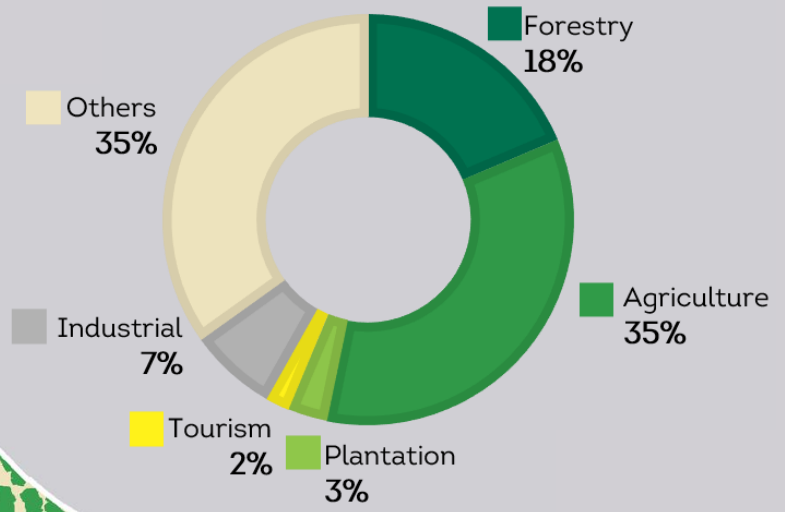
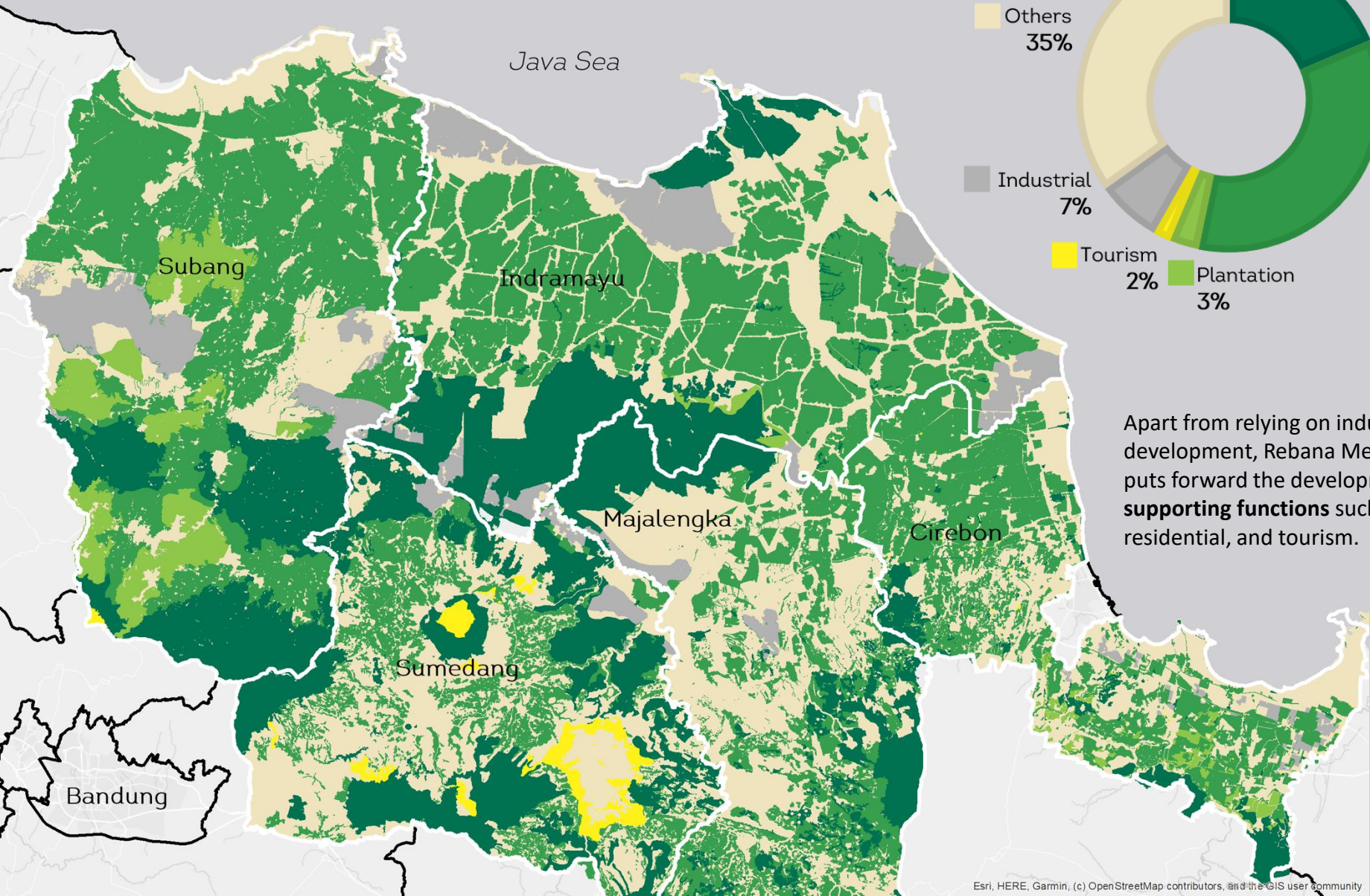


Investment Growth

16% per year

Rebana Metropolitan is driven to be an investment friendly area that boost the increase of investment

AREA DESIGNATION AROUND REBANA METROPOLITAN



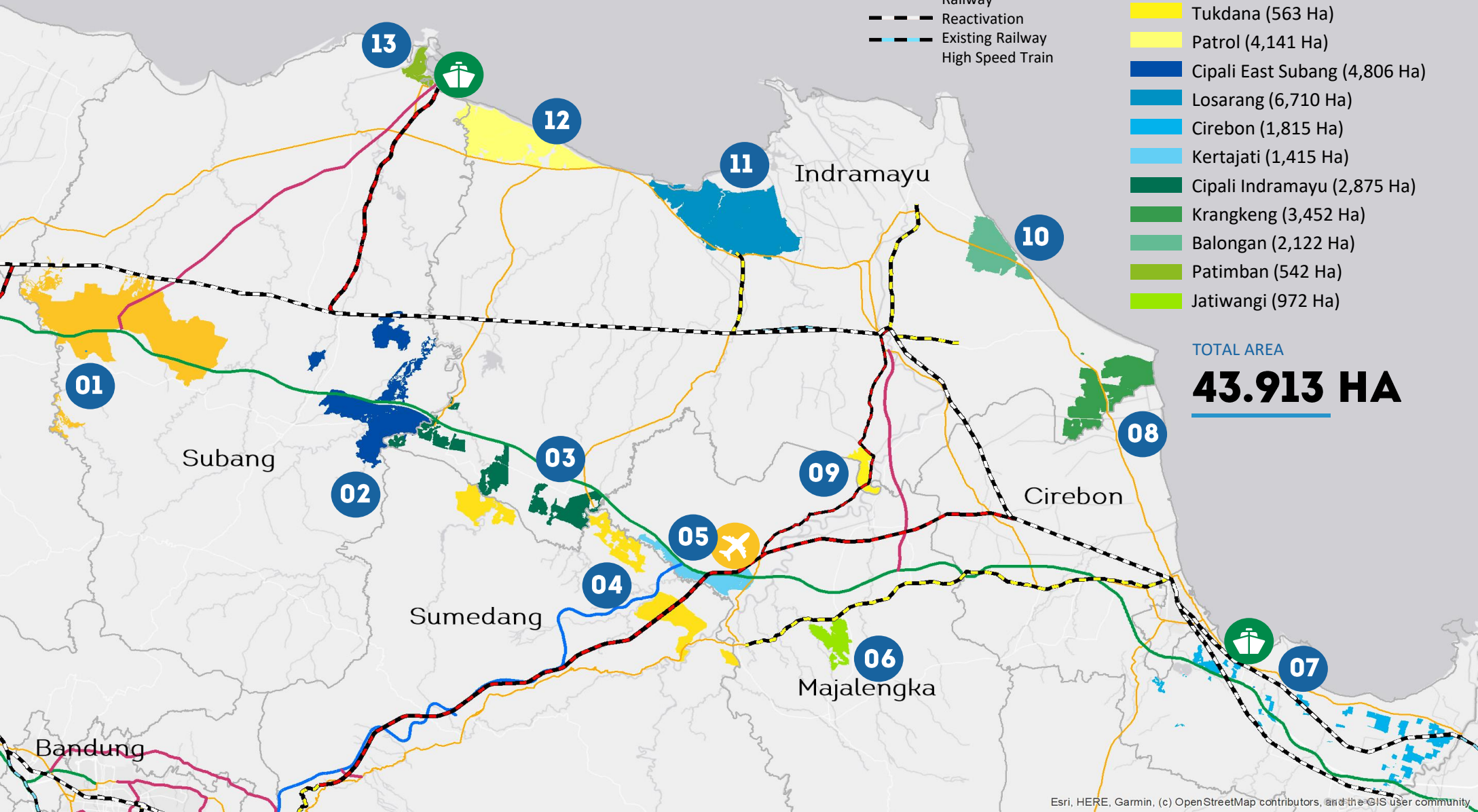
Apart from relying on industrial development, Rebana Metropolitan also puts forward the development of **other supporting functions** such as food, residential, and tourism.

NEW INDUSTRIAL AREA DEVELOPMENT IN REBANA METROPOLITAN

- Toll Road Construction
- Planned Toll Road
- Existing Toll Road
- Planned Railway
- Railway
- - Reactivation
- - Existing Railway
- - - - High Speed Train

- ### Industrial Area Development
- Cipali West Subang (10,408 Ha)
 - Butom (4,092 Ha)
 - Tukdana (563 Ha)
 - Patrol (4,141 Ha)
 - Cipali East Subang (4,806 Ha)
 - Losarang (6,710 Ha)
 - Cirebon (1,815 Ha)
 - Kertajati (1,415 Ha)
 - Cipali Indramayu (2,875 Ha)
 - Krangkeng (3,452 Ha)
 - Balongan (2,122 Ha)
 - Patimban (542 Ha)
 - Jatiwangi (972 Ha)

TOTAL AREA
43.913 HA



NEW INDUSTRIAL AREA DEVELOPMENT IN REBANA METROPOLITAN

01. CIPALI WEST SUBANG



10,408 HA

02. CIPALI EAST SUBANG



4,806 HA

03. CIPALI INDRAMAYU



2,875 HA

04. BUTOM



4,092 HA

05. KERTAJATI



1,415 HA

06. JATIWANGI



972 HA

07. CIREBON



1,815 HA

08. KRANGKENG



3,452 HA

09. TUKDANA



563 HA

10. BALONGAN



2,122 HA

11. LOSARANG



6,710 HA

12. PATROL



4,141 HA

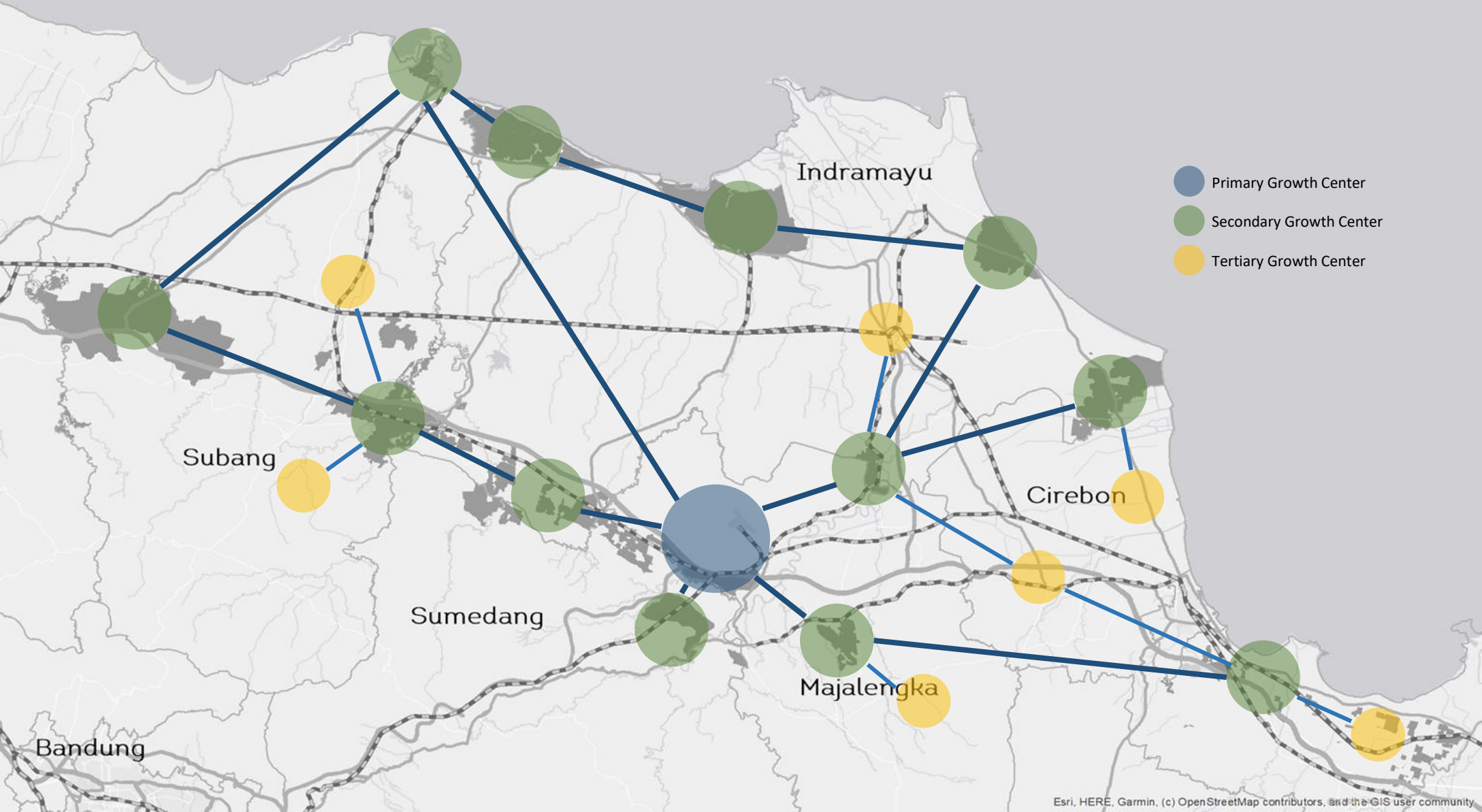
13. PATIMBAN



542 HA

SPATIAL STRUCTURE CONCEPT

GROWTH CENTER SYSTEM



HOW TO GET TO REBANA METROPOLITAN

GETTING TO REBANA METROPOLITAN



	Jakarta	Bandung	Rebana	Semarang
	●	●	●	●
		153km	90 – 140km	280 – 330km
	●	●	●	●
		3h 15m	2h – 2h 30m	4 – 5h
	●		●	●
		1h 5m	45m	
		From Halim to Kertajati	From Kertajati to Semarang	
	●		●	●
		3h 15m	2h 50m	
		From Gambir to Cirebon Station	From Cirebon Station to Semarang	

- Station
- Airport
- Seaport
- Toll Road Construction
- Planned Toll Road
- Existing Toll Road
- Planned Railway
- Railway
- Reactivation
- Existing Railway
- High Speed Train

Future Development of Kertajati Aerocity



PT. LAPITB

"To Serve for Your Betterment and the Nation"

03

THE EXCELLENCE OF REBANA METROPOLITAN

- Best in Class Infrastructure
- Investment Ecosystem
- Human Capital
- Financial Incentives
- Permit Facilities

WHY SHOULD YOU INVEST IN REBANA METROPOLITAN



BEST IN CLASS INFRASTRUCTURE

Rebana Metropolitan is supported by a **great deal of infrastructure** including toll road, airport, seaport, electricity, water, waste treatment, and data center.



INVESTMENT ECOSYSTEM

Rebana Metropolitan already has **large existing industrial areas**, processing industrial areas that include a huge number of companies from both local and foreign investors.



HUMAN CAPITAL

West Java is the most populous province of Indonesia. So, West Java has abundant high **qualified labour supply** and **competitive regional salary**.



FINANCIAL INCENTIVES

West Java Government has committed to support all investments entered West Java by **providing Financial Incentives** for investors. Based on the national regulation **financial incentives are given for special investment**



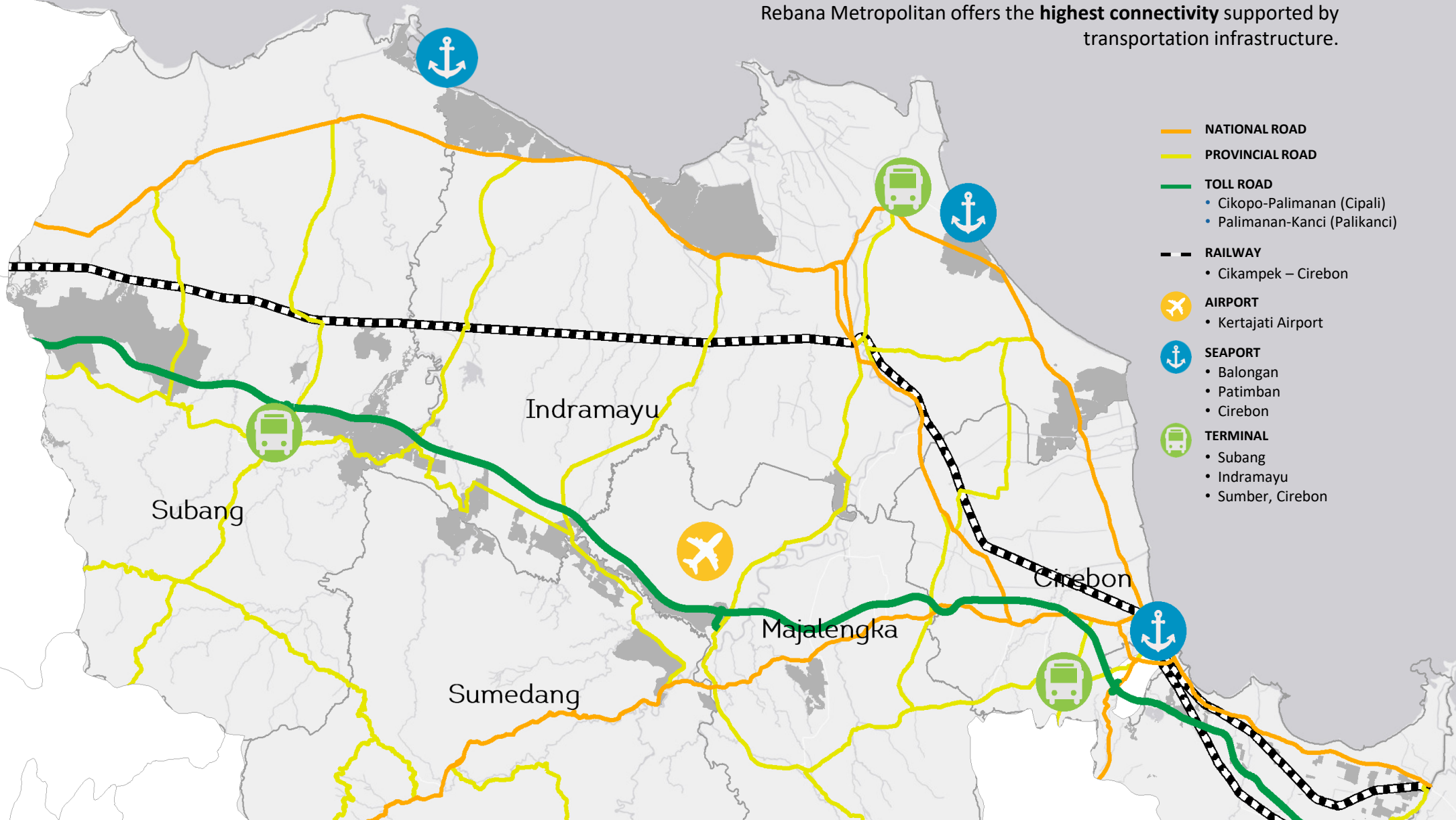
PERMIT FACILITIES

West Java government gives a highly dedication, attention, and support to make this project happens. The West Java Government collaborated with Central Government has committed to offer **the easiness of permit application**.

INFRASTRUCTURE READINESS

BEST IN CLASS INFRASTRUCTURE

Rebana Metropolitan offers the **highest connectivity** supported by transportation infrastructure.

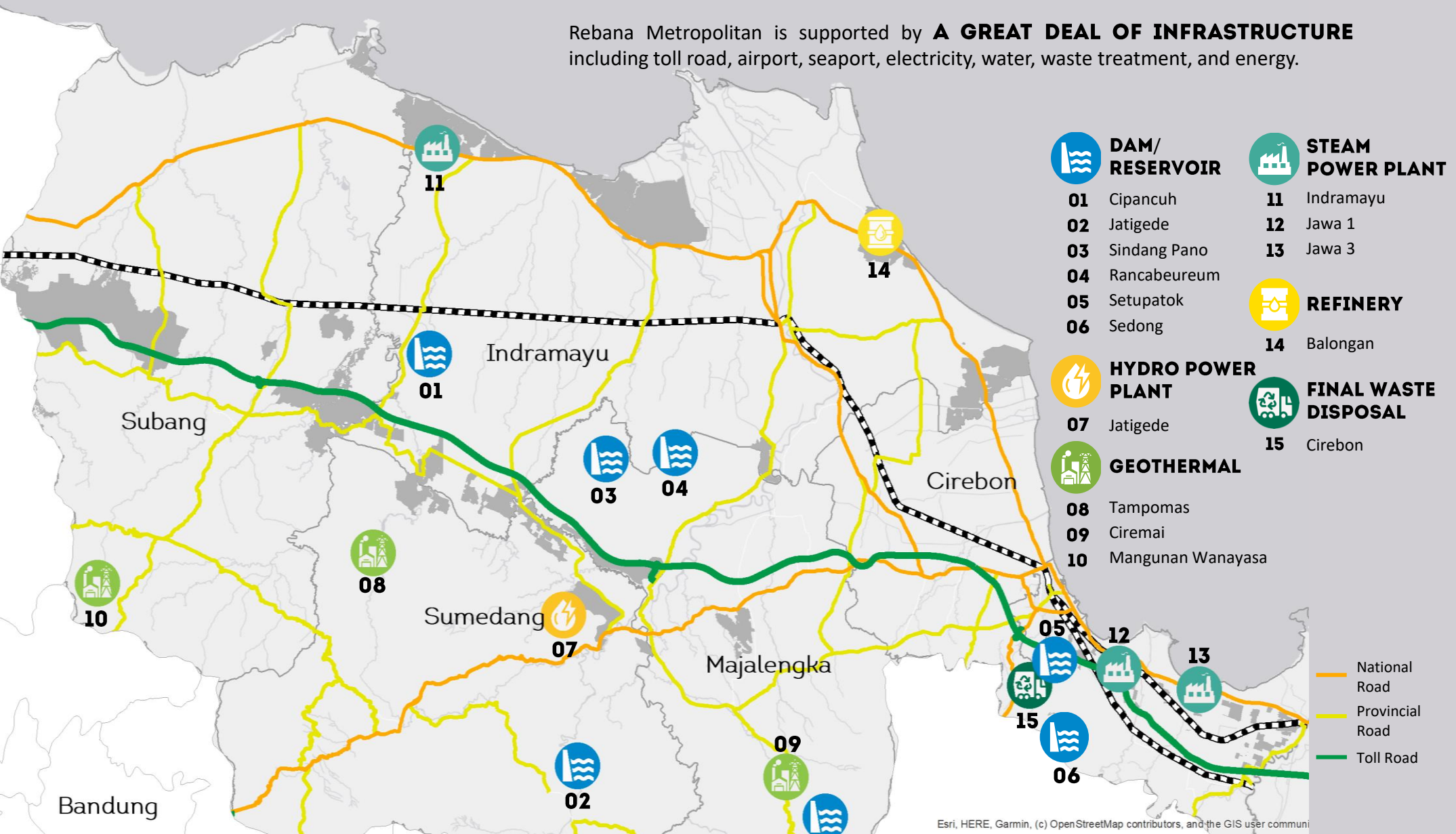


ENERGY AND UTILITY READINESS

Laut Jawa

BEST IN CLASS
INFRASTRUCTURE

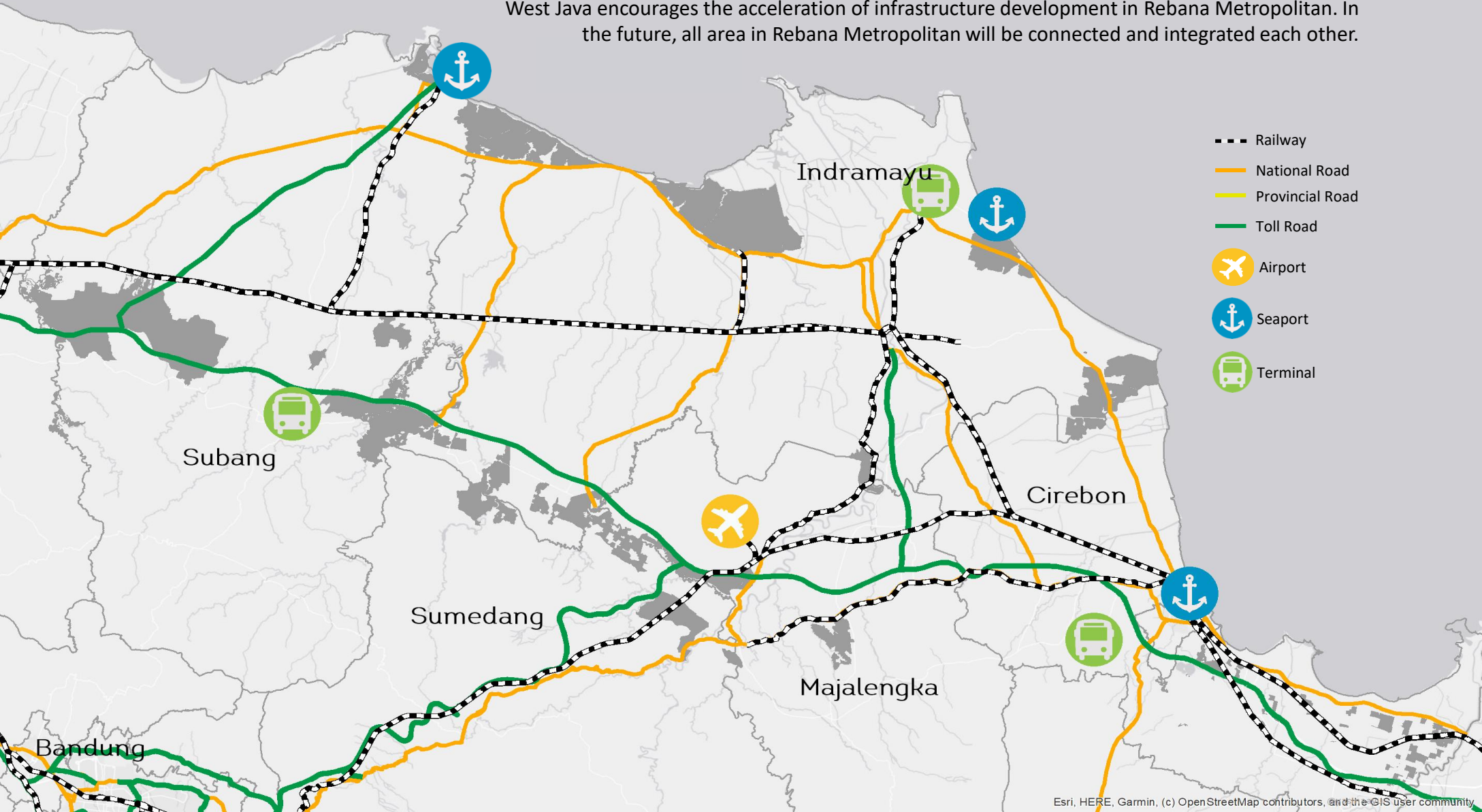
Rebana Metropolitan is supported by **A GREAT DEAL OF INFRASTRUCTURE** including toll road, airport, seaport, electricity, water, waste treatment, and energy.



INFRASTRUCTURE PLAN AND READINESS

BEST IN CLASS INFRASTRUCTURE

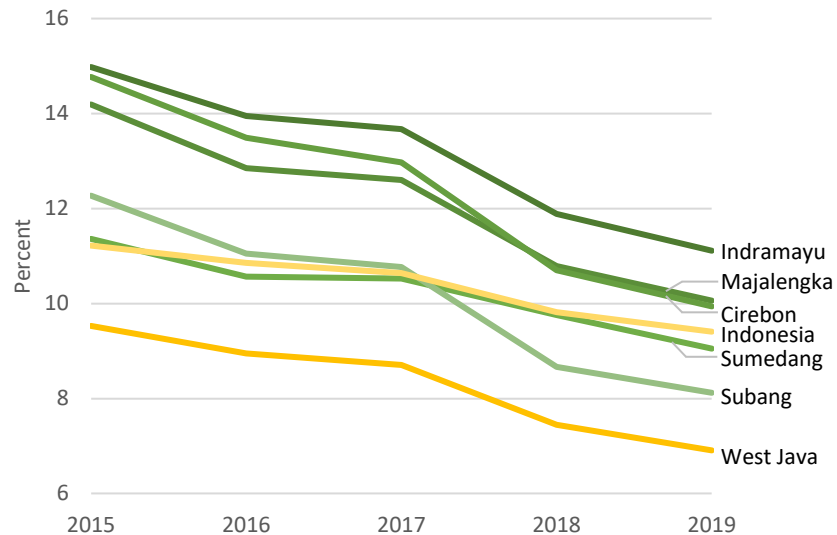
West Java encourages the acceleration of infrastructure development in Rebana Metropolitan. In the future, all area in Rebana Metropolitan will be connected and integrated each other.



ECONOMIC CONDITION

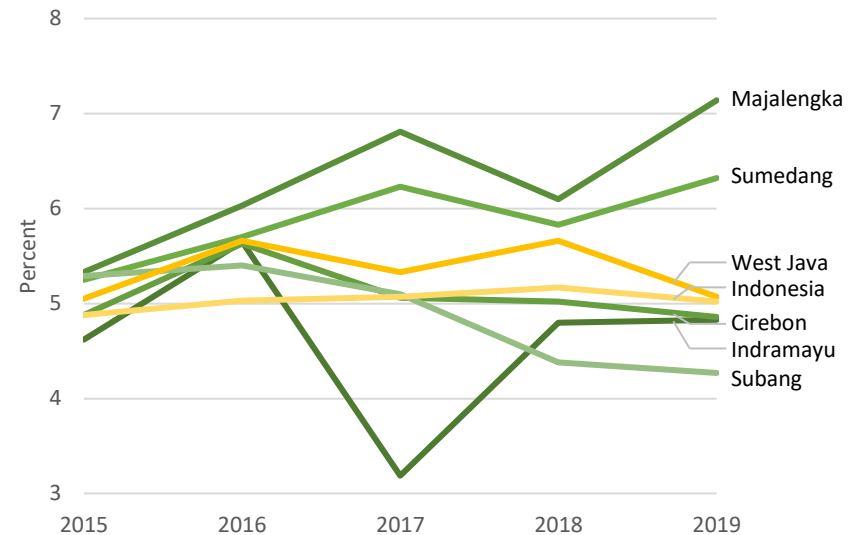
INVESTMENT ECOSYSTEM

POVERTY RATE



The percentage of poverty rate of the five regions in Rebana Metropolitan tends to be declining every year which shows a good development is implemented in these areas. Which means the local government is putting a serious note on a development and support on the upcoming investments inside the regions.

ECONOMIC GROWTH



The economic growth from 2015 to 2019 in the 5 regions inside Rebana Metropolitan is a little bit vary and most of them shows has a good trend to be escalated and will be strengthen along the progress of Rebana Metropolitan

DEMOGRAPHIC AND SOCIAL CONDITION IN THE REBANA METROPOLITAN

HUMAN CAPITAL

POPULATION & WORKFORCE

One of the potentials that can be developed is Rebana Metropolitan provide a major population and workforce.

Area	Population (2019)	Workforce (2019)
● Cirebon	2,192,000	1,064,928
● Indramayu	1,728,470	627,874
● Majalengka	1,205,030	569,676
● Subang	1,595,830	892,360
● Sumedang	1,152,400	833,683

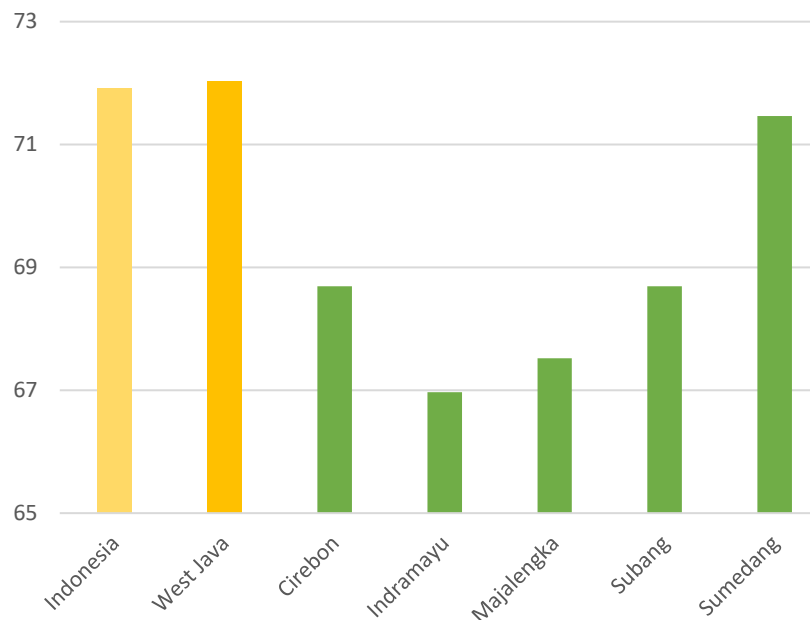
COMPETITIVE SALARY

The regions inside Rebana Metropolitan is having a competitive salary compared to another region in West Java. It is a big opportunity to create new jobs there.

Area	Minimum Salary (2020)
● Cirebon	IDR 2,196,000
● Indramayu	IDR 2,297,000
● Majalengka	IDR 1,944,000
● Subang	IDR 2,965,000
● Sumedang	IDR 3,139,000

HUMAN DEVELOPMENT INDEX

Another thing to be considered is the Human Development Index (HDI) inside the Rebana Metropolitan is approximately below the West Java Province. It is very potential to be upgraded by creating jobs there.



Source: Indonesia Central Bureau of Statistic, 2019

TAX INCENTIVES

The Incentives are applied for **pioneer industries**. Pioneer industry is an industries having a broad linkages, providing high added value and high externalities, introducing new technologies, and having strategic value for national development.

FACILITY OF EXEMPTION OR REDUCTION OF CORPORATE INCOME TAX



- Tax holiday or tax allowance for new capital investment of pioneer industry



- Net income deduction up to 60% from investment value in the form of tangible fixed assets including land for labor intensive industries



- Gross income deduction up to 200% from cost expended for conducting work practices, apprenticeship, and/or learning activities in order to develop human resource



- Gross income deduction up to 300% from cost expended for domestic companies conducting research and development in Indonesia

PERIOD OF REDUCTION	5 years for \$ 35 – 70 M
	7 years for \$ 70 – 350 M
	10 years for \$ 350 – 1050 M
	15 years for \$ 1050 – 2100 M
	20 years for > \$ 2100 M

REDUCTION OF CORPORATE INCOME TAX TRANSITION	100 % (single rate to nil)
	50% Corporate Income Tax reduction for the next 2 years

LIST OF PIONEER INDUSTRIES

1. Upstream basic metals
2. Oil and gas refining
3. Petrochemicals arising from oil, gas or coal
4. Inorganic basic chemicals
5. Organic base chemicals derived from agricultural, plantation or forestry activity
6. Pharmaceuticals raw materials
7. Semi conductors or other component for computer
8. Communication equipment
9. Health equipment
10. Motor vehicle production equipment
11. Robotics components
12. Electrical motors of internal combustion engines components
13. Vessel components
14. Aircraft components
15. Locomotive components
16. Power plant machinery components
17. Economic infrastructure
18. Digital economy

IMPORT DUTY FACILITIES

Import duty facilities is given for 2 years of exemption or directly apply for 4 years for companies using **locally-produced machines (minimum 30%)**

REQUIREMENTS

The facilities are applied for industries which produces goods and/or services, including:

- Tourism and culture
- Public transportation
- Public health and services
- Mining
- Construction
- Telecommunication
- Port

Imported machine, goods and raw material are:

- Not yet being locally produced
- If the local machines area available, yet unable to fulfill criteria of required machines
- If the local machines are available, yet unable to fulfill the total required machines

FINANCIAL INCENTIVES



IMPORT DUTY FACILITIES ON SPATIAL INCENTIVE SCHEME

BONDED LOGISTIC CENTER

FACILITIES: Import duty postponement, VAT exemption, excise exemption

OIL & GAS INCENTIVES

FACILITIES: Import duty exemption for exploration and exploitation of upstream oil and gas businesses & procedure simplification

BONDED ZONE

FACILITIES: Import duty postponement, VAT exemption, excise exemption

GEOTHERMAL INCENTIVES

FACILITIES: Import duty borne by the government for exploration and exploitation and utilization of geothermal energy

BONDED WAREHOUSE

FACILITIES: Import duty postponement

SPECIAL ECONOMIC ZONE

FACILITIES: Income tax discount, import duty postponement/exemption, VAT exemption, Income Tax Article 22 exemption, excise exemption

FREE TRADE ZONE

FACILITIES: Import duty and excise exemption

ONLINE SINGLE SUBMISSION



ONLINE SINGLE SUBMISSION

The system provides online business license submission, which will be published by OSS institutions on behalf of ministry, head of institutions, governor, and mayor for individual or non individual doing business.

ADVANTAGES

MORE PRACTICAL

THE LICENSES CAN BE SECURED IN UNDER AN HOUR

CAN BE ACCESS ANYTIME AND ANYWHERE

ELECTRONICALLY INTEGRATED

THE PROCESS OF LICENSING IS MONITORED BY THE TASK FORCE

HOW

- Access <https://oss.go.id/oss/> and create User ID
- Fill in data to obtain Business Identification Number
- Apply for permits:
 - Business license
 - Commercial/operational license
 - Location permit
 - Environment permit
- Applicant can also apply for business license expansion and data renewal

“KLIK” PROGRAM



“KLIK” PROGRAM

The program is created to simplify investment for immediate construction. Investors can directly start the project construction/ build factory building after obtaining the principle license. Construction permit can be obtained in parallel with construction process.

REQUIREMENTS

NO MINIMUM INVESTMENTS

NO MINIMUM WORKERS

**THE PROGRAM IS AVAILABLE
FOR SELECTED INDUSTRIAL
ESTATE**

HOW

- *Obtain investment license at One-Stop Integrated Service at national or regional level*
- *Survey a land within selected industrial park*
- *Acquire the land for your industry*
- *Start the construction*
- *Apply for building construction permit & environmental permit, in parallel with the construction*

04

INVESTMENT OPPORTUNITIES

Investment Opportunities as Infrastructure Provider
Investment Opportunities as Developer
Investment Opportunities as Tenant



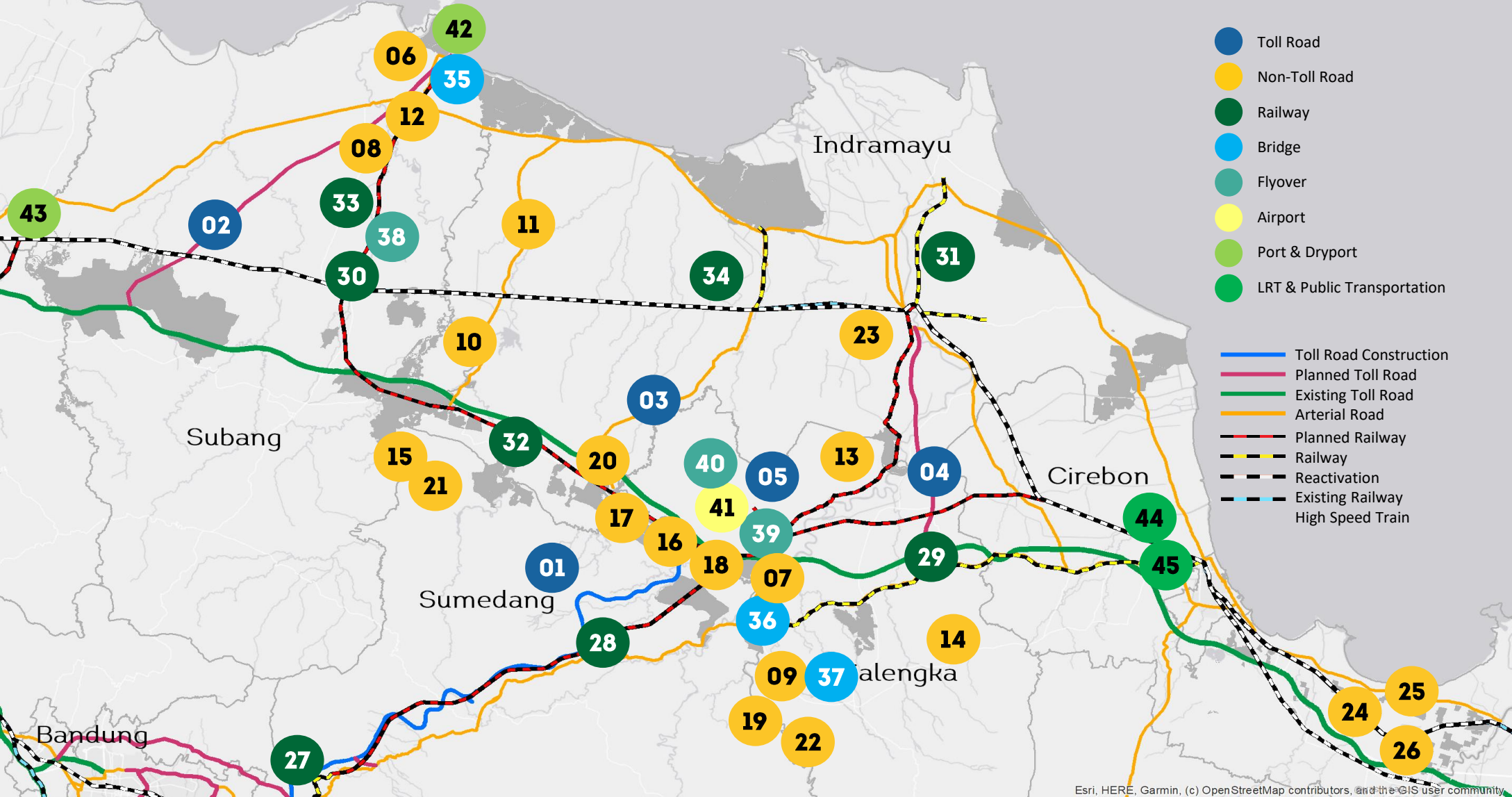
Construction Progress of Patimban Seaport



Investment Opportunities
AS
INFRASTRUCTURE
PROVIDER

Infrastructure Development Plan
Utilities Development Plan
Patimban Seaport
Kertajati Airport
Medium Speed Railway
Jatigede Water Treatment Plant
Greater Cirebon Waste Treatment Plant

INFRASTRUCTURE DEVELOPMENT PLAN IN REBANA METROPOLITAN



INFRASTRUCTURE DEVELOPMENT PLAN

IN REBANA METROPOLITAN



TOLL ROAD

- 01 Cisumdawu Toll Road*
- 02 Patimban Toll Road Access
- 03 Terisi-Losarang Toll Road
- 04 Palasah-Jatibarang Toll Road
- 05 Kertajati Toll Road Access



NON TOLL ROAD

ROAD CONSTRUCTION

- 06 Patimban Non-Toll Road Access*
- 07 Kertajati Non-Toll Road Access
- 08 Lingkar Pamanukan
- 09 Cijurey-Darmawangsi
- 10 Hargeulis-Gantar
- 11 Patrol-Hargeulis

ROAD WIDENING

- 12 Pusakanagara-Patimban
- 13 Kertajati-Kadipaten-Jatibarang
- 14 Sumber-Cigasong
- 15 Cisumur



NON TOLL ROAD

ROAD IMPROVEMENT

- 16 Conggeang-Ujungjaya
- 17 Buahdua-Ciawitali
- 18 Ujungjaya-Palasah
- 19 Lebaksiuh-Kadu
- 20 Sahbandar
- 21 Burujul-Sanca
- 22 Cimanintin
- 23 Kertajati-Jatitujuh-Losarang
- 24 Gebang Ilir-Waled
- 25 Playangan-Bojongnegara
- 26 Kanci-Pabuaran



RAILWAY

- 27 Rancaekek-Tanjungsari Railway Reactivation
- 28 Tanjungsari - Kertajati Railway Access Construction
- 29 Cirebon-Kadipaten Railway Reactivation
- 30 Patimban Access Railway Construction



RAILWAY

- 31 Jatibarang-Kertajati Railway Construction
- 32 Subang-Kertajati Logistic Railway Construction
- 33 Pegaden Baru-Patimban Construction
- 34 Medium Speed Railway Jakarta Surabaya



BRIDGE

- 35 Ujunggebang – Patimban Bridge
- 36 Cilutung Kadu Bridge
- 37 Cijurey Darmawangsi Bridge



FLYOVER

- 38 Cikuya Pegaden Flyover
- 39 Kadipaten Flyover
- 40 Kertajati Flyover



AIRPORT

- 41 Kertajati International Airport Phase II



PORT & DRY PORT

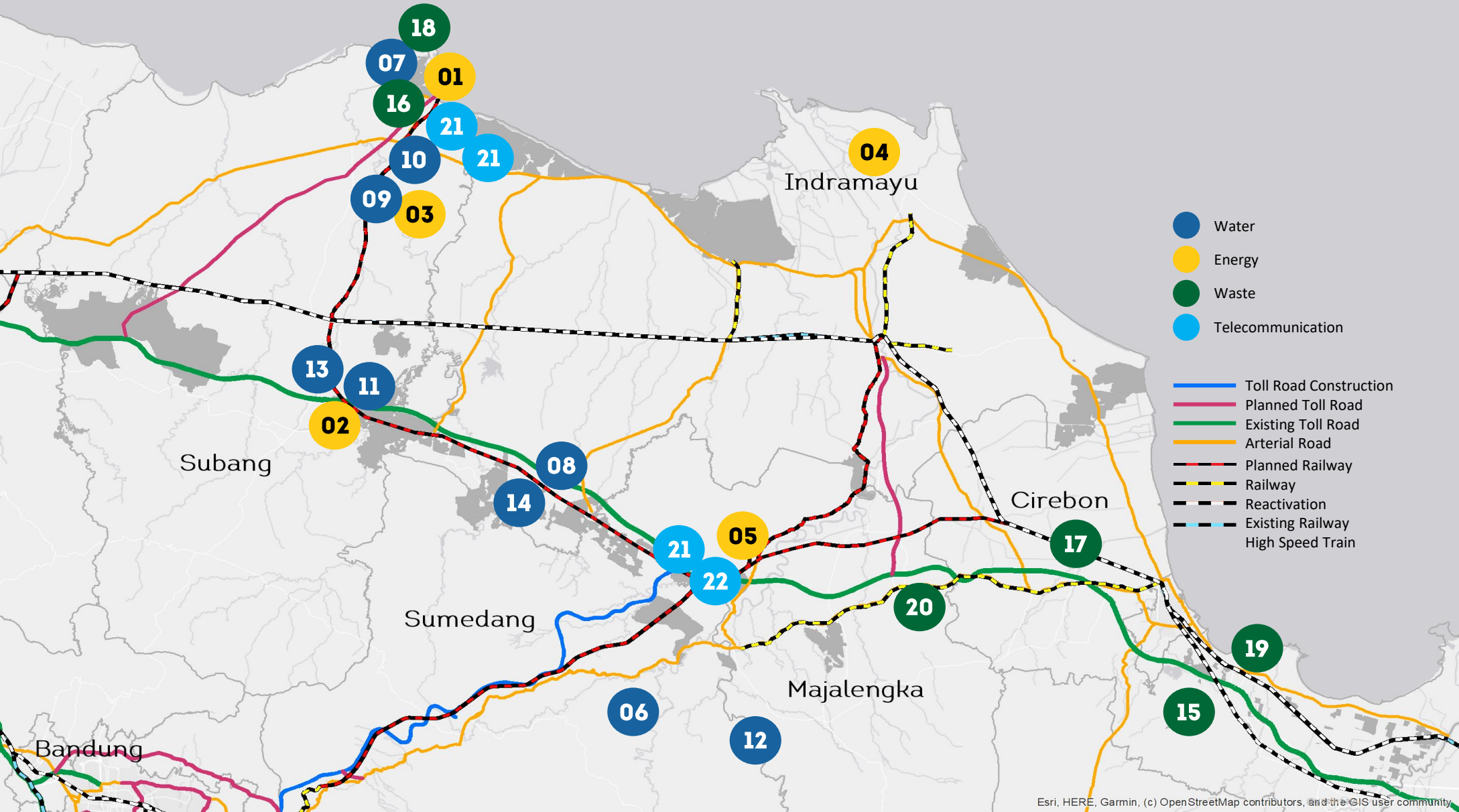
- 42 Patimban Port*
- 43 Subang Dryport



LRT & PUBLIC TRANSPORTATION

- 44 Cirebon Raya – Kertajati
- 45 Greater Cirebon Integrated Public Transportation System

UTILITIES DEVELOPMENT PLAN IN REBANA METROPOLITAN



UTILITIES DEVELOPMENT PLAN IN REBANA METROPOLITAN

ELECTRICITY

- 01 Patimban
- 02 Cibogo
- 03 Sukamandi-Haurgeulis
- 04 Indramayu
- 05 Kadipaten

WATER

- 06 Jatigede Water Treatment Plant
- 07 Patimban Water Treatment Plant
- 08 Cipanas Water Treatment Plant
- 09 Tarum Timur Water Treatment Plant
- 10 Cipunagara Dam
- 11 Sadawarna Dam*
- 12 Kadumalik Dam
- 13 Cilame Dam
- 14 Cipanas Dam*

WASTE

- 15 Greater Cirebon Waste Treatment Plant
- 16 Patimban Intregated Waste Management Plant
- 17 Greater Cirebon Waste Water Treatment Plant
- 18 Patimban Waste Water Treatment Plant
- 19 Cirebon Intregated Waste Treatment Plant Unit
- 20 Cipanas Waste Waster Treatment Plant

TELECOMMUNICATION

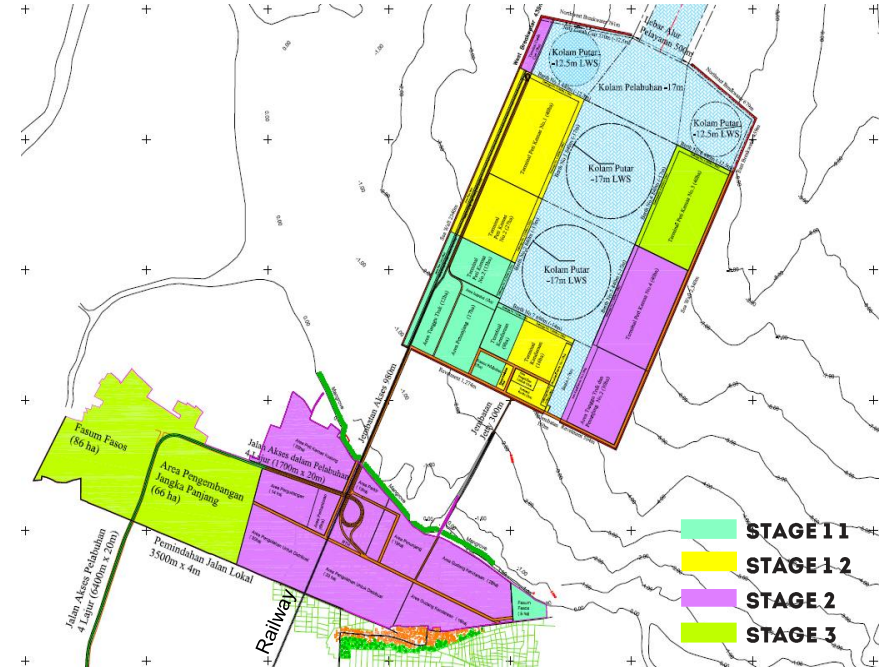
- 21 Ducting System
- 22 ICT Data Centre

PATIMBAN SEAPORT



LOCATION

Subang,
West Java



STAGE 1 1
(PRESENT)
2018–2021
LOAN JICA
IP 577
IDR 14 T

CONTAINER TERMINAL
35 HA (CAPACITY
250.000 TEUS)
VEHICLE TERMINAL
25 HA (CAPACITY
218.000 CBU)

STAGE 1 2
2021–2023
LOAN JICA
IDR 9.5 T
GREEN BOOK
BAPPENAS
2019

CONTAINER TERMINAL
66 HA (CUMULATIVE
CAPACITY 3,75 MILLION
TEUS)
VEHICLE TERMINAL
CAPACITY 382.000 CBU
RORO TERMINAL 200 M

STAGE 2
PPP
2024–2025
LOAN JICA
IDR 7.58 T

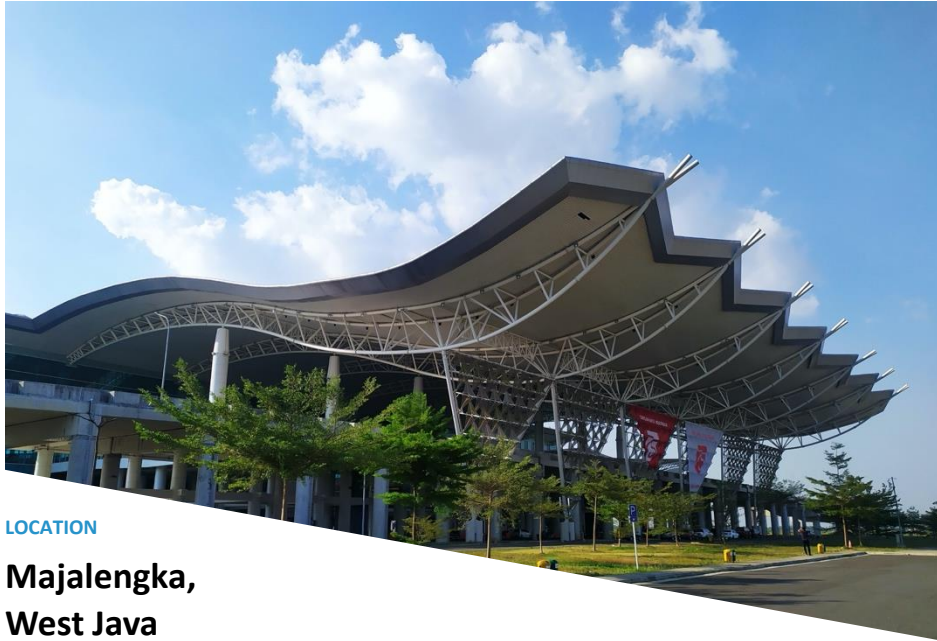
CONTAINER
TERMINAL
CUMULATIVE
CAPACITY 5.5 MILLION
TEUS

STAGE 3
PPP
2026–2027
LOAN JICA
IDR 3.86 T

CONTAINER
TERMINAL
CUMULATIVE
CAPACITY 7.0
MILLION TEUS

KERTAJATI

AIRPORT



LOCATION

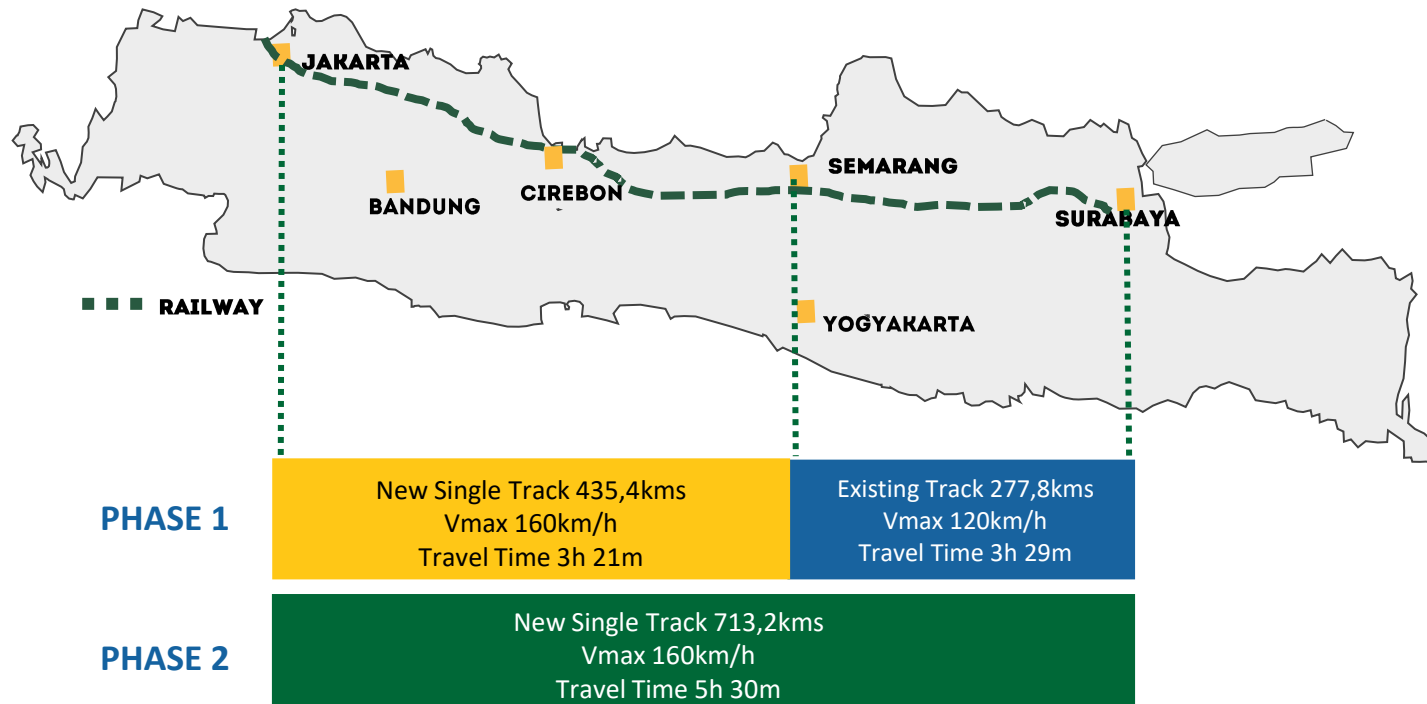
**Majalengka,
West Java**



DEVELOPMENT PLAN	DESCRIPTION	PHASE 1- STAGE 1 (CURRENT)	PHASE 1- STAGE 2	PHASE 2	PHASE 3 (ULTIMATE)
Based on Ministerial Decree of Transportation No. KP 954 of 2014 on Masterplan of KJT	Passenger Terminal Terminal Capacity Runway	96.280 m ² 5.6 million pax/year Rw 13.000 x60	121.100 m ² 17,2 million pax/year Rw 13.500 x60	162.150 m ² 22,8 million pax/year Rw1 3.500 x60 Rw2 3.000x 45	209.500 m ² 29,3 million pax/year Rw1 3.500 x60 Rw2 3.000x 45 Rw3 3.000x 45

JAKARTA SURABAYA

MEDIUM SPEED RAILWAY



LOCATION

Jakarta – Surabaya

Main Station:
 Manggarai (Jakarta)
 Cirebon (West Java)
 Semarang (Central Java)
 Surabaya Pasarturi (East Java)

LENGTH

Phase 1: 435.4 Km

Phase 2: 713.2 Km

LAND REQUIRED

1,248 Ha

Land Acquisition Value: IDR
 17.11 Trillion

INVESTMENT VALUE

IDR 104.81 Trillion

JATIGEDE

WATER TREATMENT PLANT



Investment Value :

IDR 2.1
TRILLION

Jatigede Regional Water Treatment is a water supply project planned by West Java Government in Sumedang Regency. The project aims to equally distribute clean water and increase the coverage area of clean water service in Greater Cirebon Area. The system is designed with a capacity of 1,500 Lt/s which will flow through 5 municipalities. Business Enterprise assists the investment, construction and operation of the production and transmission system to the Reservoir at 7 off-take locations. The return on investment is obtained from the sale of bulk water to Regional Drinking Water Companies in 5 cities.

Coverage Area

Cirebon, Cirebon Regency, Majalengka Regency, Sumedang Regency, Indramayu Regency.

Location

Sumedang Regency

Beneficiaries

120,000 Household or 600,000 people

Water Capacity

1,500 Lt/Sec

Project Progress

Final Business Case Preparation

GREATER CIREBON WASTE TREATMENT PLANT

Project Owner



PT. Migas Hulu Jabar

Location

Ciwaringin, Cirebon

Project Progress

Bidding Preparation

Total Area

52 Ha

Land Owner

Perum Perhutani

Waste Input

1,000 ton/day

Coverage Area

Cirebon City

Cirebon Regency

Indramayu Regency

Greater Cirebon Waste Treatment Plant located in Ciwaringin, Cirebon that is designed to cover Greater Cirebon area. This project will manage solid waste generated from 5 municipalities. Reference technology used in feasibility study is Waste-to-RDF considering the availability of off-taker near the plant, namely Indocement, and 2 Steam Power Plants. Other than that, revenue will also come from tipping fee charged to beneficiary cities.

Potential Off-takers

Indocement

Cirebon Steam Power Plant

Technology Preferences

Waste to RDF

Waste to SRF

Or Other Possible Technology

Investment Value

USD 29.7 million
















B

Investment Opportunities **AS DEVELOPER**

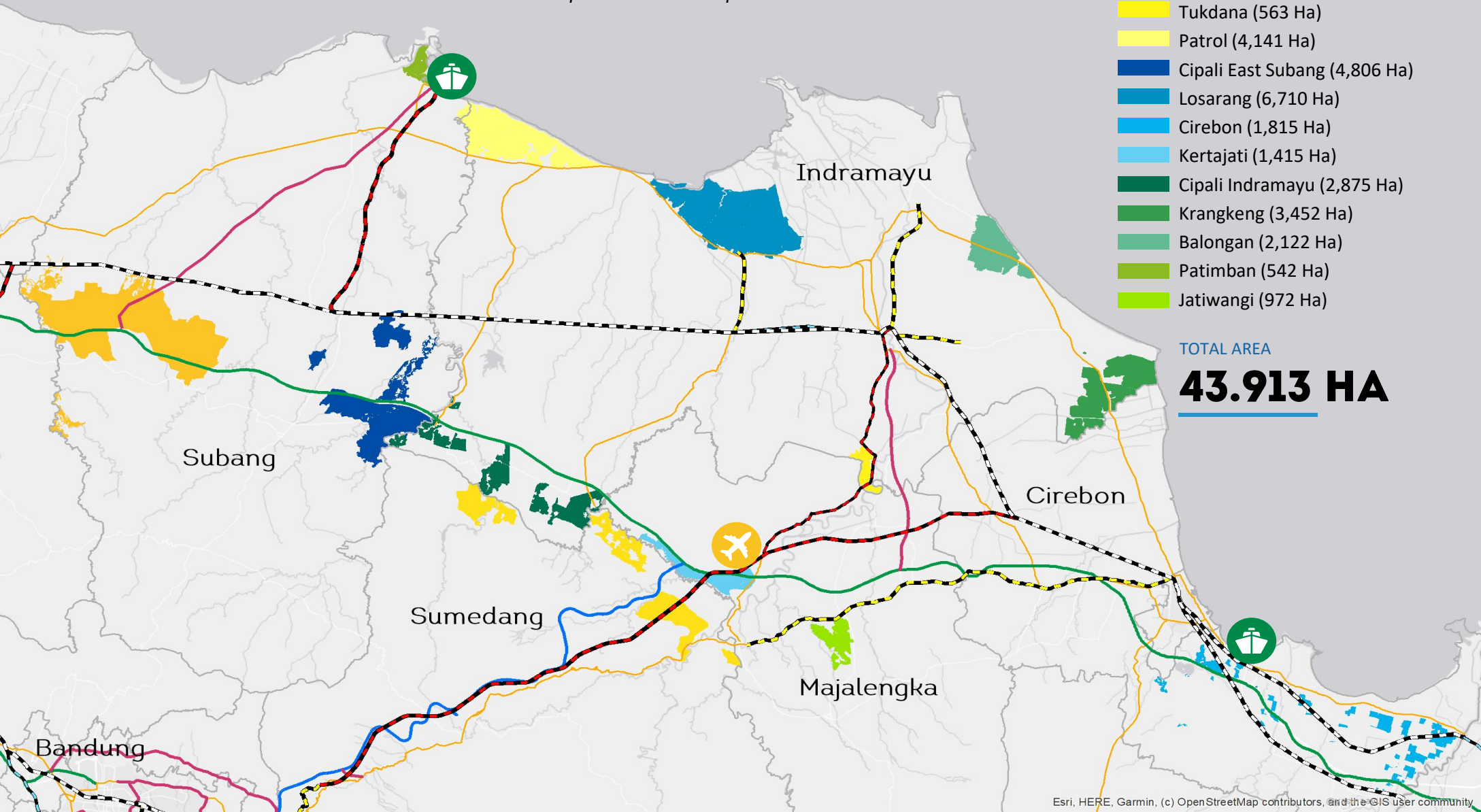
Type of Industries
Cipali West Subang
Cipali East Subang
Cipali Indramayu
Butom
Kertajati
Jatiwangi
Cirebon
Krangkeng
Tukdana
Balongan
Losarang
Patrol
Patimban
Patimban New City

There are 13 new industrial area development that have already complied with the spatial plan regulation. Investors are very welcome to develop new industrial estates, factories on the designated areas. Other than that, investors also possible to develop new cities around the industrial areas.

Industrial Area Development	
	Cipali West Subang (10,408 Ha)
	Butom (4,092 Ha)
	Tukdana (563 Ha)
	Patrol (4,141 Ha)
	Cipali East Subang (4,806 Ha)
	Losarang (6,710 Ha)
	Cirebon (1,815 Ha)
	Kertajati (1,415 Ha)
	Cipali Indramayu (2,875 Ha)
	Krangkeng (3,452 Ha)
	Balongan (2,122 Ha)
	Patimban (542 Ha)
	Jatiwangi (972 Ha)

TOTAL AREA

43.913 HA



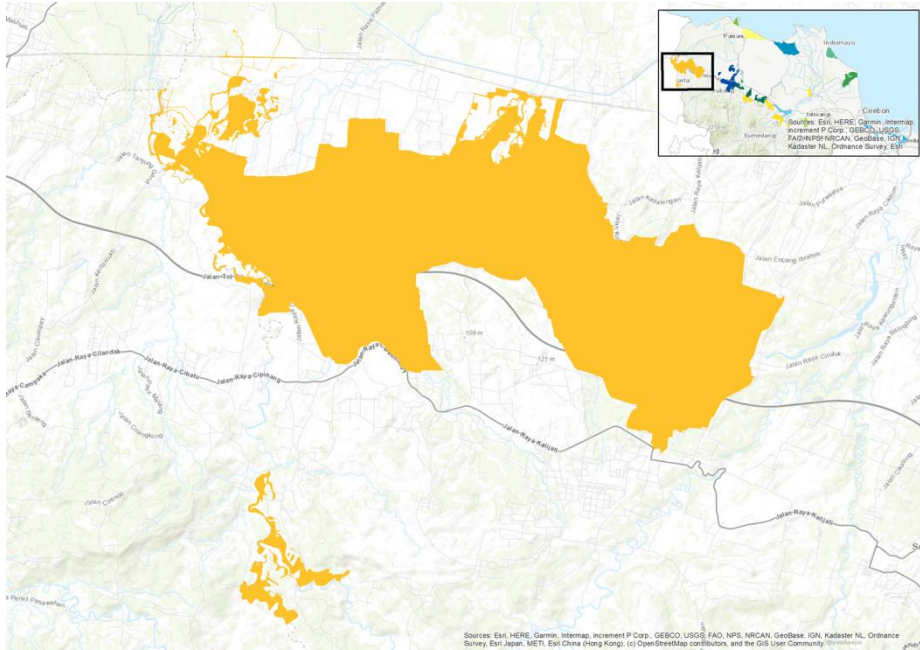
TYPE OF INDUSTRIES

Here is a grouping based on the type of industries that might be suitable to be developed in the particular area in **Rebana Metropolitan** by considering the surrounding advantages of geographical and social condition. This grouping does not mean to close the possibility to develop other types of industries.

Industry Type	Industrial Development Area	Industry Type	Industrial Development Area	Industry Type	Industrial Development Area
Paper and Cardboard	Cipali West Subang	Furniture and Woods	Butom Jatiwangi Cirebon	Asphalt and Concrete	Jatiwangi
Food Processing	Cipali West Subang Cipali East Subang Cipali Indramayu Butom Jatiwangi	Aviation and Aerospace	Kertajati	Shipbuilding	Cirebon Patrol
Metal	Cipali West Subang Cipali East Subang Cipali Indramayu Krangkeng Patimban	Building Material	Jatiwangi Cirebon	Upstream Chemical	Krangkeng Losarang Patrol
Machinery and Electronics	Cipali West Subang Cipali East Subang Kertajati Krangkeng Patimban	Fishery Processing	Cirebon Krangkeng Losarang Patrol	Synthetic Resin and Plastic	Krangkeng Losarang Patrol
Defense	Cipali East Subang Kertajati	Manufacture	Cipali Indramayu	Petrochemical	Tukdana Balongan
Transportation	Cipali East Subang	Textile	Cipali Indramayu Butom Jatiwangi	Auxiliary Material	Tukdana Patrol
		Logistic and Warehousing	Butom Patimban	Basic Chemical	Tukdana
		Agriculture	Butom Tukdana	Oil and Gas	Balongan
				Integrated Port	Patimban

NEW INDUSTRIAL AREA DEVELOPMENT

CIPALI WEST SUBANG



Location:
Subang

10,408 HA

Main attraction of this area is its location at the intersection between Cipali toll road which connects to the Jakarta Capital City and the eastern part of Java, with the planned Patimban toll road connecting to the seaport. The dry port will also be developed at the line of Patimban toll road.

Some of the land in this area is owned and developed by industrial estate developer namely Surya Cipta Swadaya. This company is also in the process of proposing a portion of the land to become a Special Economic Zone.

Coordinate:

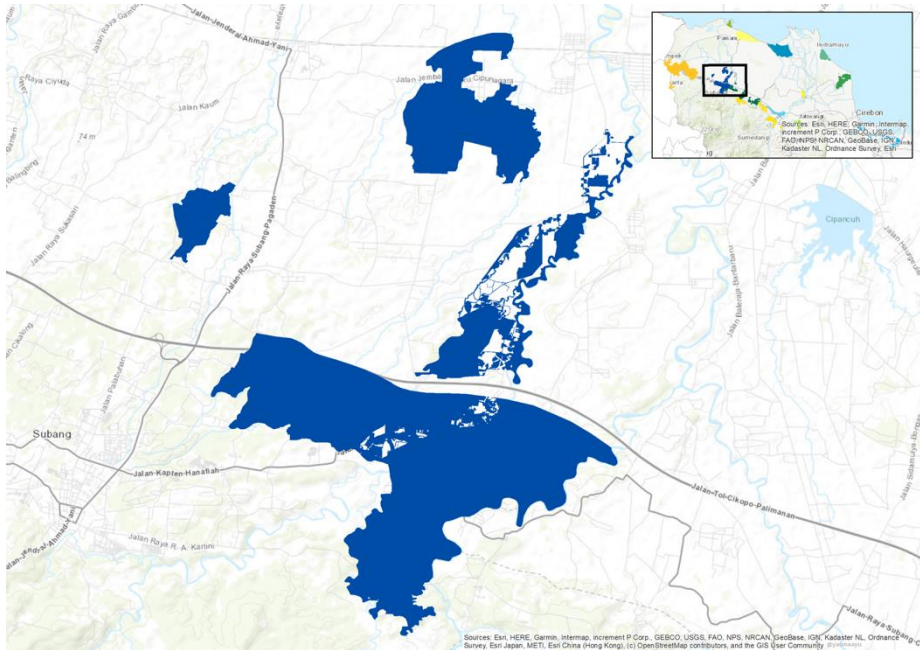
N : 6° 24' 2.592" S
S : 6° 34' 26.472" S
W : 107° 31' 33.888" E
E : 107° 42' 42.84" E

Development specialization:

Paper and Cardboard Industries,
Food Processing Industries,
Metal Industries,
Machinery and Electronics Industries

NEW INDUSTRIAL AREA DEVELOPMENT

CIPALI EAST SUBANG



Location:
Subang

4,806 HA

This area is situated at the east of Cicali West Subang area. This area is also located align with the Cicali toll road. There is one toll gate near this area. From that toll gate, It is only around 60 KM whether to Patimban seaport or Kertajati airport. Part of the land in this area are owned by PT Perkebunan Nusantara VIII and PT RNI which are state-owned companies in plantation sector. Both companies are converting the land in this area into an industrial estate.

Coordinate:

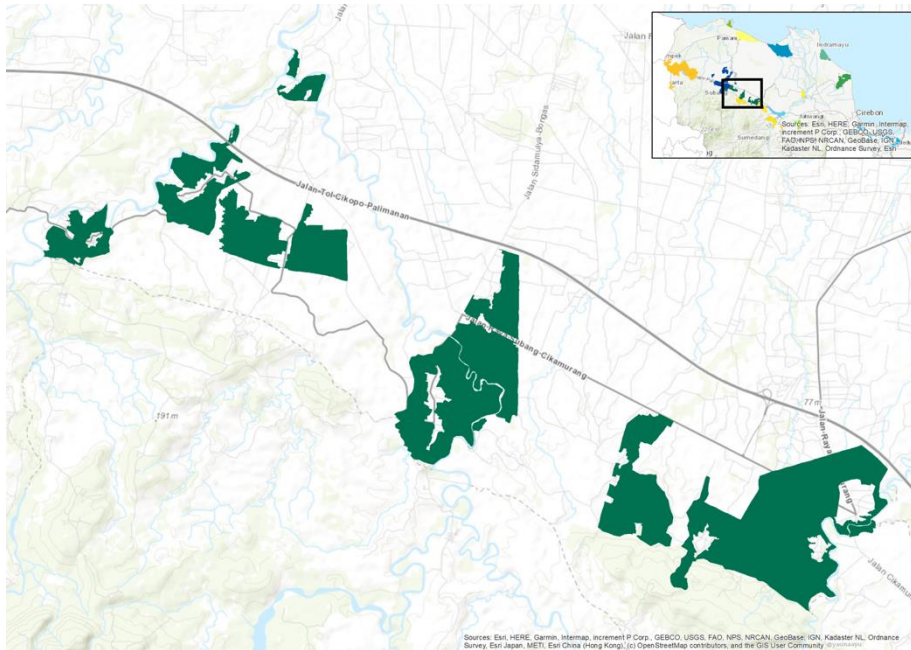
N : 6° 27' 3.78" S
S : 6° 35' 58.56" S
W : 107° 46' 59.592" E
E : 107° 53' 51.108" E

Development specialization:

Food Processing Industries,
Metal Industries,
Machinery and Electronics Industries, Defence
Industries,
Transportation Industries.

NEW INDUSTRIAL AREA DEVELOPMENT

CIPALI INDRAMAYU



Location:
Indramayu

2,875 HA

Cipali Indramayu area is directly adjacent to Cipali East Subang in the east side. This area is also align with the Cipali toll road. A toll gate near this area is in KM 137.

Most of this area is still owned by the people. It is a big opportunity to develop an industrial estate or independent industry in this area which is supported by the high connectivity that only travels 40 KM to Patimban seaport and 60 KM to Kertajati airport.

Coordinate:

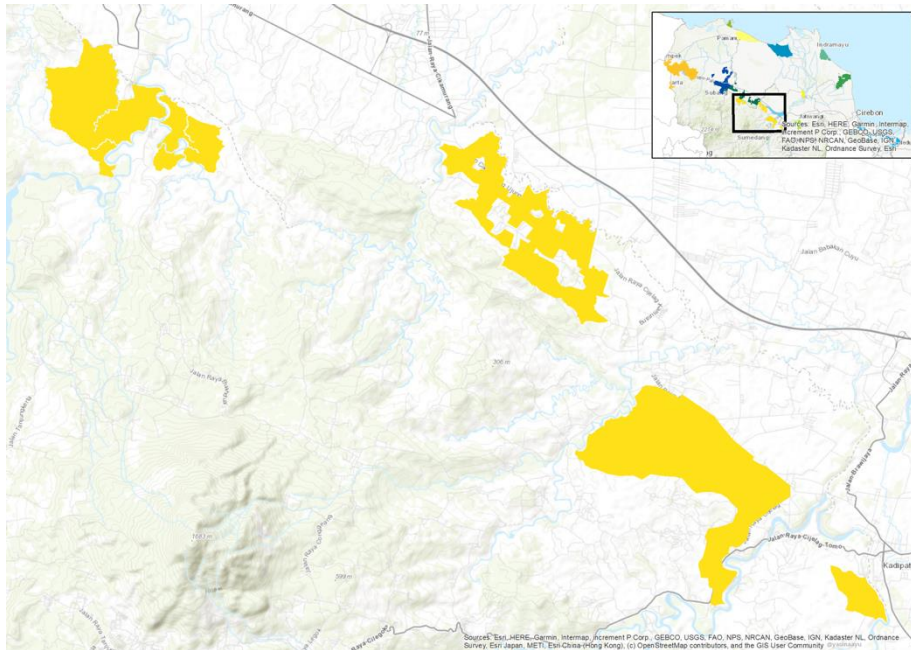
N : 6° 31' 55.38" S
S : 6° 39' 28.8" S
W : 107° 51' 18.576" E
E : 108° 2' 44.88" E

Development specialization:

Food Processing Industries,	Electronics Industries,
Metal Industries,	Transportation Industries,
Manufacture Industries,	Rubber Industries
Textile Industries,	

NEW INDUSTRIAL AREA DEVELOPMENT

BUTOM



Location:
Sumedang

4,092 HA

Butom area stands for Buah Dua, Ujung Jaya, and Tomo. Those are the sub-districts in Sumedang Regency where this area is located. This area is divided into 3 stretches of land where situated to the south of Cipali Indramayu and Kertajati areas. Apart from being on a flat stretch, this area is also close to the mountainous area to the south. This area is the closest to the mountains among other development areas in Rebana Metropolitan. Therefore, the mildness and the potential of nature can be used as an advantage that provides benefits.

Coordinate:

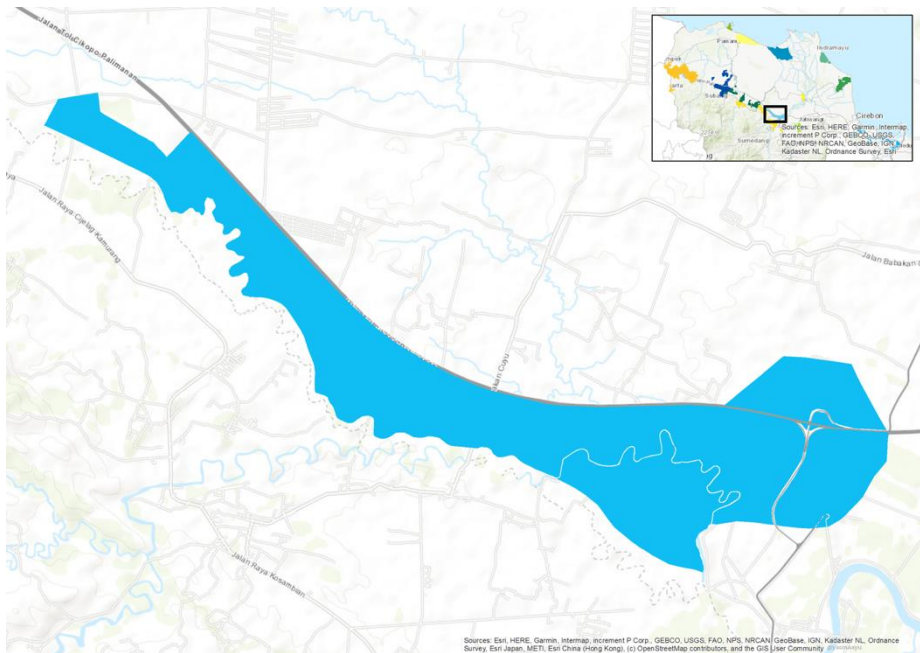
N : 6° 36' 47.088" S
S : 6° 47' 11.4" S
W : 107° 54' 55.8" E
E : 108° 10' 9.156" E

Development specialization:

Food Processing Industries,
Textile Industries,
Logistic and Warehousing,
Agriculture Industries,
Furniture and Woods Industries,

NEW INDUSTRIAL AREA DEVELOPMENT

KERTAJATI



Location:
Majalengka

1,415 HA

Main attraction of this area is its location that very close to the existing Kertajati Airport. This airport is currently in the phase 1 of development and continues to be developed into the main airport in West Java.

The location that near the airport will be advantageous for export-import activities as well as flights by air. Close to this area, Aerocity will be developed by PT BIJB which is a provincial state-owned company that develop Kertajati airport.

For those who are willing to build an industry in this area, there is also an industrial estate developed by PT Dwipapuri Abadi which is ready to be offered.

Coordinate:

N : 6° 39' 40.356" S
S : 6° 43' 8.868" S
W : 108° 4' 42.384" E
E : 108° 10' 53.76" E

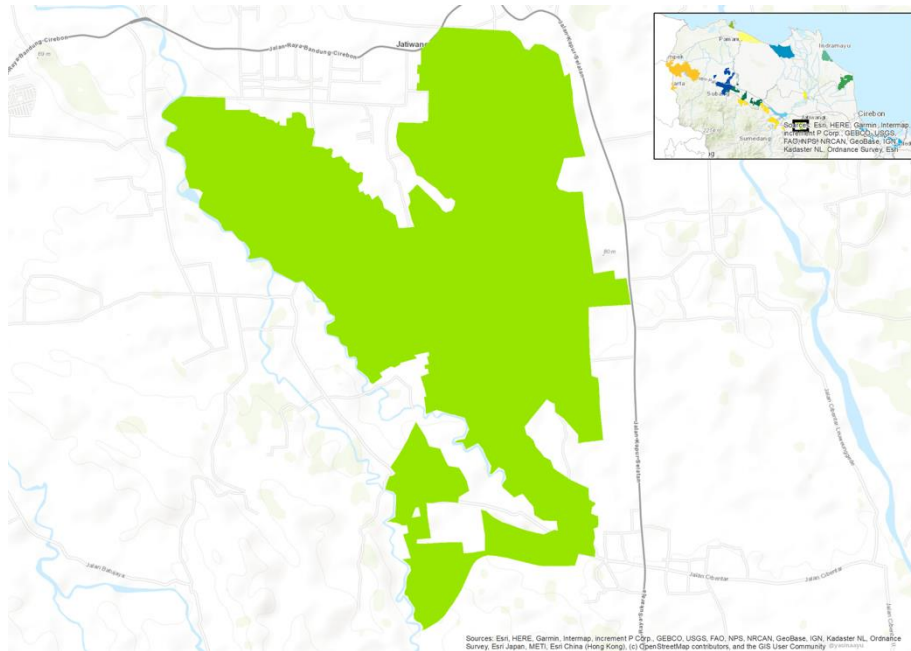
Development specialization:

Aviation and Aerospace Industries,
Defence Industries,
Electronics Industries,

Pharmaceutical Industries,
Creative Industries,
Logistic and Warehousing,

NEW INDUSTRIAL AREA DEVELOPMENT

JATIWANGI



Location:
Majalengka

972 HA

Jatiwangi is in the southern area of the Rebana Metropolitan which is close to the Butom and Kertajati areas on its southern side.

This area is also close to the Ciremai mountain which is the highest mountain in West Java. The proximity to the airport and mild mountainous areas will be a unique attraction.

Coordinate:

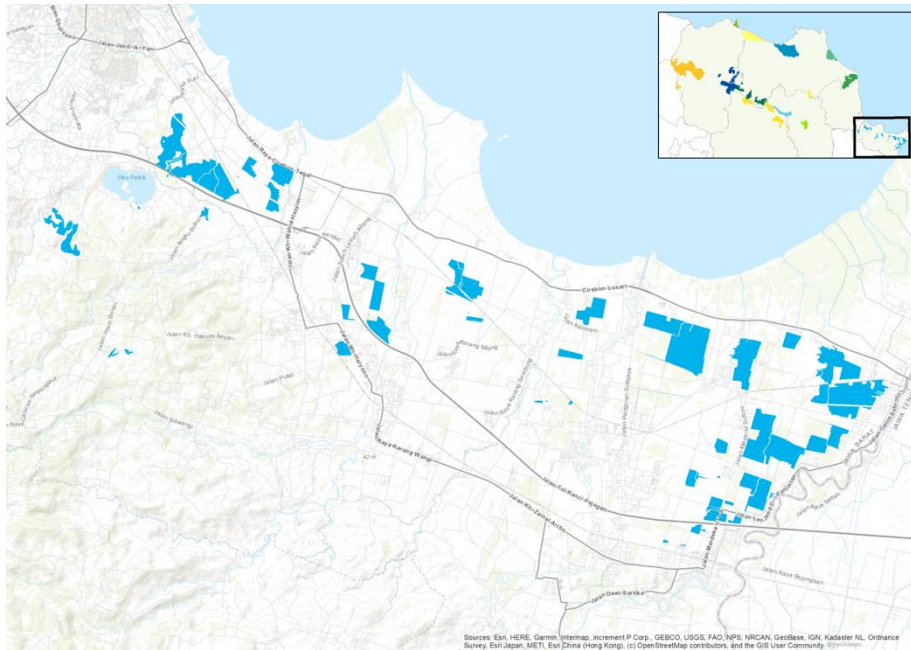
N : 6° 44' 24.396" S
S : 6° 47' 21.84" S
W : 108° 13' 51.384" E
E : 108° 16' 9.948" E

Development specialization:

Food Processing Industries,
Textile Industries,
Building Material Industries,
Asphalt and Concrete Industries,
Furniture and Woods Industries

NEW INDUSTRIAL AREA DEVELOPMENT

CIREBON



Location:
Cirebon

1,815 HA

Cirebon development area is located in the easternmost of the Rebana Metropolitan which is adjacent to the city of Cirebon. Cirebon city is well known for its cultural tourism wisdom with a sultanate that still survives today. In addition to the industrial development in this area, there is also great potential in the service sector.

Coordinate:

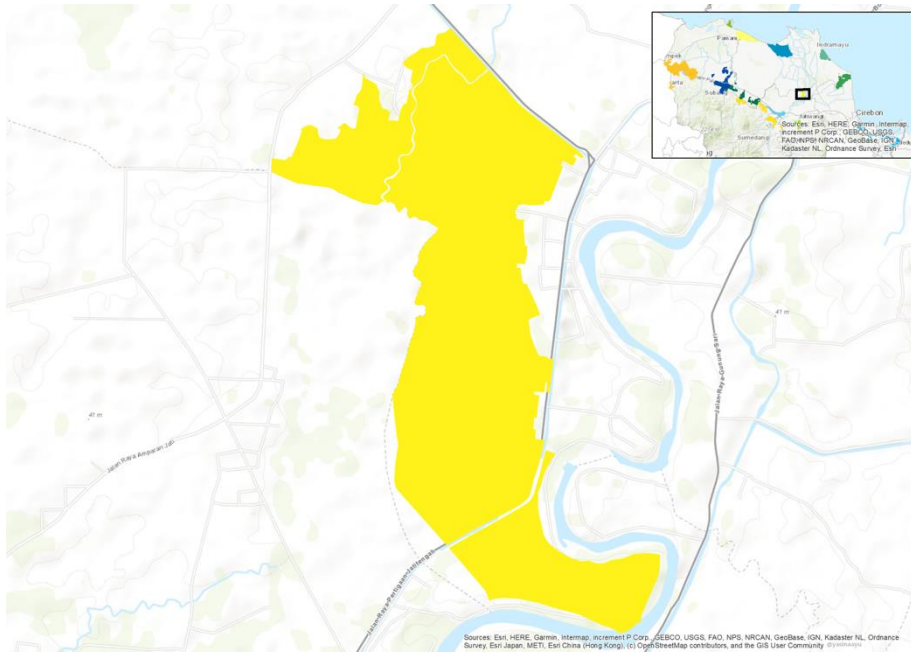
N : 6° 45' 47.088" S
S : 6° 53' 57.912" S
W : 108° 32' 13.272" E
E : 108° 48' 22.536" E

Development specialization:

Fishery Processing Industries,
Shipbuilding Industries,
Furniture Industries,
Building Material Industries

NEW INDUSTRIAL AREA DEVELOPMENT

TUKDANA



Location:
Indramayu

563 HA

Tukdana area is in the middle of a Rebana Metropolitan which is also close to Kertajati airport that can be a special attraction. As a new growth center in the Kertajati area, Tukdana area can also be developed in line with the increase in traffic from the airport to the port where freight railway will be built which will also pass through this area.

Coordinate:

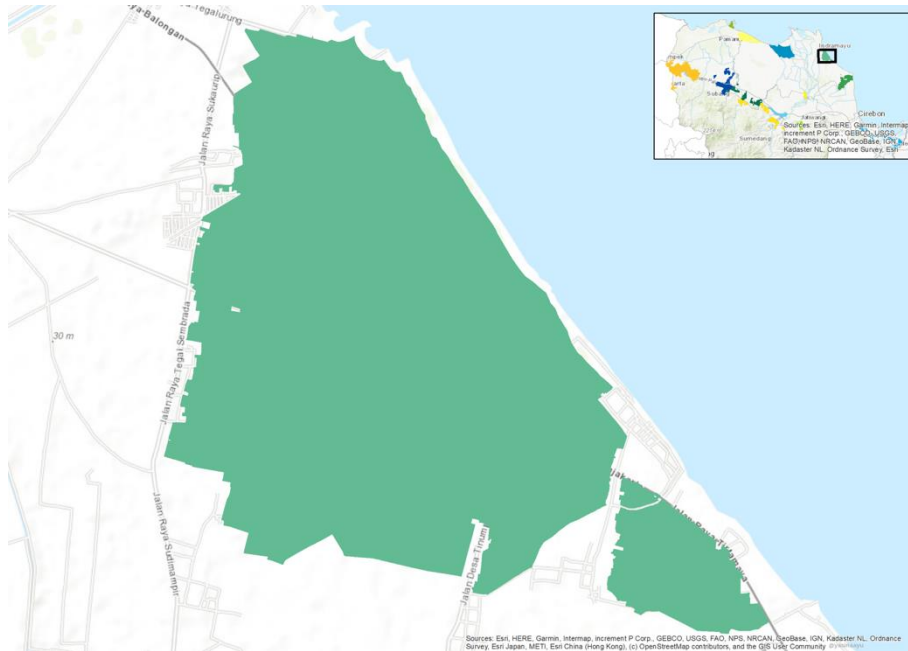
N : 6° 34' 35.76" S
S : 6° 37' 18.336" S
W : 108° 15' 49.68" E
E : 108° 17' 35.196" E

Development specialization:

Agricultural Processing Industries,
Agricultural Tools and Machinery Industries,
Petrochemical Industries,
Auxiliary Material Industries,
Basic Chemical Industries

NEW INDUSTRIAL AREA DEVELOPMENT

BALONGAN



Location:
Indramayu

563 HA

Balongan area is situated in north-eastern part of Indramayu align with the coastline. This area is known for the existence of an oil refinery which is currently managed by Pertamina, a state-owned oil and gas company, which its core activity is processing crude oil into fuel oil, non fuel oil and petrochemical products. This oil refinery has strategic value in maintaining the stability of fuel supply to Jakarta, Banten, parts of West Java and its surroundings.

Coordinate:

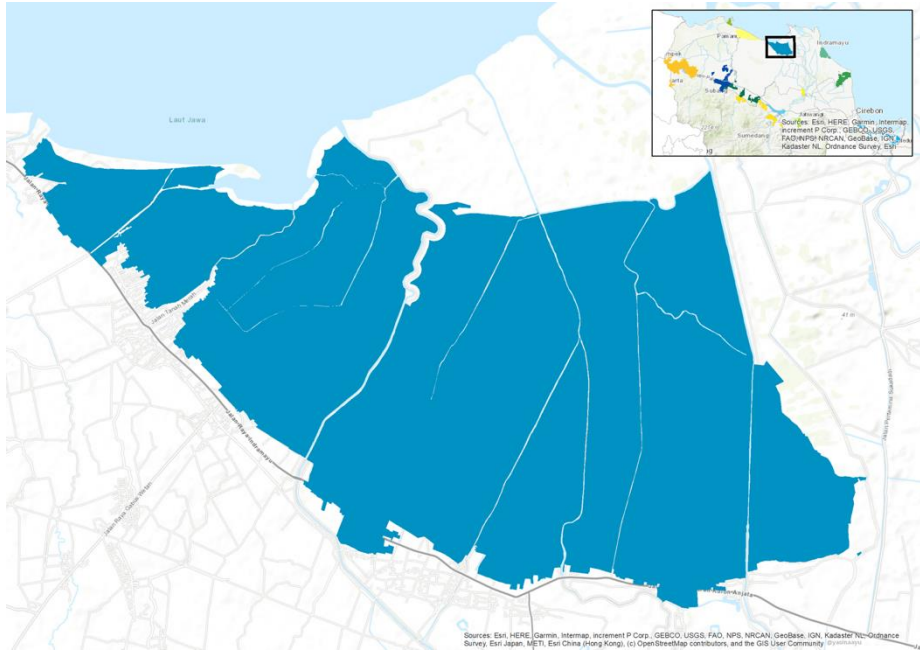
N : 6° 21' 26.784" S
S : 6° 25' 1.848" S
W : 108° 22' 5.988" E
E : 108° 25' 42.744" E

Development specialization:

Oil and Gas Industries,
Chemical Based on Oil and Gas Industries, Upstream
Petrochemical Industries

NEW INDUSTRIAL AREA DEVELOPMENT

LOSARANG



Location:
Indramayu

6,710 HA

Losarang area is situated in the northern part of Indramayu, surrounded by the Balongan and Patrol area. It has strategic location that also lies between Patimban seaport, around 40 KM to the west, and Kertajati airport, around 60 KM to the south. There are several companies that are already operating in this area with the support of affordable cost of manpower.

Coordinate:

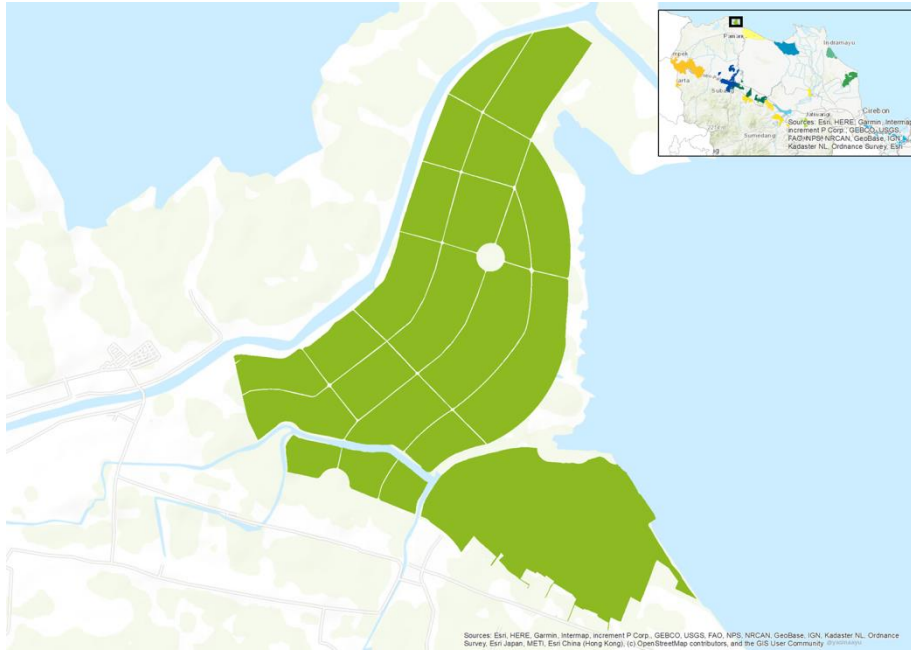
N : 6° 19' 27.048" S
S : 6° 23' 59.388" S
W : 108° 5' 9.528" E
E : 108° 13' 20.424" E

Development specialization:

Upstream Chemical Industries,
Synthetic Resin and Plastic Material Industries, Fishery
Processing Industries

NEW INDUSTRIAL AREA DEVELOPMENT

PATIMBAN



Location:
Subang

542 HA

Main attraction of this area is the development of Patimban seaport which will become the main shipping logistics center for the industries in West Java replacing the current port at Tanjung Priok.

A back up area will also be developed near the port. This area is very suitable for export-import oriented industries which benefit from its location at the gateway of shipping. This port will also be connected with national road, toll road, and railway.

Coordinate:

N : 6° 11' 55.968" S
S : 6° 14' 18.456" S
W : 107° 51' 56.088" E
E : 107° 53' 45.636" E

Development specialization:

Integrated Port Industries,
Logistics Hub and Integrated Warehousing,
Metal Industries,
Machinery and Electronics Industries

NEW CITY DEVELOPMENT

PATIMBAN NEW CITY



Location:
Subang

4,998 HA

Other than new industrial area development, in Patimban will also have prospect development as coastal city that supports logistic hub and port activities.

The city is suitable for the development of residential, office, park, transportation, plantation, fishery, and other buffer zone.

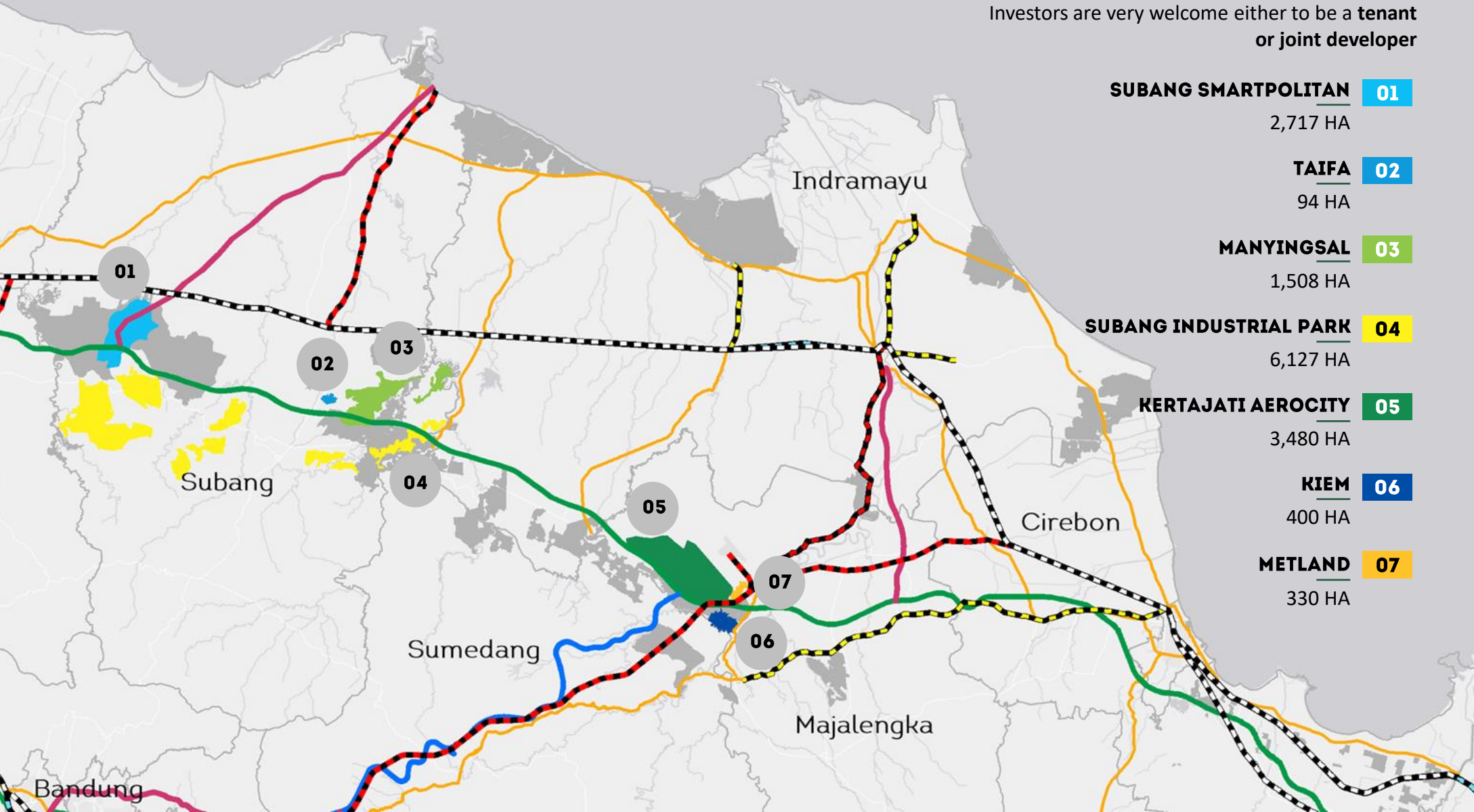


Investment Opportunities **AS TENANT OR JOINT DEVELOPER**

Ready-to-offer Land
Subang Smartpolitan
Taifa Jaya Development
Manyingsal-Subang Integrated Industrial Estate
Kertajati Aerocity
Subang Industrial Park
Kertajati Industrial Estate Majalengka
Metropolitan Kertajati Development

READY TO OFFER LAND AROUND REBANA METROPOLITAN

This companies coming from state-owned companies and private sectors are offering industrial estates as well as mixed clusters. Investors are very welcome either to be a **tenant** or **joint developer**



SUBANG SMARTPOLITAN **01**

2,717 HA

TAIFA **02**

94 HA

MANYINGSAL **03**

1,508 HA

SUBANG INDUSTRIAL PARK **04**

6,127 HA

KERTAJATI AEROCITY **05**

3,480 HA

KIEM **06**

400 HA

METLAND **07**

330 HA

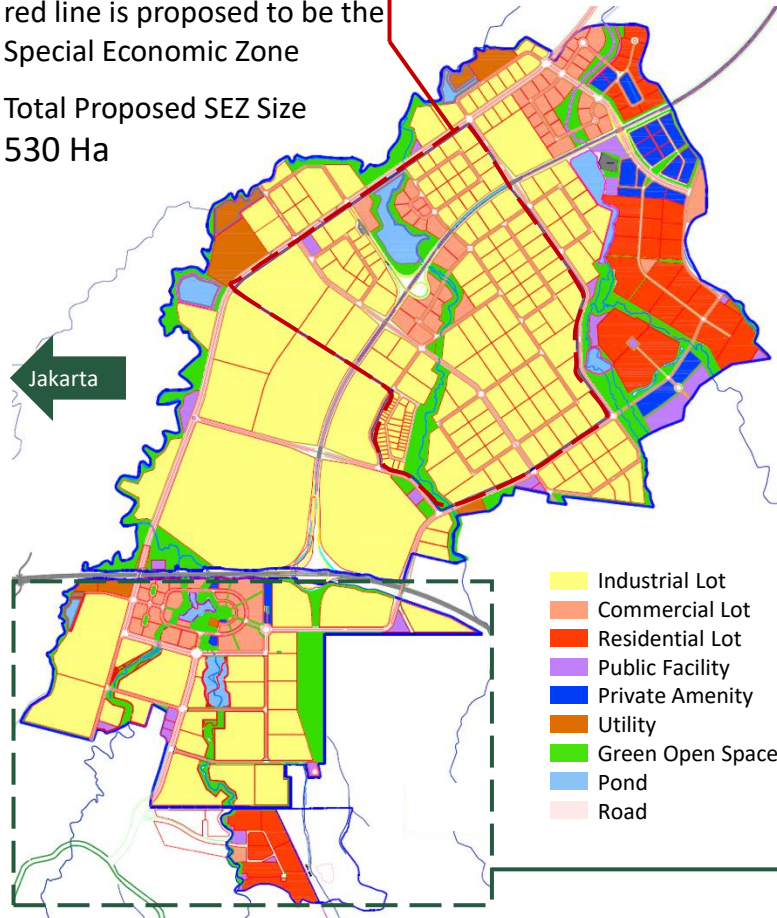
SUBANG SMARTPOLITAN

PT SURYACIPTA SWADAYA



The portion of land inside the red line is proposed to be the Special Economic Zone

Total Proposed SEZ Size
530 Ha



DEVELOPER

PT Suryacipta Swadaya

LOCATION

Cipali West Subang

TOTAL AREA

2,717 Ha

LAND ALLOCATION

- Industrial Lot (1,060 Ha)
- Commercial (206 Ha)
- Residential (257 Ha)
- Green & Open Space (200 Ha)
- Utility & Infrastructure (212 Ha)
- Public Facility (15 Ha)
- Future Development (767 Ha)

ACCESSIBILITIES

- Cipali Toll road
- Patimban Access Toll Road with dedicated Toll Gate (planned)
- Sadang-Subang non-toll road

PHASE 1 DEVELOPMENT

- Total Area : 400 Ha
- Residential Area : 40 Ha
- Diamond Bay : 60 Ha
- Handover : Q1 2023

CONCEPT

Smart and Sustainable City

POTENTIAL TENANTS

- Automotive (incl. EV & Battery)
- Consumer Goods (Incl. F&B)
- Pharma & Medical Equipment
- High Precision Industries
- IT (Incl. Data Centre)
- Logistics

LEGALITIES

- Industrial Estates Business Permit is already obtained (2,000 Ha)
- On-Going process for SEZ status (530 Ha)

CONTACT

- Binawati Dewi (Sales Manager)
+62 812 8236 791
binawati.dewi@suryacipta.com
- Putri Arum Dwiani (Sales Supervisor)
+62 812 8469 2572
putri.arum@suryacipta.com
- The Manor Office Park
Jl. Surya Utama Kav. C1
Karawang 0267 440088
www.suryacipta.com

TAIFA JAYA DEVELOPMENT

DEVELOPER

PT Taifa Jaya Development



LOCATION

Subang

TOTAL AREA

94 HA

The most recent company that invested in this industrial estate is

PT Meiloon Technology Indonesia



Relocation from China

Speaker producer

Investment Value: USD 45 Million

100% Export oriented

Required Manpower: 5,000 people

CONTACT

PT. Taifa Jaya Development:

+62 812 8092 2313



MANYINGSAL SUBANG INTEGRATED INDUSTRIAL ESTATE

PT RAJAWALI NUSANTARA INDONESIA

DEVELOPER

PT Rajawali Nusantara Indonesia



PT RNI is owning big size of lands around the Rebana Metropolitan constellation that currently for plantation use but will be converted into industrial town areas.

TOTAL AREA

1,508 Ha

LOCATION

Manyingsal, Subang

CONTACT

Ricko Wahyudi
+62 818 5401 01
www.rni.co.id



KERTAJATI AEROCITY

PT BANDARUDARA INTERNASIONAL JAWA BARAT

DEVELOPER

PT BIJB



LOCATION

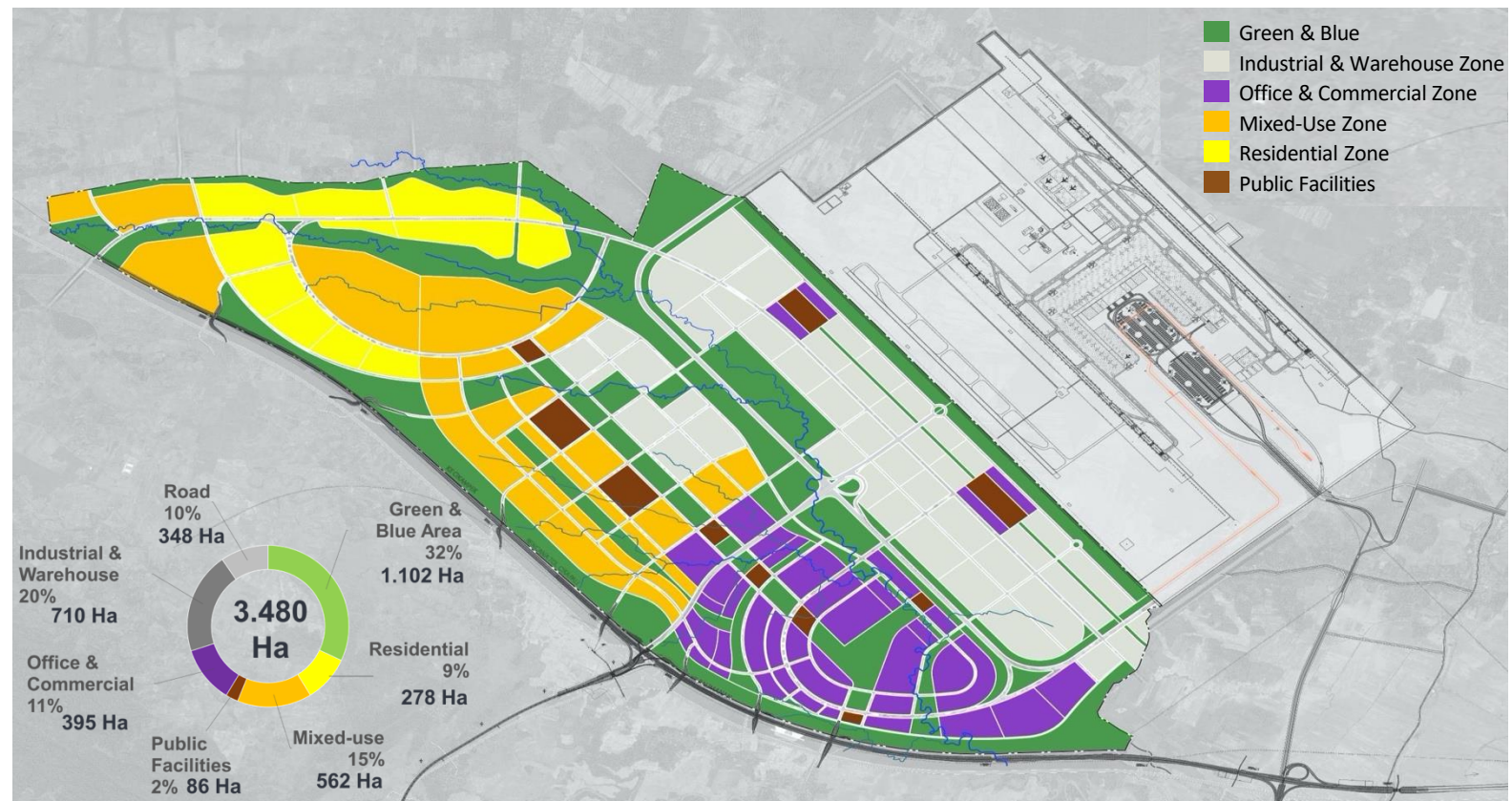
Majalengka

TOTAL AREA

3,480 HA

CONTACT

2nd Floor – Domestic
Terminal (Office Area)
West Java International
Airport Kertajati
Majalengka, West Java
+622 31 3000 301
www.bijb.co.id



SUBANG INDUSTRIAL PARK

PT PERKEBUNAN NUSANTARA VIII

DEVELOPER

PT Perkebunan
Nusantara VIII



TOTAL AREA

6,127 Ha

PHASE 1 DEVELOPMENT

487 HA

LOCATION

Subang Regency
(Cipali East Subang)

CONTACT

Djudjun Pancadirachmat

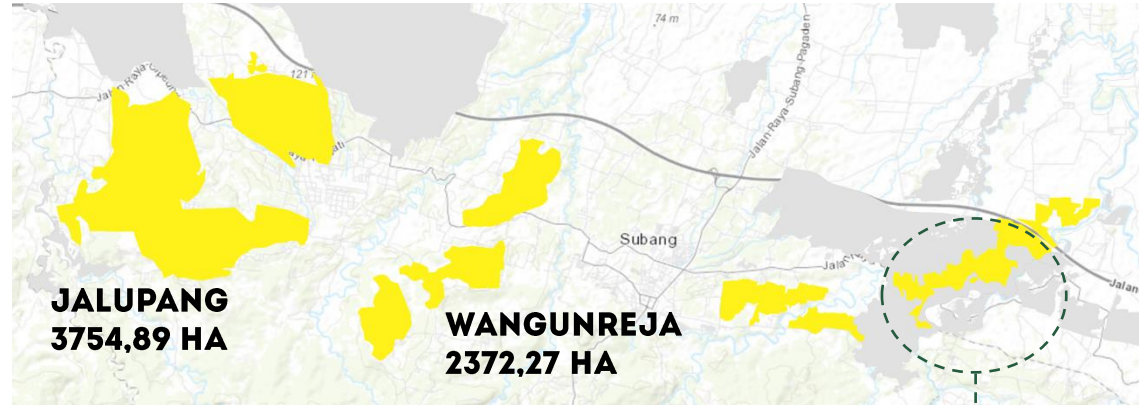
+62 816 4217 056
ptpnviii@gmail.com
www.ptpn8.co.id

POTENTIAL TENANTS

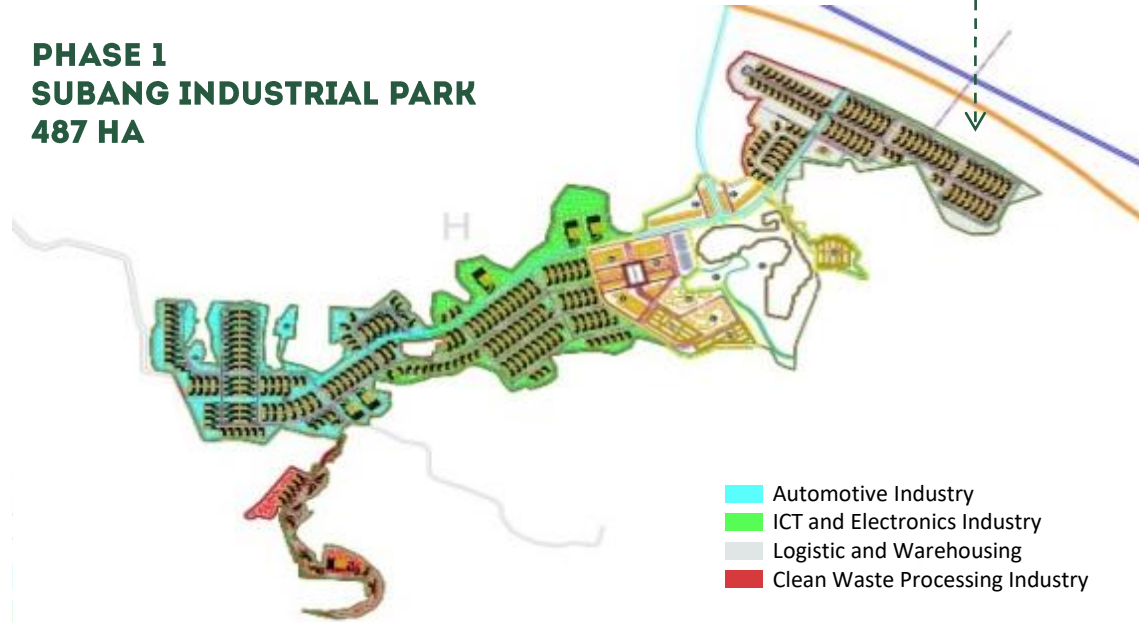
- Automotive and Transport Equipment
- Food and Beverage
- Textile
- ICT
- Electronics
- RnD
- CoE

ACCESSIBILITIES

- Non-Toll Road Subang – Sadang
- Cipali Toll Road
- ±45km from Patimban Port
- ±60km from Kertajati Airport
- Proposed Cipali toll Exit to Patimban on KM 89



PHASE 1 SUBANG INDUSTRIAL PARK 487 HA



- Automotive Industry
- ICT and Electronics Industry
- Logistic and Warehousing
- Clean Waste Processing Industry

KERTAJATI INDUSTRIAL ESTATE MAJALENGKA

(KIEM) PT DWIPAPURI ABADI

DEVELOPER

PT Dwipapuri Abadi



**KERTAJATI
INDUSTRIAL ESTATE
MAJALENGKA**

LOCATION

Majalengka
(Kertajati)

TOTAL AREA

400 HA

CONTACT

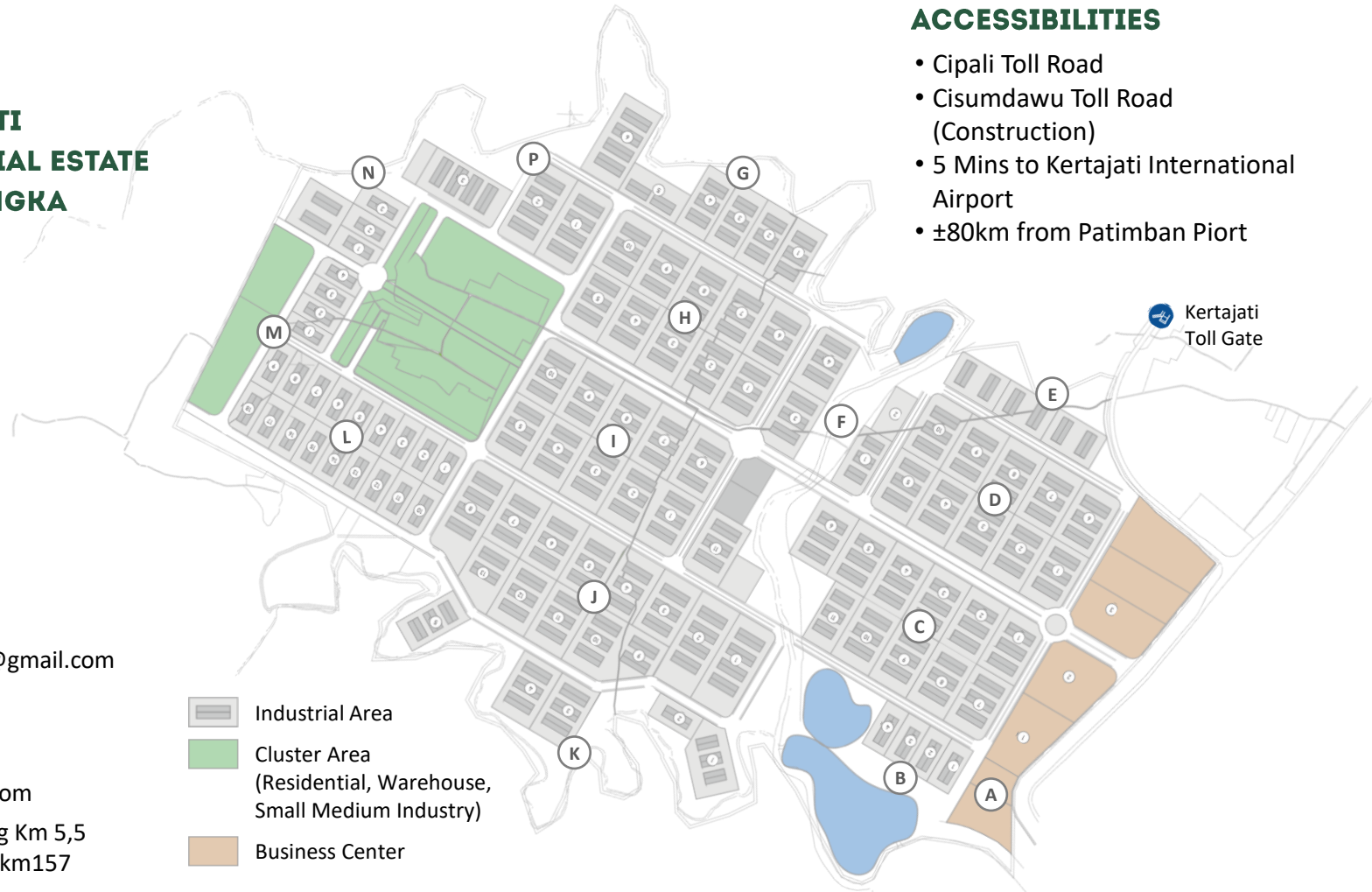
Michael H Danubrata
Project Owner
+62 812 9312 6511
Michaelhanadidanubrata@gmail.com

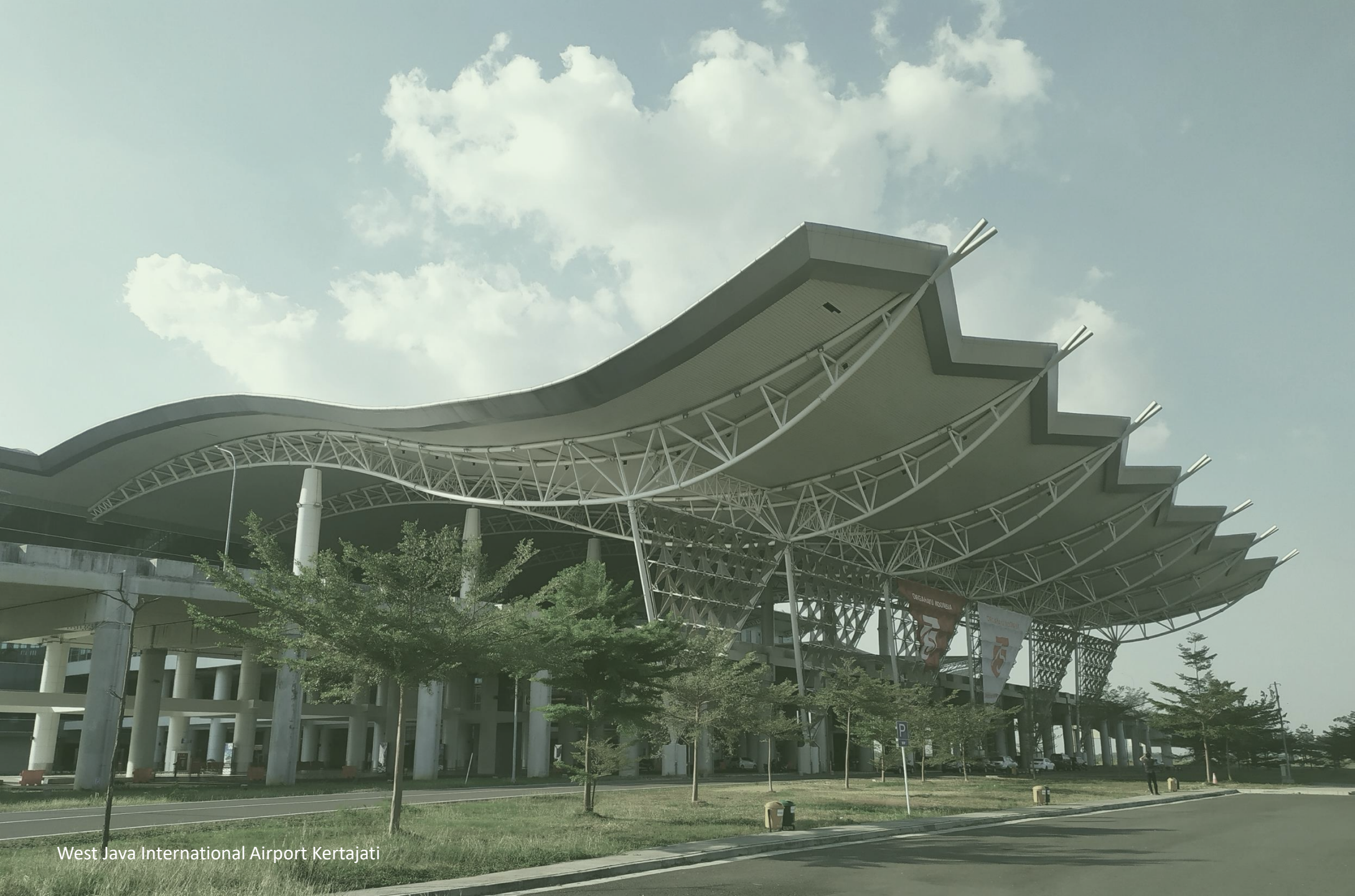
Yusak Tedjasukmana
Marketing Officer
+62 811 8532 51
Kiem.majalengka@gmail.com

Jl Raya Kertajati -Jatibarang Km 5,5
Majalengka/Exit toll Cipali km157

ACCESSIBILITIES

- Cipali Toll Road
- Cisumdawu Toll Road (Construction)
- 5 Mins to Kertajati International Airport
- ±80km from Patimban Piort





West Java International Airport Kertajati



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