



Indonesia Investment Coordinating Board (BKPM)

September 2012

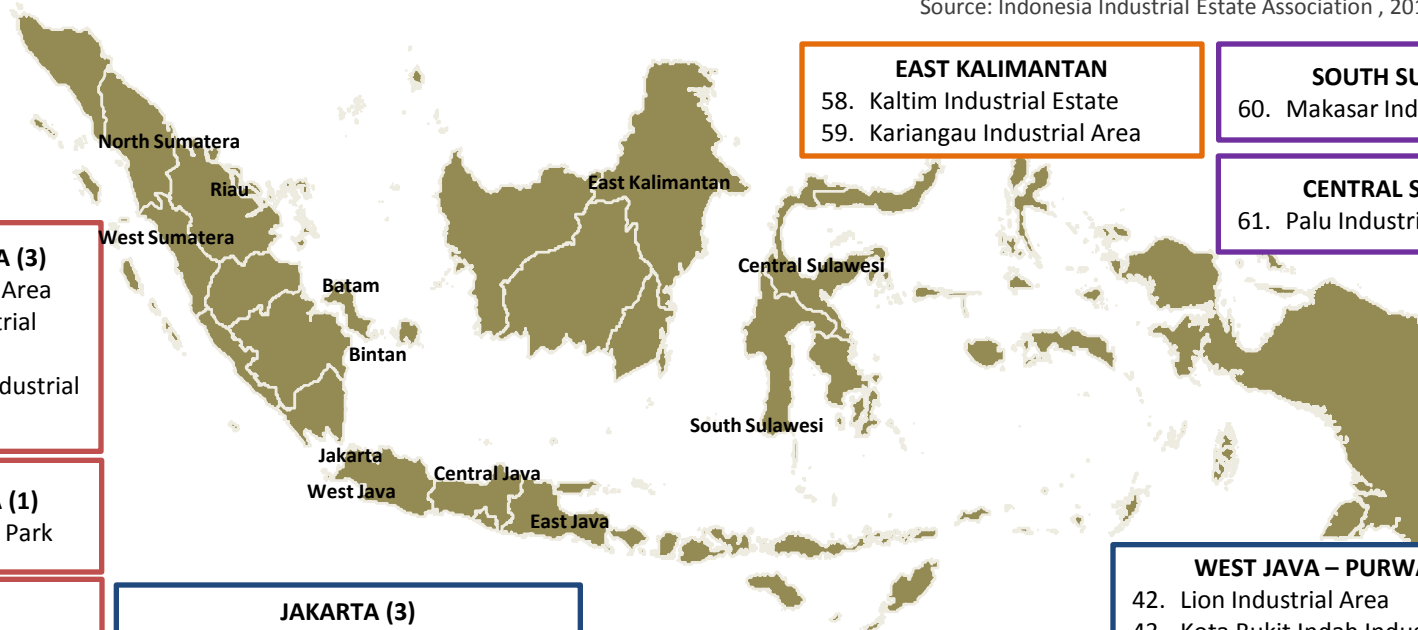
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Invest in remarkable indonesia Invest in

Map of Major Indonesia's Industrial Park (61 Locations)

Source: Indonesia Industrial Estate Association , 2012



NORTH SUMATERA (3)

1. Medan Industrial Area
2. Medanstar Industrial Estate
3. Pulahan Seruai Industrial Estate

WEST SUMATERA (1)

4. Padang Industrial Park

RIAU (2)

5. industrial park Dumai
6. industrial park Tanjung Buton

BATAM (8)

7. Batamindo Industrial Park
8. Bintang Industrial Park
9. Kabil Integrated Industrial Estate
10. Panbil Industrial Estate
11. Puri Industrial Park 2000
12. Tunas Industrial Park
13. Union Industrial Park
14. West Point Maritime Industrial Park

BINTAN (1)

15. Bintan Industrial Estate

JAKARTA (3)

16. Cilandak Commercial Estate
17. Pulogadung Industrial Area
18. Nusantara Bonded Zone

BANTEN – CILEGON (2)

19. Cilegon Industrial Area
20. Jababeka Industrial Estate

BANTEN – SERANG (2)

21. MGM Cikande Integrated Industrial Park
22. Modern Cikande Industrial Estate

BANTEN – TANGERANG (3)

23. Cikupamas Industrial Area & Warehousing
24. Millenium Industrial Estate
25. Bumi Serpong Damai Techno Park

WEST JAVA – BOGOR (2)

26. Cibinong Center Industrial Estate
27. Sentul Industrial Area

EAST KALIMANTAN

58. Kaltim Industrial Estate
59. Kariangau Industrial Area

SOUTH SULAWESI

60. Makasar Industrial Area

CENTRAL SULAWESI

61. Palu Industrial Area

WEST JAVA – PURWAKARTA (2)

42. Lion Industrial Area
43. Kota Bukit Indah Industrial City

WEST JAVA – BEKASI (11)

44. Bekasi International Industrial Estate
45. East Jakarta Industrial Estate
46. Greenland International Industrial Centre
47. Jababeka Industrial Estate
48. Gobel Industrial Area
49. Indonesia China Integrated Industrial Area
50. Lippo Cikarang Industrial Park
51. Marunda Center
52. MM2100 Industrial Town – BFIE
53. MM2100 Industrial Town – MMID
54. Patria Manunggal Industrial Estate

CENTRAL JAVA (7)

35. Candi Industrial Area
36. Tugu Wijaya Kusuma Industrial Area
37. Terboyo Semarang Industrial Area
38. Wonogiri Industrial Area
39. Bugangan Baru Semarang Small Industry Community
40. Bukit Semarang Baru Industrial Park
41. Tanjung Emas Export Processing Zone

WEST JAVA – SUMEDANG (1)

28. Rancaekek Industrial Area

WEST JAVA – KARAWANG (6)

29. Bukit Indah Industrial Park
30. Kujang Industrial Area
31. International Industrial City Area
32. Mitrakarawang Industrial Area
33. Suryacipta City of Industry
34. Daya Kencanasia Industrial Park



Industrial Land Needs

Demand for industrial land is around 1000 ha per year, about 600 ha (60%) land demand is in Bekasi and Karawang, West Java, and the rest scattered in other areas.

Based on HKI (Industrial Park Association) data as of June 2012, the total industrial land in Indonesia reached 27320.6 ha. According to the regulations, developers can build the industrial area up to 70% of the total available land. The 30% is for the development of infrastructure, and green open spaces.

Total of the land that can be built is 19124.4 hectares, and 58.6% or 11212.48 ha has been occupied. Therefore, total land ready to offered is 7911.98 Ha.

HKI consists of 61 industrial park with 7211 companies as the tenants.

Source: Bisnis Indonesia, 19 Juli 2012

Industrial Park Up to June 2012 (in Ha)			
Region	Land	Building	Tenant
DKI Jakarta	1.089,8	914,5	527
Banten	2.790,6	1.308,0	1.079
West Java	13.034,7	5.582,1	3.167
Middle Java	1.766,0	557,0	976
East Java	1.415,0	943,0	596
Riau Islands	1.663,0	788,8	291
Riau	1.590,0	150,0	8
North Sumatera	1.403,0	522,0	332
West Sumatera	200,0	45,0	6
South Sulawesi	322,5	350,0	224
Middle Sulawesi	1.500,0	-	-
East Kalimantan	546,0	52,0	5
TOTAL	27.320,6	11.212,0	7.211

Source : Industrial Park Association (HKI), 2012



Sumatera (15 Locations)

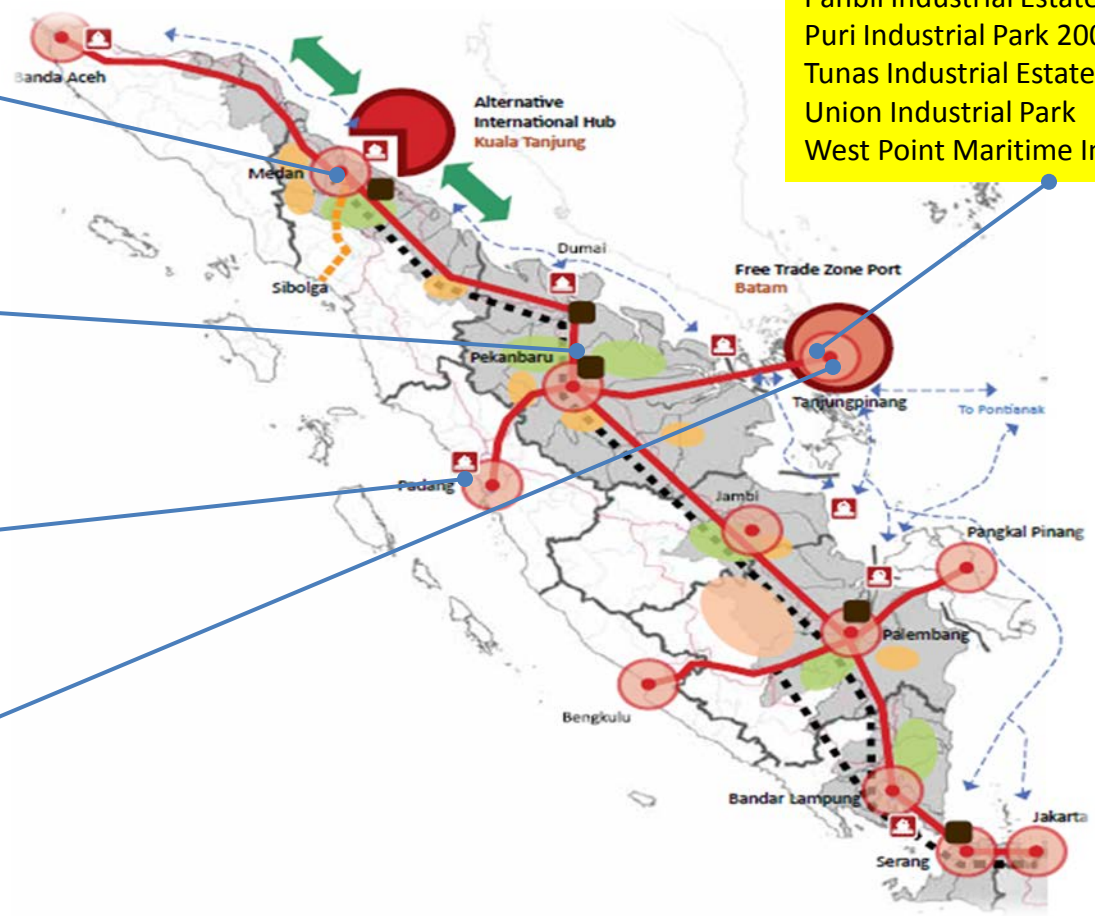
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 Medan Industrial park
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RIAU (2)
 Dumai industrial park
 Tanjung Buton industrial park

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 Padang Industrial Park

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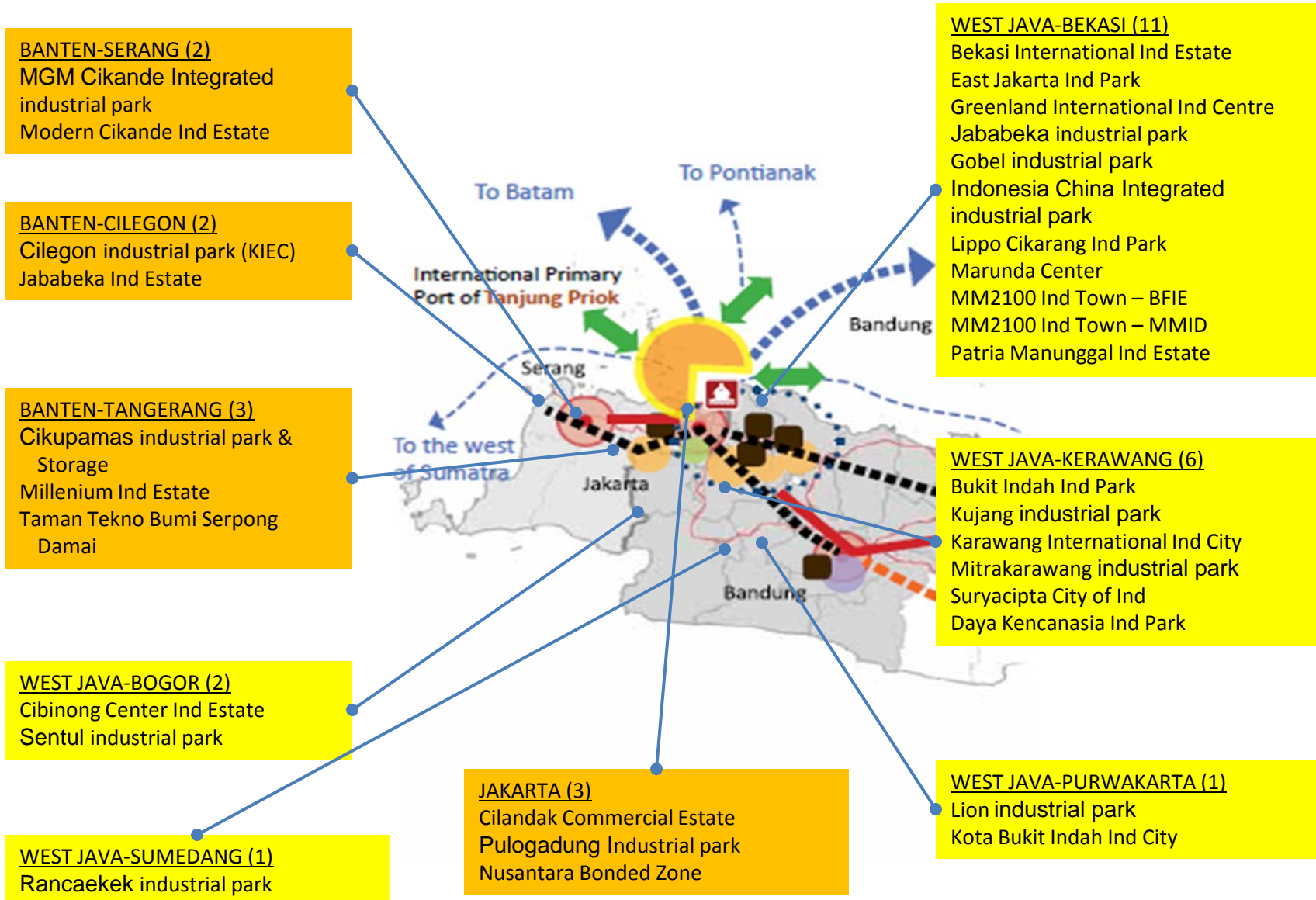


Sumatera (15 Locations)

NAME	LOCATION	SIZE/OC (Ha/%)	TENANTS	PRICE Land/SFB (/m2)	RENTAL Land/SFB (/m2)
Medan industrial park (KIM)	Medan	650 (..)	318	L: U\$ 55	S: Rp 4.000-5000/month W: Rp 15.000/month
Medanstar Ind Estate (MSIE)	Tanjung Morawa	103 (..)	14	L: U\$ 30-35	n.a.
Pulahan Seruai Ind Estate (PSIE)	Medan	650	n.a.	L: U\$ 25-55	S: U\$ 1,200-1,300/month
Dumai industrial park (KID)	Riau	1.000	8	L: nego	n.a.
Tanjung Buton industrial park (KITB)	Siak, Riau	590	n.a.	n.a.	n.a.
Padang Ind Park (PIP)	Padang	200	6	U\$ 20	n.a.
Batamindo Ind Park (BIP)	Batam	500	74	n.a.	S: S\$ 3.5-10.5/month
Bintang Ind Park (BIP)	Batam	70	16	L: U\$ 60 S: U\$ 400	S: L3.600/B1.950 S\$4/month
Kabil Integrated Ind Estate (KIIE)	Batam	500	35	Nego	n.a.
Panbil Ind Estate(PIE)	Batam	103	20	Nego	S: S\$4.0-5.5/month
Puri Ind Park 2000 (PIP2000)	Batam	24	37	L: S\$ 90 or Rp 650.000 S: S\$ 425 or Rp 3jt	S: S\$4/month
Tunas Ind Estate (TIE)	Batam	38	40	n.a.	S: S\$3.5/build in
Union Ind Park (UIP)	Batam	23	29	L: S\$ 100-125 S: S\$ 250-350	L: S\$1-1.5/month S: S\$2.5-4/month
West Point Maritime Ind Park (WPMIP)	Batam	70	n.a.	n.a.	n.a.
Bintan Ind Estate (BIE)	Lobam, Bintan	273	19	n.a.	n.a.



Banten – Tangerang – Jakarta (31 Locations)





Banten – Tangerang – Jakarta (31 Locations)

NAME	LOCATION	SIZE/OC (Ha/%)	TENANTS	PRICE Land/SFB (/m2)	RENTAL Land/SFB (/m2)
MGM Cikande Integrated industrial park (KITMGM)	Serang	662	n.a.	L: nego	n.a.
Modern Cikande Ind Estate (MCIE)	Serang	1.050	80	n.a.	n.a.
Cilegon industrial park (KIEC)	Cilegon	705	80	L: nego S: U\$ 250	L: n.a. S: U\$ 3.5/month
Jababeka Ind Estate Cilegon (JIE-CLG)	Cilegon	1.000	n.a.	L: nego	n.a.
Cikupamas industrial park & Storage (KIPC)	Tangerang	250	118	L: nego	n.a.
Millenium Ind Estate (MIE)	Tangerang	273,66	57	nego	nego
Taman Tekno Bumi Serpong Damai (TTBSD)	Tangerang	200	664	L: Rp. 2,6jt S: L600/B441: Rp. 2,45M L660/B369: Rp. 1,44M L600/B369: Rp. 1,37M L480/B297: Rp. 1,09M L360/B225: Rp. 0,83M L300/B225: Rp. 0,75M	n.a.
Cilandak Commercial Estate (CCE)	Cilandak	11,2	92	n.a.	OF: U\$ 15/month WH/Ws: U\$ 9,5/month
Jakarta Ind Estate Pulogadung (JIEP)	Pulogadung	500	302	L: Rp. 2,6jt	S: Rp. 14.500- 28.000/month S (4 storey): Rp. 37.000- 52.500/month
Nusantara Bonded Zone(KBN)	Cilincing	578	124	n.a.	L: U\$ 9 – 12/year S: U\$ 2 – 3/month

Sources: Indonesia Industrial Estate Directory, 2012



West Java : Bekasi – Bogor (13 Locations)

NAME	LOCATION	SIZE/OC (Ha/%)	TENANTS	PRICE Land/SFB (/m2)	RENTAL Land/SFB (/m2)
Bekasi International Ind Estate (BIIE)	Cikarang	200	105	L: sold out	n.a.
East Jakarta Ind Park (EJIP)	Lemahabang, Bekasi	320	102	L: nego	SFB: nego
Greenland International Ind City (GIIC)	Bekasi	1.000	n.a.	L: Rp. 0,85jt	n.a.
Jababeka Ind Estate – Cikarang (JIEC)	Cikarang, Bekasi	1.840	1.500	L: Rp. 1jt SFB L1.012/B692 Rp. 5,38M SFB L576/B304 Rp. 2,33M SFB L470/B120 Rp. 2,06M	n.a.
Gobel industrial park (KIG)	Cibitung	54	14	L: nego	n.a.
Indonesia China Integrated industrial park (KITIC)	Bekasi	200	n.a.	L: nego SFB: nego	n.a.
Lippo Cikarang (LC)	Cikarang, Bekasi	1.000	650	L & SFB available upon request	n.a.
Marunda Center (MC)	Marunda, Bekasi	540	100	Available L & SFB	n.a.
MM2100 Ind Town (MM2100 BFIE)	Cibitung, Bekasi	300	125	L: U\$130	n.a.
MM2100 Ind Town (MM2100 MMID)	Cibitung, Bekasi	1.200	396	L: U\$110-115	n.a.
Patria Manunggal Ind Estate (PMIE)	Bekasi	39	n.a.	L: nego	n.a.
Sentul industrial park (KIS)	Sentul, Bogor	100	48	L: nego	n.a.
Cibinong Center Ind Estate (CCIE)	Citeureup, Bogor	140	24	n.a.	L: Rp. 3.000/month S: Rp. 32.500/month

Sources: Indonesia Industrial Estate Directory, 2012



West Java : Kerawang – Purwakarta (8 Locations)

NAME	LOCATION	SIZE/OC (Ha/%)	TENANTS	PRICE Land/SFB (/m2)	RENTAL Land/SFB (/m2)
Lion industrial park (KIL)	Campaka, Purwakarta	50	n.a.	L: nego	n.a.
Kota Bukit Indah Ind City (KBIIIC)	Kalihurip/KBI	1.300	48	L: U\$ 70	SFB: ST-1: U\$6,865/month ST-2: U\$9,790/month ST-3: U\$27,331/month ST-4: U\$4,220/month
Bukit Indah Ind Park (BIIP)	Kalihurip, Karawang	700	29	L; nego	n.a.
Daya Kencanasia Ind Park (DKIP)	Teluk Jambe, Karawang	150	n.a.	L: U\$25-55	n.a.
Karawang International Ind City (KIIC)	Karawang Barat	1.200	101	L: nego	n.a.
Mitrakarawang industrial park (KIM)	Karawang Timur	500	31	L: nego	n.a.
Kujang Ind Estate (KIE)	Kalihurip, Karawang	140	16	n.a.	L: U\$3.5/year
Suryacipta City of Industry (SCI)	Karawang Timur	1.400	75	L: nego	n.a.



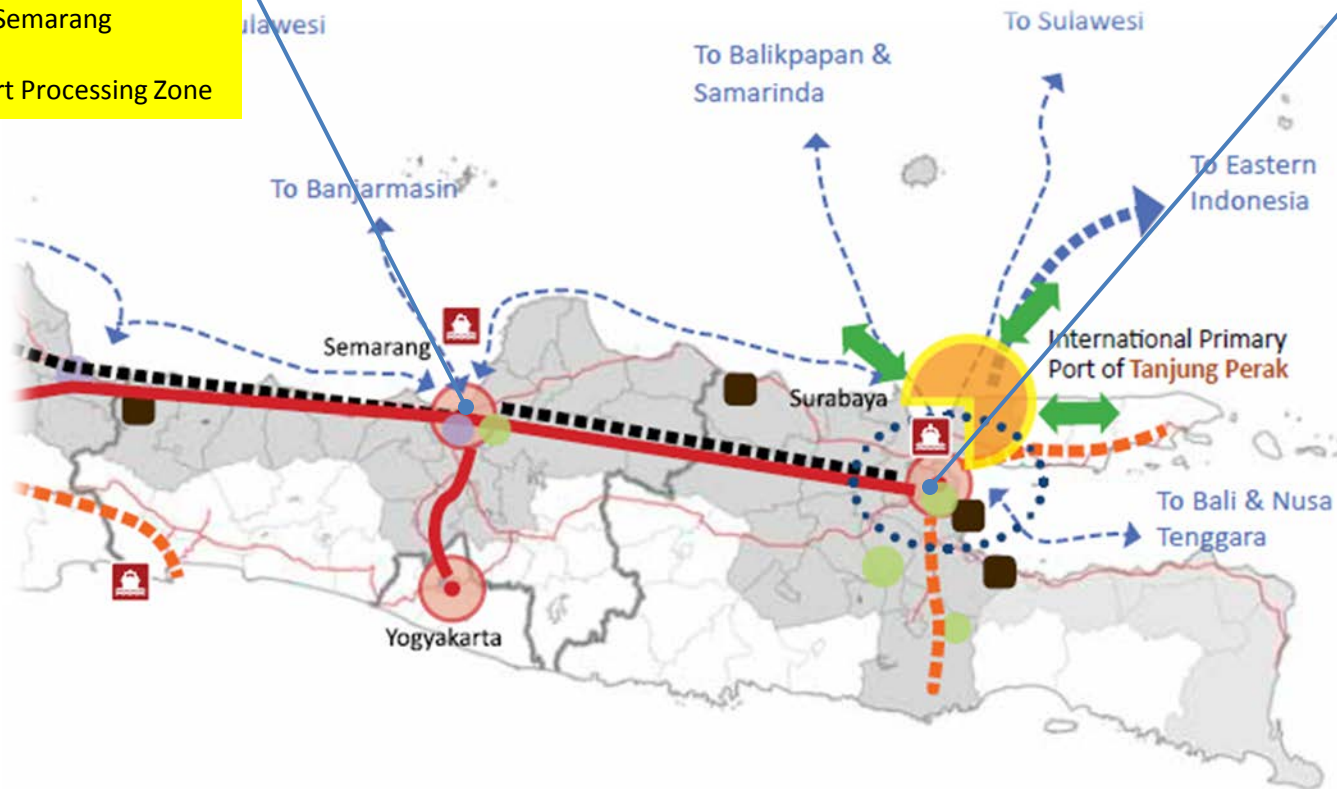
Central Java – East Java (10 Locations)

CENTRAL JAVA (7)

- Candi Ind Estate
- Turboyo Semarang industrial park
- Wijayakusuma industrial park
- Wonogiri industrial park
- LIK Bugangan Baru Semarang
- Taman Ind BSB
- Tanjung Emas Export Processing Zone

EAST JAVA- (3)

- Gresik industrial park
- Ngoro Industrial Park
- Surabaya Industrial Estate Rungkut





Central Java : Semarang (7 Locations)

NAME	LOCATION	SIZE/OC (Ha/%)	TENANTS	PRICE Land/SFB (/m2)	RENTAL Land/SFB (/m2)
Candi Ind Estate (CIE)	Semarang	500 (..)	46	L: Rp. 500.000	S: U\$1.75/month
Turboyo Semarang industrial park (KITS)	Semarang	300 (..)	182	L: nego	n.a.
Wijayakusuma industrial park (KIW1)	Semarang	250 (..)	50	L: Rp. 450-500	W: L6400/B4800 Rp 10.000- 12.000/month
industrial park (KIW2)	Wonogiri	400 (..)	n.a.	n.a.	n.a.
LIK Bugangan Baru Semarang (LIKBBBS)	Semarang	105 (..)	674	L: Rp. 250.000	n.a.
Taman Ind BSB (TIBSB)	Semarang	110 (..)	8	L: nego	n.a.
Tanjung Emas Export Zone (TEEPZ)	Semarang	101 (..)	13	n.a.	S: 3.050/B1.856 B: U\$2/month L: U\$0.60/month



East Java : Gresik-Surabaya (3 Locations)

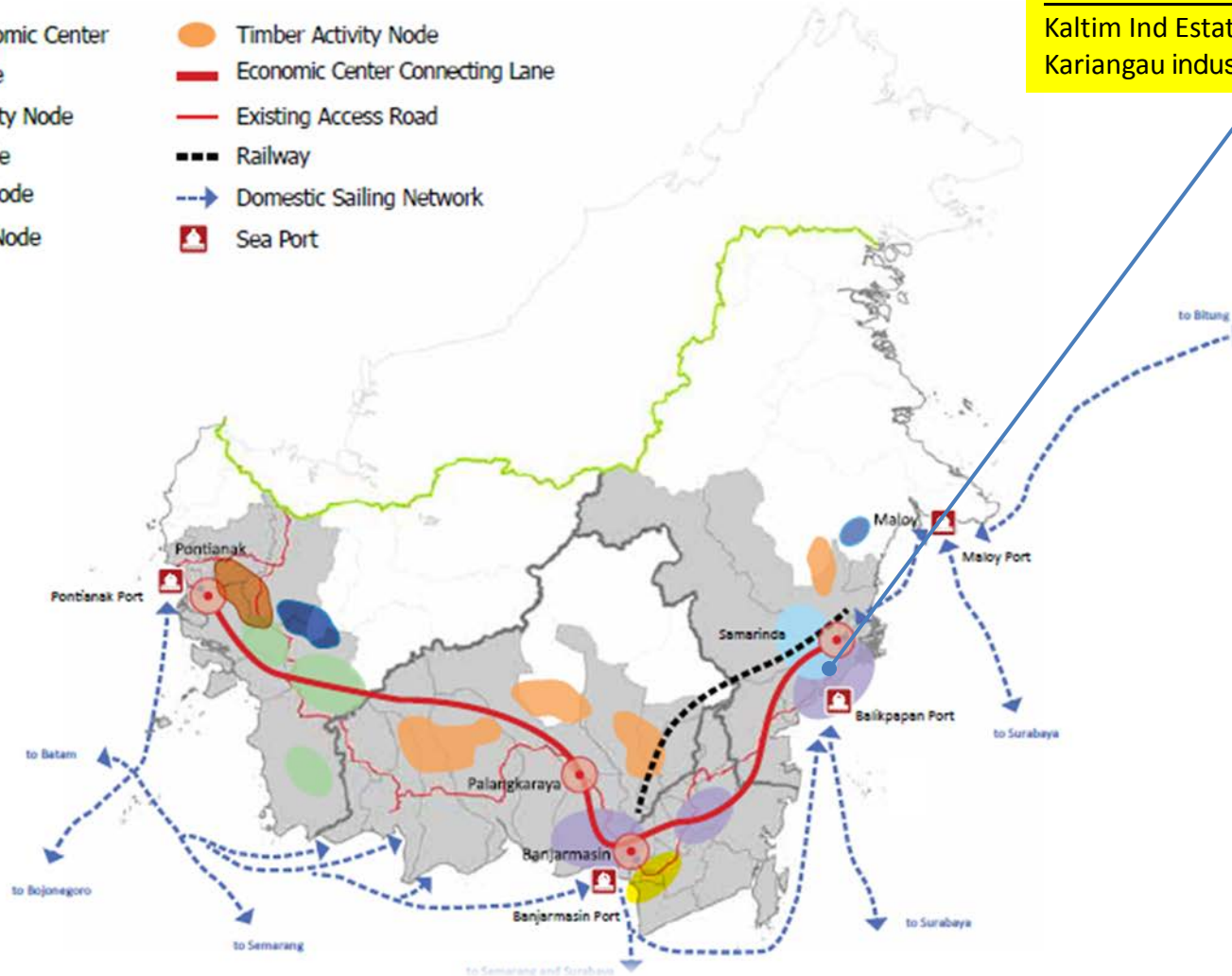
NAME	LOCATION	SIZE/OC (Ha/%)	TENANTS	PRICE Land/SFB (/m2)	RENTAL Land/SFB (/m2)
Gresik industrial park (KIG)	Gresik	140 (..)	86	L: Rp. 650.000-1.300.000	L: Rp 45.000-50.000/year S: Rp 16.000- 21.000/month W: Rp 12.000- 15.000/month
Ngoro Industrial Park (NIP)	Ngoro, Mojokerto	440 (..)	64	L: nego	S: Rp 15.000/month
Surabaya Industrial Estate Rungkut (SIER)	Pasuruan & Surabaya	835 (..)	401	L: Rp. 400.000-450.000	L: 5-15% x NJOP/year S: Rp 15.000- 20.000/month W: Rp 17.000- 20.000/month



East Kalimantan (2 Locations)

- Capital City/Economic Center
- Coal Activity Node
- Oil and Gas Activity Node
- Steel Activity Node
- Bauxite Activity Node
- Palm Oil Activity Node

- Timber Activity Node
- Economic Center Connecting Lane
- Existing Access Road
- - - Railway
- - -> Domestic Sailing Network
- 🏠 Sea Port



EAST KALIMANTAN – (2)
 Kaltim Ind Estate
 Kariangau industrial park



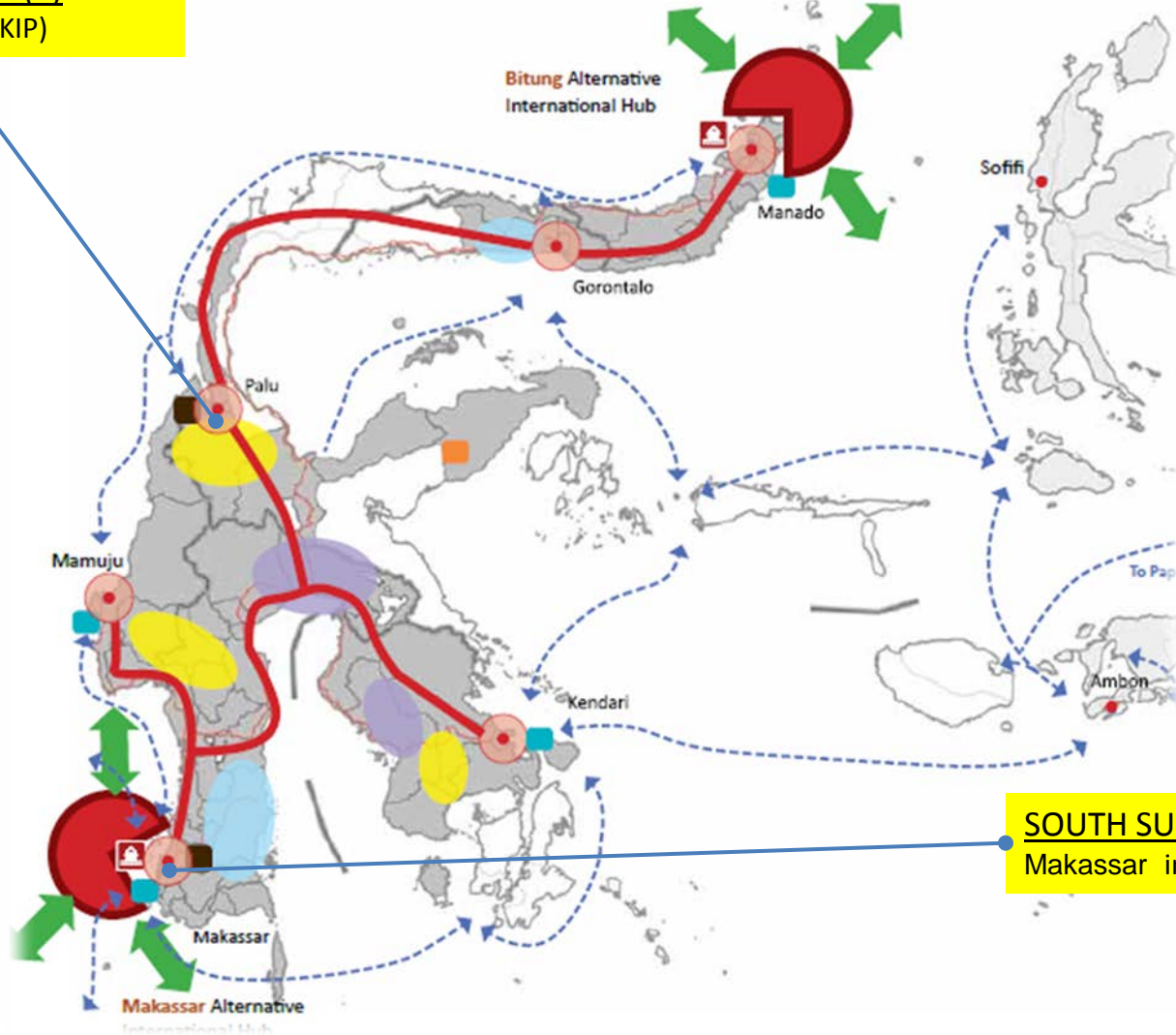
East Kalimantan : Bontang-Balikpapan (2 Locations)

NAME	LOCATION	SIZE/OC (Ha/%)	TENANTS	PRICE Land/SFB (/m2)	RENTAL Land/SFB (/m2)
Kaltim Industrial Estate (KIE)	Bontang	246 (..)	5	L: nego	L: nego
Kariangau industrial park	Balikpapan	300 (..)	n.a.	n.a.	n.a.



Central & South Sulawesi (2 Locations)

CENTRAL SULAWESI (1)
Palu industrial park (KIP)

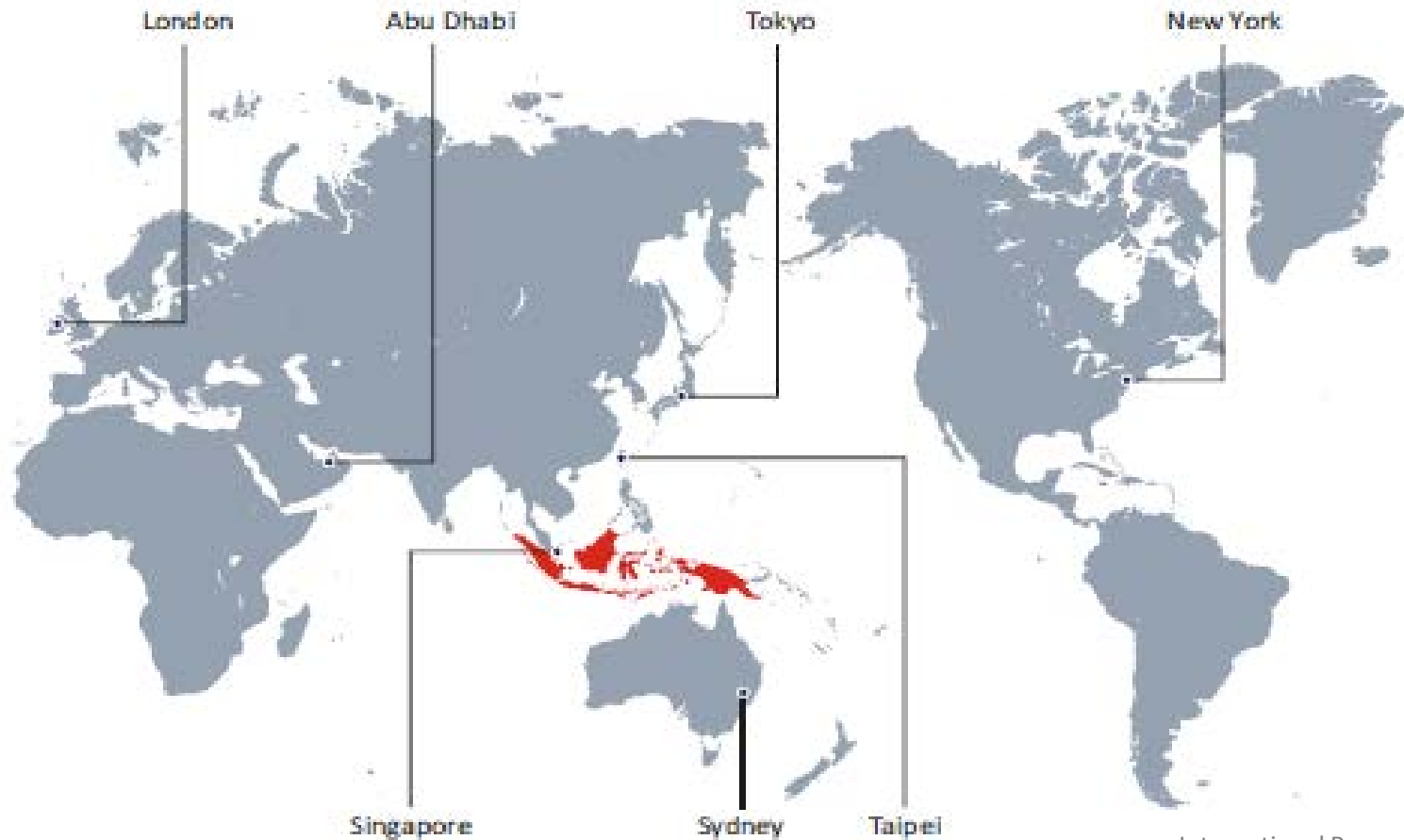


SOUTH SULAWESI- (1)
Makassar industrial park (KIMA)



Central & South Sulawesi : Palu - Makassar (2 Locations)

NAME	LOCATION	SIZE/OC (Ha/%)	TENANTS	PRICE Land/SFB (/m2)	RENTAL Land/SFB (/m2)
Palu industrial park (KIP)	Palu	1.500 (..)	n.A	L: nego S: nego	L: nego S: nego
Makassar industrial park (KIMA)	Makassar	703 (..)	224	L: Rp 400.000-600.000	S: Rp 15.000- 20.000/month W: Rp 15.000- 20.000/month



International Representatives Office

THANK YOU

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The Investment Coordinating Board of the Republic of Indonesia