



**MINISTRY OF PUBLIC WORKS**

Directorate General of Public Works Infrastructure Financing

## INFORMATION MATERIAL

**AKI CONNECT & 57<sup>TH</sup> ASEAN CONSTRUCTION  
FEDERATION (AFC) COUNCIL MEETING**

# **PUBLIC PRIVATE PARTNERSHIP: STRATEGY FOR ACCELERATING INFRASTRUCTURE DEVELOPMENT**

Presented by:

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Director General of Infrastructure Financing Ministry of Public Works

Jakarta, 14<sup>th</sup> August 2025



# INFRASTRUCTURE TARGETS AND FUNDING NEEDS OF THE PUBLIC WORKS SECTOR, 2025-2029

## INFRASTRUCTURE TARGETS 2025-2029

### WATER RESOURCES

- **25** Rehabilitated Dam Units
- **63.54 m<sup>3</sup> / capita** Water Storage Capacity
- **180,000 ha** Irrigation Development
- **1,200,000 ha** of Irrigation Rehabilitation
- **93.79 m<sup>3</sup> / sec** Capacity of Managed Raw Water Infrastructure

### ROAD INFRASTRUCTURE

- **98%** of National Roads in Stable Condition
- **1.7 Hours/100 km** on main Routes of the National Road Network

### HUMAN SETTLEMENTS

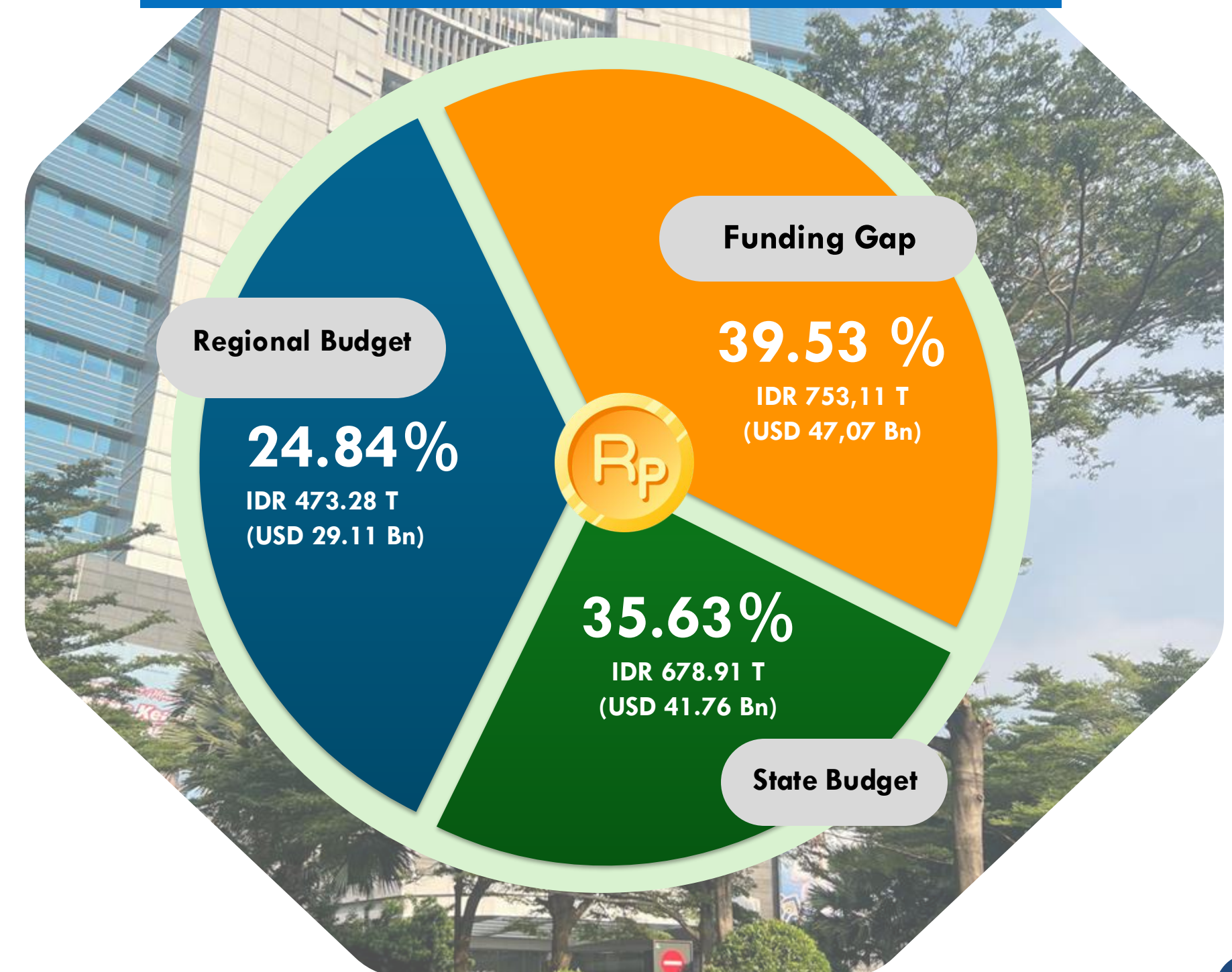
- **43%** of Households with Access to Safe Drinking Water
- **51.36%** Urban Households with Access to Piped Drinking Water
- **30 %** Households with Safe Domestic Wastewater Access
- **38%** Waste Processed in Waste Management Facilities

Source : RPJMN 2025-2029

## TOTAL BUDGET REQUIREMENTS INDICATION

**IDR 1,905.3 Trillion (USD 117,18 Billion)**

*before the budget efficiency policy*



Source : Draft MPW Strategic Plan 2025–2029  
1 USD: IDR 16.260 (status 2 June 2025)



## PRIORITIZATION OF PPP IMPLEMENTATION

More  
Priority



Less  
Priority

GCA

PPP Contract

SPV

Service

Tariff

USER

### PPP with Userpay/ Usercharge/ Tariff Scheme

The SPV's return on investment is generated through fees paid by users

GCA

Availability  
Payment

SPV

Service

USER

### PPP with Availability Payment (AP) Scheme

Periodic payments from the GCA serve as the SPV's return on investment

GCA

Partial  
Construction  
Support

SPV

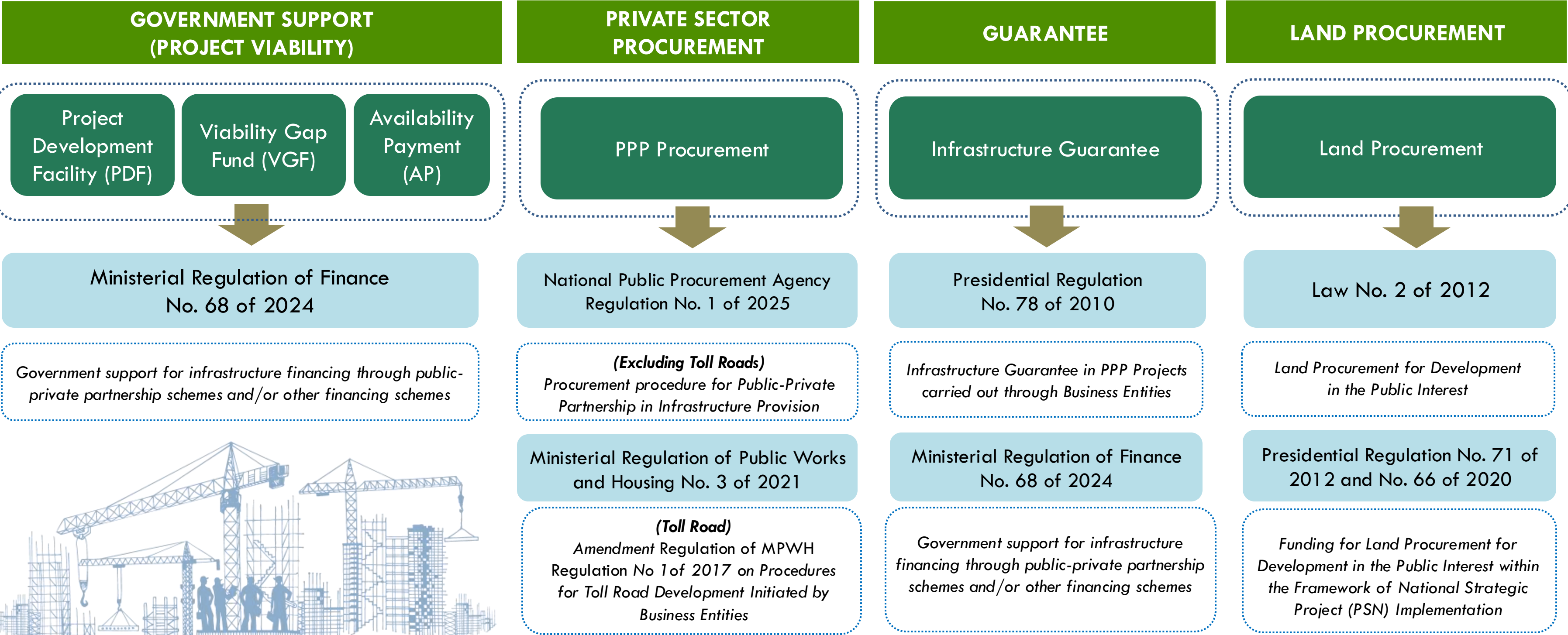
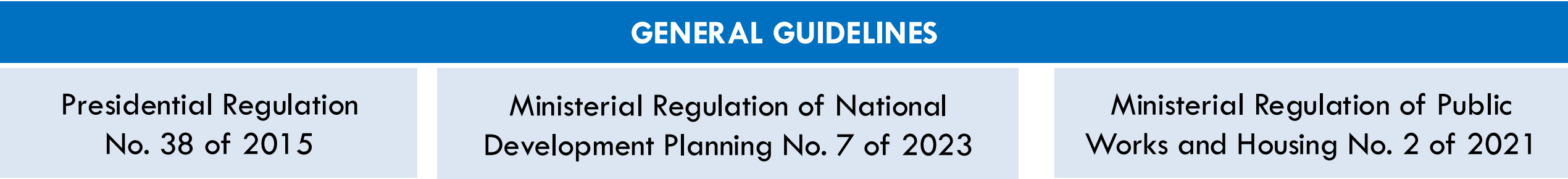
Service

USER

### PPP with Construction Support (Supported BOT)










The Minister of Public Works provides viability support for PPP projects by partially construction







# GOVERNMENT SUPPORT FOR PPP PROJECTS

TYPE OF SUPPORT	 <b>PROJECT DEVELOPMENT FACILITY</b> Supporting mechanism to prepare PPP projects until they achieve investment-ready status	 <b>VIABILITY GAP FUND</b> Direct financial contribution given to SPV for public service infrastructure projects that are economically viable but not yet financially feasible	 <b>GUARANTEE BY IIGF</b> government guarantees to mitigate infrastructure project risks	 <b>SUPPORT FOR AP-SCHEME</b> periodic government payments to SPVs based on infrastructure availability and performance
 <b>Implementing</b>	GCA	SPV	SPV	SPV
 <b>Form of Support</b>	Procurement of consultants for project preparation and transaction advisory	Financial contribution (direct cash payment)	Guarantee of the GCA financial obligations to private sector	Periodic payments for infrastructure service availability
 <b>Eligibility Criteria</b>	<ul style="list-style-type: none"> <li>a. PPP Priority Project</li> <li>b. Oil Refinery PPP</li> <li>c. Solicited PPP</li> </ul> GCA has: <ol style="list-style-type: none"> <li>1. Prepared a Pre-Feasibility Study</li> <li>2. Conducted Public Consultation</li> <li>3. Established a PPP Team</li> </ol>	<ul style="list-style-type: none"> <li>a. Involvement of private funding</li> <li>b. Provision of public infrastructure services</li> <li>c. Leveraging of existing public funds</li> <li>d. Life cycle cost benefits from infrastructure provision</li> </ul>	<ul style="list-style-type: none"> <li>a. Infrastructure guarantee is provided once the project meets feasibility requirements</li> <li>b. Legal, economic, and institutional capacity aspects of GCA are considered, along with the application of ESG</li> </ul>	<ul style="list-style-type: none"> <li>a. The project provides significant benefits</li> <li>b. Investment return risks are allocated to the government</li> <li>c. Procurement of the private sector is conducted through fair, open, and transparent procedures</li> <li>d. Application of ESG</li> </ul>
 <b>Approval time</b>	Before the preparation stage	<ul style="list-style-type: none"> <li>a. <b>Proposal Submission:</b> Before the Pre-Qualification (PQ) stage</li> <li>b. <b>Final Approval:</b> After the winning Business Entity is determined, and before signing the PPP Agreement</li> </ul>	Before Request for Proposal (RfP)	Final confirmation from the Ministry of Finance before Request for Proposal (RfP)
 <b>Disbursement</b>	Reimbursement to the State-Owned Enterprise implementing the facility	To the Implementing Business Entity (BUP) in installments: <ul style="list-style-type: none"> <li>a. During the construction period</li> <li>b. After the Commercial Operation Date (COD)</li> </ul>	Guarantee claim submitted to private sector	Payments to private sector during the concession period

# EASE OF DOING BUSINESS IN INDONESIA



**Tariff Certainty:** Toll road tariffs are adjusted every two years based on inflation

(in accordance with article 48 paragraph (3) of Law No.38 of 2004 on Roads)



**Private sector can finance land acquisition** as part of their investment, which will be reimbursed in the form of cash and/or investment



- ✓ **Land Acquisition by the Government** as stipulated in Law No.2 of 2012 on Land Acquisition for Public Interest
- ✓ **Land Acquisition Costs for National Strategic Projects (PSN)** are covered by the State Asset Management Agency (LMAN)



**Tax Holiday Incentives for new capital investment and/or business expansion in "Pioneer Industries"**. Economic infrastructure is included in the pioneer industry category (Regulation of the Minister of Finance No. 130/2020, Article 2 paragraph (1))

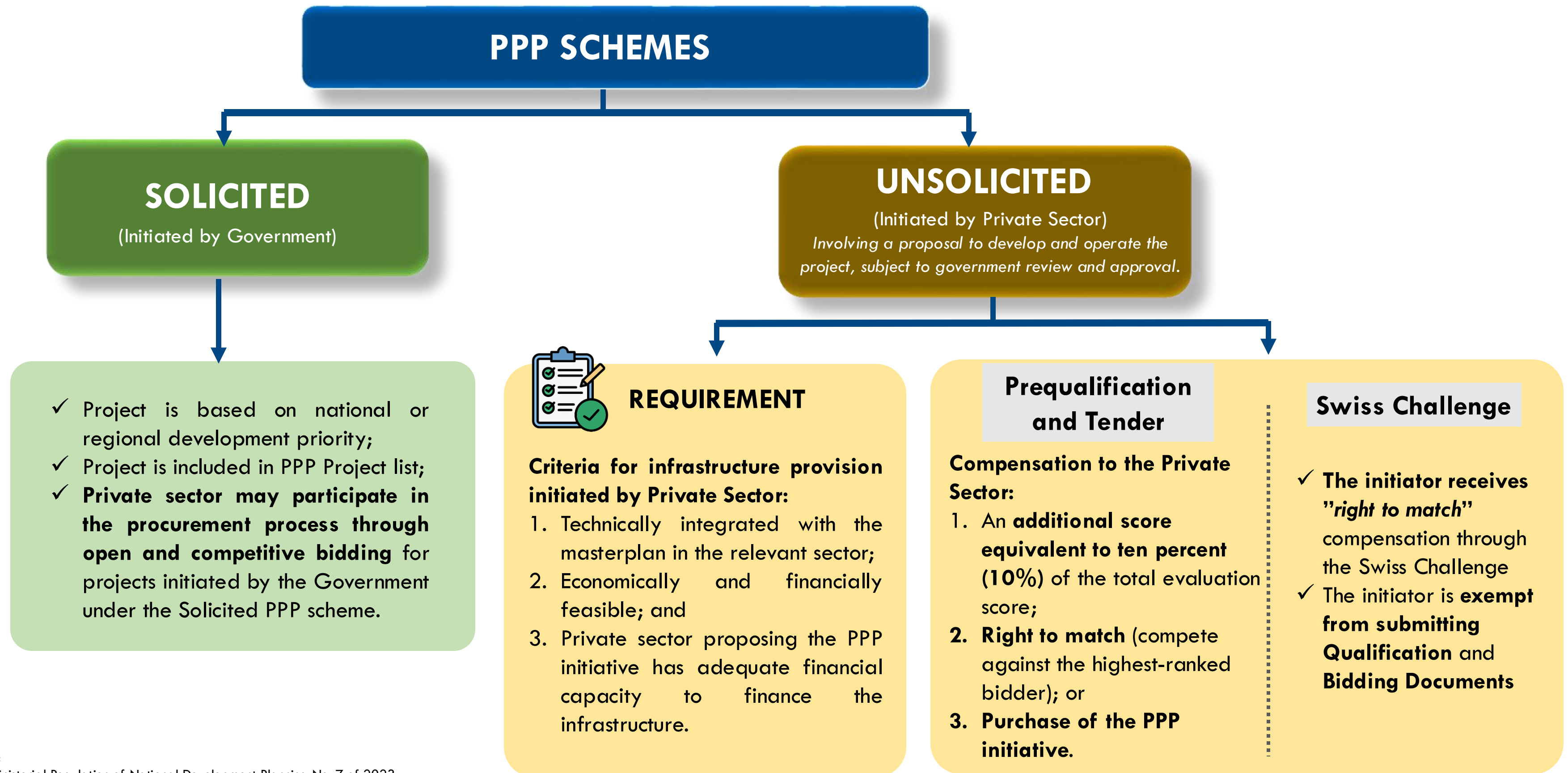


**Positive Investment List (100% foreign ownership) for Priority Business Fields, including economic infrastructure** such as toll roads, power plants, renewable energy, and drinking water supply systems (SPAM), including raw water, production, and distribution. (Presidential Regulation No.10 of 2021 as amended by Presidential Regulation No.49 of 2021)



**Investments in PPP projects can be guaranteed by Indonesia Infrastructure Guarantee Fund (IIGF/PT PII)**. Political risks and government payment risks are covered by PT PII.





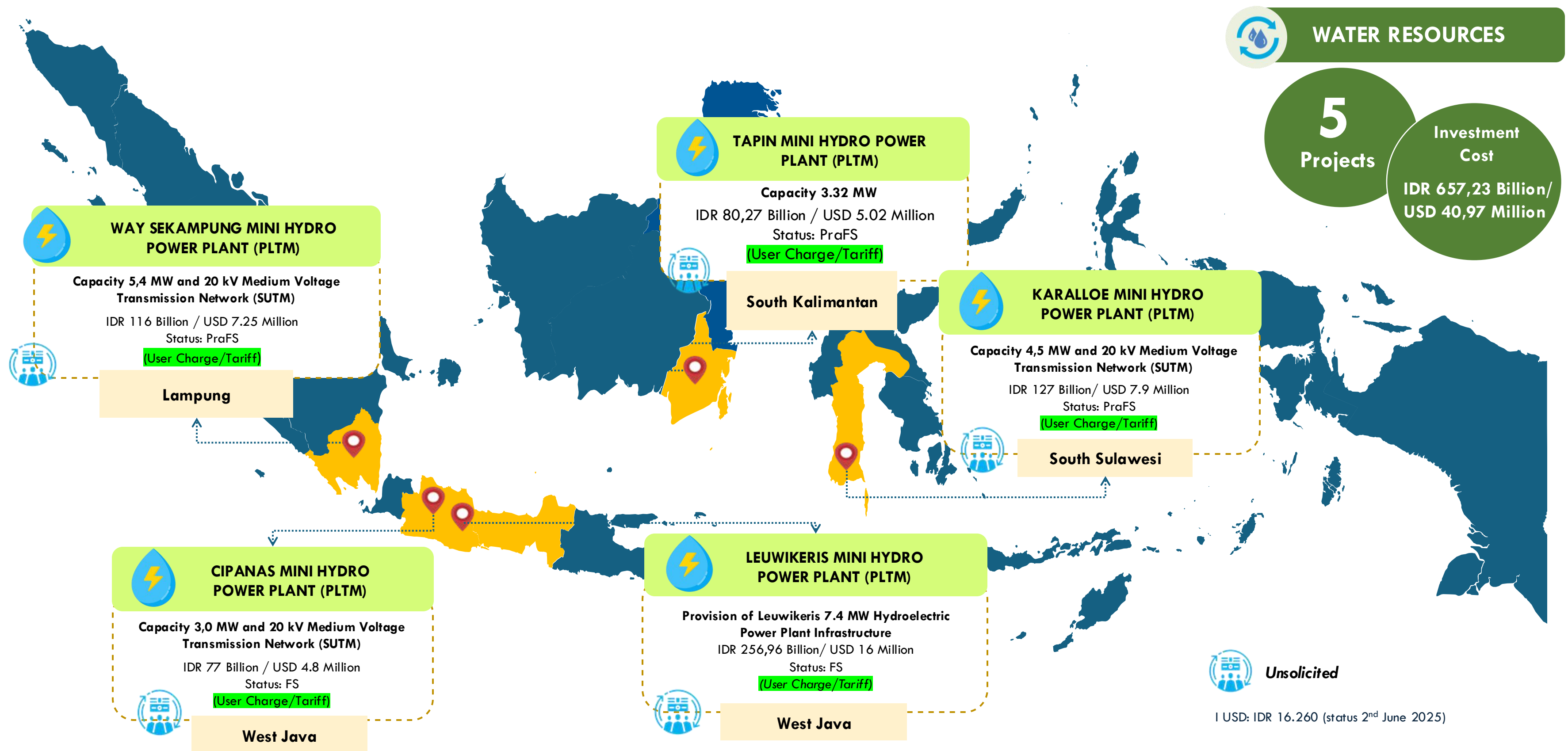
Source :

1. Ministerial Regulation of National Development Planning No. 7 of 2023
2. National Public Procurement Agency Regulation No. 1 of 2025



# POTENTIAL PPP PROJECTS (1)

## WATER RESOURCES SECTOR (UTILIZATION OF DAM INFRASTRUCTURE FOR RENEWABLE ENERGY)





# POTENTIAL PPP PROJECTS (2)

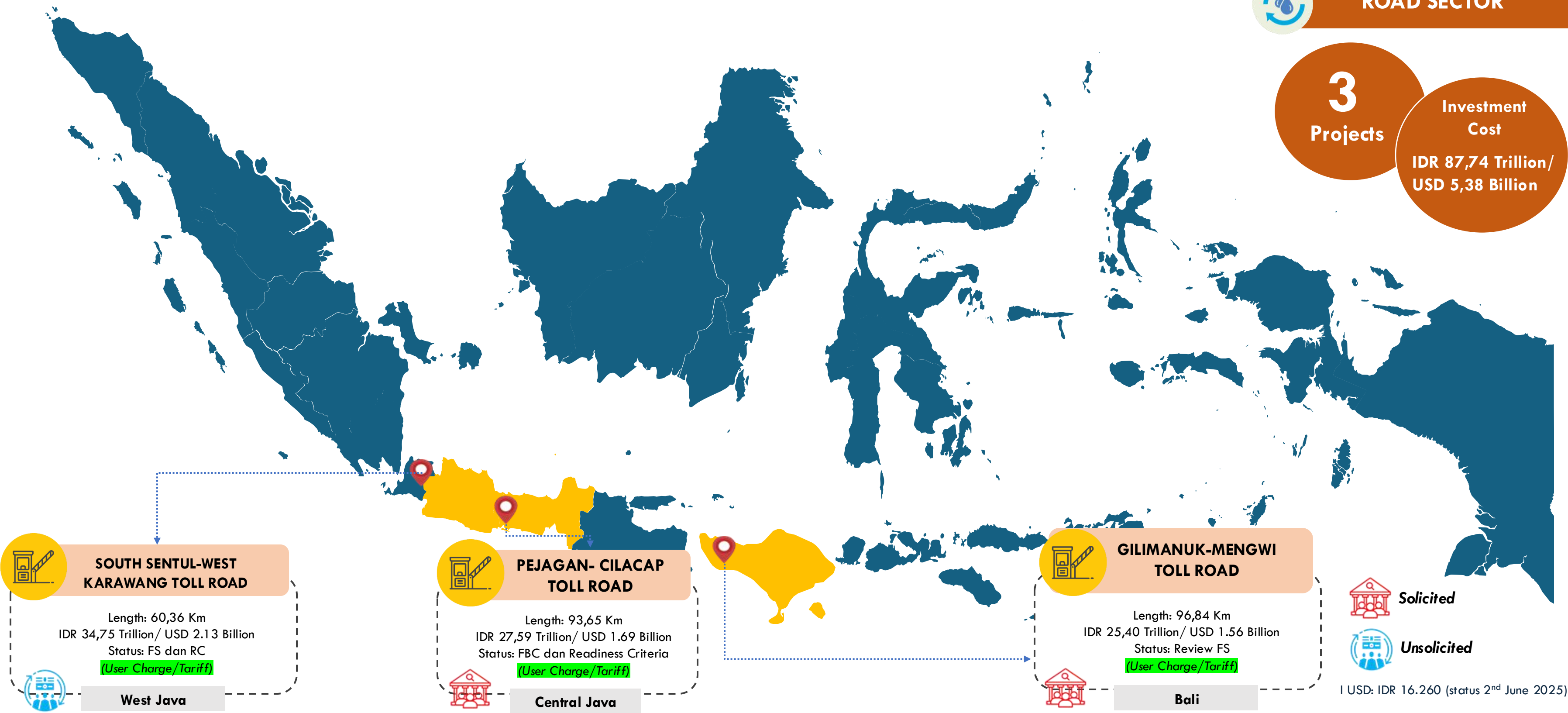
## TOLL ROAD SECTOR



ROAD SECTOR

3  
Projects

Investment  
Cost  
IDR 87,74 Trillion/  
USD 5,38 Billion



 Solicited

 Unsolicited

1 USD: IDR 16.260 (status 2<sup>nd</sup> June 2025)





**MINISTRY OF PUBLIC WORKS**

Directorate General Of Public Works Infrastructure Financing

# THANK YOU

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Jakarta, 14<sup>th</sup> August 2025





## LIST PROJECT

# PUBLIC WORKS PPP PROJECT PRIORITY IN 2025



# PUBLIC WORKS PPP PROJECT PRIORITY IN 2025

## WATER RESOURCES SECTOR



### Preparation Stage

#### Unsolicited

1. Construction and Management of Estuary Dam in Bintan Bay and SPAM Development
2. Mini Hydro Power Plant Infrastructure 5.32 MW at Bener Dam
3. Mini Hydro Power Plant Infrastructure at Pamukkulu Dam

**Total Project Investment: IDR14.61 Trillion**



### Transaction Stage

#### Unsolicited

1. Leuwikeris Dam Mini Hydro Power Plant Infrastructure 7.4 MW

**Total Project Investment: IDR 256.94 Billion**

## ROAD AND BRIDGE SECTOR



### Preparation Stage

#### Solicited

1. Gilimanuk–Mengwi Toll Road (Pekutatan–Soka–Mengwi Segment)
2. Pejagan–Cilacap Toll Road
3. Bandung Inter Urban Toll Road

#### Unsolicited

1. Patimban Access Toll Road Extension
2. Caringin–Cisarua Toll Road
3. Bitung–Serpong Toll Road
4. Pluit–Soekarno Hatta Airport Toll Road

**Total Project Investment: IDR 99.4 Trillion**



### Transaction Stage

#### Unsolicited

1. Sentul Selatan–Karawang Barat Toll Road

**Total Project Investment: IDR 34.75 Trillion**

# PUBLIC WORKS PPP PROJECT PRIORITY IN 2025

## SETTLEMENT SECTOR



### Preparation Stage

#### Solicited

1. Djuanda Regional Water Supply System for the Special Capital Region of Jakarta, Bekasi City, Bekasi Regency, and Bogor Regency (GCA: Minister of Public Works)

#### Unsolicited

1. Balikpapan Regional Water Supply System, East Kalimantan (GCA: Minister of Public Works)
2. Karian Barat–Sindangheula Water Supply System, Banten (GCA: Governor of Banten)
3. Ayung Regional Water Supply System in Bali (GCA: Governor of Bali)

**Total Project Investment: IDR 8.04 Trillion\***

(\*Exclude Djuanda Regional Water Supply PPP Project (under calculation))



### Transaction Stage

#### Unsolicited

1. Sinumbra Regional Water Supply System, (GCA: Governor of West Java)

**Total Project Investment: IDR 1.18 Trillion**





## LIST PROJECT

# PUBLIC WORKS PPP PROJECT PRIORITY IN 2026



# PUBLIC WORKS PPP PROJECT PRIORITY IN 2026

## WATER RESOURCES SECTOR



### Preparation Stage

#### Solicited

1. Construction of Giant Sea Wall in North Jakarta
2. Preliminary Study on Reservoir Potential for Floating Solar Power Plant (PLTS) Development
3. Provision of Floating Solar Power Plant (PLTS) Infrastructure at Wadas Lintang Dam

#### Unsolicited

1. Construction and Management of Estuary Dam in Bintan Bay and SPAM Development
2. Mini Hydro Power Plant (PLTM) Infrastructure at Karalloe Dam
3. Mini Hydro Power Plant (PLTM) Infrastructure at Cipanas Dam
4. Mini Hydro Power Plant (PLTM) Infrastructure at Tapin Dam
5. Mini Hydro Power Plant (PLTM) Infrastructure at Way Sekampung Dam
6. Mini Hydro Power Plant (PLTM) Infrastructure at Keureuto Dam
7. Mini Hydro Power Plant (PLTM) Infrastructure at Lau Simeme Dam
8. Floating Solar Power Plant (PLTS) Infrastructure at Bendo Dam
9. Floating PLTS Infrastructure at Gerokgak Dam
10. Mini Hydro Power Plant (PLTM) Infrastructure at Pamukkulu Dam
11. Mini Hydro Power Plant (PLTM) Infrastructure at Bulango Ulu Dam

**Total Project Investment: IDR 138.84 Trillion**



### Transaction Stage

#### Unsolicited

1. Mini Hydro Power Plant (PLTM) Infrastructure at Leuwikaris Dam
2. Mini Hydro Power Plant (PLTM) at Bener Dam

**Total Project Investment: IDR 353.70 Billion**



# PUBLIC WORKS PPP PROJECT PRIORITY IN 2026

## ROAD AND BRIDGE SECTOR



### Preparation Stage

#### Solicited

1. Bandung Intra Urban Toll Road (BIUTR)
2. Pejagan–Cilacap Toll Road
3. Tuban–Babat–Lamongan–Gresik Toll Road
4. Malang–Kepanjen Toll Road
5. Gedebage–Tasikmalaya Toll Road
6. Gilimanuk–Mengwi Toll Road (Bali)

#### Unsolicited

1. Pluit–Airport Toll Road (part of Tomang–Pluit–Airport Elevated Toll Road)
2. Cikunir–Karawang Elevated Toll Road (Banten–Jakarta–West Java)
3. Semanan–Balaraja Toll Road (Banten),
4. Semarang–Harbour Toll Road
5. Bitung–Serpong Toll Road
6. Caringin–Cisarua Toll Road
7. Patimban Access Toll Road (Extension)

#### SOE Assignment Projects

1. Rantau Prapat–Kisaran Toll Road
2. Dumai–Simpang Sigandal–Rantau Prapat Toll Road
3. Panjang–Lematang Port Toll Road
4. Rengat–JC Pekanbaru Toll Road
5. Jambi–Rengat Toll Road

**Total Project Investment: IDR 394.82 Trillion**



### Transaction Stage

#### Unsolicited

1. Bogor–Serpong Toll Road (via Parung) – JORR III
2. Sentul Selatan–Karawang Barat Toll Road – JORR III
3. Sitinjau Lauik Flyover

**Total Project Investment: IDR 49.89 Trillion**



# PUBLIC WORKS PPP PROJECT PRIORITY IN 2026

## SETTLEMENT SECTOR



### Preparation Stage

#### Solicited

1. Djuanda Regional Water Supply System for the Special Capital Region of Jakarta, Bekasi City, Bekasi Regency, and Bogor Regency (GCA: Minister of Public Works)

#### Unsolicited

1. Ayung Regional Water Supply System in Bali (GCA: Governor of Bali)

**Total Project Investment: IDR 1.5 Trillion**

(Exclude Djuanda Regional Water Supply PPP Project (under calculation))



### Transaction Stage

#### Unsolicited

1. Balikpapan Water Supply System

**Total Project Investment: IDR 3.8 Trillion**





# **BRIEF PROJECT**

## **POTENTIAL PPP PROJECT IN WATER RESOURCES SECTOR**





# THE PROVISION OF 5.4 MW MINI HYDRO POWER PLANT (PLTM) INFRASTRUCTURE AT WAY SEKAMPUNG DAM

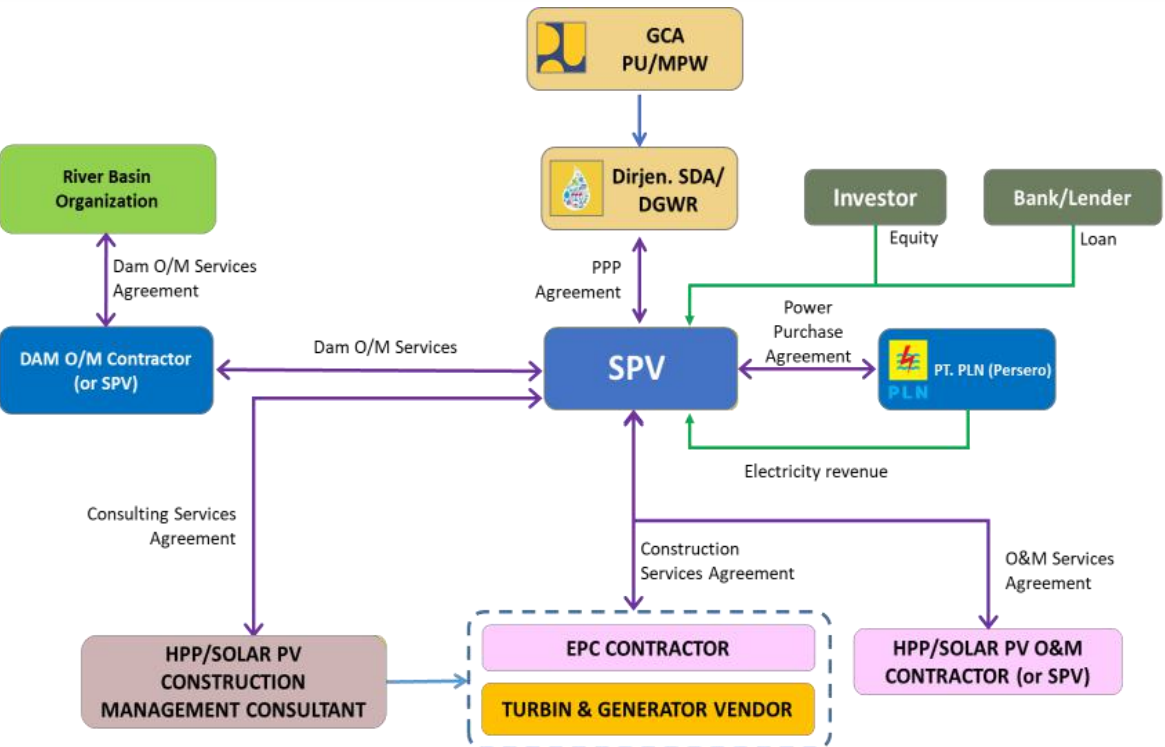
**Unsolicited Project**

## Project Description



The project will provide reliable, clean, and sustainable energy solutions. The main facility will be located on Way Sekampung Dam area, which is state asset. The dam has been built with the APBN, and inaugurated on September 2021.

## Project Structure



## Project Information

### [Location]

This project is located in Pringsewu Regency, Lampung Province

### [Scope of Investment / Partnership]

Design-Build-Finance-Operate-Maintain-Transfer (DBFOMT)

### [Project Details]

This project has the scope of the 5.4 MW Mini Hydro Power Plant (PLTM) and 20 kV Medium Voltage Transmission Network (SUTM). . The project also contributes to the Way Sekampung Dam's O&M.

### [Length of Concession / Partnership]

27 years, (2 years for construction  
25 years for operation and maintenance)

### [Project / Asset Status]

Pre Feasibility Study

### [Incentives / Government Support]

No government support



### Financials

### [Total Investment / Total Capex]

USD 7,25 Million  
(using IDR 16.000 exchange rate)

### [NPV]

USD 0,4 Million  
(using IDR 16.000 exchange rate)

### [Return on Investment / IRR Project]

12.64%

## Indicative / High-level Timeline





# THE PROVISION OF 3.32 MW MINI HYDRO POWER PLANT (PLTM) INFRASTRUCTURE AT TAPIN DAM

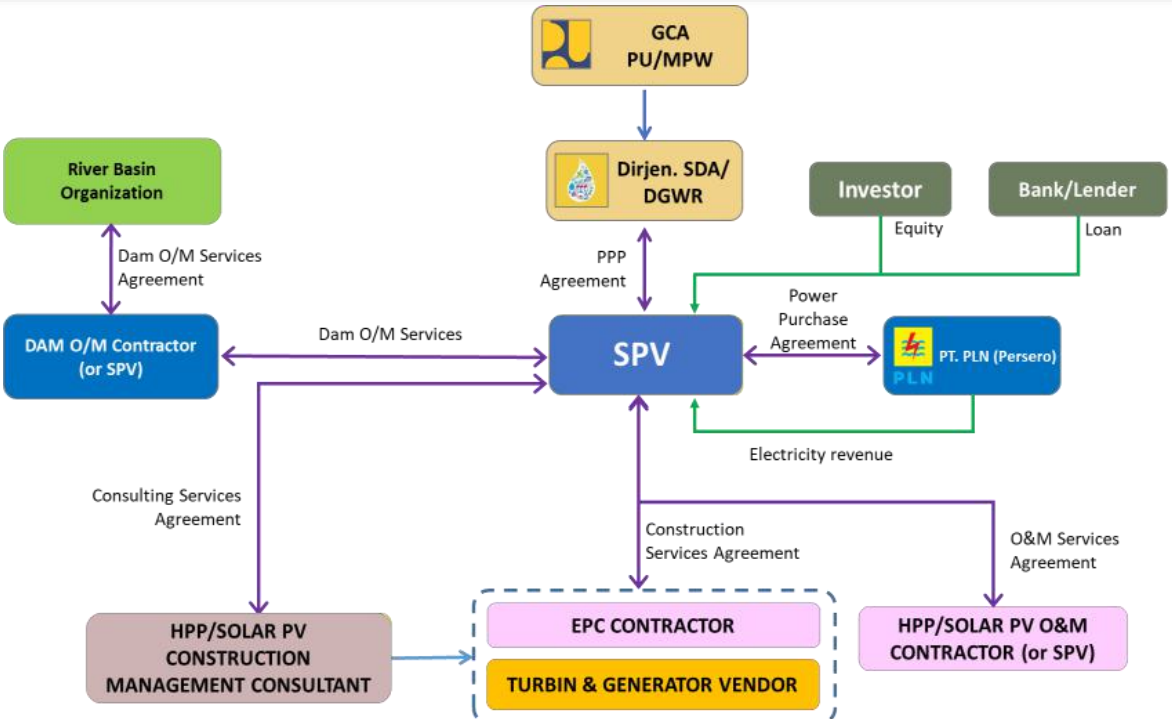
## Unsolicited Project

### Project Information



The project will provide reliable, clean, and sustainable energy solutions. The main facility will be located on Tapin Dam area, which is state asset. The dam has been built with the APBN, and inaugurated on February 2021.

### Project Structure



### Project Information

#### [Location]

The PPP Project is in Tapin Regency, South Kalimantan Province

#### [Incentives / Government Support]

No government support

#### [Scope of Investment / Partnership]

Design-Build-Finance-Operate-Maintain-Transfer (DBFOMT) scheme.

#### [Project Details]

This project has the scope of 3.32 MW Mini Hydro Power Plant (PLTM) under Design-Build-Finance-Operate-Maintain-Transfer (DBFOMT) scheme. The project also contributes to the Tapin Dam's O&M.



#### Financials

#### [Total Investment / Total Capex]

USD 5 Million  
(using IDR 16.000 exchange rate)

#### [NPV]

USD 1,56 Million  
(using IDR 16.000 exchange rate)

#### [Length of Concession / Partnership]

27 years ( 2 years construction, 25 years operation)

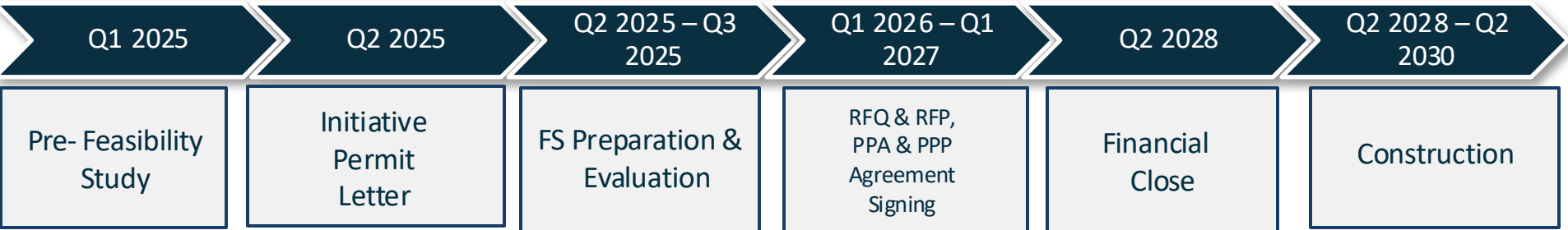
#### [Return on Investment / IRR Project]

11,72 %

#### [Project / Asset Status]

Pre Feasibility Study

### Indicative / High-level Timeline





# THE PROVISION OF 7.4 MW MINI HYDRO POWER PLANT (PLTM) AT LEUWIKERIS DAM

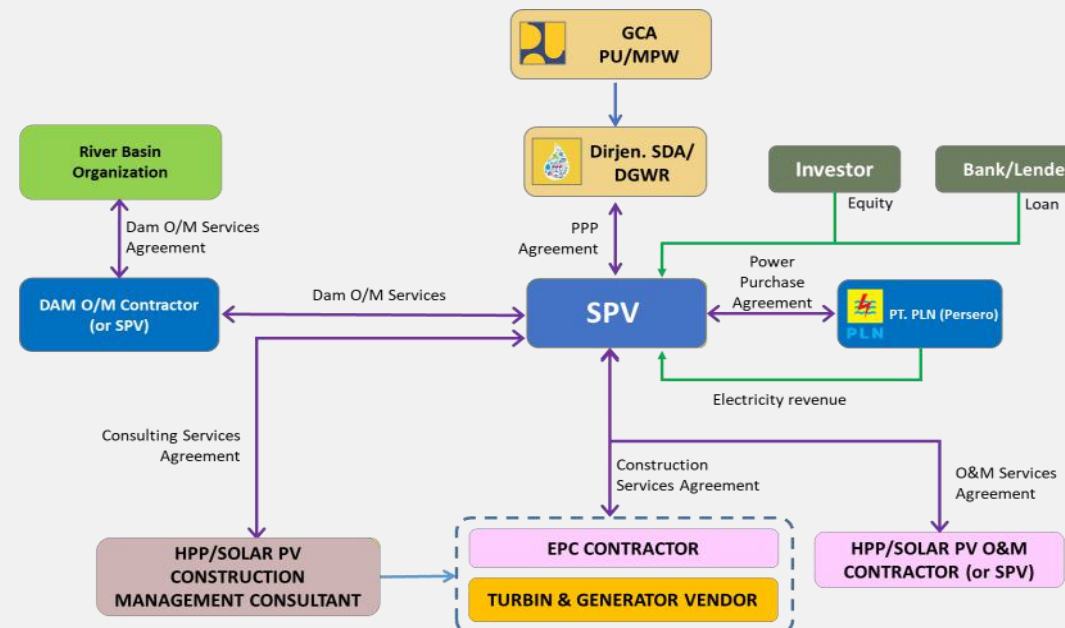
## Unsolicited Project

### Project Information



The project will provide reliable, clean, and sustainable energy solutions. The main facility will be located on Leuwikeris Dam area, which is state asset. The dam has been built with the APBN, and inaugurated on August 2024, including part of the penstock.

### Project Structure



### Project Information

#### [Location]

This project will utilize the Leuwikeris Dam in Ciamis Regency, West Java Province

#### [Scope of Investment / Partnership]

Design-Build-Finance-Operate-Maintain-Transfer

#### [Project Details]

The project scope are construction and O&M of 7.4 MW MHPP with 20 kV Medium Voltage Transmission Network (SUTM). The project also contributes to the Leuwikeris Dam's O&M.

#### [Length of Concession / Partnership]

27 years, (2 years for construction  
25 years for operation and maintenance)

#### [Project / Asset Status]

Feasibility Study

#### [Incentives / Government Support]

No government support



#### Financials

#### [Total Investment / Total Capex]

USD 16 Million  
(using IDR 16.000 exchange rate)

#### [NPV]

USD 1,91 Million  
(using IDR 16.000 exchange rate)

#### [Return on Investment /IRR Project]

11,45%

### Indicative / High-level Timeline

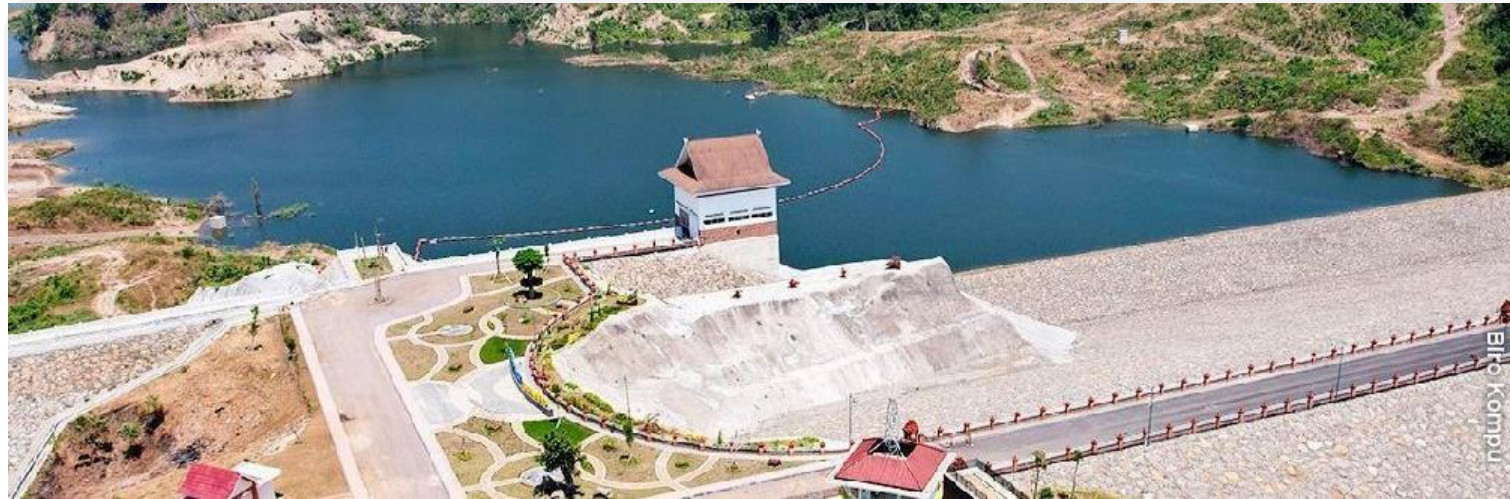




# THE PROVISION OF 3.0 MW MINI HYDRO POWER PLANT (PLTM) AT CIPANAS DAM

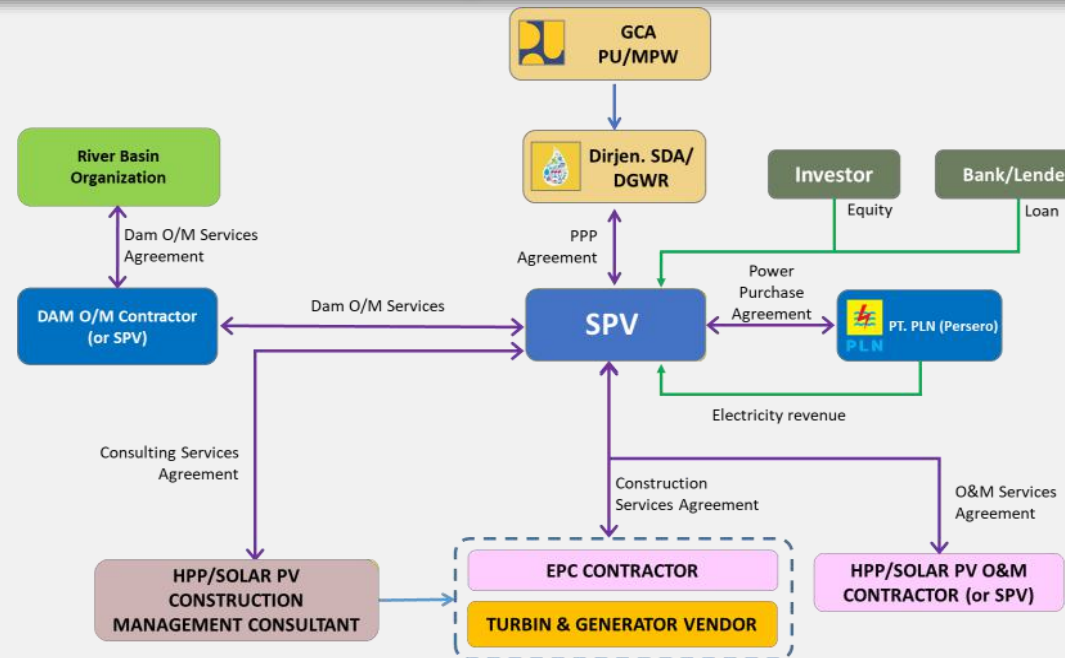
## Unsolicited Project

### Project Information



The project will provide reliable, clean, and sustainable energy solutions. The main facility will be located on Cipanas Dam area, which is state asset. The dam has been built with the APBN, and inaugurated on May 2023, including part of the penstock.

### Project Structure



### Project Information

#### [Location]

This project will utilize the Cipanas Dam in Sumedang Regency, West Java Province

#### [Scope of Investment / Partnership]

Design-Build-Finance-Operate-Maintain-Transfer

#### [Project Details]

The project scope are construction and O&M of 3.0 MW MHPP with 20 kV Medium Voltage Transmission Network (SUTM). The project also contributes to the Cipanas Dam's O&M.

#### [Length of Concession / Partnership]

27 years, (2 years for construction  
25 years for operation and maintenance)

#### [Project / Asset Status]

Feasibility Study

#### [Incentives / Government Support]

No government support



#### Financials

#### [Total Investment / Total Capex]

USD 4,81 Million  
(using IDR 16.000 exchange rate)

#### [NPV]

USD 2,41 Million  
(using IDR 16.000 exchange rate)

#### [Return on Investment/IRR Project]

11,80%

### Indicative / High-level Timeline





# THE PROVISION OF 4.32 MW MINI HYDRO POWER PLANT (PLTM) INFRASTRUCTURE AT KARALLOE DAM

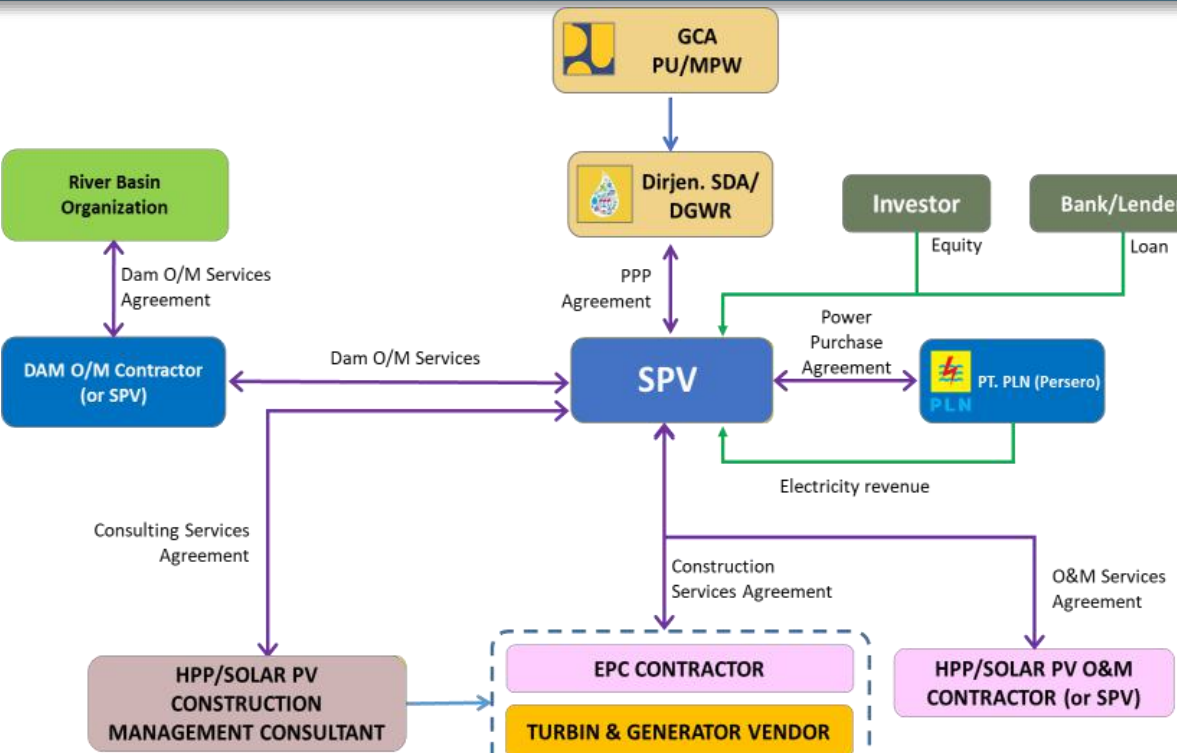
## Unsolicited Project

### Project Information



This project has the scope of the 4.50 MW Mini Hydro Power Plant (PLTM) and 20 kV Medium Voltage Transmission Network (SUTM) development under Design-Build-Finance-Operate-Maintain-Transfer (DBFOMT) scheme. The project also contributes to the Karraloe Dam's O&M.

### Project Structure



### Project Information

#### [Location]

This project is located in Gowa Regency, South Sulawesi Province

#### [Scope of Investment / Partnership]

Design-Build-Finance-Operate-Maintain-Transfer (DBFOMT)

#### [Project Details]

This project has the scope of the 4.5 MW Mini Hydro Power Plant (PLTM) and 20 kV Medium Voltage Transmission Network (SUTM). The project also contributes to the Karraloe Dam's O&M.

#### [Length of Concession / Partnership]

27 years, (2 years for construction  
25 years for operation and maintenance)

#### [Project / Asset Status]

Pre Feasibility Study

#### [Incentives / Government Support]

No government support



#### Financials

#### [Total Investment / Total Capex]

USD 7,94 Million  
(using IDR 16.000 exchange rate)

#### [NPV]

USD 0,74 Million  
(using IDR 16.000 exchange rate)

#### [Return on Investment / IRR Project]

12,36%

### Indicative / High-level Timeline

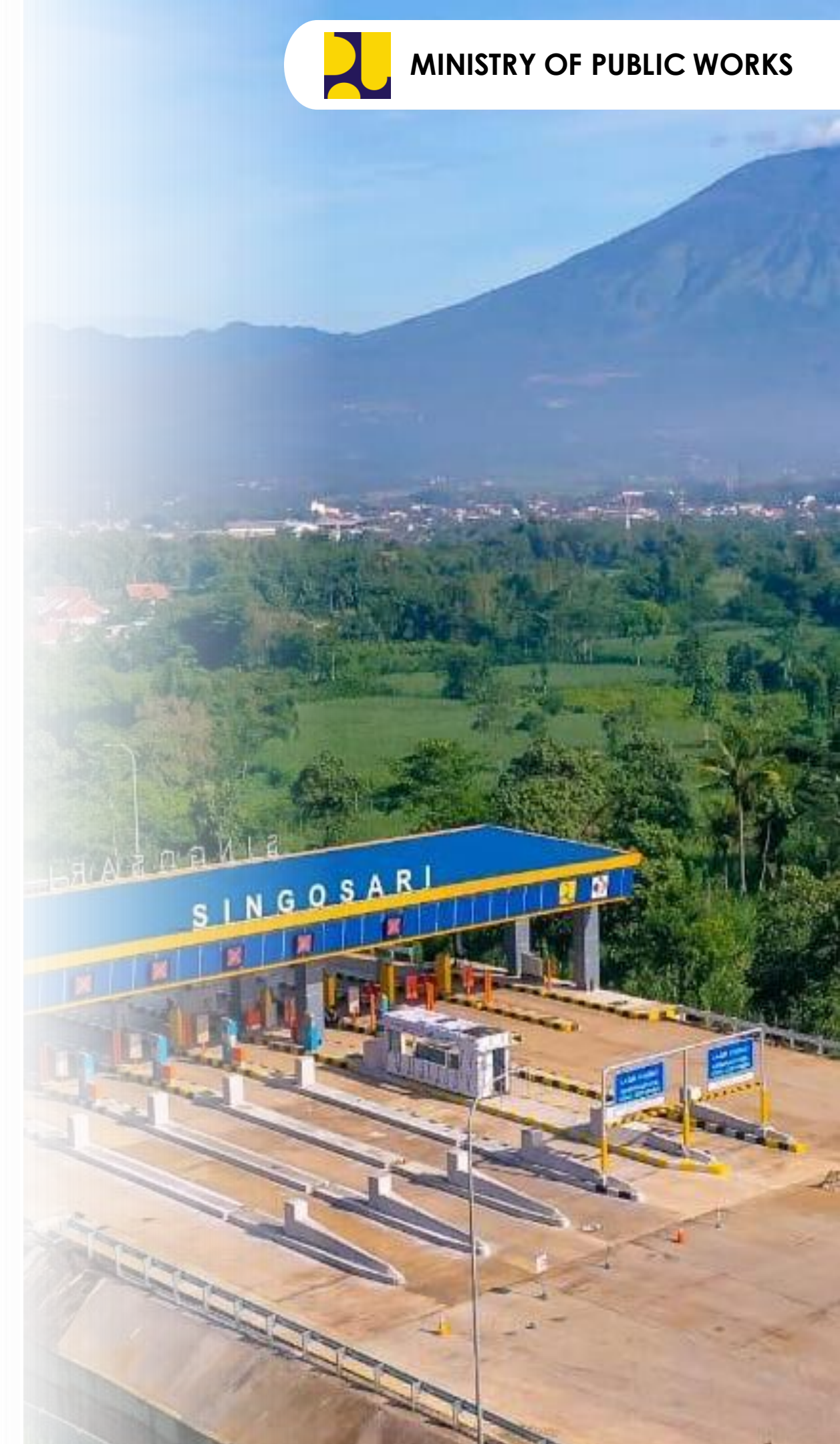






# **BRIEF PROJECT**

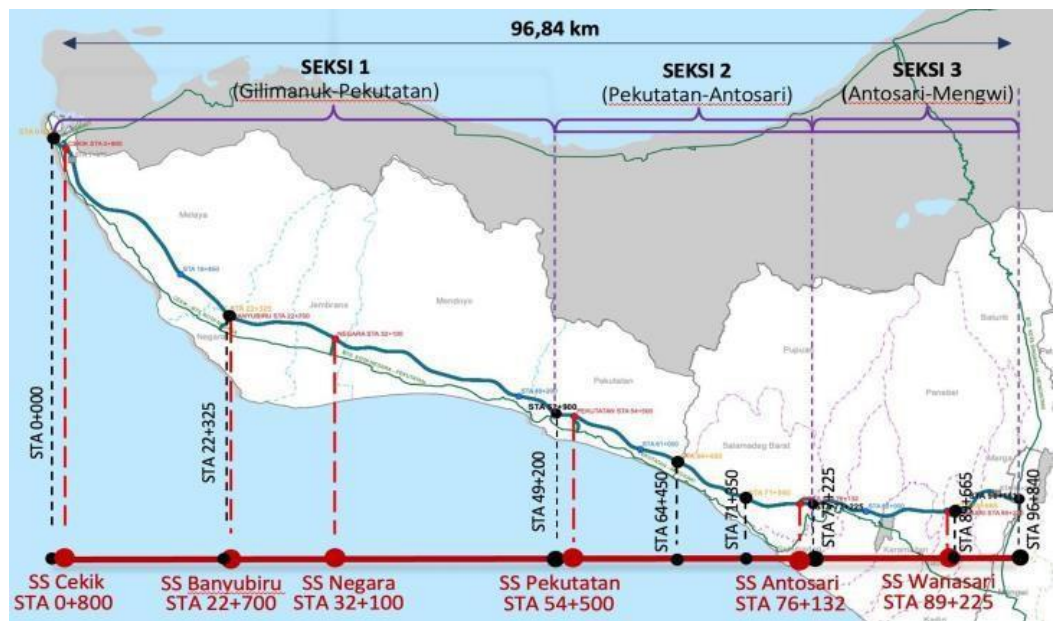
## **POTENTIAL PPP PROJECT IN ROAD SECTOR**





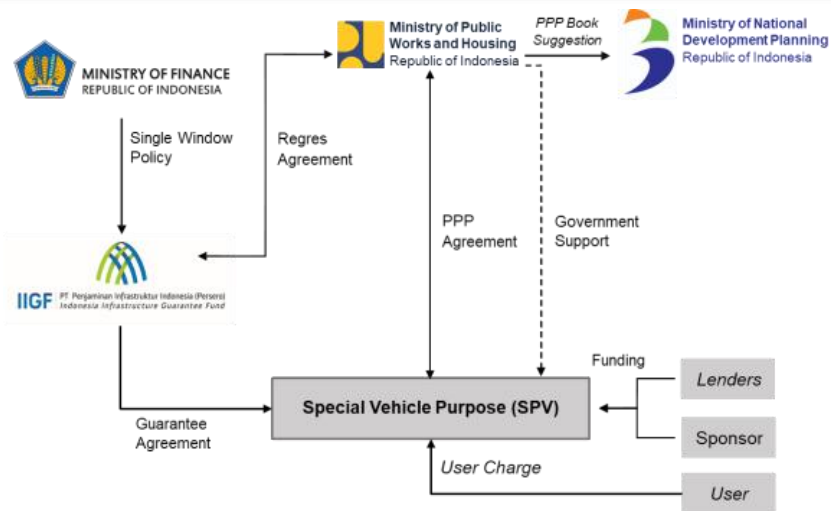
# GILIMANUK-MENGWI TOLL ROAD : NATIONAL STRATEGIC PROJECT (PSN)

## Solicited Project



The Gilimanuk-Mengwi Toll Road is part of the General Plan for the National Road Network in Bali Province, which will connect Gilimanuk Port as a transportation hub to the provincial capital area of Bali. Listed as PSN in the Coordinating Minister for Economic Affairs Regulation No. 12 of 2024.

## Project Structure



## Current Status

Project length will be shorten to be Pekutatan-Soka-Mengwi Segmen as first staging development. The new staging development on progress updating Final Business Case and Readiness Criteria in 2024.

## Project Description

### [Location]

Bali Province

### [Scope of Investment / Partnership]

Design-Build-Operate-Transfer (DBFOMT)

### [Project Details]

#### Length:

96,84 km

#### Plan Speed:

80 km/hour

#### On/Off Ramp and Interchange

Starting Point (Gilimanuk) IC  
Banyubiru  
IC Negara  
IC Pekutatan  
IC Soka  
IC Wanasari  
End Point (Simpang Mengwi)

### [Length of Concession / Partnership]

50 Years

### [Project / Asset Status]

Under Preparation

### [Incentives / Government Support]

1. Land Acquicition
2. Construction Support

## Financials

### [Total Investment / Total Capex]

USD 1,56 Billion \*  
(IDR 25,4 Trillion) \*

### [Additional cost / Additional Capex]

-

### [NPV]

NPV Project: USD 192,64 Million \*

### [Return on Investment / Equity IRR]

User Charge / 13,38% \*

Note: \* During the review process

## Project Timeline

[Q3-Q4/2025]

[2024 - 2026]

[Q4/2026]

[Q4/2027]

2027 - 2032

2029 - 2033

Updating FBC  
& Readiness  
Criteria

Land  
Acquicition

Procuremnet  
and Contract  
Signing

Financial  
Close

Construction  
(Gradually)

Start Operation  
(Gradually)



# PEJAGAN - CILACAP TOLL ROAD

## Solicited Project

## Project Description

### [Location]

Central Java Province

### [Scope of Investment / Partnership]

Design-Build-Operate-Transfer (DBFOMT)

### [Project Details]

**Length:**  
± 95,39 km  
**Plan Speed:**  
80 km/hour

**On/Off Ramp and Interchange**  
Junction Bulakamba IC  
Karanganyar  
IC Bumiayu IC  
Ajibarang  
IC Wangon  
Junction Lebeng

### Financials

#### [Total Investment / Total Capex]

USD 1,69 Billion  
(IDR 27,59 Trillion)

#### [Additional cost / Additional Capex]

-

#### [NPV]

Under Calculation

#### [Return on Investment / Equity IRR]

User Charge / Under Calculation

### [Length of Concession / Partnership]

50 Years

### [Project / Asset Status]

Under Preparation

## Project Timeline

[2025 - 2026]

[Q1-Q3 2027]

[Q3 2028]

[2027-2028]

2028 - 2034

2029 - 2048

FBC & RC  
and Licensing  
Process

Procurement  
and Contract  
Signing

Financial  
Close

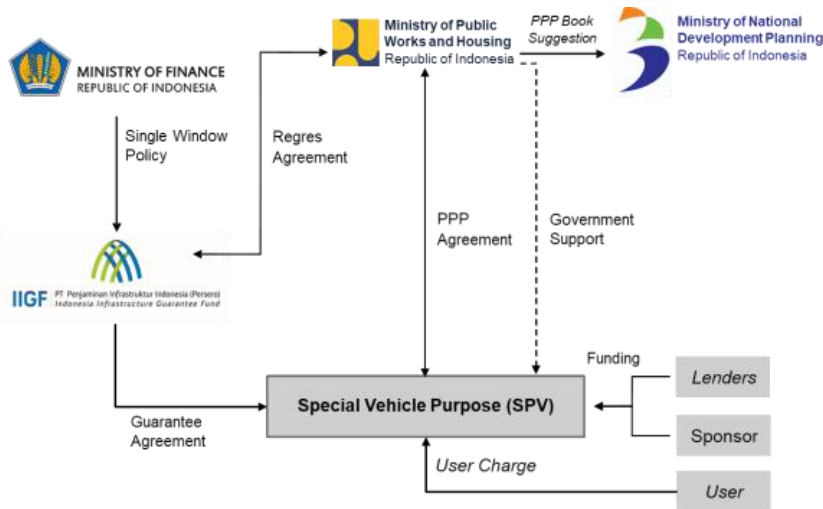
Land  
Acquisition

Construction  
(Gradually, 2  
Stages)

Start Operation  
(2 Stages)

The Pejagan-Cilacap Toll Road will connect the western region of Central Java from north to south, enhancing connectivity within the north-south toll road network of Java Island. This toll road is located in Central Java Province and passes through four regencies: Tegal Regency, Brebes Regency, Banyumas Regency, and Cilacap Regency. The Pejagan-Cilacap Toll Road is part of the road transportation network development in the Bregas Area (Brebes, Tegal, and Slawi) and the Barlingmascakeb Area (Banjarnegara, Purbalingga, Banyumas, Cilacap, and Kebumen).

## Project Structure



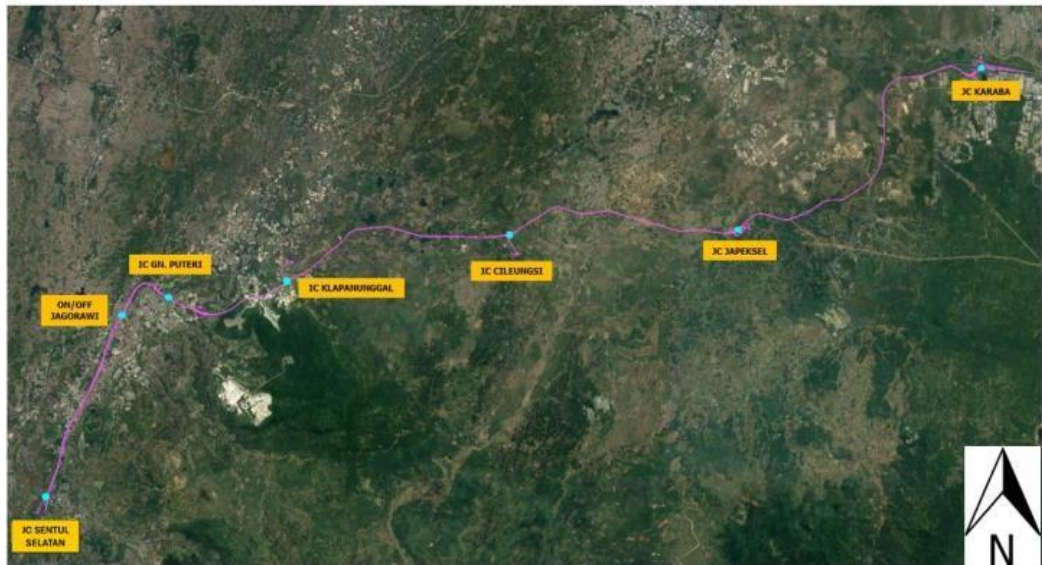
## Current Status

Currently in the preparation stage (feasibility study and supporting documents) through a KIAT grant, with a target completion in Q4 2025.



# SOUTH SENTUL – WEST KARAWANG TOLL ROAD

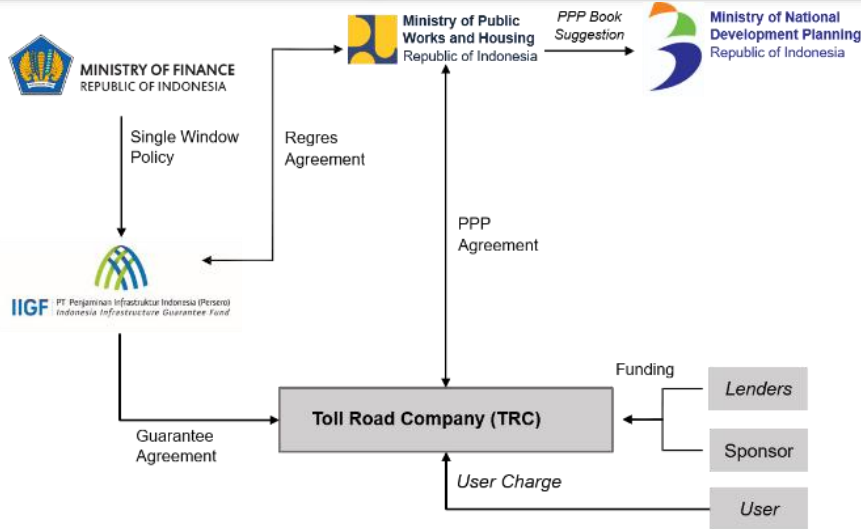
**Unsolicited Project**



Sentul Selatan – Karawang Barat Toll Road is part of the JORR 3 Network with the starting point in West Karawang and the ending point in South Sentul and will be connected to the Bogor Ring Road Toll Road, the Jakarta - South Cikampek Toll Road, and the existing Jakarta - Cikampek Toll Road;



**Project Structure**



**Current Status**



Preparation for re-qualification of Toll Road Private Sector (BUIT) and fulfillment of licensing requirements including PKKPR, environmental approval, and location determination.

**Project Description**



[Location]		[Incentives / Government Support]
West Java Province		No Government Support (Unsolicited Project)
[Scope of Investment / Partnership]		
Design-Build-Operate-Transfer (DBFOMT)		
[Project Details]		Financials
<b>Length:</b> 60.36 km <b>Plan Speed:</b> 80 km/hour	<b>On/Off Ramp and Interchange</b> South Sentul Junction On/Off Jagorawi IC Gunung Puteri IC Kelapanunggal IC Cileungsi IC South Japek West Karawang Junction	<b>[Total Investment / Total Capex]</b> USD 2,13 Billion (IDR 34,75 Trillion)
		<b>[Additional cost / Additional Capex]</b> -
[Length of Concession / Partnership]		
40 Years		<b>[NPV]</b> USD 64,08 Billion
[Project / Asset Status]		
Under Preparation		<b>[Return on Investment / Equity IRR]</b> User Charge / 16,27%

**Project Timeline**

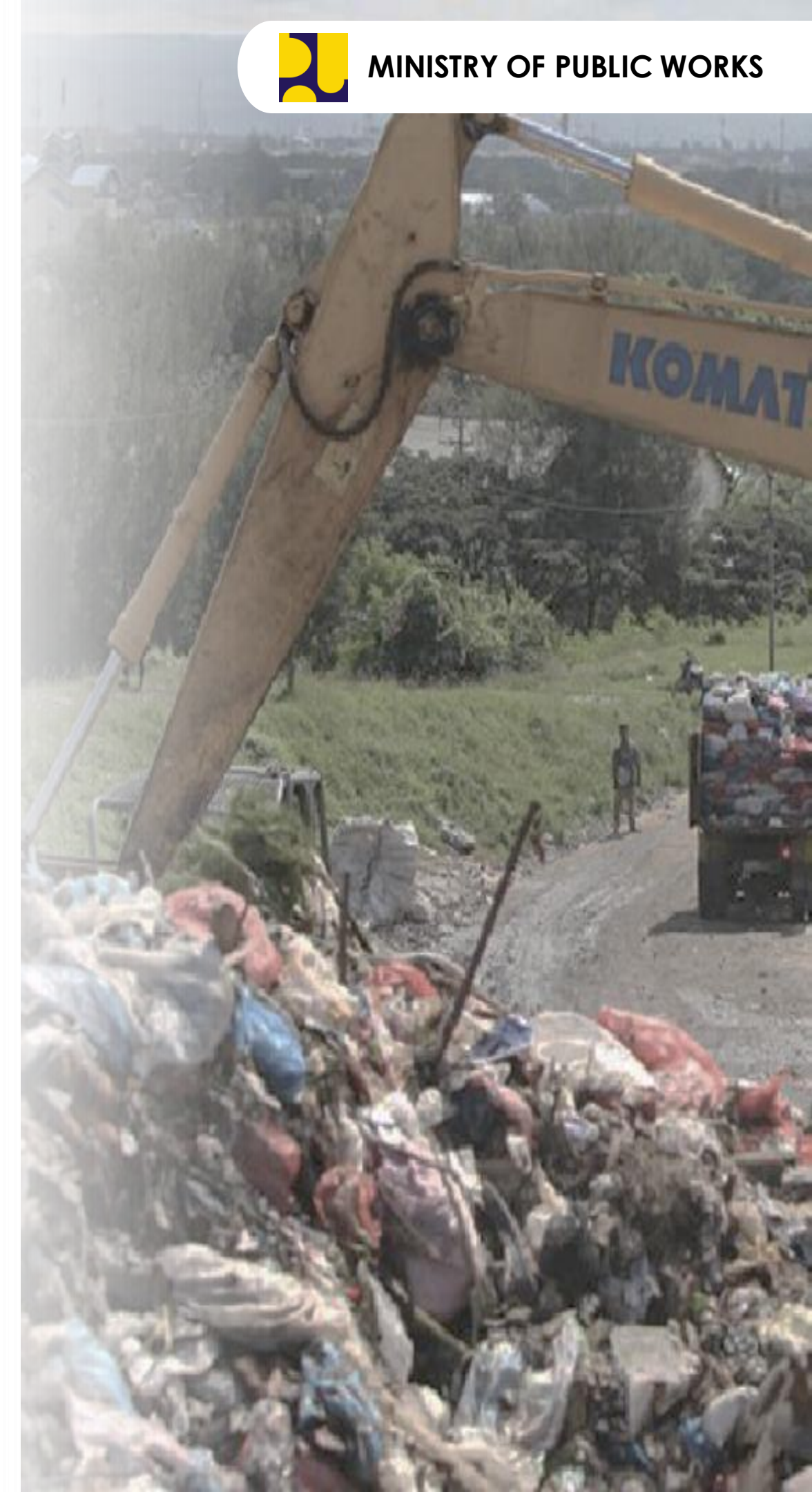
[Q3-Q4 2025]	[Q1-Q4 2026]	[Q4 2027]	[2027-2029]	2027 - 2047	2029 - 2048
fulfillment of licensing requirement	Procurement and Contract Signing	Financial Close	Land Acquisition	Construction (3 Stages)	Start Operation (3 Stages)





# **BRIEF PROJECT**

## **POTENTIAL PPP PROJECT IN WASTE SECTOR**





# MANGGAR WASTE MANAGEMENT PPP PROJECT IN BALIKPAPAN CITY, EAST KALIMANTAN

Unsolicited Project

## Strategic Narrative / Value proposition



This project is aimed to optimize waste management process in Balikpapan City especially in Manggar Final Disposal Site which targeted to prolonged the lifetime of the site which will contribute to better health condition for people of Balikpapan.

## Project Structure



## Current Status

The project is currently waiting for the commitment of tipping fee amount from GCA.

## Project Description

Location	Indicative Government Support
Manggar Subdistrict, East Kalimantan, Balikpapan City	<ul style="list-style-type: none"><li>Viability Gap Fund (VGF)</li><li>PPP Infrastructure Guarantee</li></ul>
Scope of PPP	Financials
<ul style="list-style-type: none"><li>DBFOM of incinerator, power plant, supporting facilities and rehabilitation system for existing leachate treatment</li><li>O&amp;M for Zone 1-5 landfill mining + Zone 7 landfill &amp; Zone 6 landfill maintenance</li></ul>	<b>Total Investment / Total Capex</b>  ± USD 115,16 Million
Project Details	<b>Additional cost / Additional Capex</b>  Land acquisition cost will be allocated by the local government as the GCA
The project use Tipping Fee & income from Power Sales as the investment return mechanism	<b>NPV</b>  USD 5,31 Million
Length of Partnership	<b>Indicative Equity IRR</b>  12,78%
23 years (i.e., construction & operation)	
Project Status	
Prefeasibility Study (PPP Preparation)	

## Project Timeline

Q2 2025	Q4 2025	Q2 2026	Q4 2026	Q1 2027 - Q4 2028	Q1 2029
PPP Preparation	Shortlisted bid from PQ	PPP Agreement	Financial Closing	Construction	COD