



**GRAND BATANG CITY**  
*Beyond Industrial Estate*

# INDONESIA



# BATANG, CENTRAL JAVA



## LOCATED ON THE NORTH INDUSTRIAL CORRIDOR OF JAVA

Trans Java Toll Road

- 4hrs Drive to Jakarta
- 1hr Drive to Semarang

National Road



Double Track Railway

**GRAND BATANG CITY**

*Beyond Industrial Estate*



Ahmad Yani International  
Airport  
(1hr Drive)



Tanjung Emas  
International Port  
(1hr 15mins Drive)

Jakarta

Semarang

- Accessible existing infrastructure
- 258.000 potential high competent and competitive labor force
- International connectivity



# GOVERNMENT SUPPORT



Assignment to BUMN as a Consortium and Facilities



Estate Technical Advisor



Estate Infrastructure Development



National Strategic Project Coordinator



Investment Coordinator



Investor Relationship



Kemenhub

Transportation Infrastructure Development (Dry Port and Seaport)



APBN Allocation for Regional Infrastructure Development



Ocean Zoning



Establish KITB into RPJMN



Kementerian LHK

Licensing and Environmental Monitoring



Spatial Conformity Recommendation, Licensing for Change of Land base Rights



Proposing KITB for PSN, Territorial Licensing



Pemkab. Batang

Territorial Licensing, Becoming a Shareholder in KITB



# STRONG BENEFACITOR



## National Strategic Project

Grand Batang City is one of **Indonesia's strategic project**, and will become Special Economy Zone



**BKPM or Indonesian Investment Coordinating Board** is an investment service agency of the Indonesian Government set up with the purpose of effectively implementing the enactment of law on foreign and domestic investment.

The BKPM is serving under and directly responsible to the President of the Republic of Indonesia.

The BKPM also become marketing support for Grand Batang City.

The services provided by BKPM are :



Investment Licensing & Approval

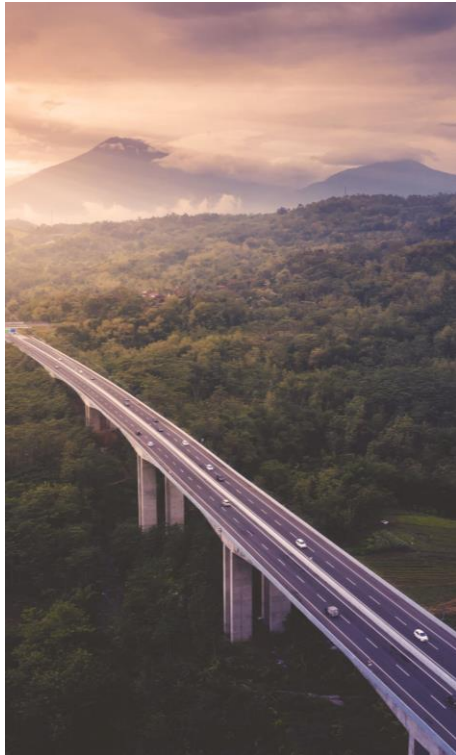


Investment Monitoring  
Representative



Investment Information Services

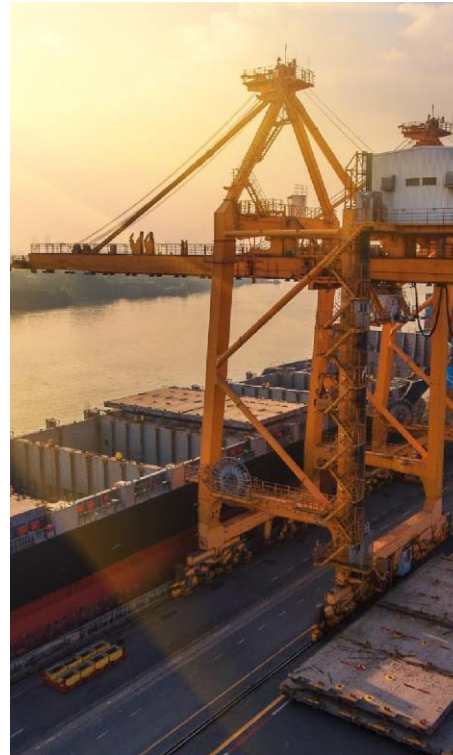
# STRONG BENEFACOR



Direct connection to existing  
Trans Java Toll Road (1060 km)



Direct connection to existing  
double track railway



Government approved to build  
international seaport inside the  
estate



Availability of highly  
competent and competitive  
labor force



Existing supporting facilities  
in surrounding area such as  
power plant and water source



# SMART AND SUSTAINABLE

## BASIC PRINCIPLES





# MASTERPLAN

**TOTAL AREA 4.300 Ha**

## Cluster 2 – Innovation

Innovation Estate & Township

TOTAL AREA : 800 Ha

INDUSTRY : 130,7 Ha (16%)

## Cluster 1 – Creation

Industrial Estate & Township

TOTAL AREA : 3.100 Ha

INDUSTRY : 1.405,8 Ha (45%)

### Phase 1 of Cluster 1

TOTAL AREA : 450 Ha

INDUSTRY : 262,9 Ha (45%)

## Cluster 3 – Leisure

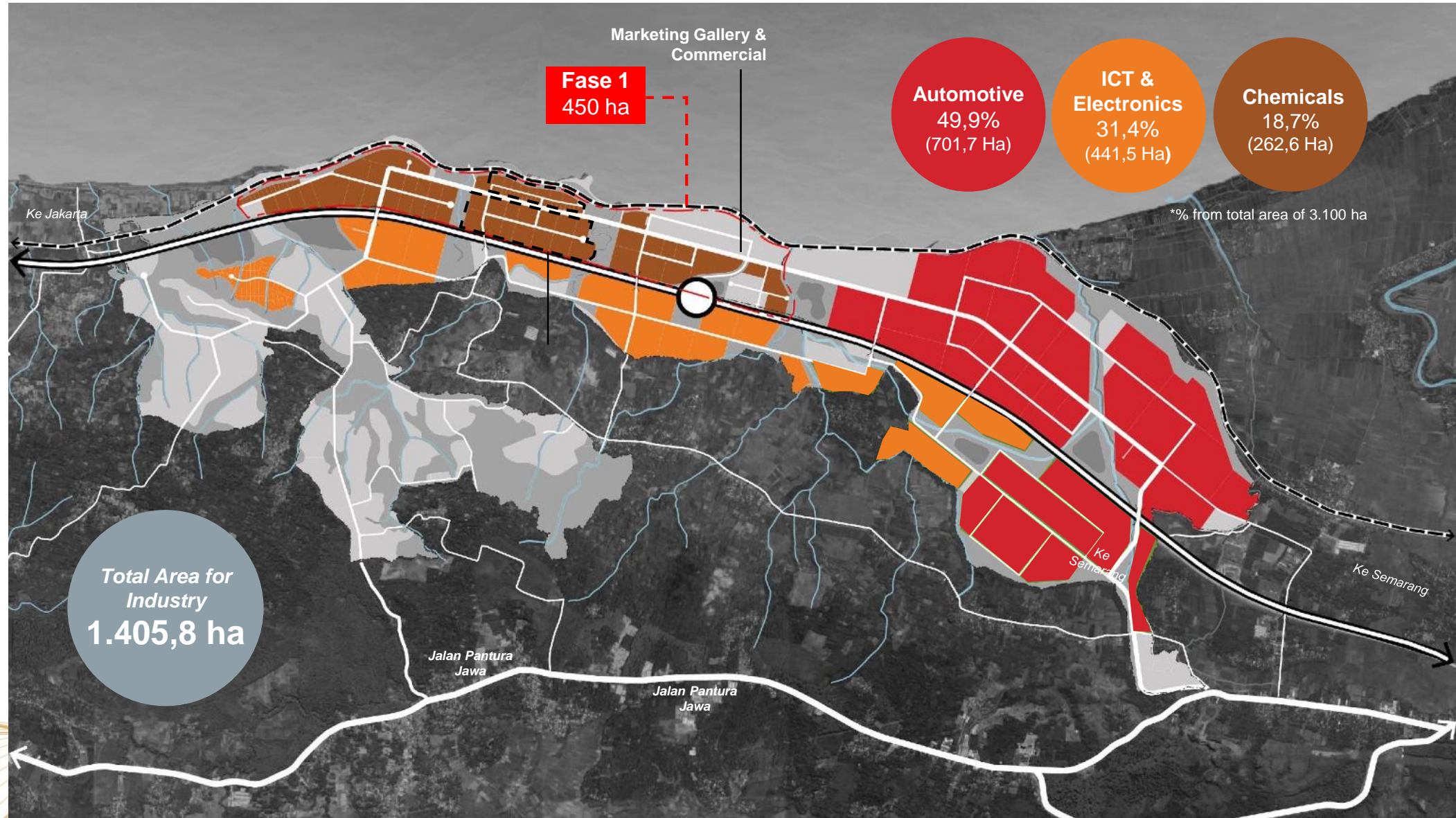
Recreational Estate & Township

TOTAL AREA : 400 Ha

INDUSTRY : 18,5 Ha (4%)

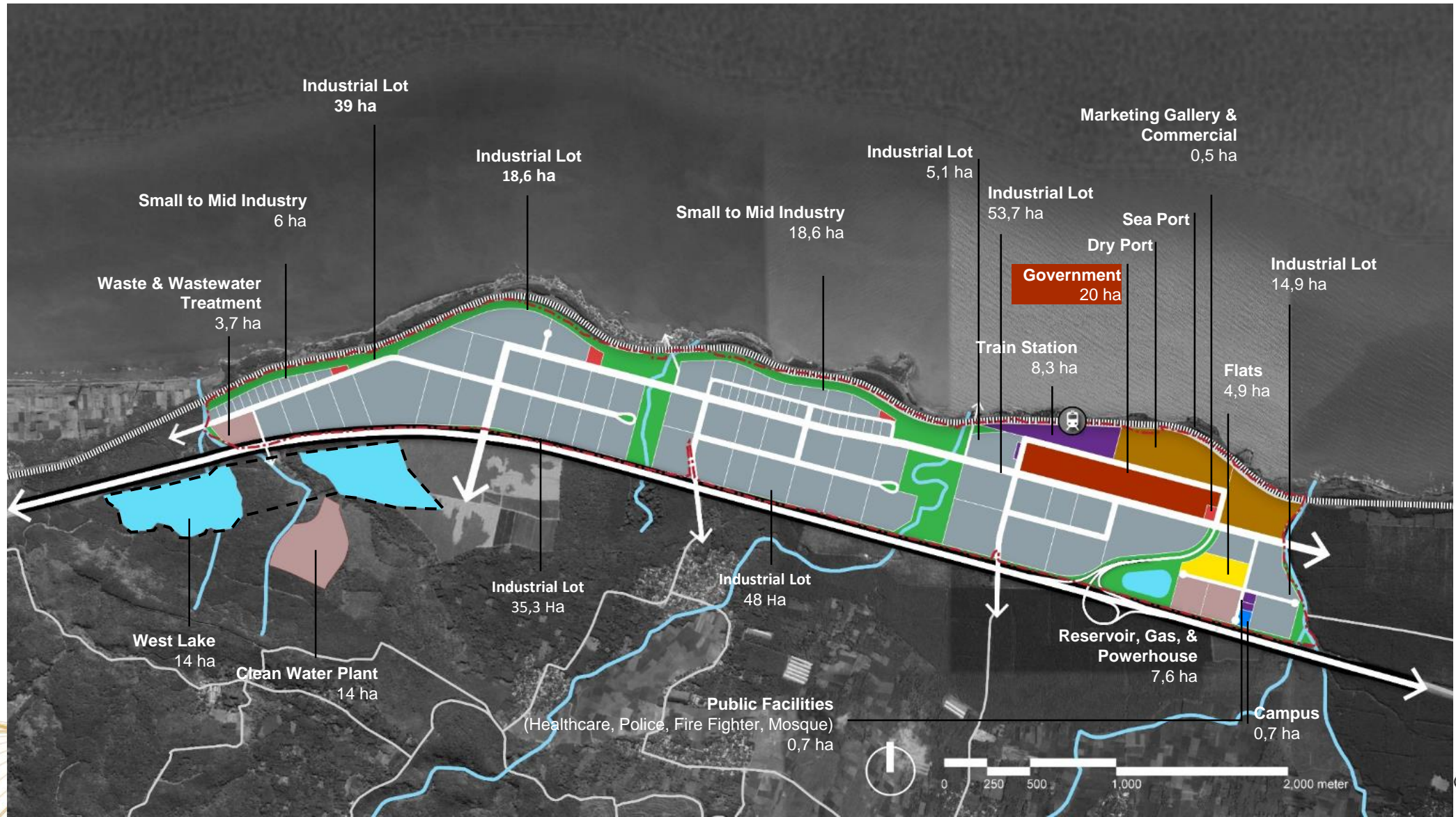


# CLUSTER 1 – 3.100 Ha



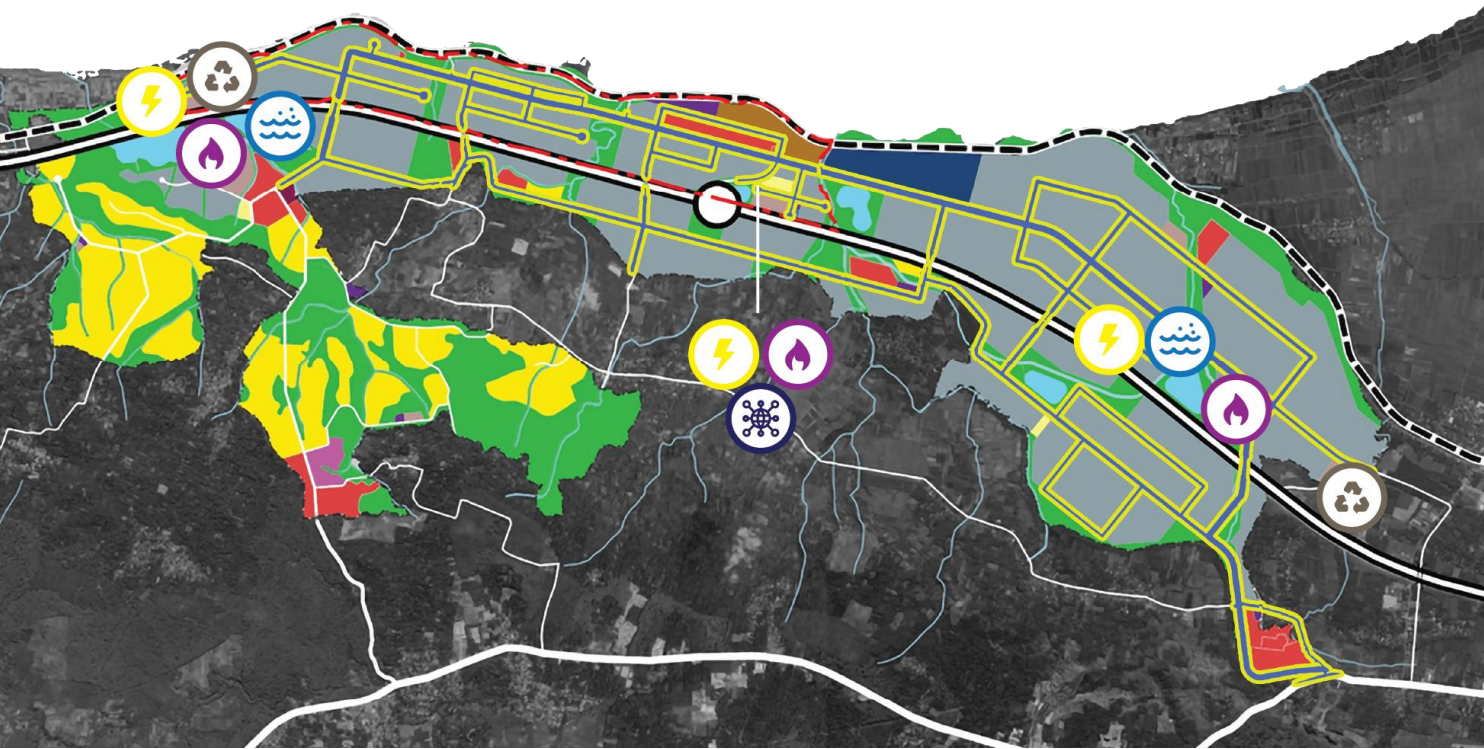


# CLUSTER 1 – 450 Ha





# UTILITIES



## ELECTRICITY SPECIFICATION

MAIN POWER STATION (UNTIL 2022)  
2X60 MVA

POWER QUALITY :  
FREQUENCY 49,5 - 50,5 HZ  
VOLTAGE 20 KV + 5% - 10%  
COS '0,85 LAGGING



## ICT SPECIFICATION

INTERNET : 20 - 100 MBPS  
CONNECTION TYPE : FIBER OPTICS  
TELEPHONE : UP TO 1.000 LINES  
SERVICES : TELEPHONE  
INTERNET  
IPTV  
CCTV



## CLEAN WATER SPECIFICATION

SUPPLY CAPACITY : 1.357 LPS (CLUSTER 1)  
CHLORIDE : 250 MG/L  
CALCIUM : 500 MG/L



## GAS SPECIFICATION

SUPPLY UP TO 15 MMSCFD (UNTIL 2024)

PRESSURE : 350 - 500 PSIG  
GROSS HEATING VALUE : 950 - 1100 BTU/SCF  
SPECIFIC GRAVITY : 0,5 - 0,8  
TEMPERATURE : 60°F - 120°F  
WATER CONTENT : MAX 10 LB/MMSCF  
NITROGEN : MAX 3% MOL  
CARBON DIOXIDE : MAX 8% MOL



## WASTE WATER & WASTE TREATMENT SPECIFICATION

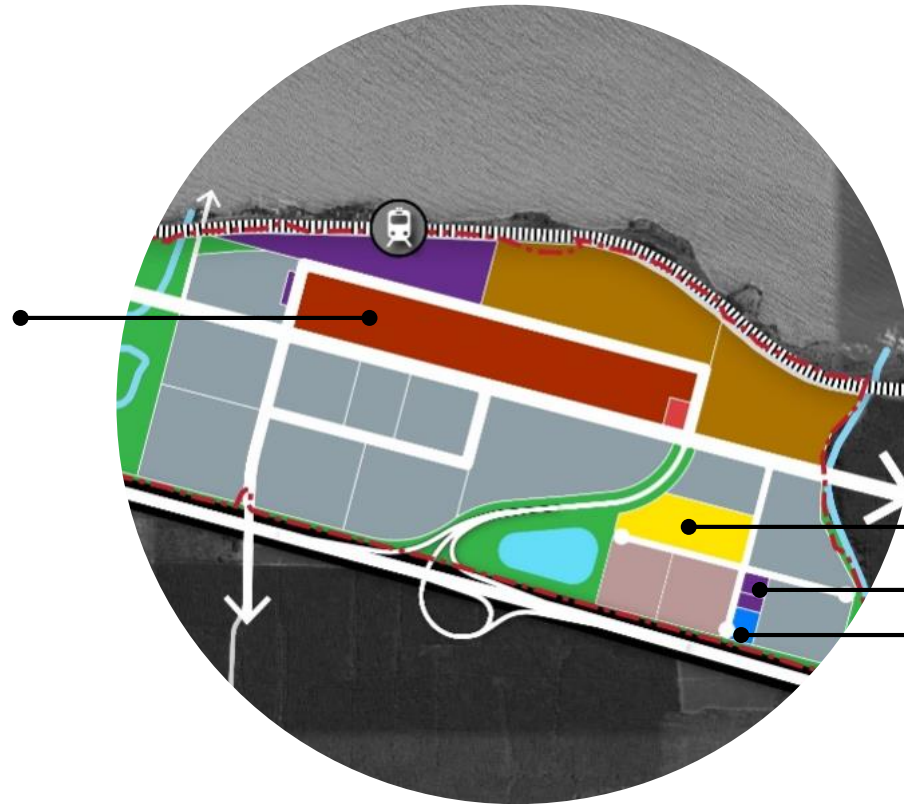
SUPPLY CAPACITY : 1.045 LPS (CLUSTER 1)  
TRANSPORT CAPACITY : 3.700 M<sup>3</sup>/DAY (CLUSTER 1)

# FACILITIES



## GOVERNMENT CENTER & COMMERCIAL AREA

- Permit & Licensing Office
  - Gas Station
  - Command Center
  - Shophouses
  - Restaurants
- 20 Ha



## FLATS & APARTMENTS

4,9 Ha  
10 towers

## PUBLIC FACILITIES

- Hospital
  - Firefighting
- 0,7 Ha

CAMPUS  
0,7 Ha





# POTENTIAL LABOUR



## ***Central Java Province***

Regencies : 35

Population : 34.718.204

Productive Age : 18.260.508

Potential Labour : 258.000

Minimum Wage Rate : IDR 2.061.700



# PHASE 1 TIMELINE

## Wastewater & Waste Facility

Start construction: Mar 2021  
Finish: July 21

## Expansion of Train Station dan Dryport

Start Construction in 2021

## Raw Water Supply

Start construction: Mar 2021  
Finish: July 21

## Marketing Gallery

Construction DONE  
October 2020

## Main Road 5.2 Km

Start construction: Jan 21  
Finish: Jun 21

## Clean Water Management

Construction in 2021  
Finish: Oct 2021

## Secondary Road 11.4 Km

Start construction: Jan 21  
Finish: Jun 21

## Multi-Level Toll Access KM 371+800

Start construction: Oct 20  
Finish: Mar 21

## Electricity Network

Construction 2021  
Finished June 2022

## Temporary Access

Clearing DONE  
August 2020

## Flats

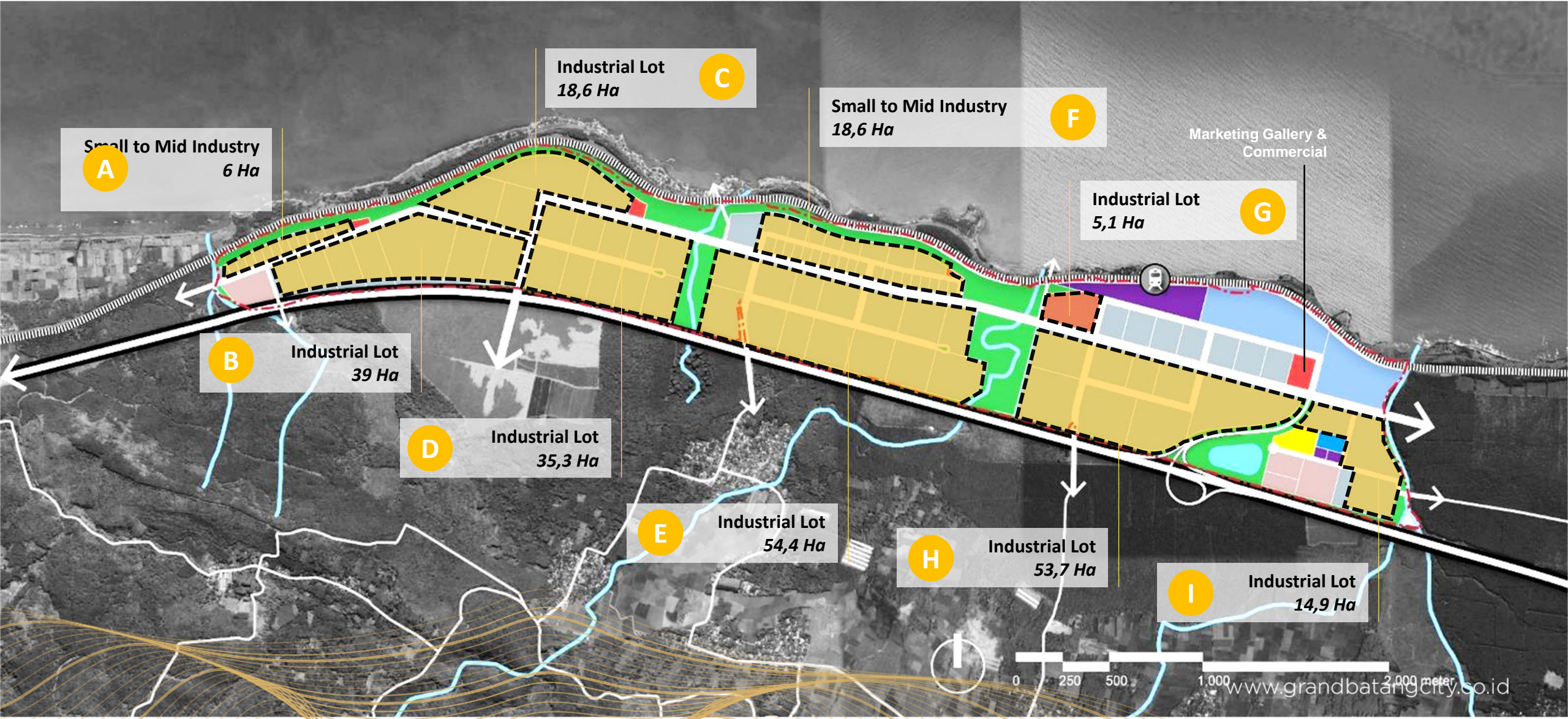
Start construction: Jan 21  
Finish: Des 21

## Port

Construction in 2022

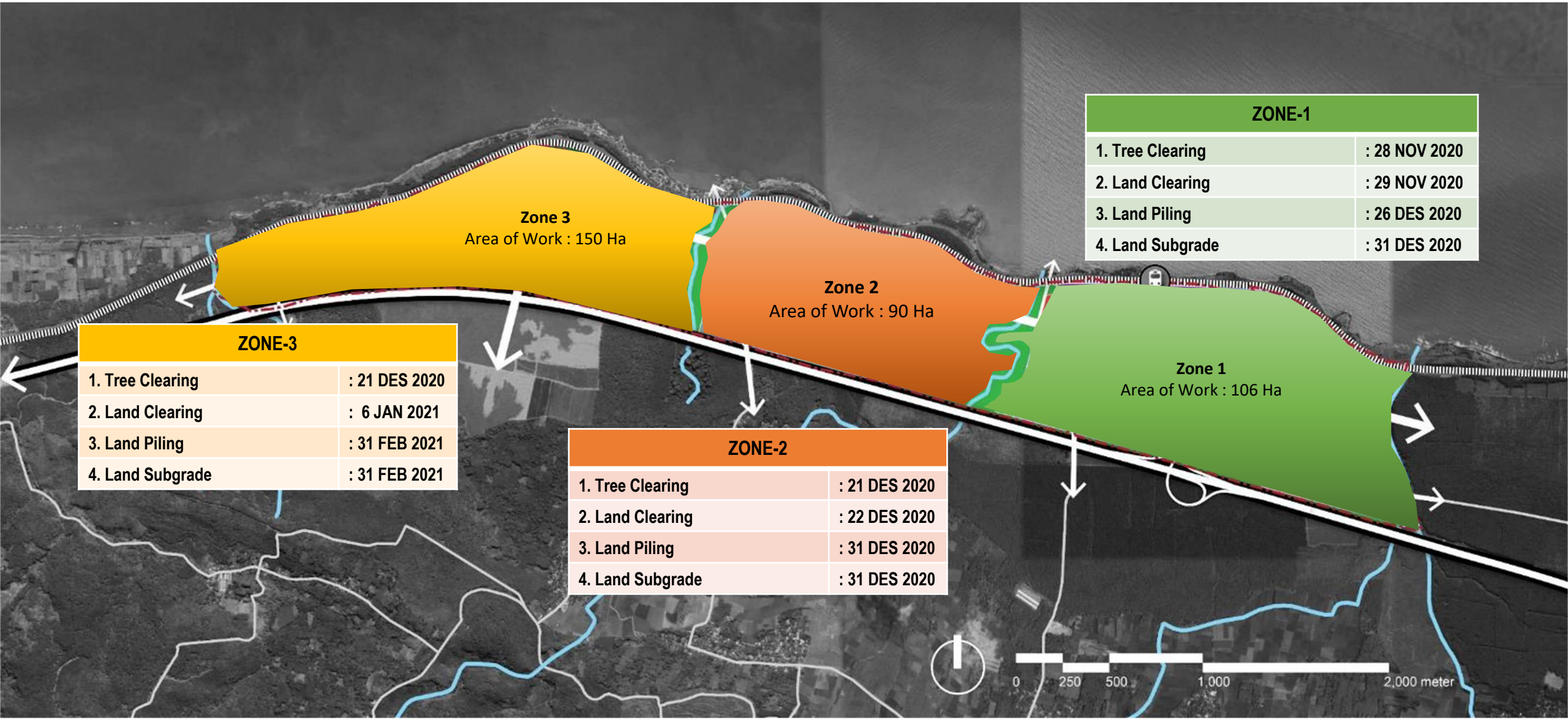


# PHASE ONE – AVAILABLE LOTS





# PROJECT PROGRESS

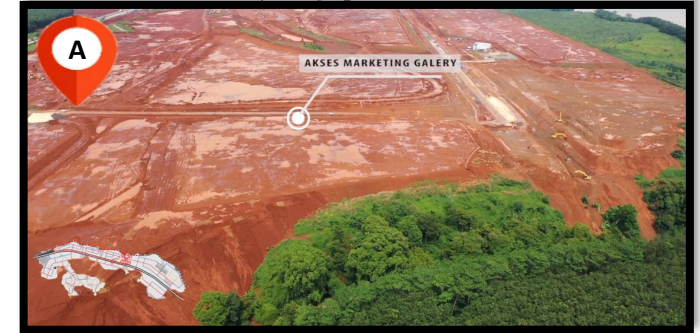
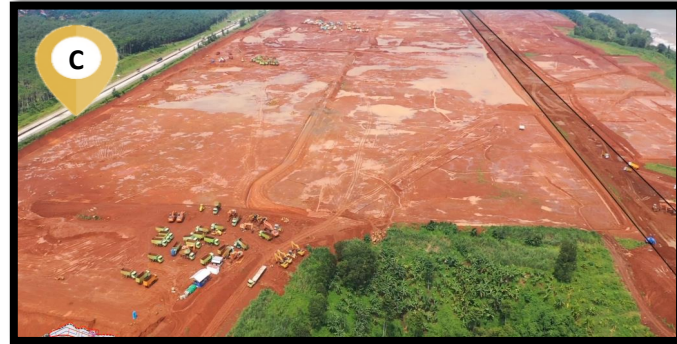
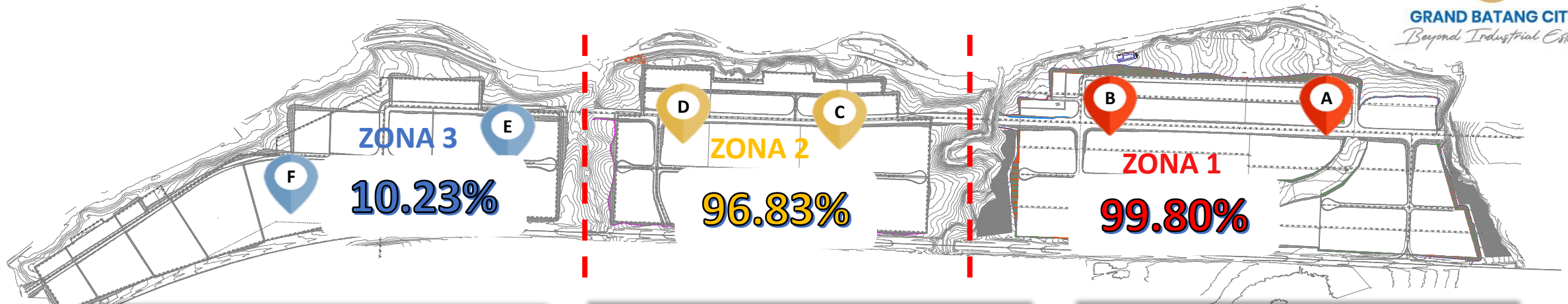




# PROGRESS

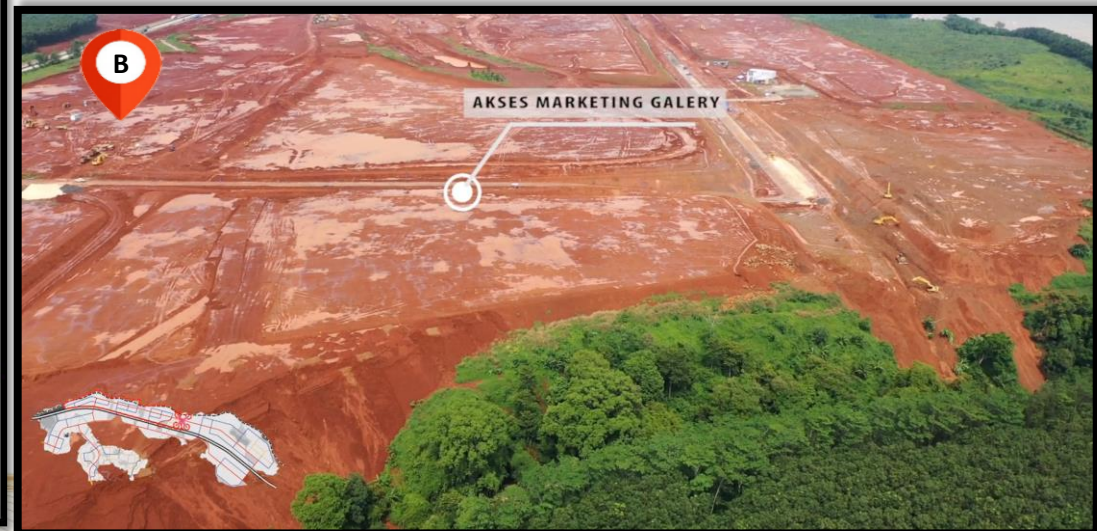
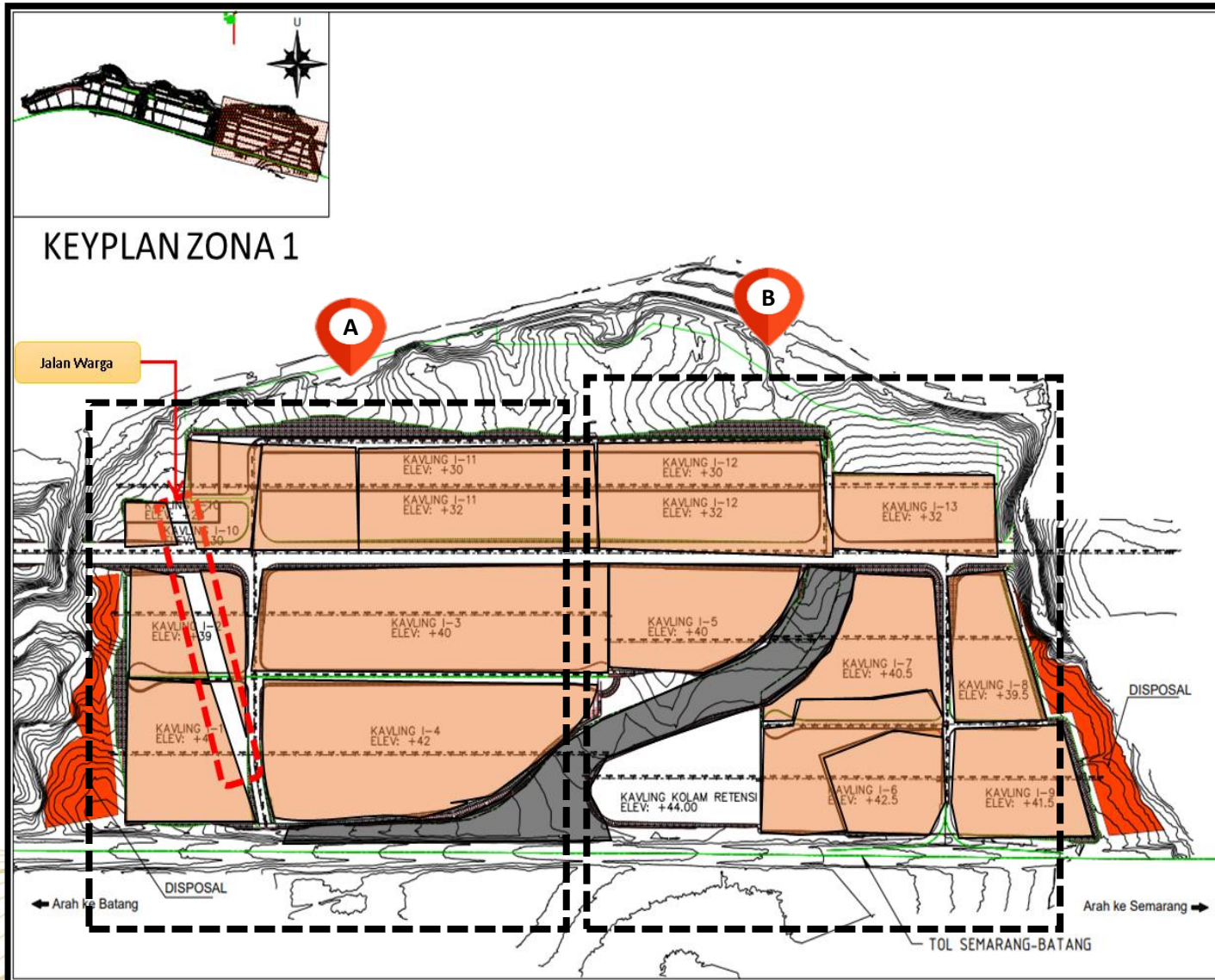


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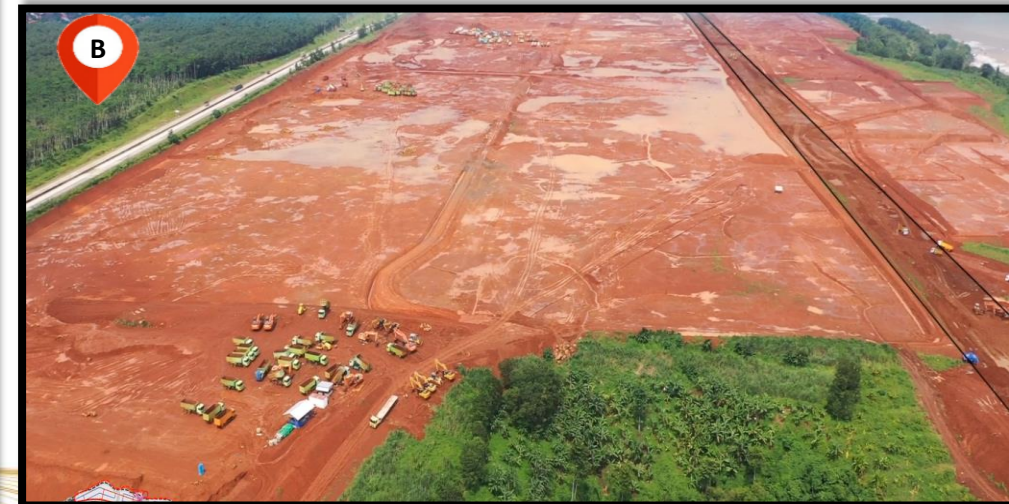
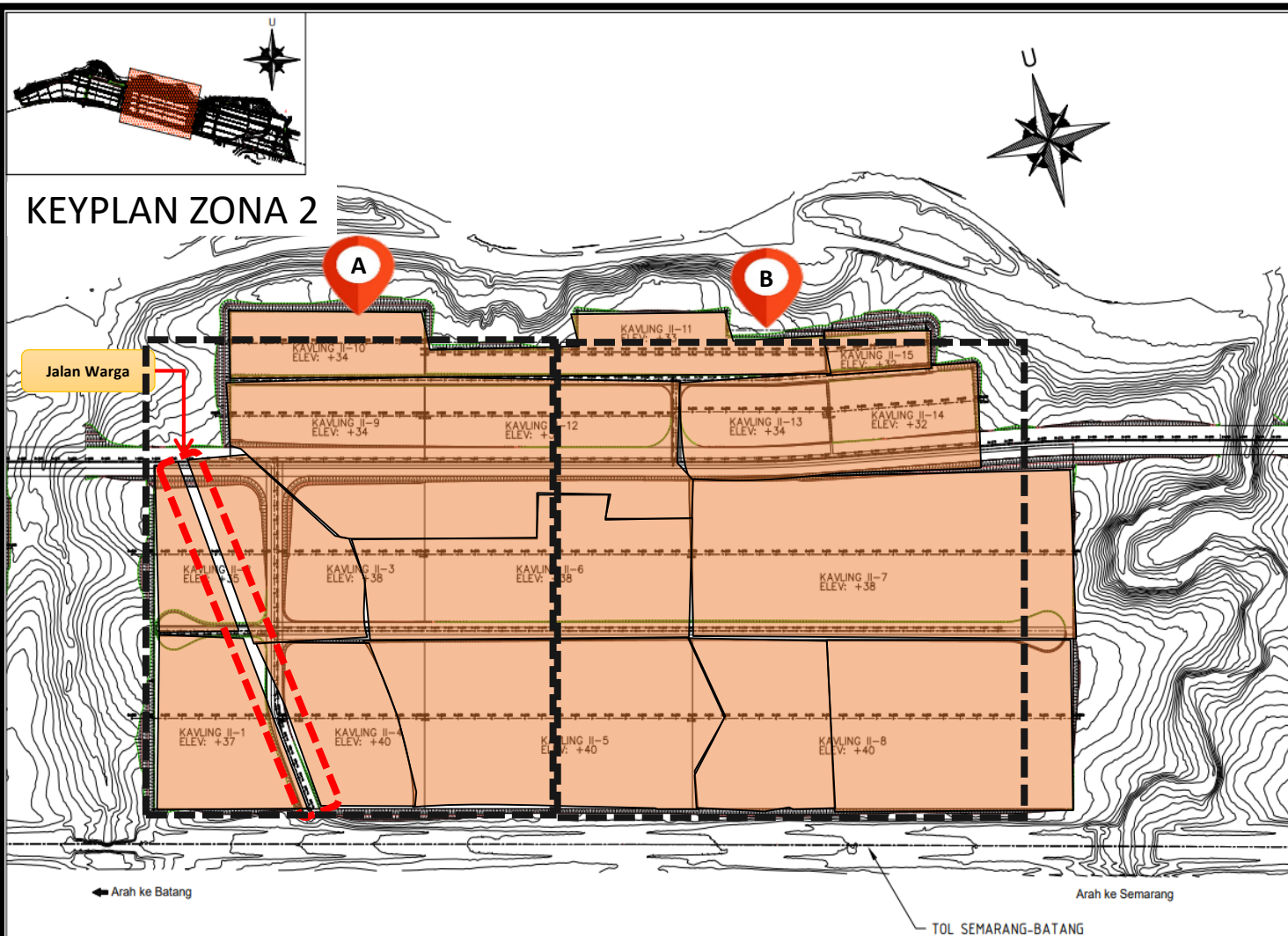


# PROGRESS ZONE 1



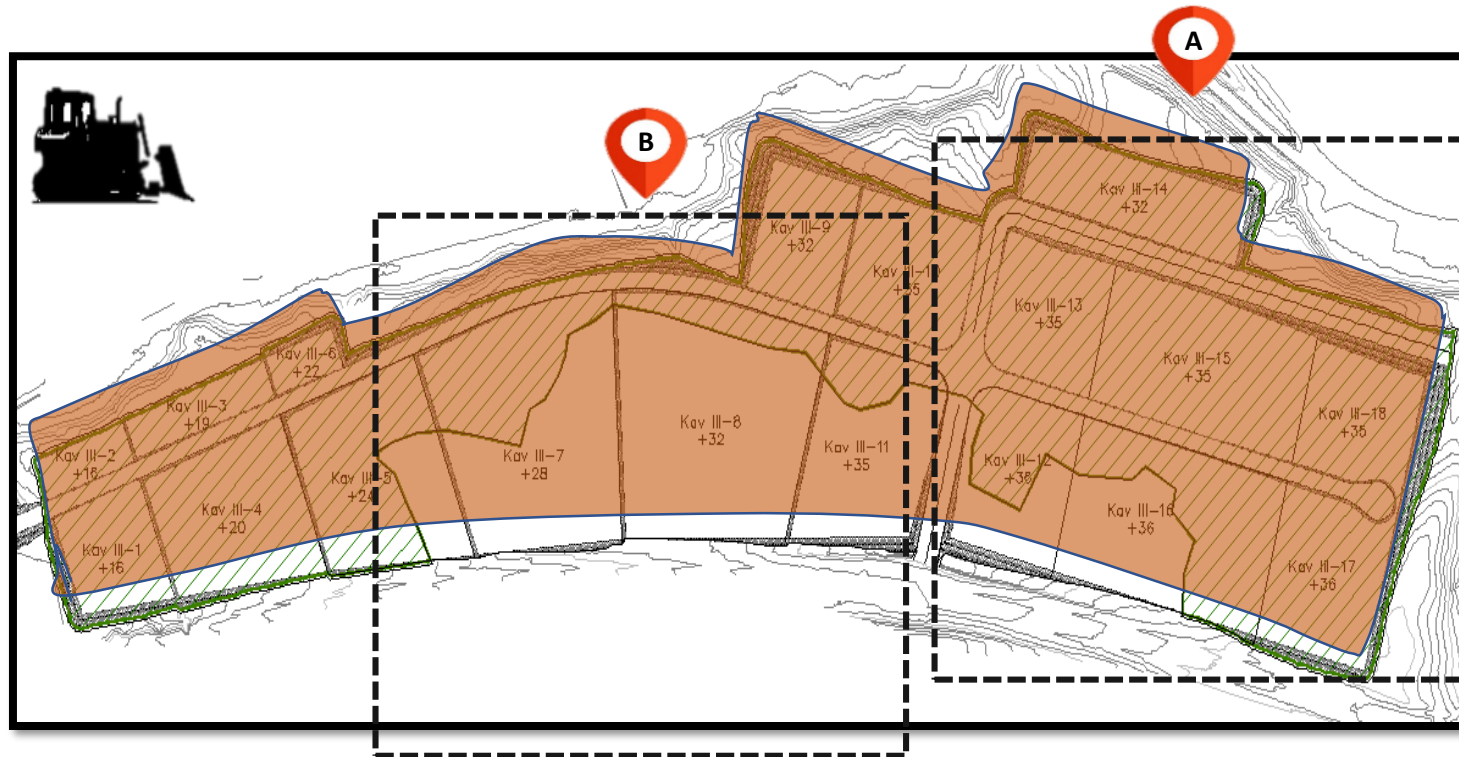


# PROGRESS ZONE 2



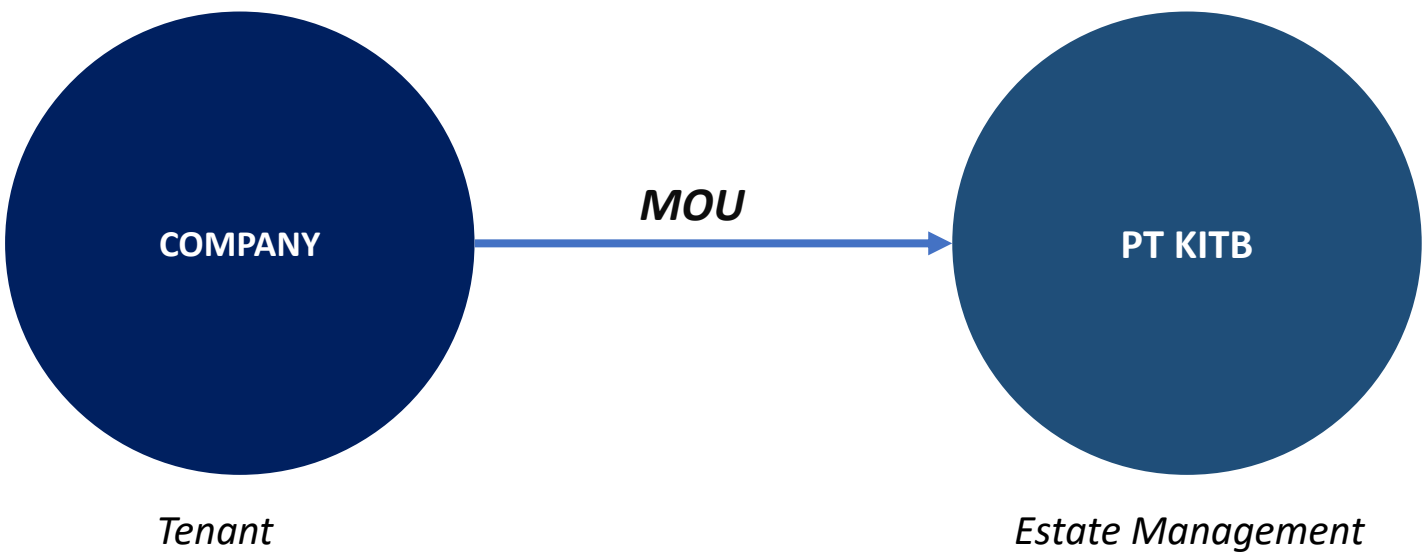


# PROGRESS ZONE 3





# BUSINESS SCHEME



**HGB (Building Use Rights) over HPL (Management Rights)**  
The HGB above the HPL land is extended or renewed at the request of the HGB holder after obtaining approval from the HPL holder.

LEASE OPTIONS	
Long Lease 80 Years	Fixed Lease Price
	HGB owned by Tenant
Annual Lease	Increment 3,2%/year
	HGB owned by Estate Management

# READY-TO-USE FACTORY BUILDING COMING SOON

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GRAND BATANG CITY



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“Always deliver more than expected.”

Larry Page, Co Founder of Google, Alphabet Inc

Have a good day!