



**INDONESIAN CONTRACTORS ASSOCIATION**



## **INDONESIAN COUNTRY REPORT 2023**

ACF Council Meeting  
29<sup>th</sup> September 2013 – Bangkok, Thailand



- Indonesia Economy Outlook
- Indonesia Construction Outlook
- Project Opportunities
- Building Materials Prices update
- Construction Issues: Update on Contract Relaxation



## Indonesia Economy Growth 2<sup>nd</sup> Quarter 2023



Q-TO-Q	Y-ON-Y	C-TO-C	Gross Domestic Product
<b>3,86%</b>	<b>5,17%</b>	<b>5,11%</b>	<b>Rp5.226,7 Triliun</b>

PERTUMBUHAN PRODUK DOMESTIK BRUTO (PDB) 2021–2023 (Y-ON-Y)

(persen)



- As on BPS News August 2023
- Exchange Rate USD 1 = IDR 15,399 – GDP abt USD 339,4 million



- Construction Growth in is slowing down to 1.5% in 2023
- GDP from Construction in Indonesia decreased to 281,365.60 IDR Billion in the second quarter of 2023 from 285,481.80 IDR Billion in the first quarter of 2023.
- The government increased its allocation to infrastructure development by 7.8% to IDR392 trillion (\$25.3 billion)
- Construction Growth will be boost by the development of new capital city IKN and predicted to grow 4.5% in 2024



## Fatmawati Extended Concourse



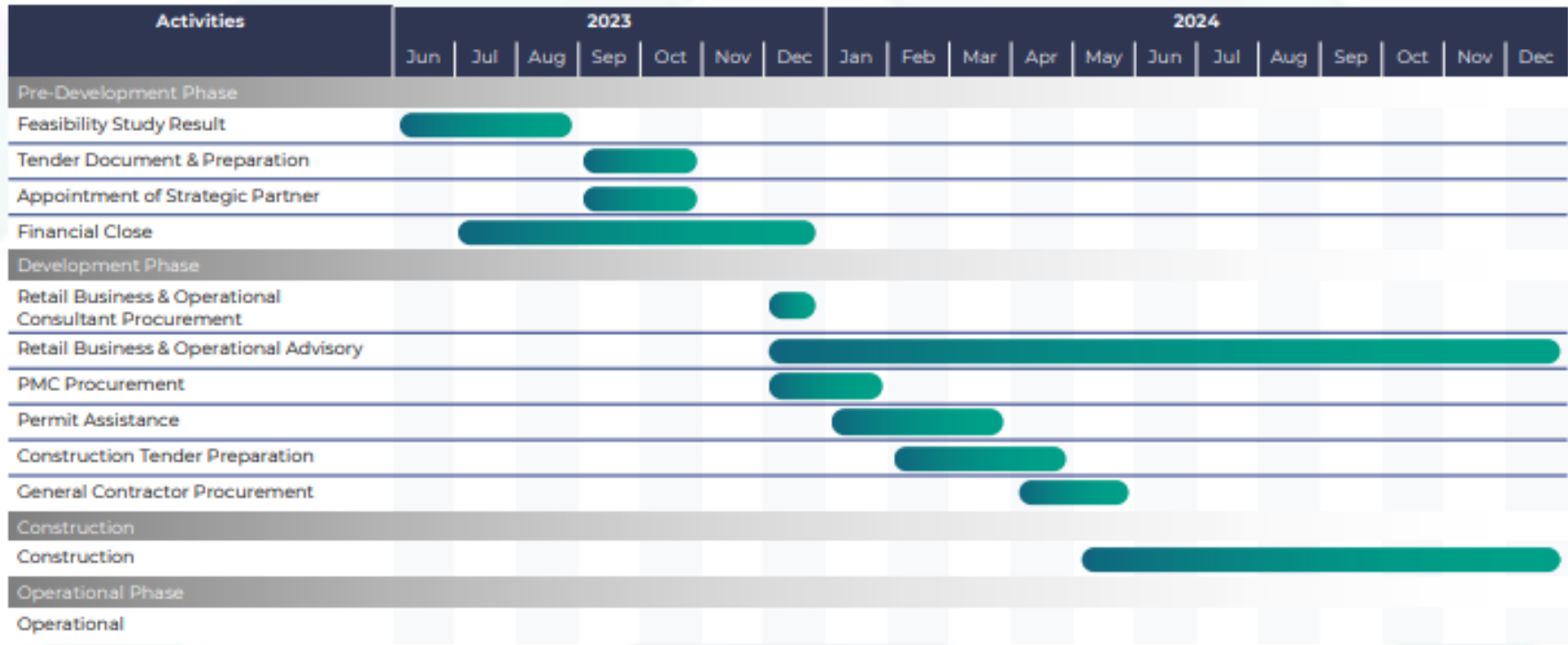
- Project Type: Equity Participation
- Total Project Cost: USD 3.31 Million
- Land Area: 2.412 m<sup>2</sup>
- Source of Revenue: Retail & Advertising Fee
- Current Status Feasibility: Study and Basic Engineering Design
- Construction: 2024
- Operational: end of 2025

*Source: Jakarta Investment Forum*



## Fatmawati Extended Concourse

### Project Timeline



Source: Jakarta Investment Forum



## Dukuh Atas Pedestrian Deck



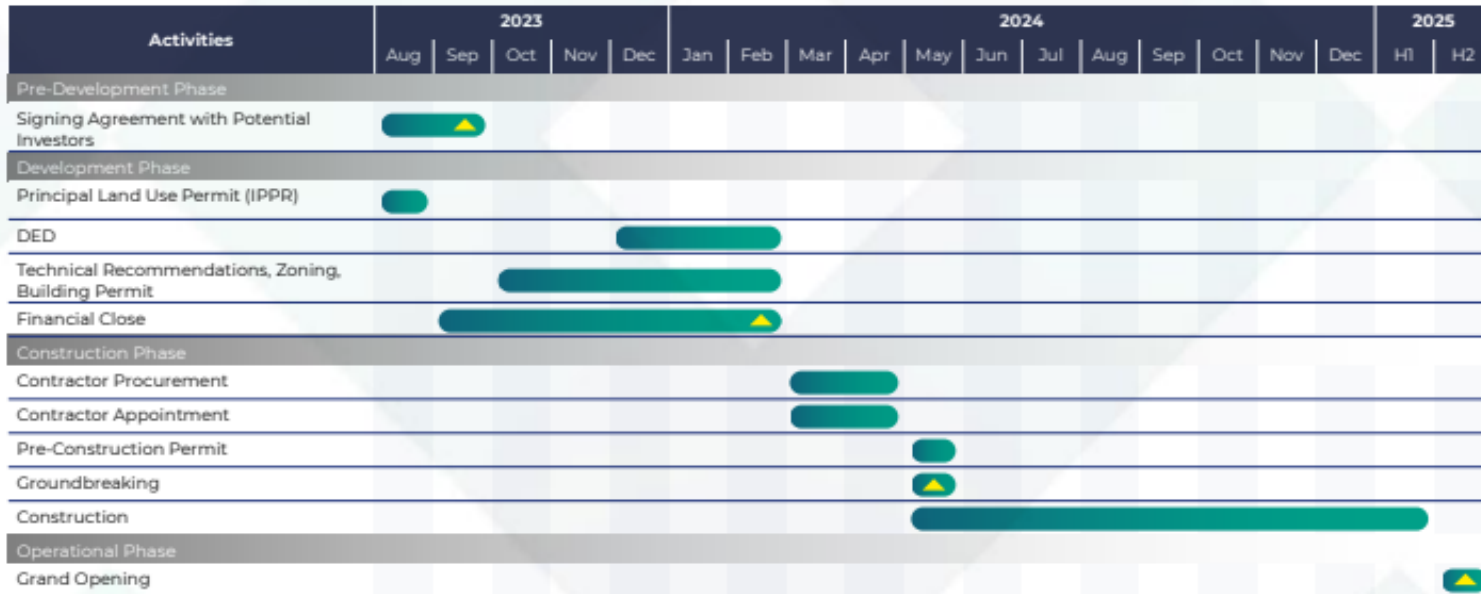
- Project Type: Equity Participation
- Total Project Cost: USD 9.9 Million
- Investment Opportunity: Participation Equity
- Land Area: 1.243 m<sup>2</sup>
- Source of Revenue: Retail, Naming Rights, Advertising Fee
- Current Status: Ready to Offer
- Construction: 2024
- Operational: end of 2025

*Source: Jakarta Investment Forum*



## Dukuh Atas Pedestrian Deck

### Project Timeline



#### Supporting Infrastructure

1. MRT Jakarta North - South Line (Lebak Bulus - Ancol)
2. Transjakarta BRT Corridor 1 (Blok M - Kota)
3. Transjakarta BRT Corridor 4 (Pulogadung - Dukuh Atas 2)
4. Transjakarta BRT Corridor 6 (Ragunan - Dukuh Atas 2)
5. Airport Express Line (BNI City - SHIA)
6. Commuterline Loop Line (Cikarang - Manggarai - Pasarsenen – Cikarang)

Source: Jakarta Investment Forum



# Project Opportunity



## Probolinggo Port Dock III

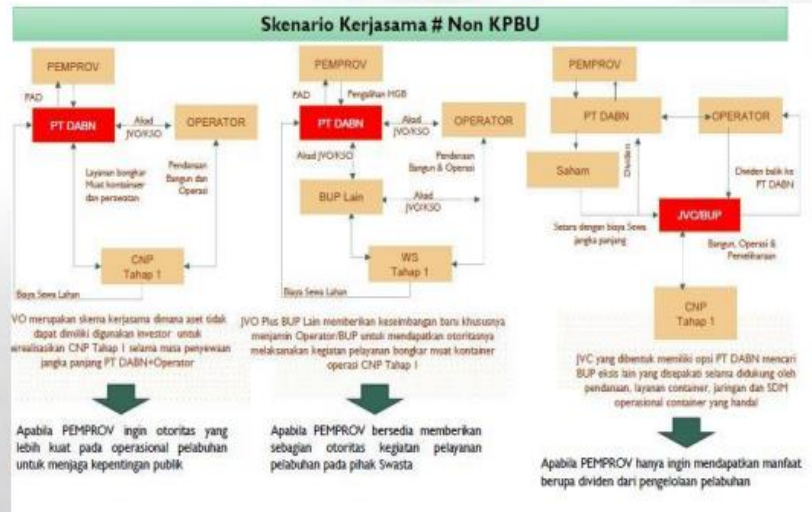
### Project Summary

- a. **PROBOLINGGO PORT DOCK III** - The annual loading and unloading capacity reaches 1.1 million tons/m3 and can accommodate 40,000 DWT container ships. It has the potential to become an international container port to alleviate congestion at Tj. Perak.
- b. **Investment plan:** Development of an international container terminal with specifications of 81 m x 2000 m and a basin depth of -16 mLWS.
- c. **Cooperation scheme:** through PT DABN (Probolinggo Port Operator), open to PPP schemes (Public-Private Partnership) or non-PPP schemes (Joint Operation or Joint Venture).
- d. **Concession period:** 25-30 years, with a maximum extension of 2 concession periods.
- e. **PT DABN manages the KSP land and concession in collaboration with the Class IV Probolinggo Port Authority (KSOP) to operate the Probolinggo New Port.**



### Project Profile

1	<b>Project Value</b>	:	7,7 trillion Rupiah
2	<b>Value of Cooperated Scope</b>	:	7,7 trillion Rupiah
3	<b>Location</b>	:	Probolinggo Regency
4	<b>Return on Investment Scheme</b>	:	Port Operatorship Revenue - subject to be discussed with PT DABN.
5	<b>Commercial Feasibility (ex: IRR, pp, npv, etc)</b>	:	IRR: 10,812 % NPV: 3,013,710,000 IDR PP: 13 years 7 months PI: 1,002
6	<b>Contact Person</b>	:	DPMTSP East Java Province



FS	AMDAL	DED	Market Sounding	Others
V (2020)	-	V	-	SID



## Probolinggo Port Dock III

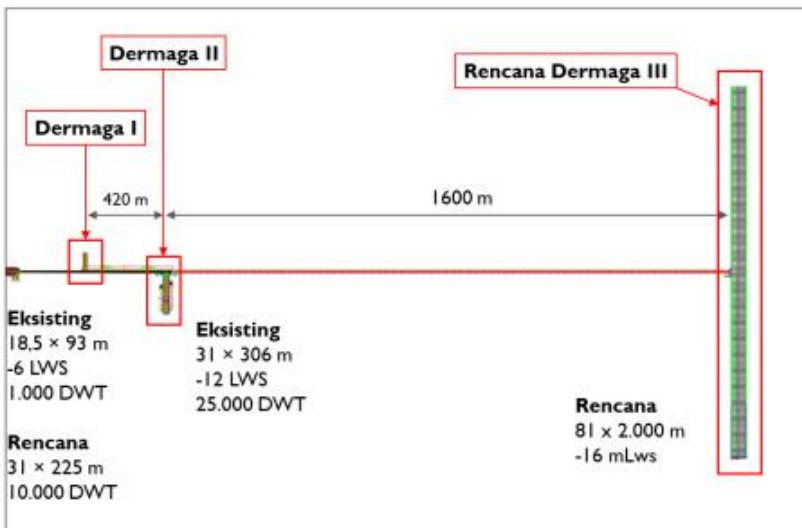


Development of Probolinggo Port under Presidential Regulation No. 80 of 2019.

### THE PROJECT/PROYEK

#### PROJECT LOCATION

The strategic position of Probolinggo Port.





Material	Unit	Price	
		IDR	USD
Readymix Concrete K-300	M3	758.000	49,22
Readymix Concrete Fc 15 Mpa ( )	M3	635.000	41,23
Readymix ConcreteK-450 ( )	M3	735.000	47,73
Readymix Concrete K-250 ( )	M3	600.000	38,96
Concrete Class D (Readymix Concrete K-450)	M3	1.380.000	89,61
Readymix Concrete K-350 (Concrete K-350 NFA)	M3	760.000	49,35
Semen ( )	Kg	1.512	0,09
Steel Bar	Kg	12.880	0,84
Wiremesh	kg	16.485	1,07
Diesel fuel	Ton	22.995	1,49
Asphalt	Kg	19.431	1,26





### Law and Regulation related:

- PERMEN PUPR NOMOR 8 TAHUN 2022 (Minister of Public Work Regulation No. 8 Year 2022)
- SK DIRJEN BINA KONSTRUKSI NOMOR 144/KPTS/DK/2022 (Directorate General of Construction Service – under Ministry of Public Work – Letter No 144/KPTS/DK/2022)



- ICA has formed new organization to cater certification process for companies under PT. SKI
- To accommodate construction workers certification would be under ICA subsidiary PU Bangun

*Attachment: Summary of Certification for Construction Services – company & professional*



# INDONESIA COUNTRY REPORT

**THANK YOU**