
Karawang International Industrial City

Annex Data 2021



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KIIC Tenants Profile

- Industrial Sector
 - Automotive (*major = ~61%*)
 - Electronic
 - Consumer Goods
 - Chemicals
 - Data Center
 - Foods
 - Textiles
 - Printing
 - Essence
- Countries
 - Japan (*major = ~79%*)
 - Indonesia
 - Germany
 - India
 - Thailand
 - USA
 - China
 - Taiwan
 - Swiss
 - Korea
 - Malaysia
 - Singapore

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Japan's Tenants

1. PT. AKEBONO BRAKE ASTRA INDONESIA
2. PT. TOYODA GOSEI INDONESIA
3. PT. ABE KOGYO INDONESIA
4. PT. ACTMETAL INDONESIA
5. PT. ADVICS MANUFACTURING INDONESIA
6. PT. AICHIKIKI AUTOPARTS INDONESIA
7. PT. AISIN INDONESIA
8. PT. AISIN INDONESIA AUTOMOTIVE
9. PT. AJINOMOTO INDONESIA
10. PT. AKEBONO BRAKE ASTRA INDONESIA
11. PT. ASAHU FLAT GLASS, TBK
12. PT. ASAHU FORGE INDONESIA
13. PT. ASIAN ISUZU CASTING CENTER
14. PT. ASTEER THAI SUMMIY
15. PT. ASTRA DAIHATSU MOTOR (CASTING PLANT)
16. PT. ASTRA DAIHATSU MOTOR (ENGINE PLANT)
17. PT. ASTRA NIPPON GASKET INDONESIA
18. PT. AT INDONESIA
19. PT. AT INDONESIA
20. PT. BOLTZ INDONESIA
21. PT. CHUNETSU INDONESIA
22. PT. DAIDO DMS INDONESIA
23. PT. DAI-ICHI KIMIA RAYA
24. PT. DAIKI ALUMINIUM INDUSTRY INDONESIA
25. PT. DNP INDONESIA
26. PT. DOWA THERMOTECH INDONESIA
27. PT. EXEDY INDONESIA
28. PT. FCC INDONESIA
29. PT. FREYABADI INDOTAMA
30. PT. F-TECH INDONESIA
31. PT. FUJI SEAT INDONESIA
32. PT. FUJI SPRING INDONESIA
33. PT. FUJI TECHNICA INDONESIA
34. PT. FUJITA INDONESIA
35. PT. FUMAKILLA INDONESIA
36. PT. FURUKAWA INDONESIA
37. PT. HAGIHARA WESTJAVA INDUSTRIES
38. PT. HAGIHARA WESTJAVA INDUSTRIES
39. PT. HAMATETSU INDONESIA
40. PT. HIRUTA KOGYO INDONESIA
41. PT. HOYU INDONESIA
42. PT. ICHII INDUSTRIES INDONESIA
43. PT. IDEMITSU LUBE TECHNO INDONESIA
44. PT. IHARA MANUFACTURING INDONESIA

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Japan's Tenants (cont'd)

45. PT. IMAI INDONESIA
46. PT. INDONESIA KYOUEI SAIKYU
47. PT. INDO TECH METAL NUSANTARA
48. PT. INKALI
49. PT. ISK INDONESIA
50. PT. ITC ENEX
51. PT. IWATANI INDUSTRIAL GAS INDONESIA
52. PT. JIDOSHA BUHIN INDONESIA
53. PT. KAMARQ HOLDINGS
54. PT. KANEKA FOODS INDONESIA
55. PT. KANETA INDONESIA
56. PT. KAO INDONESIA
57. PT. KAO INDONESIA CHEMICALS
58. PT. KASAI TECH SEE INDONESIA
59. PT. KAWAI INDONESIA
60. PT. KAWAI KASEI INDONESIA
61. PT. KAWAMURA INDAH
62. PT. KCF INDONESIA
63. PT. KOHWA PRECISION INDONESIA
64. PT. KOMATSU KOGYO INDONESIA
65. PT. KOYAMA INDONESIA
66. PT. KYORAKU BLOWMOLDING INDONESIA
67. PT. MABUCHI INDONESIA
68. PT. MARUGO RUBER INDONESIA
69. PT. MARUICHI INDONESIA
70. PT. MARUMO INDONESIA FORGING
71. PT. MARUTAKE MIYAMA INDONESIA
72. PT. MEIJI FOOD INDONESIA
73. PT. MEIWA KOGYO INDONESIA
74. PT. METALART ASTRA INDONESIA
75. PT. MITSUBISHI JAYA ELV & ESC
76. PT. MIURA INDONESIA
77. PT. MIYUKI INDONESIA
78. PT. MIZOBATA LAJU
79. PT. MORII MANUFACTURING INDONESIA
80. PT. MUGAI INDONESIA
81. PT. NBC INDONESIA
82. PT. NIFCO INDONESIA
83. PT. NKS FILTER INDONESIA
84. PT. NOAHTEX
85. PT. OCHIAI MENARA INDONESIA
86. PT. OGAWA INDONESIA
87. PT. ONAMBA INDONESIA
88. PT. OSG INDONESIA

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Japan's Tenants (cont'd)

89.	PT. OSIMO INDONESIA	111.	PT. SUNCHIRIN INDUSTRIES INDONESIA
90.	PT. PENSTONE AUTO INDONESIA	112.	PT. SURYA RENGU CONTAINERS
91.	PT. PIOLAX INDONESIA	113.	PT. TAIHO NUSANTARA
92.	PT. PK MANUFACTURING INDONESIA	114.	PT. TAIKISHA MFG. INDONESIA
93.	PT. ROCK PAINT INDONESIA	115.	PT. TANAKA MACHINERY
94.	PT. SAITAMA STAMPING INDONESIA	116.	PT. TERAOKA SEISAKUSHO INDONESIA
95.	PT. SAMPLUS INDOTAMA INDUSTRI	117.	PT. TJFORGE INDONESIA
96.	PT. SANKEI DHARMA INDONESIA	118.	PT. TOTOKU TORYO INDONESIA
97.	PT. SANKEIKID MANUTEC INDONESIA	119.	PT. TOYOBESQ PRECISION PARTS INDONESIA
98.	PT. SANNOHASHI MANUFACTURING INDONESIA	120.	PT. TOYOBO KNITTING INDONESIA
99.	PT. SEIJIN JAYA INDONESIA	121.	PT. TOYOTA MOTOR MFG. INDONESIA
100.	PT. SHARP ELECTRONICS INDONESIA	122.	PT. TOYOTOMO INDONESIA
101.	PT. SHARP SEMICONDUCTOR INDONESIA	123.	PT. TRIX INDONESIA
102.	PT. SHIKINO INDONESIA	124.	PT. TSUBAKI INDONESIA MFG
103.	PT. SHIN-ETSU POLYMER INDONESIA	125.	PT. TSUZUKI INDONESIA MANUFACTURING
104.	PT. SHINKO KOGYO INTERNATIONAL	126.	PT. TT METALS INDONESIA
105.	PT. SHINTO KOGYO INDONESIA	127.	PT. UNI-CHARM INDONESIA
106.	PT. SIIX EMS INDONESIA	128.	PT. UTAC MANUFACTURING SERVICES INDONESIA
107.	PT. SUGINDO INTERNATIONAL	129.	PT. YAMAHA MOTOR MFG. WEST JAVA
108.	PT. SUMIDEN HARDMETAL	130.	PT. YAMAHA MOTOR PARTS MFG INDONESIA
109.	PT. SUMISHO GLOBAL LOGISTIC INDONESIA	131.	PT. YKS INDONESIA
110.	PT. SUMITOMO S.H.I . CONSTR. MACHINERY	132.	PT. YUSHIRO INDONESIA
		133.	PT. ZENO TECH INDONESIA

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Tenant from USA & Taiwan

USA

1. PT. P&G OPERATIONS INDONESIA
2. PT. 3M INDONESIA
3. PT. ESSENCE INDONESIA

TAIWAN

1. PT. FU-HSIUNG MOLD INDONESIA
2. PT. HUA YII INDONESIA

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Estimated Cost Except for Land and Building

Cost Item	Costs which Arise Before Factory Operation		Costs Which Arise After Factory Operation	
	Amount of Unit Cost	Payment Method	Amount of Unit Cost	Payment Method
Infrastructure				
Electricity (as of Jan. '20) ※1				
Connection Cost	Rp. 748.750 /KVA	On Application (3-6 months before use)	—	—
Deposit	Rp. 225.000 /KVA	On Application (3-6 months before use)	—	—
Gardu Construction Cost and Equipment	Rp. 132.489.183 (≤2,500KVA) Rp. 180.497.213 (>2,500KVA)	On Application (3-6 months before use) On Application (3-6 months before use)	—	—
Monthly Basic Charge	—	—	—	After Connection
Consumption Cost	—	—	Rp. 1300.10 /KWH	After Connection
Water				
Connection Cost ※2	2 inch US\$ 10,000 /line 3 inch US\$ 11,000 /line 4 inch US\$ 12,000 /line	On Application (1 months before use) On Application (1 months before use) On Application (1 months before use)	— — —	— — —
Monthly Basic Charge	—	—	US\$ 200 /month	After Connection
Consumption Cost	—	—	US\$ 0.7 /M3	After Connection
Waste Water				
Waste Water Treatment Cost ※3	—	—	US\$ 0.7 /M3	After Connection
Telephone				
Karawang Line	—	—	—	—
Connection Cost	Rp. 450.000 /line	On Application (1 months before use)	—	—
Monthly Basic Charge	—	—	Rp. 57.600 /line	After Connection
Consumption Cost ※3	—	—	Rp. 1.249 /60sec	After Consumption
Estato Service Fee	US\$ 0.08 /m ² /month	On Land Delivery	—	—
Building Permit (IMB) ※4	Rp. ±60.000 /m ²	Before Factory Construction	—	—
Application Fee	—	—	—	—
Land Registration ※5	—	—	—	—
Sales & Purchase Deed -Notarial Fee	Land Transaction Value × 0.10	After Full Payment	—	—
Splitting HGB (Land Title)	±Rp. 1.300 / m ²	After Full Payment	—	—
Name Transfer Fee	±Rp. 800 / m ²	After Full Payment	—	—
PNBP (Non Tax State Revenue)	(ZNT × 0.1%) + Rp. 100,000	After Full Payment	—	—
Land Transfer Tax (BPHTB)	(Land Price or Value - Rp. 60mil) × 5%	After Full Payment	—	—
Land & Building Tax ※6	—	—	(Rp. 916.000 × Land Area) + (Rp. 3,000,000 × Building Floor Area)	Next Year of Sale & Purchase Agreement

Complement:

- ※1 PLN supplies electricity to KIIC under the "Premium Service Agreement", which enables the electricity supply more secured and stable. In other words, KIIC is prioritized to receive electricity against other area. The above costs and charges are those of Premium Service Agreement. They has been stable for two years and more, but shall be reviewed by PLN based on its policy. In addition to the above initial costs, PLN requires a charge called "SLO" just before supplying electricity as the cost for safety check, however such cost is not listed here because the costs is very different from the case to case. PLN requires the minimum consumption charge which equals to Rp. 1,300.80 × Contract Volume in KVA × 110 hours in case that the actual consumption.
- ※2 KIIC supplies industrial water to tenants. Basically the diameter of connection pipe shall be chosen by tenant from 2 to 4 inches. The above connection cost already includes VAT 10 %.
- ※3 The Waste Water volume of each tenant company is regarded as 75 % of industrial water consumption volume.
- ※4 The cost for Building Permit will be different by building structures and specifications. The above cost is the average unit cost in recent cases in KIIC.
- ※5 Each of Notary Fee, Splitting HGB Cost and Name Transfer Fee has the minimum charge respectively as follows: (Notary Fee = Rp. 10,000,000, Splitting HGB Cost = Rp. 15,000,000 per certificate and Name Transfer Fee = Rp. 5,000,000 per certificate). ZNT (Appraised Land Value by National Land Agency) will be applied to the calculation of PNBP, and the ZNT in year 2018 was between Rp. 867,000 and 1,800,000/M² in KIIC. The Land Transfer Tax (BPHTB) in KIIC is set by tax office as follow: (5% of the appraised land value for developer or the actual land transaction).
- ※6 The rate of Land & Building Tax is 0.25 % against the NJOP (Appraised Land Value of Taxable Property) for the case that NJOP for Land & Building is ore than Rp. 10 billion. The NJOP for the land was Rp. 916,000/M² in 2019, while the NJOP for the building is ver different from building to building, but we can say that it was around Rp. 3,000,000/M² from the recent cases of year 2018.
- ※7 Cost Items of *italic and blue font* shall be charged VAT 10%. But the industrial water connection already include it.

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Gas Supply by PGN

(issued on November 1, 2019)



Segmentasi Pelanggan dan Harga Gas

sinergi

Pengelompokan dilakukan dengan tujuan untuk menciptakan **akurasi pelayanan** sehingga setiap pelanggan mendapatkan layanan yang sesuai dengan karakteristik dan kebutuhannya

Segmentasi Pelanggan	Kriteria Kontrak [unit/Bulan Kontrak]	
	Volume / MMBTU	Harga Per 1 November 2019
Bronze 1	1.000 < x ≤ 10.000 (M ³)	6.000 IDR/M ³ (PBr1A)
Bronze 2	350 < x ≤ 1.750 (MMBTU)	10.20 USD/MMBTU (PBr2A)
Bronze 3	1.750 < x ≤ 17.500 (MMBTU)	10.03 USD/MMBTU (PBr3AA)
Harga Komitmen		3.82 USD/MMBTU (PCom)
Silver	17.500 < x ≤ 125.000 (MMBTU)	9.78 USD/MMBTU (PSvA)
Gold	125.000 < x ≤ 350.000 (MMBTU)	9.69 USD/MMBTU (PGdA)
Platinum	> 350.000 (MMBTU)	9.27 USD/MMBTU (PPtA)

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