

JABABEKA Industrial Estate

Indonesia's leading and most successfully integrated private industrial estate



PT Jababeka, Tbk. was established in 1989 as an Industrial Estate Developer located in Cikarang, Indonesia, known as "Jababeka Industrial Estate". Since 1994 our shares have been registered on The Jakarta and Surabaya Stock Exchanged. We are the first publicity published listed estate developer in Indonesia.

INFORMATION

Land Ownership

30 years lease (HGB) from the date of the Master Certificate title is issued. Assuming no 'change of use' by government it may be extended for a further 20 years, after which still extendable for another 30 years.

Building Limits

The building space with roofed structure should not be exceeded 70% of the land area.

Building Set-backs For an Empty Land

- Front : 10 - 12 m
- Side (left & right) : 6 m
- Rear : 8 m

Floor Area Limits

The total area should not exceed 150% of the land area. The building height should not exceed 22 meters from ground level.

Distance from

Jakarta (35 Km)	Time Travel
Soekarno-Hatta Airport (65 Km)	35 minutes
Tanjung Priok Seaport (55 Km)	75 minutes
	60 minutes

Roads

Primary Road	: width (R.O.W.) 49 - 56 m
Secondary Road	: width (R.O.W.) 20 - 24 m

Development Area

Total Area that Already Developed

- Phase 1: 790 Ha
- Phase 2: 230 Ha
- Phase 3: 300 Ha
- Phase 5: 270 Ha
- Phase 6: 800 Ha
- Phase 7: 200 Ha
- Phase 8: 100 Ha

Sales and Marketing Gallery

Jababeka Center, Marketing Gallery, Hollywood Plaza No. 10-12, Jl. H. Usman Ismail - Indonesia Movieland, Kota Jababeka, Cikarang - Bekasi 17550, West Java, Indonesia | Ph. (+62 21) 893 4350 | Fax. (+62 21) 8983 3921 - 22 e-mail: market-kij@jababeka.com | web: www.jababeka.com/industrial | IG : jababekaindustrialestate

INFRASTRUCTURE

Water Treatment Plant

Clean Water Supply

Daily capacity :

WTP I : Daily capacity is 40,600 m³ /day

WTP II : Daily capacity is 23,300 m³ /day

Total 63,900 m³ /day

Expandable up to 72,600 m³ /day

Waste Water Treatment Plant

Clean Water Supply

Daily capacity :

WWTP I : Daily capacity is 24,365 m³ /day

WWTP II : Daily capacity is 10,800 m³ /day

Total 35,165 m³ /day

Expandable up to 42,000 m³ /day

Telephone and Information Technology

Telephone/Telex Facsimile lines are available. Registered with Jakarta Area Code (021) currently 10,000 lines are available with an additional 4,000 lines.

Electricity Power Supply

High capacity power supply comes from 2 private power plants and 1 state owned electricity.

Provider :

1. Cikarang Listrindo
2. Bekasi Power
3. Perusahaan Listrik Negara

Street Lighting

90 watt up to 400 watt, 220 volt, 50 Hz.

Distance between light poles is 50 m.

Fire Hydrant

The water hydrant are provide every 250 m along the road.

Working pressure 1.0 - 3.0 bar.

Fire Station

2 fire brigades and crew on site with water and foam. 24 hours service-fire brigades.

Natural Gas

Supplied by several gas companies through underground pipeline.

JABABEKA OVERVIEW

2.000+

Partnering Tenants



1 Million

Population People



730.000

Man Power



10.000

Expatriates



021 893 4350
0812 8309 0900



JABABEKA & CO.
Creating New Cities



The Premium **Standard Factory Building**, is an ideal business space which equipped with production and office area to cater the need of various industries. The 3 [three] store building offers a convenient business environment in midst of world class

industrial estate. It is the ideal building space for various industries such as automotive, electronic, machinery, food & beverages, printing & packaging, mold & dies, warehouse, service center, workshop, office and furthermore.



The **Commercial Office Building** is designed especially for any type of industries, with total building area is 807 m².

This facility will maximize the area utilization for various industries such as automotive, electronic, machinery, food & beverages and furthermore. This building is also suitable for the small and medium enterprises (SME).

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The total area of New **Three in One Building** is about 435 m² specially designed for storage or production workshop area. Electricity, telecommunication network, water and waste water channel are also supplied. The New 3 in 1 Factory Building has the accessibility that would facilitate efficient production and be conducive for loading and unloading. This new design will provide a maximum flexibility at a lowest cost, and would be the best choice for many business entrepreneurs.

The **Supporting Industrial Building** is a specially designed factory for home industry, with a total built up area of 155 m². This facility will give maximum the area utilization with an integrating section comprises of production area, office and living area. This unit is suitable for the small and medium enterprises (SME).



JABABEKA[®]
BIZPARK



The **BizPark Jababeka** is the most modern warehousing in Cikarang, with the best facilities that will support your business. With a total built up area of 153 m², BizPark Jababeka has easy accessibility that would facilitate efficient production and conducive for loading and unloading.

This new design will provide maximum flexibility at the lowest cost, with Three-in-one multipurpose concept : as warehouses, offices, and workshops, that tailored to your business needs. This unit is suitable for the small and medium enterprises (SME).



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