



Profile

PT. Bolok Industrial Estate



FOREWORD

Praise be to God because it is with His guidance and mercy that this profile of PT. Bolok Industrial Estate can be prepared and presented to the public.

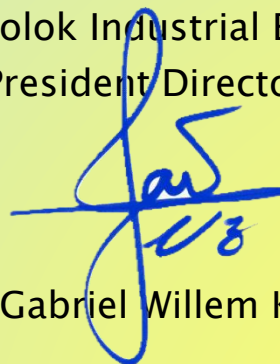
The Bolok Industrial Estate was founded based on NTT Provincial Regulations number 6 of 1997, number 13 of 2018 and number 6 of 2019 respectively, where the estate was designated by the NTT Provincial Government for the development of various types of industry, trade and other services with the aim of increasing NTT's economic growth, community welfare and increasing Original Local Government Revenue.

For this reason, PT. Bolok Industrial Estate opens up as many opportunities as possible for potential investors, both domestic and international, to be able to utilize land in the Bolok Industrial Estate in accordance with their business plans.

We will provide any assistance for the convenience of our potential investors in accordance with existing authorities and regulations.

Thank you.

PT. Bolok Industrial Estate
President Director



Dipl. -Ing. Gabriel Willem Kennenbudi

BACKGROUND

In accordance with the mandate of article 14 of Law number 3 of 2014 concerning industry, the government and regional governments accelerate the spread and even distribution of industrial development throughout the territory of the unitary state of the Republic of Indonesia through industrial zoning which is implemented in a manner :

- a. Development of Industrial Growth Center Areas
- b. Development of Industrial Allocation Areas
- c. Industrial Area Development
- d. Development of Small and Medium Industry Centers

Industrial area development was created in order to increase regional economic growth by growing the industrial sector integrated with other economic sectors. Apart from that, the development of industrial areas is a means for industrial development that is environmentally friendly and provides convenience and attractiveness for investment.

Government Regulation Number 142 of 2015 concerning Industrial Areas and Law Number 3 of 2014 concerning industry are expected to increase the growth and spread of industry outside Java.

The Bolok Industrial Estate is an area prepared by the East Nusa Tenggara Provincial Government based on Regional Regulation Number 6 of 1997 with the aim of accelerating industrial growth in East Nusa Tenggara in order to spur economic growth, community empowerment and increase local revenue

LEGAL BASIS

- ▶ NTT Provincial Regional Regulation number 6 of 1997 concerning Management of the Bolok Industrial Estate
- ▶ NTT Provincial Regulation number 13 of 2018 concerning Management of the Bolok Industrial Estate
- ▶ NTT Provincial Regional Regulation number 6 of 2019 concerning the Establishment of PT. Bolok Industrial Estate
- ▶ Articles of Limited Incorporation PT. Bolok Industrial Estate Number 25 Date 27 May 2020 Notary Serlina Sari Dewi Darmawan, S.H., M.Kn.
- ▶ Decree of the Minister of Law and Human Rights of the Republic of Indonesia Number AHU-0025205.AH.01.01.TAHUN 2020 dated 28 May 2020 concerning Ratification of the Establishment of a Limited Liability Company Legal Entity PT Bolok Industrial Estate
- ▶ Risk-Based Business Licensing Business Identification Number (NIB) 1279000221179 dated 17 February 2021
- ▶ Environmental Impact Analysis (AMDAL) of Bolok Industrial Estate Number 3 of 2005 Date 24 February 2005

HISTORY OF BOLOK INDUSTRIAL ESTATE MANAGEMENT

Since the establishment of the Bolok Industrial Estate, to carry out the administration and management of the management of the Bolok Industrial Estate, the organization and work procedures of the Bolok Industrial Estate Management Agency were formed in accordance with the Decree of the Governor of East Nusa Tenggara Number 16 of 1998, and Ir. John Kaunang and later Drs. Wilfridus Fidelis Pranda were appointed as Head of the estate.

The Bolok Industrial Estate is managed by an organizational structure called the Head of the Bolok Industrial Estate Management Agency. Over the course of several years, the Bolok Industrial Estate Management Agency was discontinued, then in 2014, through the Decree of the Governor of East Nusa Tenggara Number 209/KEP/HK/2014 concerning the appointment of officials to the Bolok Kupang Industrial Estate Management Agency for the 2014–2018 term, a management official was appointed :

1. Ir. Emelia Julia Nomleni as Head of Agency
2. Drs. Marthen H. Kale, M.Si as Head of Marketing and Services Division
3. Desideria Mikaela Serman, ST as Head of the Development and Environmental Control Division and was later replaced by Albertinus Yos Perry Clemens, ST
4. Drs. Stanislaus Ngawang, MM as Head of the Finance and Business Management Division

HISTORY OF BOLOK INDUSTRIAL ESTATE MANAGEMENT

In 2018 Ir. Emelia Julia Nomleni resigned and the Governor of East Nusa Tenggara appointed Dr. Keron A. Petrus, SE, MA as Acting Head of the Bolok Industrial Estate Management Agency. Based on the Decree of the Governor of East Nusa Tenggara Number 3/KEP/HK/2019 concerning the appointment of officials to the Bolok Kupang Industrial Estate Management Agency for 2019–2023, the following personnel have been appointed:

1. Dipl. -Ing. Gabriel W. Kennenbudi as Head of Agency
2. Drs. Marthen H. Kale, M.Si as Head of Marketing and Services Division
3. Albertinus Yos Perry Clemens, ST as Head of the Development and Environmental Control Division
4. Suwito Yongnardi, ST as Head of the Finance and Business Management Division

In the context of optimizing and managing the Bolok Industrial Estate in a more professional and business-oriented manner, there has been a change in status from the Bolok Industrial Area Management Body to a limited incorporation under the name PT. Bolok Industrial Zone through East Nusa Tenggara Province Regional Regulation Number 6 of 2019 concerning the establishment of PT. Bolok Industrial Estate.

HISTORY OF BOLOK INDUSTRIAL ESTATE MANAGEMENT

With the formation of PT. Bolok Industrial Estate, through the Decree of the Governor of East Nusa Tenggara Number 416/KEP/HK/2019, the Directors of the PT. Bolok Industrial Estate were appointed for the 2019–2024 term of office :

1. Dipl. –Ing. Gabriel W. Kennenbudi as President Director
2. Drs. Marthen H. Kale, M.Si as Director of Operations

To complete the managerial organs of PT Bolok Industrial Estate, based on the Decree of the Governor of East Nusa Tenggara Number 417/KEP/HK/2019 and 418/KEP/HK/2019, Drs. Alexander Ena, M.Si and Blasin Kristoforus, S.Fil have been appointed as President Commissioner and Commissioner for the 2019–2023 term.

Based on the Decree of the Governor of East Nusa Tenggara Number 247/KEP/HK/2022 concerning the honorable dismissal of Drs. Alexander Ena, M.Si from the position of President Commissioner of the PT. Bolok Industrial Estate for the 2019–2023 term of office and the appointment of Ir. Benediktus Polo Maing as President Commissioner for the term of office 2022–2023

ORGANS PT. BOLOK INDUSTRIAL ESTATE

BOARD OF COMMISSIONERS

▶ The Main Commissioner

Name : Ir. Benediktus Polo Maing
NIK : 5371032405620002
NPWP : 480 216779922000
No.HP : 08123788387
Email : bpolomaing@gmail.com



▶ Commissioner

Name : Blasin Kristoforus, S.Fil
NIK : 5371021501600001
NPWP : 07.538.168.1-922.000
No.HP : 081221072889
Email : kristoforusblasin@gmail.com



BOARD OF DIRECTORS

▶ President Director

Name : Dipl. -Ing. Gabriel W.Kennenbudi
NIK : 5371040401670001
NPWP : 075361642922000
No. HP : 0811383231
Email : kennenbudi@web.de



▶ Director of Operations

Name : Drs. Marthen H. Kale, M.Si
NIK : 5371041507550003
NPWP : 14.668.155.6-922.000
No.HP : 08123776466
Email : martheenkale@gmail.com



ORGANS PT. BOLOK INDUSTRIAL ESTATE

MANAGER

▶ Business Development Manager

Name : Wellem Hendrik Laiskodat
NIK : 5301052906540001
NPWP : 15.639.208.6-922.000
No.HP : 085234171163
Email : laiskodathweliemhendrik@gmail.com



▶ Development Manager

Name : Albertinus Y. Perry Clemens, ST
NIK : 5371032506810004
NPWP : 73.367.410.5-922.000
No.HP : 085338193791
Email : perryclemenspay@yahoo.com



INTERNAL SUPERVISOR

Name : Felixius Claus, MB, SE
NIK : 5371030603700004
NPWP : 664370756922000
No.HP : 08111952666
Email : flxclaus@gmail.com



ORGANS PT. BOLOK INDUSTRIAL ESTATE

FINANCIAL MANAGEMENT STAFF

Name : Aristo Laiskodat, SH
NIK : 5301053105880001
NPWP : 984444935411000
No.HP : 085868987703
Email : Aristo030515@gmail.com

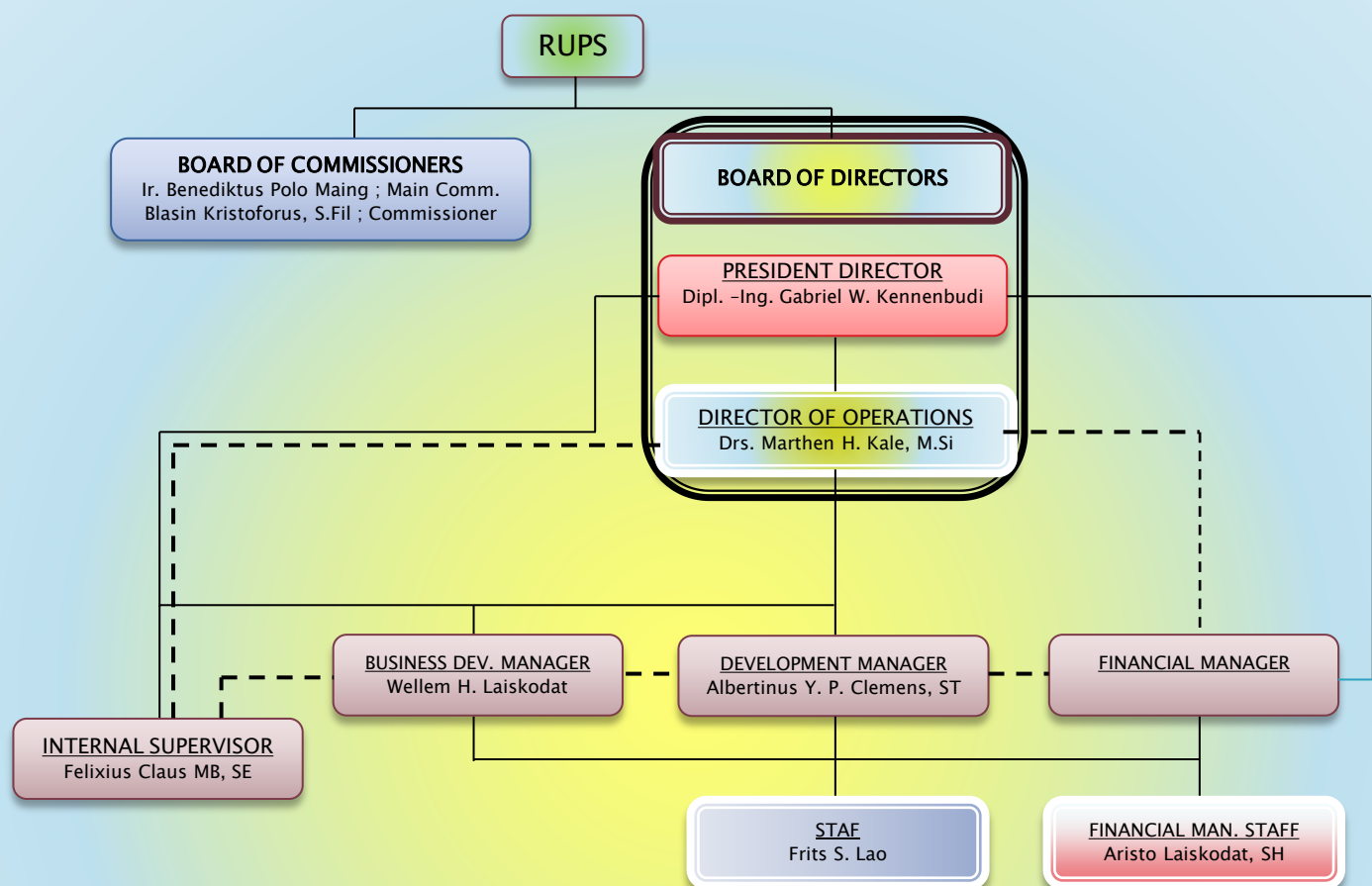


STAF

Name : Frits E. Lao
NIK : 5301052007800002
NPWP : 95.006.844.5-922.000
No.HP : 082266537712
Email : fritslao81@gmail.com



ORGANIZATIONAL STRUCTURE



Information :



Responsible Relationship
Coordination/Cooperation Relationships

VISION

The Bolok Industrial Estate accelerates industrial growth to support economic development.

MISSION

- ▶ Increase investment in the industrial, mining and trade sectors
- ▶ Increasing community empowerment
- ▶ Increasing Original Regional Income

ADDRESS

Address PT. Bolok Industrial Estate :

Jalan Helong Raya, Bolok Village, West Kupang District,
Kupang Regency, East Nusa Tenggara Province

NPWP

NPWP number of PT. Bolok Industrial Estate :

94.924.903.1-922.000

EMAIL

Email PT. Bolok Industrial Estate :

pt_kib_ntt@yahoo.com

Business Scope

A. Main business

- Land rental: Land use by business actors by renting out land with HGB status.

B. Additional Business

- Rent a building/building; ready-to-use factory or warehouse buildings.
- Handicraft and home industry production center (IKM)
- Canteen/restaurant
- Mini Market
- Fuel filling station
- Freight forwarding (Goods transportation services; sending and receiving goods by land, sea or air)y
- Sport Centre
- Exhibition Outdoor
- Business Centre (photocopy, fax/telephone/internet cafe etc.)
- Public transportation services by land, sea and air

C. Non Profit Commercial Services

- Safety and cleanliness (trash)
- Road maintenance
- Street light maintenance
- Business information

Business Scope

- Consultation; Business feasibility, taxes, legal etc.
- Telecommunication network
- Electric network
- Clean water network
- Central waste processing unit
- Making trash cans

D. Non Commercial Services

- Services for processing permits and completing documents
- Services help find workers
- Site Plan and Road Measurement creation services

E. Etc.

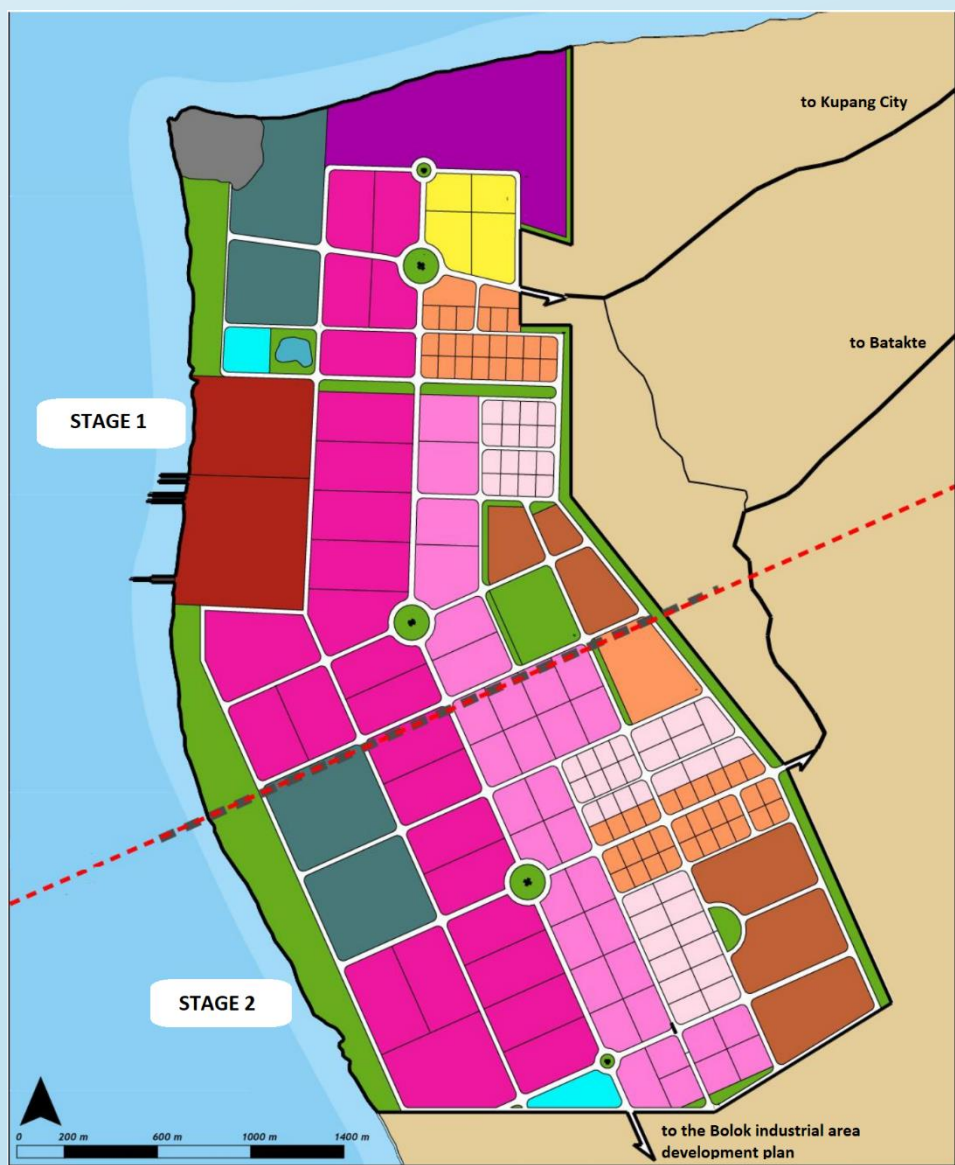
- Polyclinic
- Contractor Services
- And others

GENERAL DESCRIPTION OF BOLOK INDUSTRIAL ESTATE

In accordance with East Nusa Tenggara Provincial Regulation Number 6 of 1997, the area of the Bolok Industrial Estate is 900 hectares, which is in accordance with the 2018 Detail Engineering Design (DED) of the Bolok Industrial Estate prepared by the Ministry of Industry of the Republic of Indonesia. The area is allocated by dividing land use into several zones, namely industry, logistics and warehousing, area service facilities, commercial facilities, housing, green open spaces, road networks and utilities. The land area of each zone and its designation as technical guidelines for the Bolok Industrial Zone are as shown below :

Zone	Allotment	Land area (Ha)	Percentage (%)
Industry	Waste Industry	210	23,33
	Non-Waste Industry	110	12,22
	Small industry	50	5,56
Specialty Industries	Oil and Gas Supporting Industries	50	5,56
PLTU	PLTU	50	5,56
PT. TOM	PT. TOM	16	1,78
Logistics and Warehousing	Warehousing	70	7,78
Area Service Facilities	Management Office, Job Training Center, Gallery, Clinic, Place of Worship	16	1,78
Commercial Facilities	Shophouse, Rental Office, Hotel	40	4,44
Residential	Housing area	92	10,22
Green open space	Parks, Pools, Road Median, Sports Fields	100	11,11
Road Network	Primary Road, Secondary Road, Tertiary Road	88	9,78
Utility	Water Treatment Plant Waste	8	0,89
TOTAL		900	100

GENERAL DESCRIPTION OF BOLOK INDUSTRIAL AREA



For this reason, the area has been planned for each zone with the area and comparison as in the table below :

Zone	area (Ha)	Percentage (%)	Guidance Standards industrial area >500
Total industrial plots	556	61,78%	40-70%
Total commercial lots	40	4,44%	Max. 20%
Total residential lots	92	10,22%	10-30%
Total infrastructure plots	112	12,44%	According to the needs
Total green open space plots	100	11,11%	Min. 10%
Total	900	100,00%	

GENERAL DESCRIPTION OF BOLOK INDUSTRIAL AREA

The Bolok Industrial Estate development plan is carried out in stages, namely divided into 2 stages taking into account various readiness, among others:

- a. Land legality readiness;
- b. Readiness of main infrastructure (especially electricity and water);
- c. Area development financing;
- d. Investor readiness.

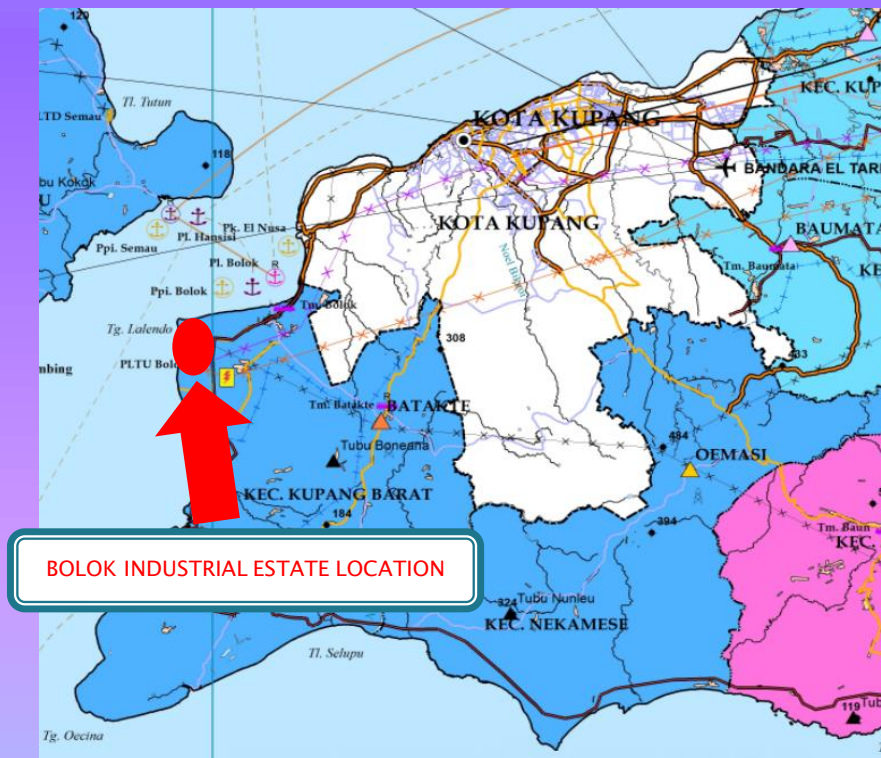
Each development stage (stage 1 and stage 2) has complete industrial areas, namely large, medium and small industries, as well as supporting facilities in the form of waste water treatment plants, employee housing, commercial, green open spaces, etc.

The land area plans for both development stages are as follows:

- a. Level 1, 450 Ha.
- b. Level 2, 450 Ha.

LAYOUT

The Bolok Industrial Estate is located in Bolok Village and Kuenheum Village, West Kupang District, Kupang Regency, NTT Province.



Bolok Industrial Estate Boundaries

- To the north it borders the Semau Strait
- To the south it borders Oematanunu Village
- To the east it borders Nitneo Village
- To the west it borders the Pukuavu Strait

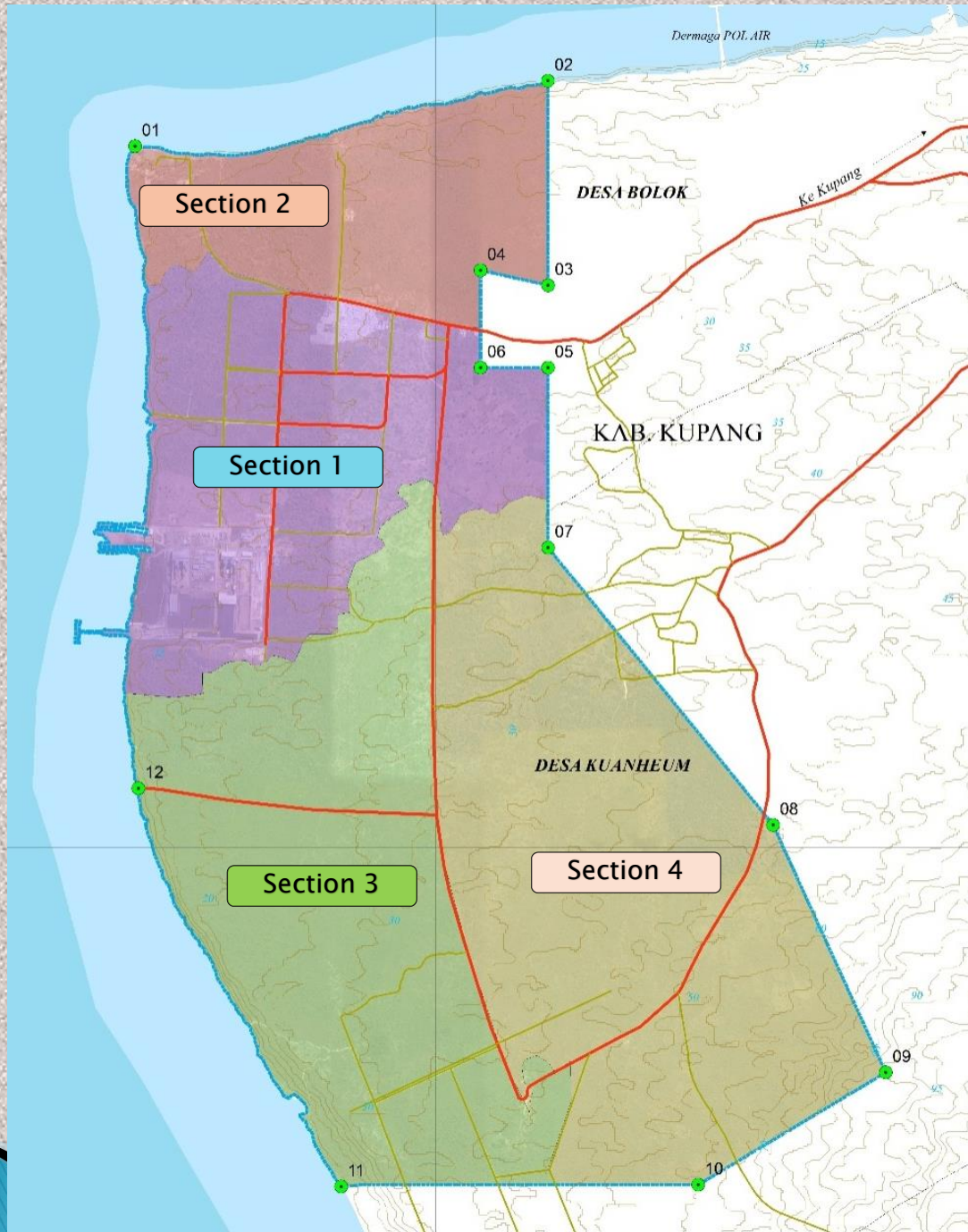
COORDINATING POINT OF THE BOLOK INDUSTRIAL ESTATE

No	Nomor Titik	Koordinat	
		Sumbu X	Sumbu Y
1	Nomor 1	123° 29' 21" BT	10° 13' 25" LS
2	Nomor 2	123° 30' 15" BT	10° 13' 15" LS
3	Nomor 3	123° 30' 15" BT	10° 13' 45" LS
4	Nomor 4	123° 30' 08" BT	10° 13' 43" LS
5	Nomor 5	123° 30' 08" BT	10° 13' 56" LS
6	Nomor 6	123° 30' 15" BT	10° 13' 56" LS
7	Nomor 7	123° 30' 15" BT	10° 14' 20" LS
8	Nomor 8	123° 30' 45" BT	10° 14' 57" LS
9	Nomor 9	123° 31' 00" BT	10° 15' 30" LS
10	Nomor 10	123° 30' 35" BT	10° 15' 45" LS
11	Nomor 11	123° 29' 50" BT	10° 15' 45" LS
12	Nomor 12	123° 29' 23" BT	10° 14' 53" LS

AREAS

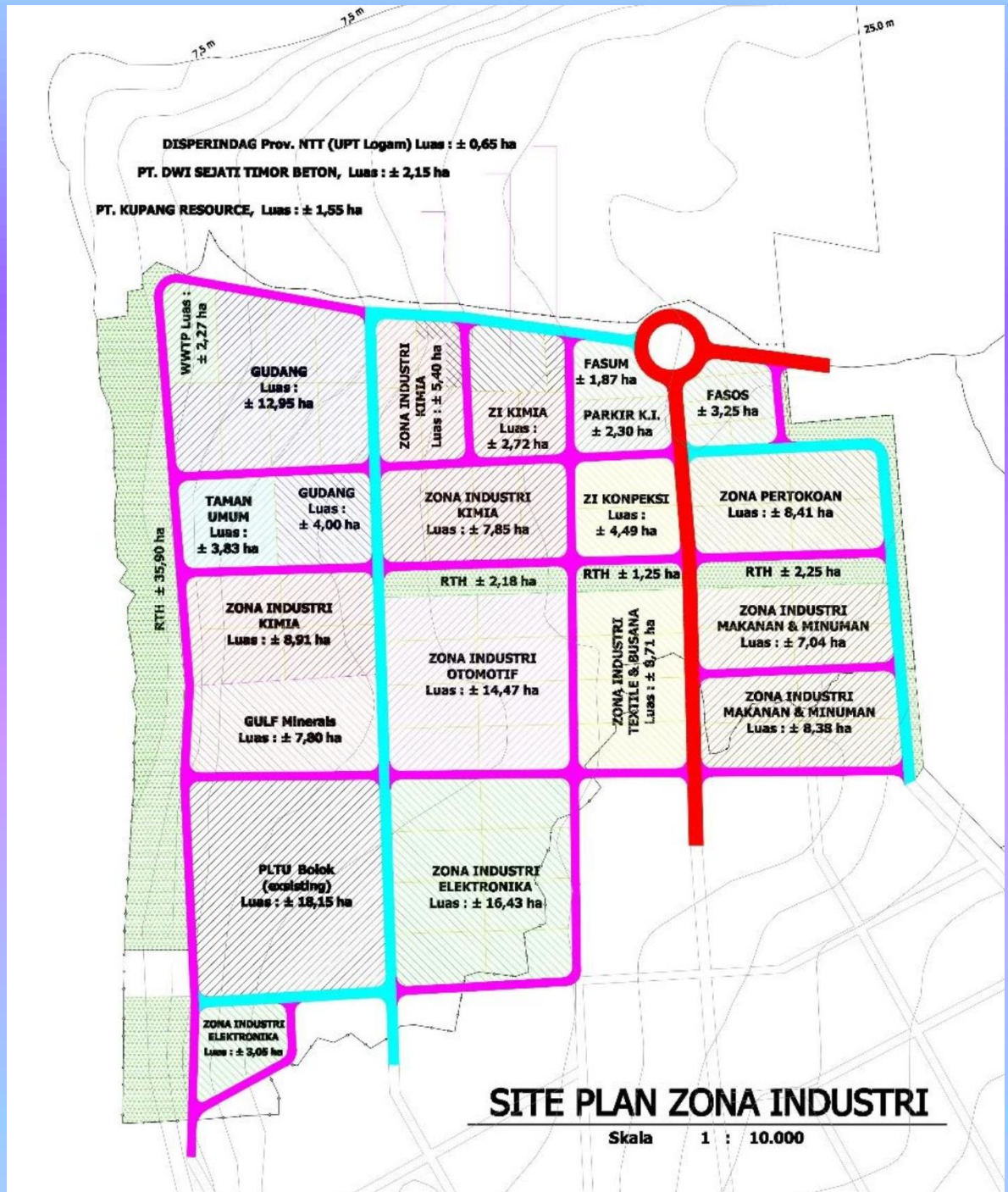
The Bolok Industrial Estate has an area of ± 900 Ha and is divided into 4 spread-areas or sections

- Section I with an area of 203 Ha has been certified as Land Management Rights issued by the NTT Province BPN
- Sections II, III and IV are still in progress



SITE PLAN

In 2018, a detailed engineering design was prepared by the Indonesian Ministry of Industry



MAP OF THE LOCATION PLAN FOR THE CONSTRUCTION OF AN INTEGRATED FISHERY PORT, RORO PORT AND CONTAINER PORT IN THE BOLOK INDUSTRIAL ESTATE



ADVANTAGES OF INVESTING IN THE BOLOK INDUSTRIAL ESTATE

A. AVAILABILITY OF MEANS OF FACILITY

- Area of 900 Ha
- The road network with Hot Mix quality has an average width of 8 meters to 12 meters
- Green open space
- Regional Utilities System :
 - Clean water network
 - Electricity Network (there is a steam power plant with a production capacity of $\pm$ 73 MW) and in building Progress two new Blocks of Power plan in Capacity of 100 MW.
 - Phone network
 - Internet Network
 - Street Lighting
- Ease of processing permits with *one stop service*
- Classification of locations/zones according to industry type
- Has a regional AMDAL
- Entrance Gate Security Post

B. CONNECTIVITY/ ACCESSIBILITY

- The Bolok Industrial Estate borders directly on the sea, making it easier for investors who want to build a port in their investment activities
- It is only $\pm$ 5 KM to Tenau Port, which is one of the Container Ports and is included in the Sea Toll Route

ADVANTAGES OF INVESTING IN THE BOLOK INDUSTRIAL AREA

- Convenience to El Tari Airport which is ± 20 KM and free of obstacles
- Convenience to the Ferry Port (ASDP) which is ± 1.5 KM
- Convenience to the fuel port (Pertamina) which is ± 3 KM

C. COOPERATION SCHEME

- The rental payment scheme for renting land, ready-to-use factory buildings and warehouses can be paid annually or once every 5 years
- Payment is made at the time of signing the rental contract
- The contract can be carried out for a period of up to 25 years and can be extended

PROSPECTS OF INVESTING IN THE BOLOK INDUSTRIAL AREA

It is planned to build facilities:

- ▶ On section 2, the plan is to build an integrated fishing port by the Ministry of Maritime Affairs and Fisheries of the Republic of Indonesia on an area of 21 hectares
- ▶ On section 1, the plan is to build a Roro Port
- ▶ On section 3, the plan is to build a container port

COMPANIES THAT ARE CURRENTLY INVESTING IN THE BOLOK INDUSTRIAL AREA

NO	COMPANY NAME	AREA (Ha)
1	PLTU	25
2	PT. DWI SEJATI TIMOR BETON	4,277
3	GULF MINERALS	10
4	PT. ECOMEC RESOURCES INDONESIA	1,4



PLTU BOLOK (Power Plant with a capacity of 73 MW)

COMPANIES THAT ARE CURRENTLY INVESTING IN THE BOLOK INDUSTRIAL AREA



PT. Dwi Sejati Beton (Ready Mix)



PT. GULF

COMPANIES THAT HAVE EXPRESSED INTEREST/PLAN TO INVEST IN THE BOLOK INDUSTRIAL AREA

NO	COMPANY NAME	AREA (Ha)
1	PT. NANYANG LIANGCHUANG MINING	2
2	PT. EBY ESSENTIALS INDONESIA	5
3	PT. CORIN BIO ENERGY INTERNATIONAL	33
4	PT. INDO JAYA MANGAN	30

SOME LOCAL COMMODITIES THAT SUPPORT INDUSTRY IN THE BOLOK INDUSTRIAL ESTATE



MANGANESE STONE (WORLD'S NUMBER 2 BEST QUALITY)



IRON SAND

Unexploited Potential: Chrome, Nickel, Gold

LOCAL COMMODITIES THAT SUPPORT INDUSTRY IN THE BOLOK INDUSTRIAL ESTATE



CATTLE



FISH



MORINGA

LOCAL COMMODITIES THAT SUPPORT INDUSTRY IN THE BOLOK INDUSTRIAL ESTATE



SEAWEED



LONTAR SUGAR



COCONUT

EXISTING MAIN AND SUPPORTING FACILITIES IN THE BOLOK INDUSTRIAL ESTATE



Road, Electricity, Telephone and Internet Networks



Street Lighting

EXISTING MAIN AND SUPPORTING FACILITIES IN THE BOLOK INDUSTRIAL ESTATE



Entrance Gate Security Post

GRAND DESIGN BOLOK INDUSTRIAL ESTATE



Gate to the Bolok Industrial Estate



Master Plan

GRAND DESIGN BOLOK INDUSTRIAL ESTATE



Layout Bolok Industrial Estate



PT. Bolok Industrial Estate Office

GRAND DESIGN BOLOK INDUSTRIAL ESTATE



Warehouse Design



Ready-to-Use Factory Building Design



THANK YOU

KIB

KUPANG

