

# Suryacipta City of Industry



Suryacipta City of Industry (Suryacipta), a member of Surya Internusa Group (Tbk) that develops and manages a total of 1,400Ha fully integrated "Industrial Estate" with ample infrastructures and supporting facilities.

Strategically located in Karawang, West Java, Indonesia, Suryacipta can easily be reached directly from Jakarta-Cikampek toll road, only 1.3 km from "Karawang Timur" toll gate.

Suryacipta has a strong commitment to provide manufacturing needs to corporations, while offering the best to investors. Suryacipta is the right place for business investment, accommodating national and multinational corporations who trust Suryacipta to host their manufacturing activities. Amongst many are Daihatsu, Nestle, Bridgestone, TVS, Kopi Kapal Api, GS Battery, JVC Electronics, KIA, Hitachi Chemicals, Musashi, Isuzu and many others.

Being in an industrial estate, corporations enhance safety and business efficiency. Additionally, investors appreciate the less complexities in managing permits being in an industrial estate when first setting up their investment in Indonesia.

With over 28 years of experiences, Suryacipta is now committed to assist potential investors and existing investors in plan, start up and operate their investments in Indonesia. This is a reflection of the Corporate Vision i.e. Building a Better Indonesia.

GENERAL INFORMATION		
<b>Size</b>		
Total Area	1,400 hectares	
Developed Area	1,400 hectares	
Vacant Area	100 hectares	
Expansion Option	400 hectares	
Plot Size	Min 3,000 m <sup>2</sup> to 360,000 m <sup>2</sup>	
<b>Land Ownership</b>		
Lease	No	N/A
Price Indication	N/A	N/A
Acquisition/Purchase	Yes	Small, medium & large land parcel in ready conditions are available for sale
Price Indication	N/A	USD 170/m <sup>2</sup>
<b>Ready to use building</b>		
Office Building	Yes	<b>The Manor Office</b> , a 9 storeys office building strategically located at the gate of Suryacipta City of Industry. Rental Fee: IDR 100,000/m <sup>2</sup> /month
Commercial Building	Yes	<b>The Promenade Retails</b> , 22 commercial units for rent. Rental Fee: IDR 200,000/m <sup>2</sup> /month
Factory Building	Yes	<b>SLP</b> , rental warehouse and factory Rental Fee : IDR 70,000/m <sup>2</sup> /month

INFRASTRUCTURES	
<b>Road</b>	
Main Road (width)	50 m
Secondary Road (width)	30 m
<b>Utilities</b>	
Electricity	PT PLN (Persero)
Capacity	300 MVA (PLN – Premium Service)
Occupied	240 MVA
Type of cable network	Underground cable network
Natural Gas	Supplied by Perta Gas
Capacity	20,000 MMBTU/day, supplied by Surya Energi Parahita (SEP)
Industrial Water	Supplied by Suryacipta water treatment plant.
Capacity	31,000 m <sup>3</sup> /day
Occupied	16,000 m <sup>3</sup> /day
Waste Water Treatment	available
Solid Waste Treatment	available
<b>Telecommunication</b>	
Telephone	Biznet, Icon+, Indosat
Capacity	Unlimited connection lines
Utilized	N/A
Internet	available
Type	Fiber Optic
Speed	Depending on internet provider and type of services
<b>Distance to</b>	
Nearest Major City	55 km (Jakarta)
Airport	80 km (Soekarno Hatta International Airport) 90 km (West Java International Airport, Kertajati)
Seaport	65 km (Tanjung Priok Seaport) 70 km (Patimban Seaport-Under Construction)
Train station	15 km (Karawang Train Station) 12 km (HSR Jakarta-Bandung)



**UNIQUE FEATURES**

**A. Incentives**

- Local government : N/A
- Tax allowance : N/A

**B. Support from Industrial Estate Management KLIK.**

KLIK means Direct Construction Investment, where investors who have acquired the principle permits (e.g. Company Registration, Tax File Number etc.) may commence construction immediately after land purchase in the KLIK industrial estates. The required permits (e.g. Environmental Permit, Building Permit etc.) may be processed in parallel to construction. The application of KLIK greatly saves time and minimises complexities in starting up investments. Only few industrial estates (including Suryacipta City of Industry) are selected in the KLIK Program where selection heavily take account: infrastructures, facilities, land readiness, developer reputations etc.

**Suryacipta Centre of Information (free One-Stop-Service)**

Suryacipta Centre of Information & Outsourcing (SCI) is an integrated one-stop-service by Suryacipta City of Industry (Suryacipta) to guide/aid/ease investors and potential investors to prepare, start up and operate their investments in INDONESIA. SCI cooperates with government entities and professional partners to help the investors from A to Z.

By utilising SCI services, investors can minimise complexities in planning, starting and operating their businesses (Efficient). Investors also engage with competent professionals (Effective), also ensuring security as well as transparency during the investment processes.

**C. Supportive Facilities**

- Security & Fire Brigade units.
- Food and Retail Promenade;
- Clinics;
- Dormitory;
- Religion Facilities;
- Hotel & Apartment;
- Sport and recreation centre;
- Rental Offices
- Banks
- Telecommunication Service Office.

**D. Benefits/Advantages**

1. Direct access to Toll Road (1.3 km)
2. Easy connection by Trans Jawa toll road to Central Jawa and East Jawa
3. Automotive Centre
4. Abundant skilled Labor Force
5. Support from the Local Government
6. Surrounded by Infrastructure Developments
  - HSR (Jakarta-Bandung High Speed

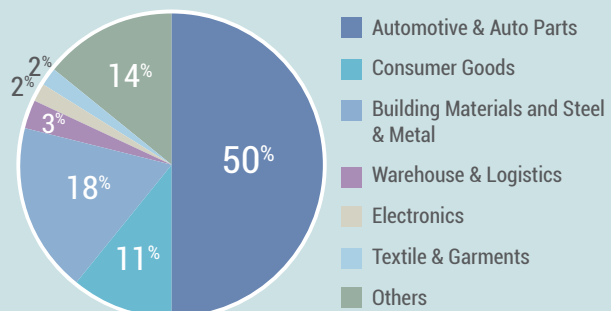
Railways)

- Patimban Seaport (ready 2019)
- Elevated Toll Road (ready 2019)
- West Jawa International Airport, Kertajati (ready 2019)

**E. Salary Info**

- Year 2018: Minimum salary/month: USD 290.32 (IDR 3,919,291,19)

**DISTRIBUTION OF INDUSTRY**



**CONTACT**

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 www.suryacipta.com

Strong commitment to satisfy manufacturing needs to tenants and potential investors drives **Suryacipta** to continuously improve its service quality hence maintaining reputation of being excellent developer as well as excellent industrial estate management company.

**01** **STRATEGIC LOCATION**  
DIRECT TOLL ACCESS

**02** **SUSTAINABLE ENVIRONMENTALLY FRIENDLY GREENERY**

**03** **SERVICE EXCELLENCE**  
28 YEARS OF EXPERIENCES

**04** **INTERNATIONAL STANDARD INFRASTRUCTURE**

**WELCOME TO SURYACIPTA CITY OF INDUSTRY**

**KARAWANG TIMUR 2**

**BANDUNG - JAKARTA (CIKAMPEK TOLL)** 1.3 Km

**+62 267 440 088** **info@suryacipta.com**  
**www.suryacipta.com**