

MAKASSAR-MAROS INDUSTRIAL ESTATE



INVESTING IN THE HUB OF EASTERN INDONESIA

For the past five years, the Government of Indonesia has consistently pushed investment growth in Eastern Indonesia. Ten national strategic projects were developed by the Government of Indonesia between 2014 and 2019 in this region. One is the construction of Makassar New Port that has started operation in the beginning of April 2019.

South Sulawesi, particularly its capital, Makassar, has a special position in Eastern Indonesia, and it is a province in Eastern Indonesia with the biggest GDP. For the past five years, South Sulawesi economic growth has been above 7%, one of the highest in Indonesia. Meanwhile, Makassar is the biggest city in Eastern Indonesia as well as the hub for other areas in the region. As the number of industries in South Sulawesi is increasing, the need for industrial land also continues to rise. Medium and large scale industrial growth requires more land to support its production

processes. According to Statistics Indonesia, industrial growth in this province increases by 4.4% annually.

This industrial growth is shown by the positive balance of trade in this region, contributed from nickel, seaweed, and processed cacao exports. Nickel export volume reached 93.87 tons in 2018. Japan is one of the main export destination for nickel and export to Japan was recorded at US\$ 839 million in 2018. There are also 27 Japanese companies in South Sulawesi industrial estate.

Makassar Industrial Estate (KIMA) was established in March 1988 with its largest stockholder (60%) is the Government of Indonesia, and the other holders are South Sulawesi Provincial Government and Makassar City Government. With more than 30 years of experience managing KIMA I, PT KIMA is now expanding its operation to KIMA II in Maros Regency.

According to Presidential Regulation No. 55/2011 on Makassar, Maros, Sungguminasa and Takalar Spatial Planning, Maros is part of the Mamminasata metropolitan development plan.

With the ever-continuing business prospect, Makassar-Maros Industrial Estate (KIMAMA) is present to respond to investors' needs in industrial activities in South Sulawesi. Situated in Maros Regency, next to Makassar City, this industrial estate will become the new business center in South Sulawesi.

Among the advantages of Makassar-Maros Industrial Estate (KIMAMA) is the agricultural and marine commodity potential of its surrounding area. Plenty of opportunities are waiting to be seized. There are 270 businesses currently operating in the industrial estate. These businesses work in the area of marine and fishery product processing (fish, octopus, shrimp, and seaweed) and cold storage management, animal feeding, and agricultural processing such as cacao and corn.

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GENERAL INFORMATION



Makassar City minimum wage (2019)

IDR 2,941,270



Number of companies currently in operation

265

- PT Rotan Sulawesi
- PT Indolezat Rasa Murni
- PT Makassar Plastindo
- PT Sekishin Farina Wood Indonesia
- PT Indofood Sukses Makmur

INFRASTRUCTURE



Industrial infrastructure Electricity

PLN, 2 x 20 MW and 2 x 15 MW



Clean water

PDAM 2300 m3/second



Telecommunication

2000 fiber optic connections



Fire station

within the industrial estate, Makassar City Government

ACCESS

- Distance to Sultan Hasanuddin International Airport: 5 km
- Distance to PT KIMA HQ: 7 km
- Distance to Soekarno Hatta Seaport: 18 km
- Distance to Makassar New Port (MNP): 12 km
- Distance to downtown: 15 km
- Distance to main road: 1.8 km
- Distance to toll road: 2.6 km
- Distance to train station: 7.6 km

ESTATE/PROPERTY INFORMATION

KIMA 8 and KIMA 10 Apartment Blocks



Total land area

336 hectares



Area sold

254 hectares



Available area for sale

29.3 hectares



Planned area for new development

- KIMA 20 hectares
- KIMA Maros 100 hectares



Utility tariffs:

Service charge

IDR250/m2/month



Clean water connection installation

50% off connection total cost



Clean water

IDR 10,000/m3



Wastewater

IDR 5,000/m3

Selling price and rent



Selling price

IDR 1,750,000 – 2,500,000/m2



Rent

- Land IDR 15,000 – 20,000/m2/month
- Building IDR 30,000 – 35,000/m2/month

INCENTIVES

- Ease of land purchase payment through 0% interest rate installment with repayment period as decided by PT KIMA
- Special entrance fees to KIMA for tenants
- 24-hour security and industrial land legality as guaranteed by the government
- Investors no longer need to handle the environmental impact assessment
- Direct Construction Easiness Service whereby investor can begin construction while waiting for permits