

JAKARTA SEWERAGE SYSTEM (JSS) ZONE 8

JAKARTA

Capital city of Indonesia | Estimated population of over 10.17 million as of 2015 | Situated at the delta of 13 rivers; 40% of land lies below sea level – susceptibility to urban floods and environmental issues



2% sewerage coverage



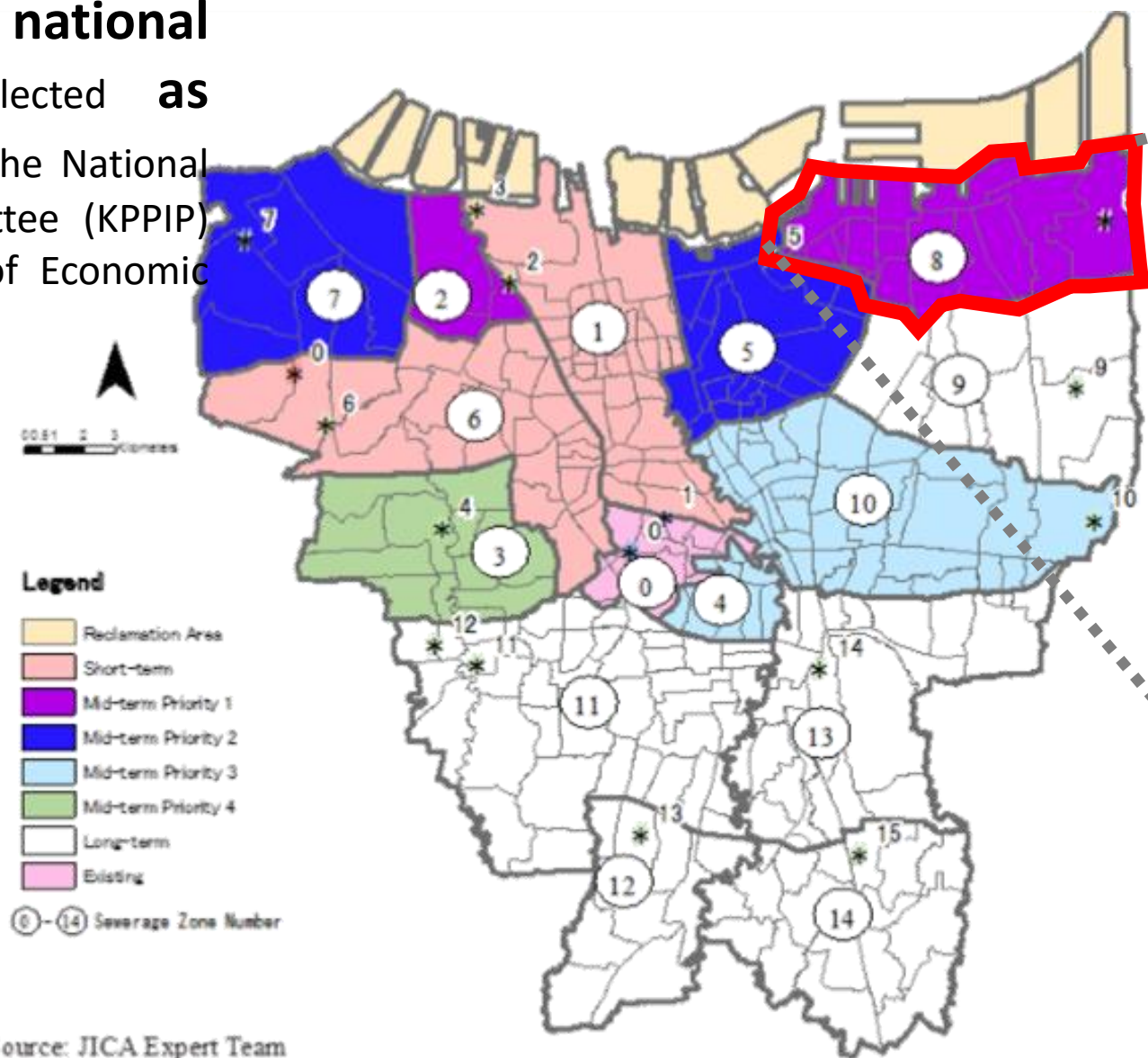
54 % water supply coverage



Land Subsidence 7.5 - 10 cm/year (north west Jakarta)

Jakarta Sewerage System is listed as **national strategic project** and selected as **priority project** handled by The National Development Acceleration Committee (KPPIP) under the Coordinating Ministry of Economic Affairs.

Priority	Zone
Short-term	0, 1, 6
Mid-term Priority 1	2, 8
Mid-term Priority 2	7, 5
Mid-term Priority 3	4+10
Mid-term Priority 4	3
Long-term	9, 11, 12, 13, 14



Source: JICA Expert Team



Population

1.100.137



Zone area

4.702 Ha



WWTP Capacity

176.022 m³/day



WWTP Technology

Activated Sludge

Source : JICA



Investment

USD ± 420 million



Number of HC

93.841 units



Pipe Length

743.616 m



Gross Floor Area

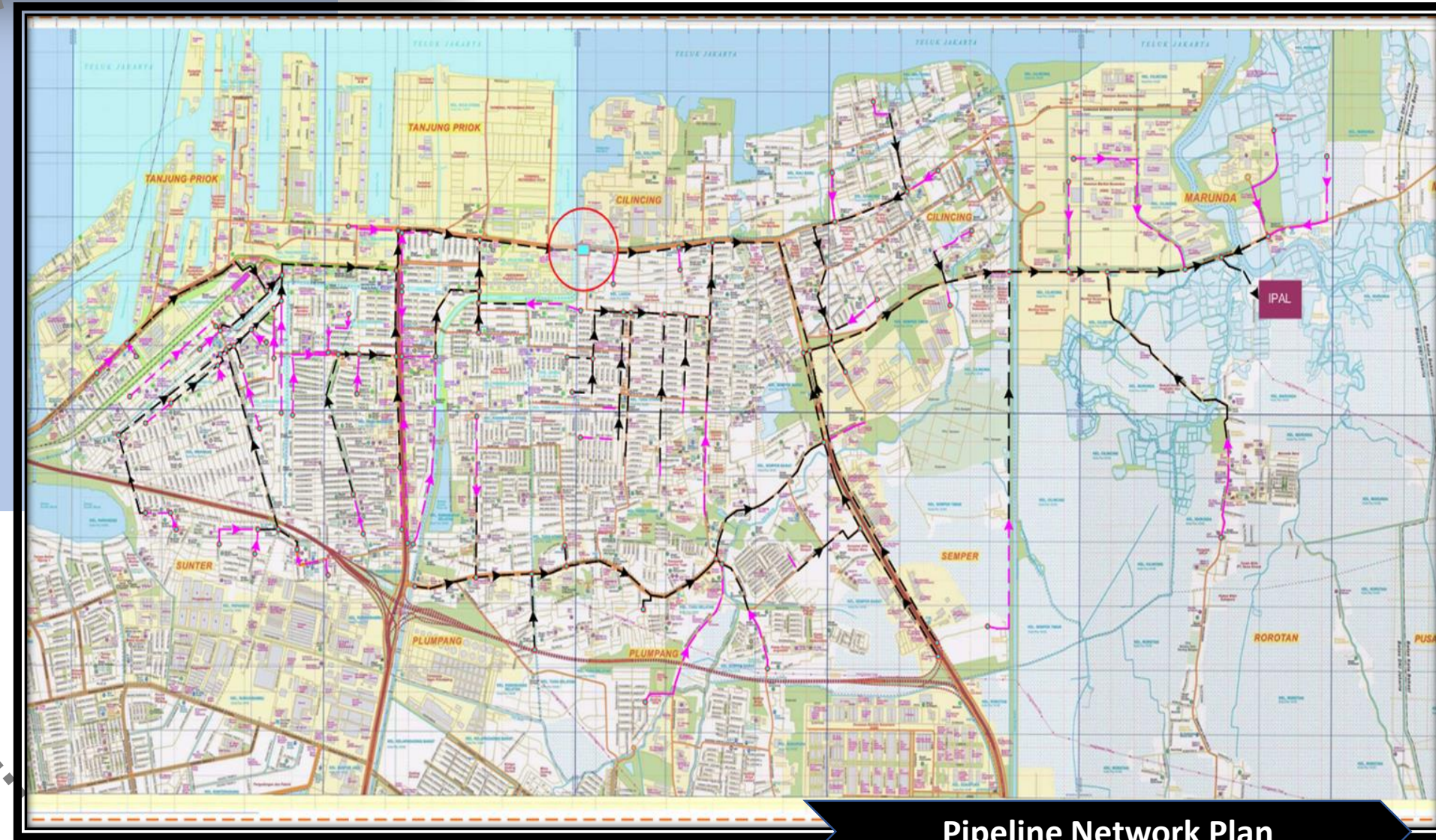
53.516.000 m²

LOCATION : Waduk Marunda

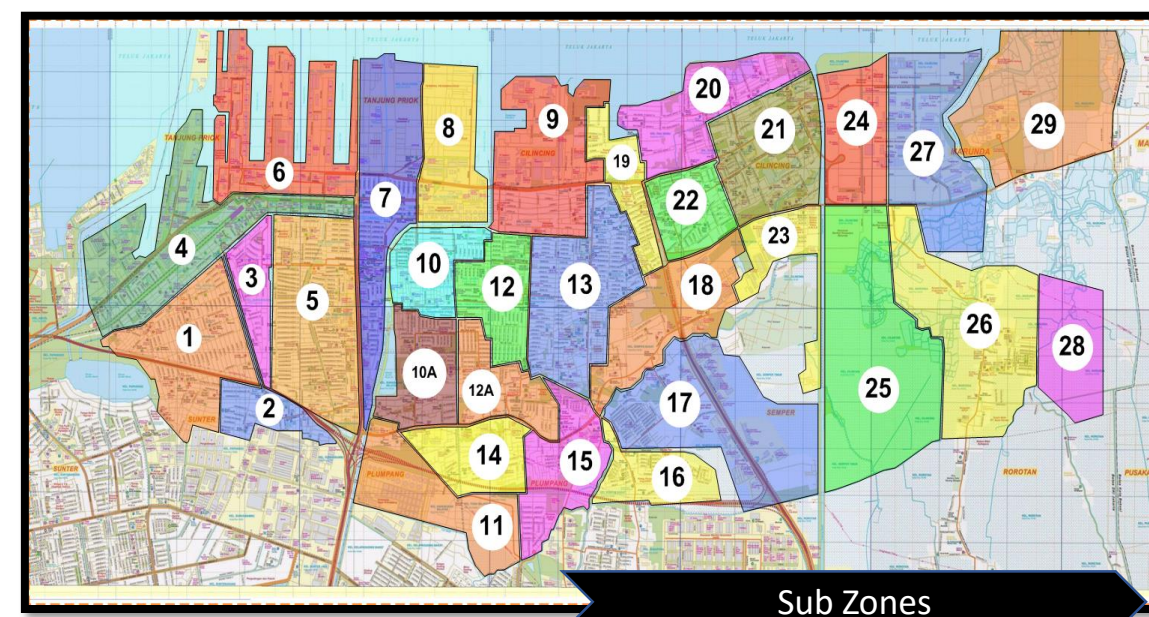
Environmental Issues in Zone 8

River water BOD (mg/l) : 30

Groundwater E-coli (x10⁶) : 1670.4



Pipeline Network Plan



Sub Zones

Source : PD PAL Jaya (SOE)

IDENTIFIED INVESTMENT

- Jakarta plan to construct 14 zones of sewerage system (JSS) with estimated total capital cost USD 5,2 billion
- This project is focused on Zone 8
- Capex
USD ± 430 million (WWTP + Pipe)
- Registered Gross Floor Area
53.516.000 m²
- Potential Revenues
USD ± 24,5 million/annum
- Ratio of Revenue (GFA)
USD 0,46/annum/m²

HOW WILL THESE INVESTMENT BE FINANCED

Potential Headline Risk	PPP	Concessional Financing (Loan)
Land Acquisition Risk	Private sector will not take risk	Private sector will not take risk
Revenue Collection Risk	Non-payment risk. Can enforce, if disconnection for non-payment is permitted	Enables disconnection for non-payment
Construction Risk	Incentivized to build within programme & budget	Incentivized to build within programme & budget

The Government of Indonesia has taken a number of steps to refine PPP policies and regulation to improve the attractiveness and competitiveness of PPP programs