


RELOCATION OF SALEMBA CORRECTIONAL FACILITY TO CIANGIR

LOCATION: DKI Jakarta and Banten

Sector: Correctional

Sub-Sector: Correctional Facility



**Description:**

The relocation of the correctional facility in Salemba that is located in Central Jakarta to Ciangir, Banten Province (around 40 km from Jakarta) has the following objectives: (i) to solve the overcapacity in Salemba's prison; (ii) DKI Jakarta Spatial Plan did not accomodate current prison location; (iii) to accomodate the Government's budget constraint for building prisons.

**Estimated Project Cost :** USD 91.0 Million

**Financial Feasibility:**

FIRR : 14.77%

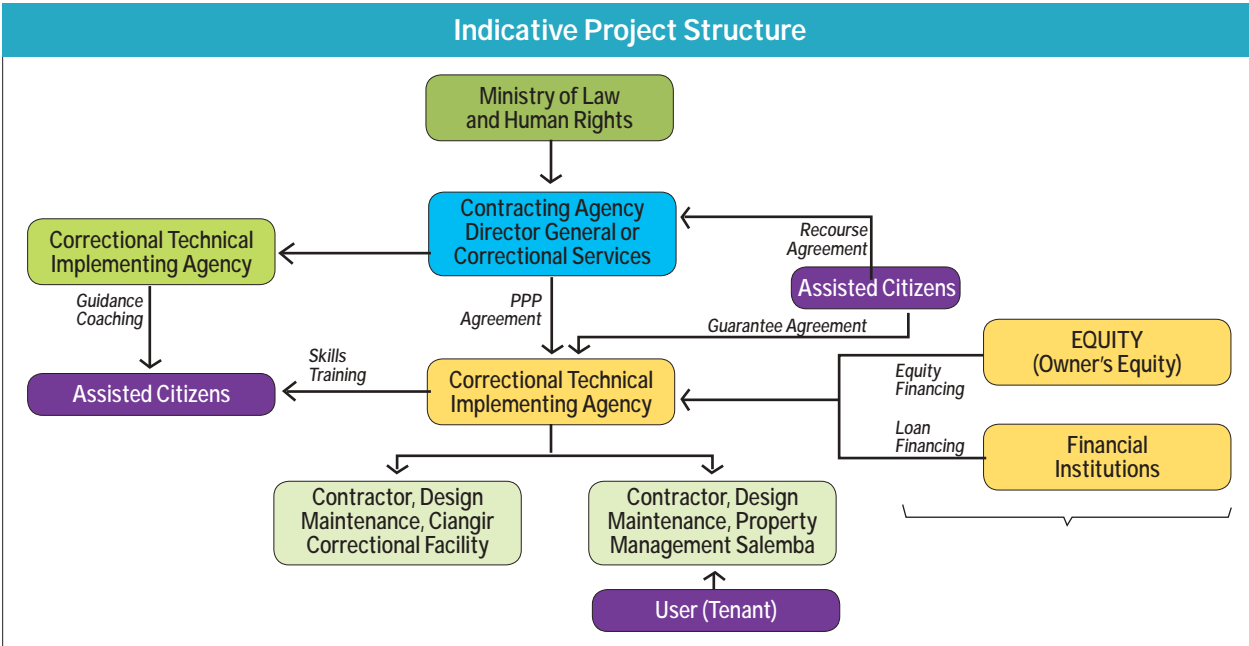
NPV : USD 26.4 Million

**Estimated Concession Period :** 15 Years

Government Contracting Agency : Minister of Law and Human Right

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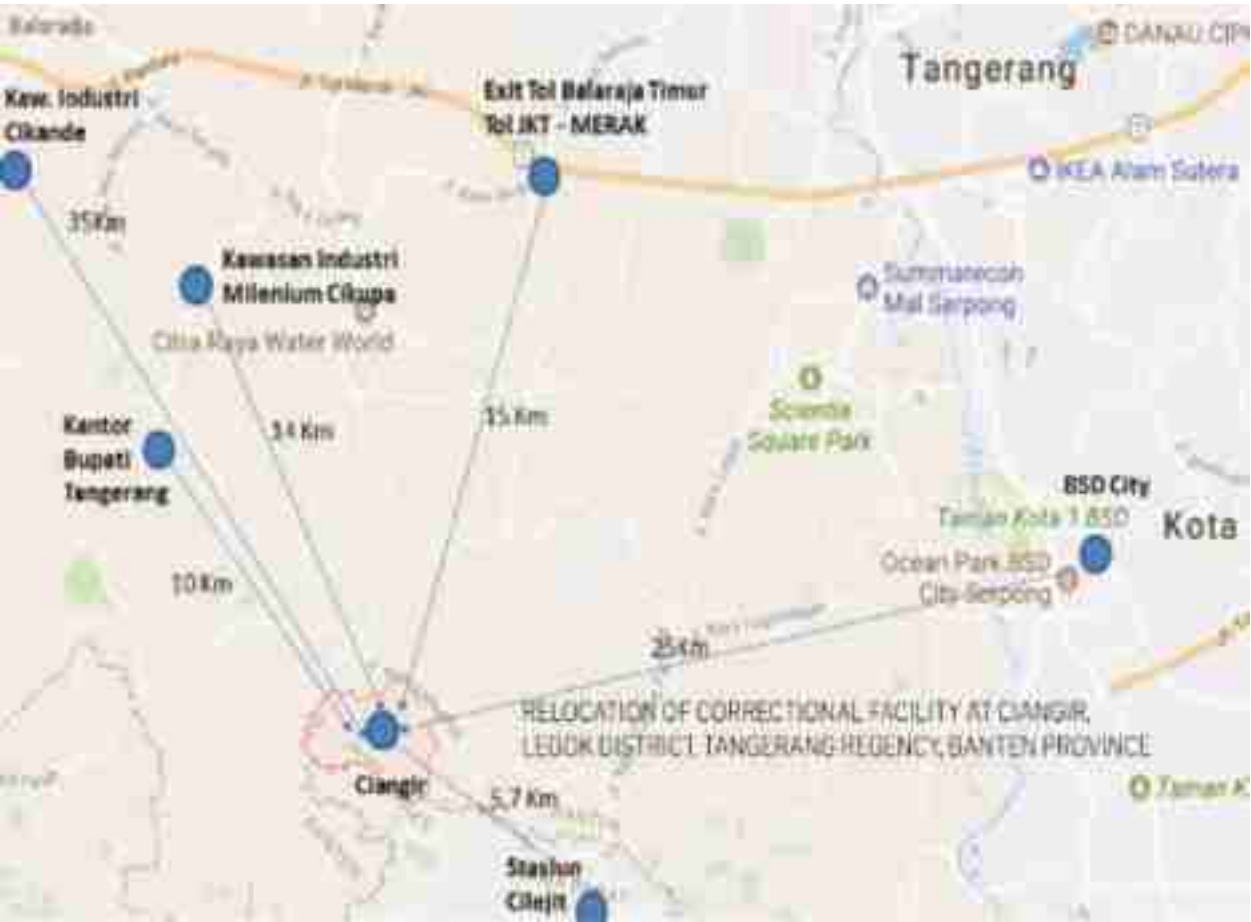
DIGEST PROJECTS

Project Title	: Relocation of Salemba Correctional Facility to Ciangir
Government Contracting Agency	: Minister of Law and Human Right
Implementing Unit	: Directorate General of Correctional
Preparation Agency	: Ministry of Law and Human Right and Ministry of National Development Planning
Estimated Project Cost	: USD 91.0 Million
Estimated Concession Period	: 15 Years
Location	: Tangerang, Province of Banten, and Cempaka Putih, Central Jakarta

*\*Note:The initial assumption is based on ideal calculation with best practice facility (Project Cost calculation is still arranged in FBC stage)*

1. Project Picture (Map and/or Illustration of Project)

Development of New Correctional Facility in Ciangir, Tangerang



Development of New Correctional Facility in Ciangir, Tangerang



2. The Opportunity

2.1. Project Background

The project “The transfer of prison technical prison units from the center of the city to the outskirts aims to reduce overcrowding. In the January-January period of 2017, the average number of assisted people around 1,300 people has exceeded the capacity of the prison for just 572 people (an average over 130% capacity level). as can be seen in the following table.

No.	Period	Prisoner	Capacity	%	% Over Capacity
1.	January	1,300	572	227	127
2.	February	1,334	572	233	133
3.	March	1,368	572	239	139
4.	April	1,310	572	229	129
5.	May	1,349	572	236	136
6.	June	1,380	572	241	141

Source : system database pemasyarakatan, smslap.ditjenpas.go.id, 2017

In addition, along with the development of urban areas in Jakarta, there is a mismatch of placement of buildings with the General Plan Spatial (RUTR) in each area located in the middle of urban areas will indirectly affect the security and order in prison Salemba.

### 2.2. Project Description

The relocation of the correctional facility in Salemba that is located in Central Jakarta to Ciangir, Banten Province (around 40 km from Jakarta) has the following objectives: (i) to solve the overcapacity problem in Salemba's prison; (ii) current prison condition is no longer appropriate with the DKI Jakarta Spatial Plan; (iii) to accommodate the Government's budget constraint for building prisons. Therefore, developing the correctional facility in Ciangir with an area of 30,000 m<sup>2</sup> which could accommodate 5,000 prisoners, with medium security and open camp system is needed. Ciangir is near to Tigaraksa Industrial Estate, enabling the development of industrial prisons focusing on processing industry activities. The prison will provide programs and services by developing processing industry.

The relocation of the correctional facility in Salemba that is located in Central Jakarta to Ciangir, Banten Province will be bundled with the development of ex-correctional facility in Salemba by commercial area, based on Presidential Regulation, 38/2015, clause 5, point 4, for the purpose of increasing the feasibility of a PPP and/or providing additional benefits to society, a PPP may involve activities for the provision of commercial facilities.

### 2.3. Project Objectives

- Reduced density of the inhabitants Salemba breath.
- Solution non-conformity with spatial plan and environmental tone of downtown area of jakarta.
- Development of industrial based penitentiaries with minimum security concept.
- Accommodate government budgetary constraints in the construction of correctional facility.
- Determination of former Salemba correctional facility land with office, commercial and residential development.
- Implementation of government programs with alternative sources of financing is the scheme of public private partnership.

## 3. Business Entity's Opportunity

Forms of cooperation between the Ministry of Law and Human Right with Business Entities has entered the preparation of OBC phase. Cooperation opportunity available for this project is advisory transactions, bidders, and investors.

## 4. Project Technical Specification

Penitentiary in Ciangir

- Land area: ± 30 ha

- Capacity of residence of the assisted people = 5,000 people
- Space for industrial centers
- Housing for employees
- Supporting facilities (correctional facility offices, health facilities, facilities of worship, etc.)
- Workshop space

Utilization of land in former Salemba correctional facility

- Land area: ± 4.2 ha
- Preservation of cultural heritage buildings on the front of ex prison
- Office activities
- Settlement activities
- Commercial activities

5. Environmental Impact Assessment (AMDAL) Findings

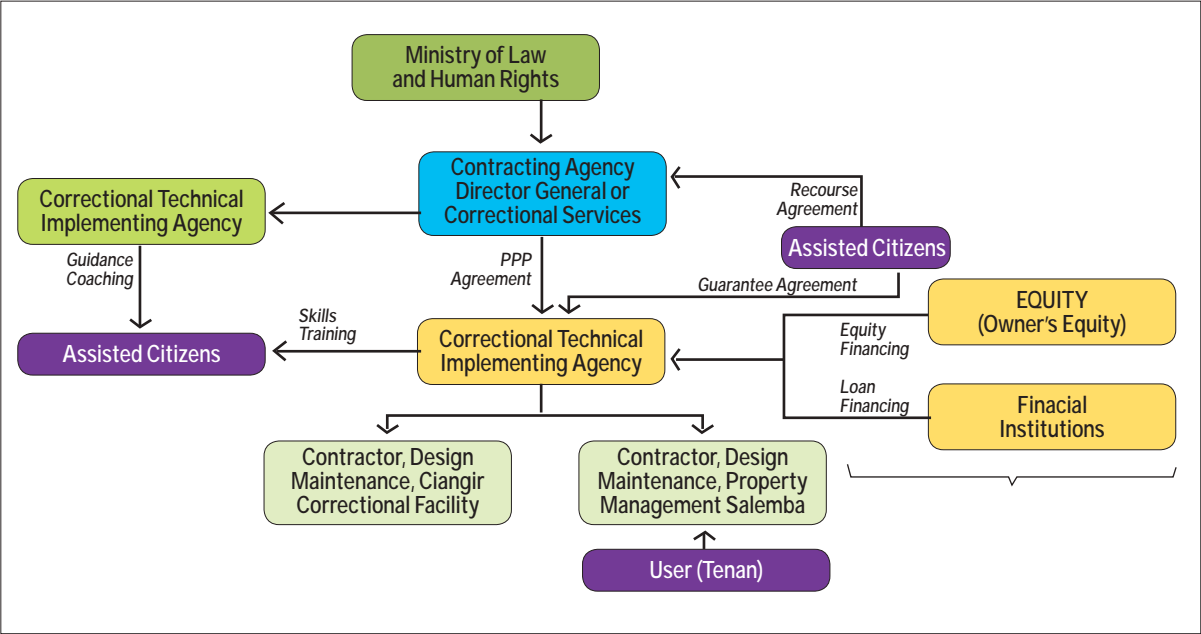
- The construction of the Ciangir penitentiary and the utilization of Salemba’s former prison / prison land is an activity that AMDAL documents must have.
- The proponent shall prepare a traffic impact analysis document.
- To realize the Ciangir penitentiary development plan does not require the acquisition of land, but required the removal of citizens’ houses.
- Implementation of the transfer needs to pay attention to the citizens’ rights in Ciangir by doing approaches or socialization as well as providing compensation.
- Preparation of AMDAL and ANDALALIN documents can be done simultaneously.
- The plan for construction of Ciangir and Salemba sanctuary settlements needs to take into account the general regulation of zoning regulations for the designated settlement areas as contained in the RTRW

6. Land Acquisition and Resettlement Action Plan

Not Needed

7. Project Structure

Estimated project cost	USD 91.0 Million
Indicative debt to equity ratio	
- Debt level	30%
- Equity level	70%
FIRR	14.77%



8. Government Support and Government Guarantee

Government support and Government guarantee will be determined in Final Business Case.

9. Project Implementation Schedule



10. Contact Information

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