



: Boleh

ASEAN



: Bisa



BIMP-EAGA

BRUNEI DARUSSALAM-INDONESIA-MALAYSIA-PHILIPPINES
EAST ASEAN GROWTH AREA



Island of Borneo





**Nusantara
National Capital
Authority**

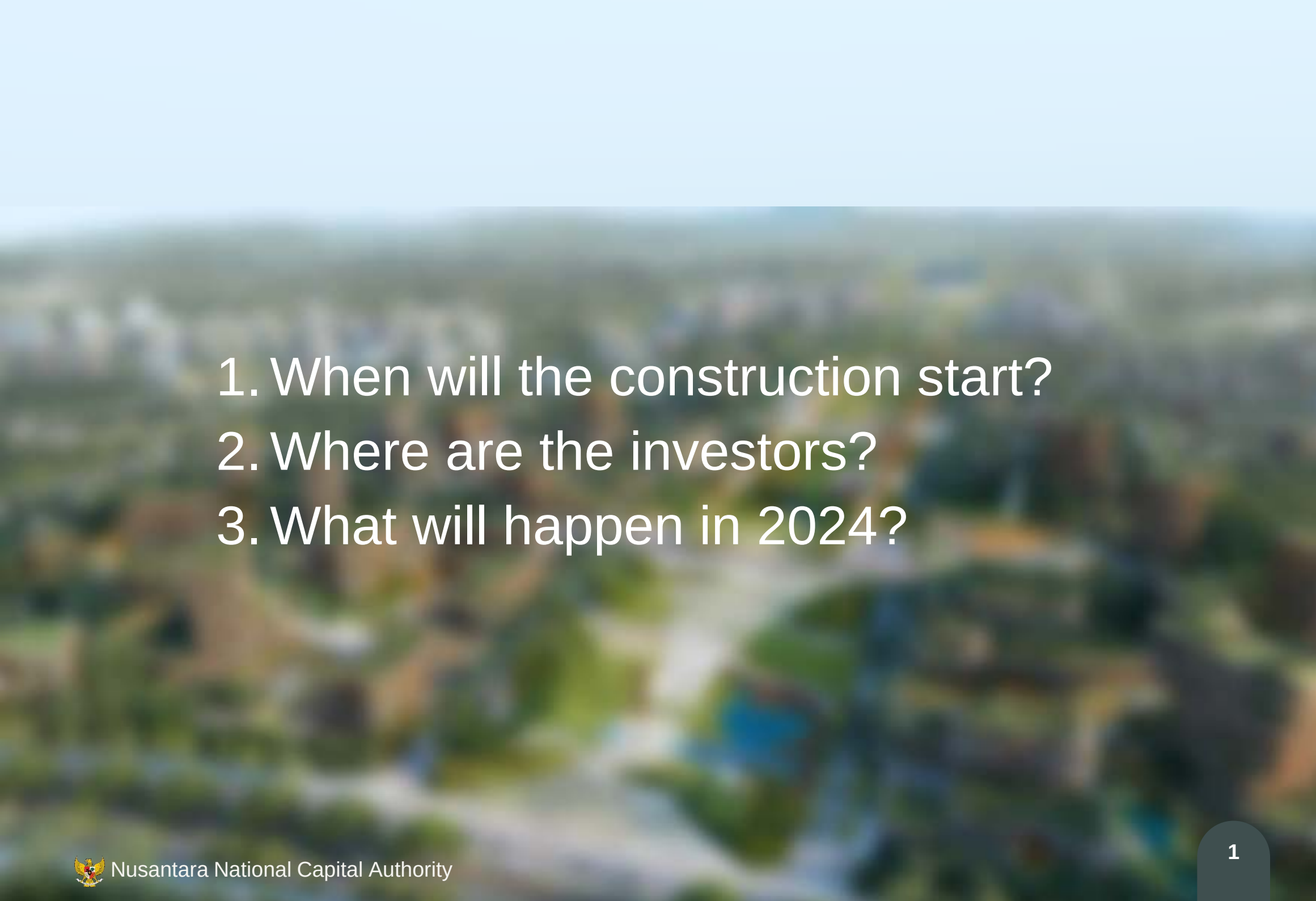
Nusantara Indonesia's Smart and Sustainable Forest City

Dr. Achmad Jaka Santos
Adiwijaya SH. LLM .
Secretary , Nusantara National
Capital Authority

Rusmin Lawin
Coordinator for Foreign investments

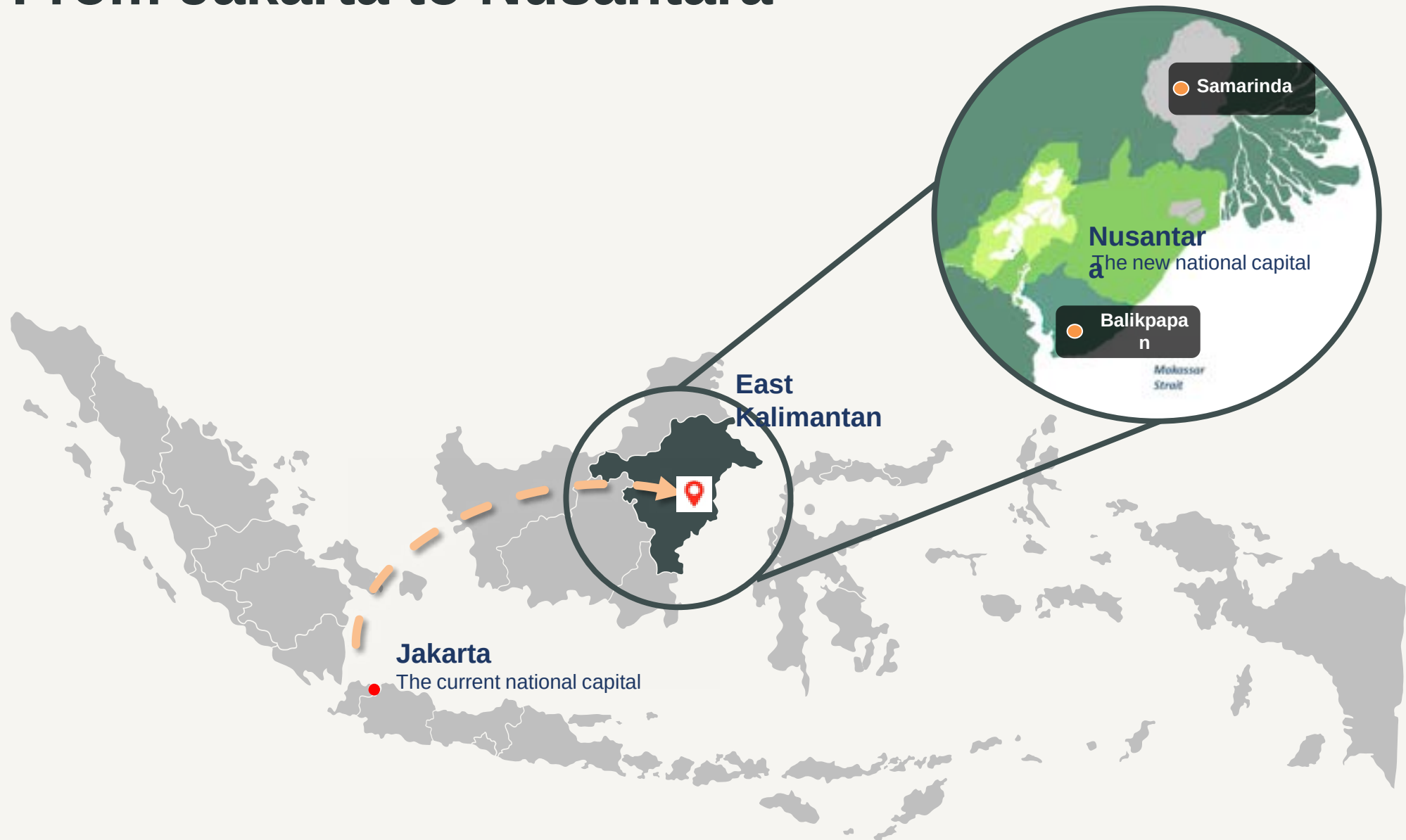
Jakarta, 27 February 2023



- 
1. When will the construction start?
 2. Where are the investors?
 3. What will happen in 2024?



From Jakarta to Nusantara



Nusant

Total Area
Land & Water IKN
324,332 Ha

Land Area
256,142 ha

KIKN

Urban Area

56,180 ha



KP-IKN

Development
Area

199,962 ha

KIPP

Government Core
Area

6,671 ha

Water Area

68,188 ha



Nusantara's Nine Economic Generators

Government Core Area

KIPP – 6,671 hectares

Economic and Financial Center

West IKN – 17,206 hectares

Renewable Energy Area

South IKN – 6,753 hectares

Tourism and Leisure

East IKN 1 – 9,761 hectares

Education Services

North IKN – 12,067 hectares

Innovation and Research

East IKN 2 – 3,720 hectares

Agro-commodities, Trade & Logistic

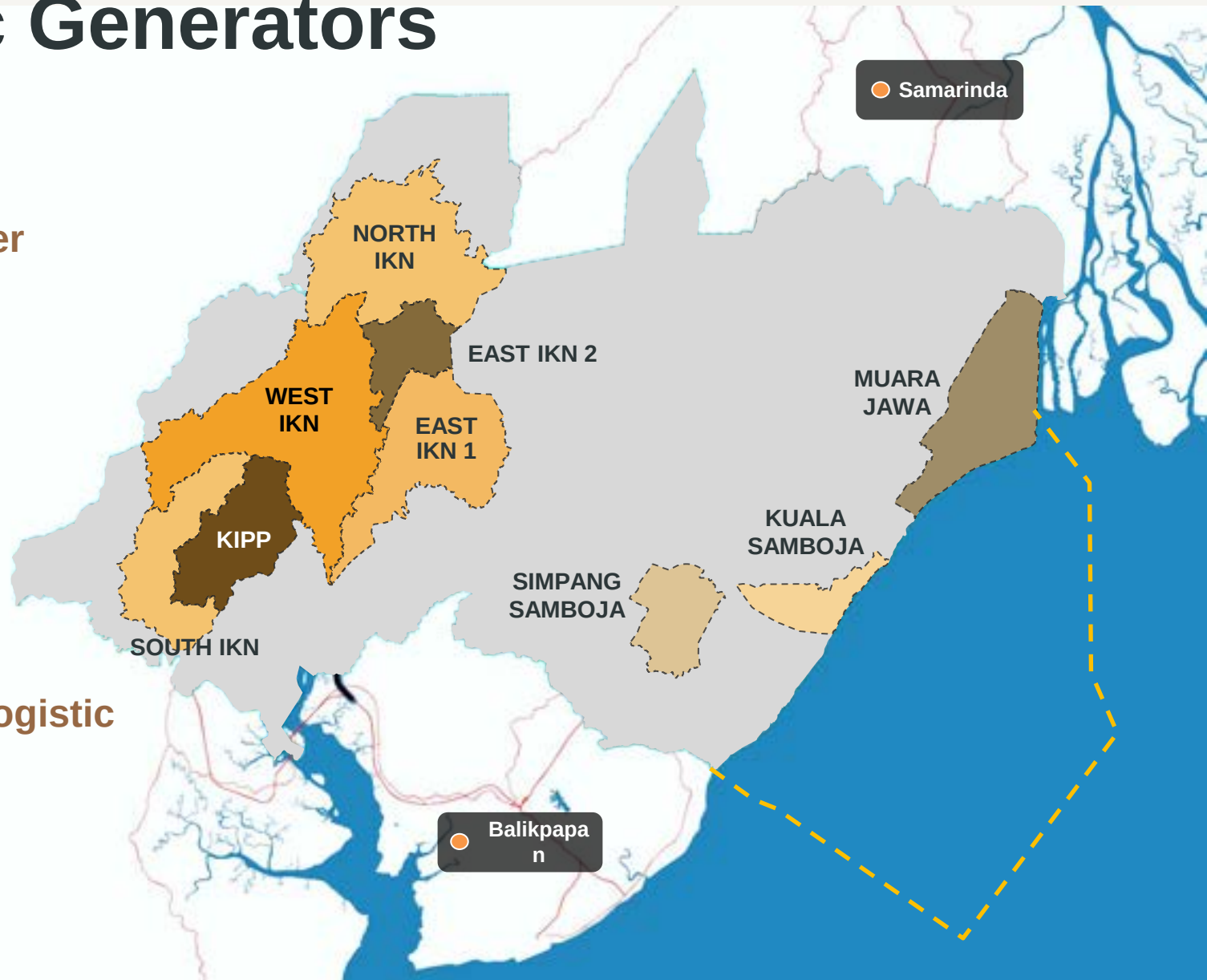
Simpang Samboja – 2,986 hectares

Agriculture Industry

Kuala Samboja – 4,299 hectares

Fisheries and Agricultural

Muara Jawa – 9,084 hectares



Nusantara's Connectivity Plan

● Samarinda

Toll road between Balikpapan-Nusantara including immersive tunnels



Airport Toll Road

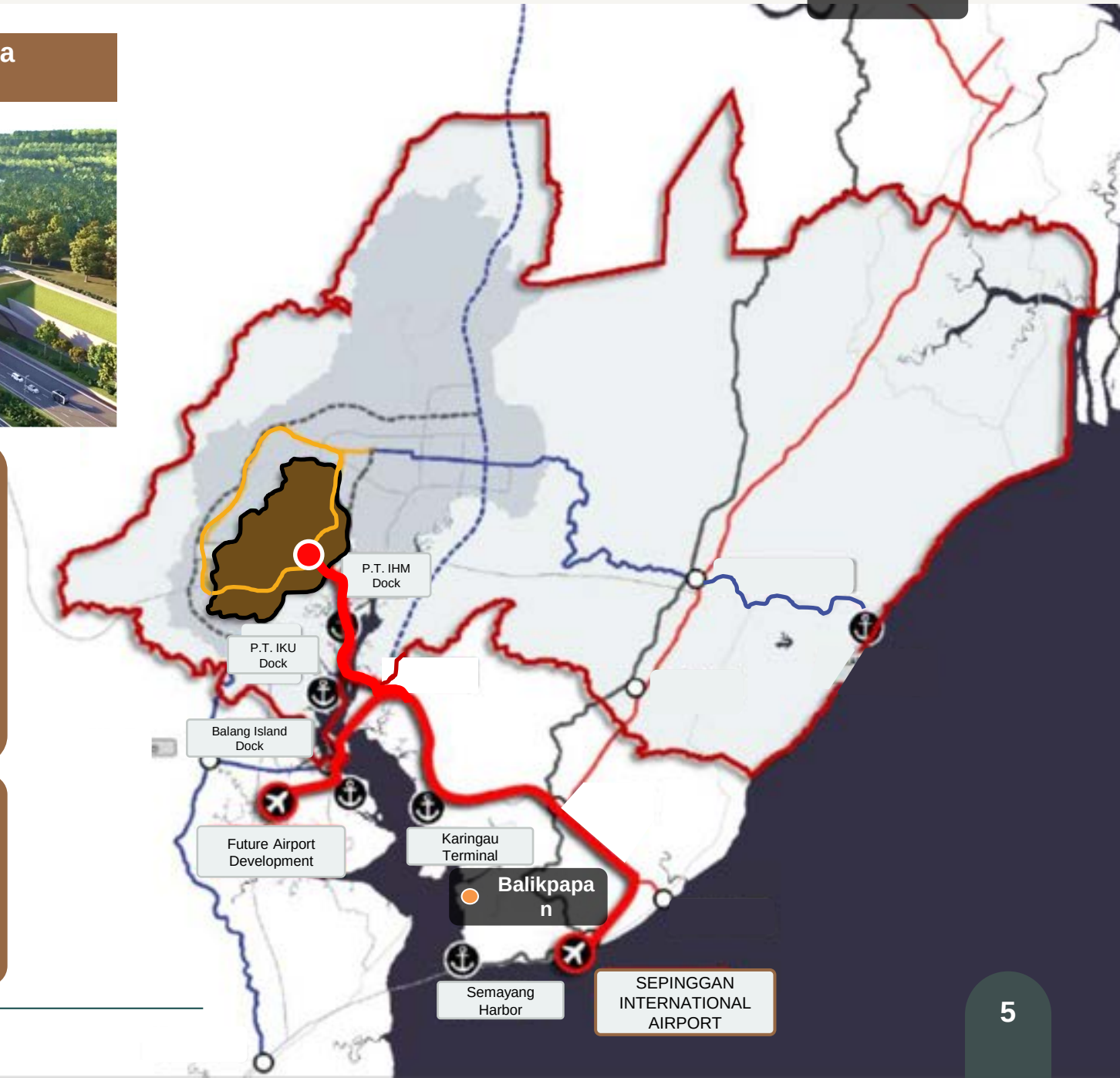
Connecting Nusantara's Core Area and Sepinggan International Airport (Balikpapan)

Length: 47.63 km

Traveling time: 30 minutes

Sea Ports

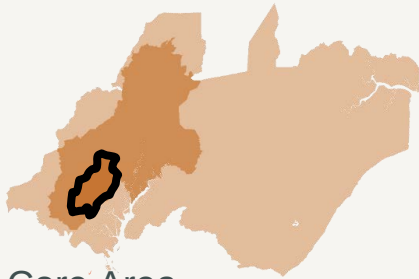
Buluminung Terminal, Lango Dock, Balang Island Dock, IHM Dock, IKU Dock



Development Focus in 2024

KIPP

Government Core Area



Sub-area 1A

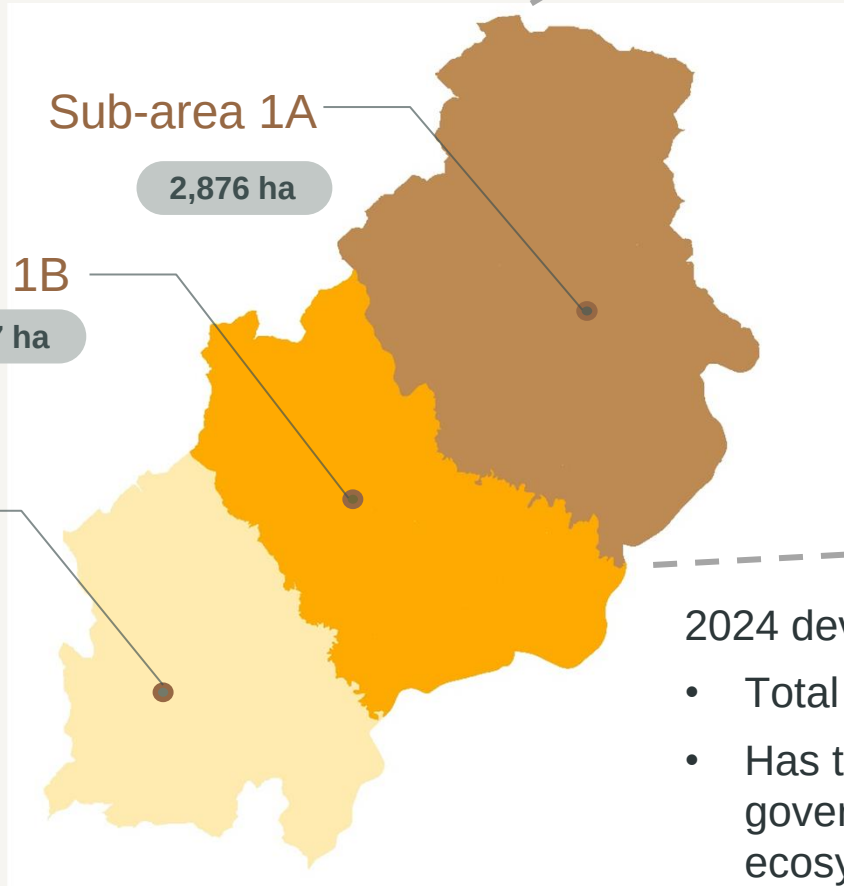
2,876 ha

Sub-area 1B

2,037 ha

Sub-area 1C

1,758 ha



1A



2024 development priority: within Sub-area 1A

- Total area: 2,876 ha; Development area: 921 ha.
- Has the main function as the center of government, supported by a fully-functional ecosystem.



Nusantara's Development Phases



I 2022-2024

Initiate transfer of selected government offices

II 2025-2029

Strengthen Nusantara's core areas; Expand housing, office, and commercial zones

III 2030-2034

Develop education and health sectors and high-tech industry

IV 2035-2039

Complete construction of all infrastructure and the three-city ecosystem to accelerate Kalimantan's development

V 2040-2045

Solidify reputation as "The World City for All"



By 2024: A fully-functional city ecosystem in the core area



Nusantara's Development Principles

Green



Smart



Inclusive



Resilient



Sustainable



Nusantara: Sustainable Forest City

Indonesia's Contribution to Global Climate Agenda



65%

**Tropical Forest
through Reforestation**

10%

**Parks and food
production area**

25%

**Urban built
area**

Turning production forest into tropical forest, preserving it as a carbon sink,
and controlling the built-up area to minimize emission

Goal: Carbon-neutral city by 2045



Nusantara's Locally-Determined Contribution



Launched at COP27:

A study that maps Nusantara's pathway to be a carbon-neutral city by 2045

Nusantara's development plan will foster increased rehabilitation efforts in its area.

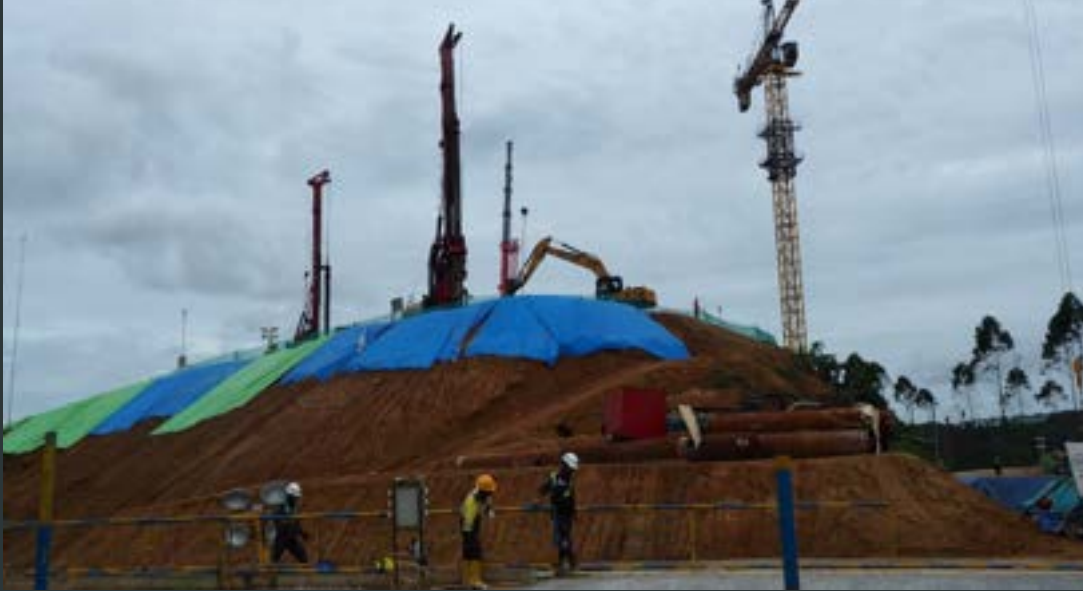
The plan will aim to conserve 65% of Nusantara's tropical forest, allowing the city to achieve a net sink before 2030.

Nusantara will contribute to Indonesia's NDCs, in line with the Paris Agreement.



Development Progress: Infrastructure

Presidential Palace



Housing compounds for construction workers



Sepaku Ring Road



Development Progress: Infrastructure

Dam to supply raw water to Nusantara



Plant nurseries



Water intake and pipeline system



Water reservoir



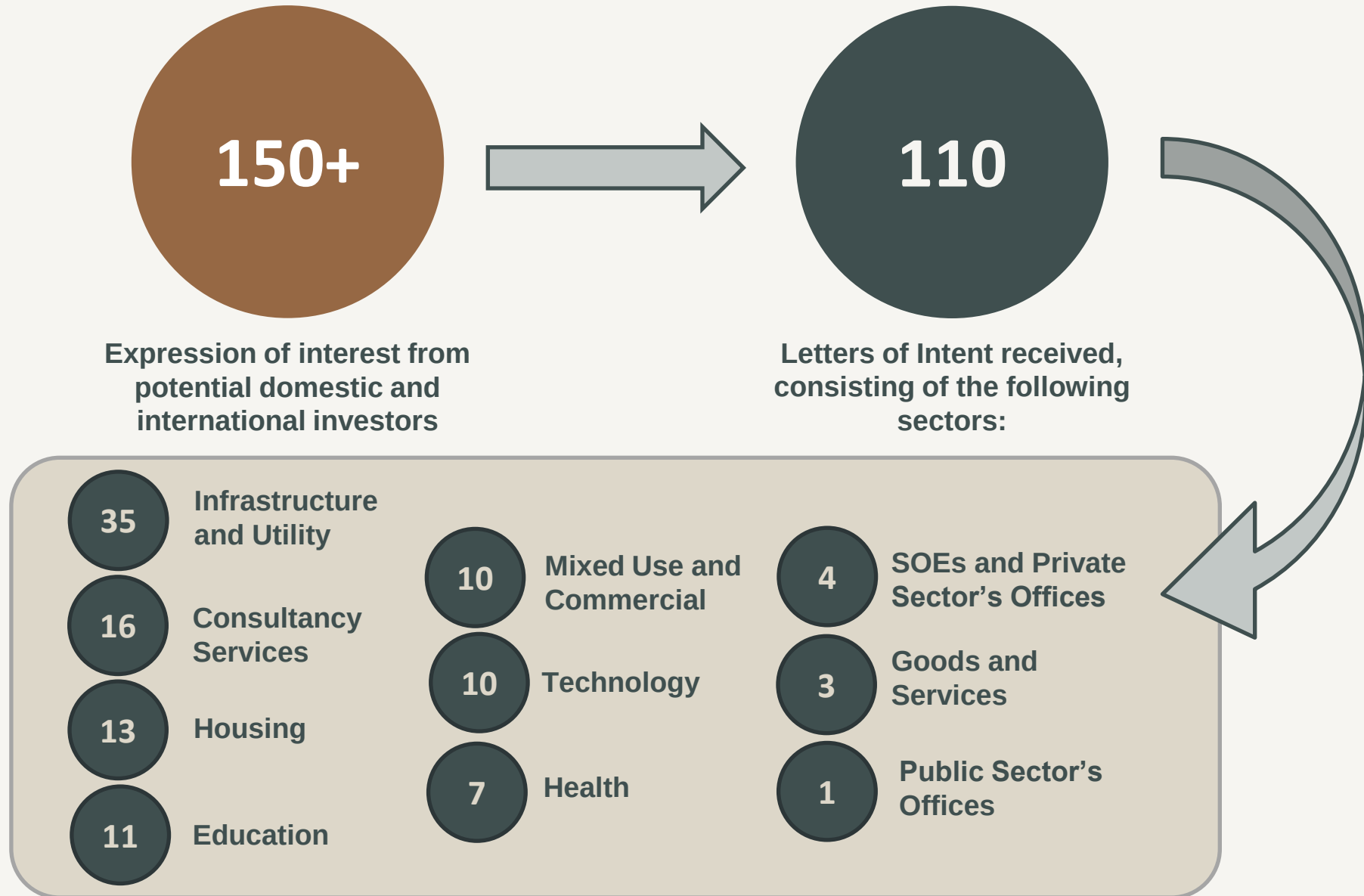
Development Progress: Community Empowerment

Re-skilling and up-skilling local communities as an integral part of the development of Nusantara



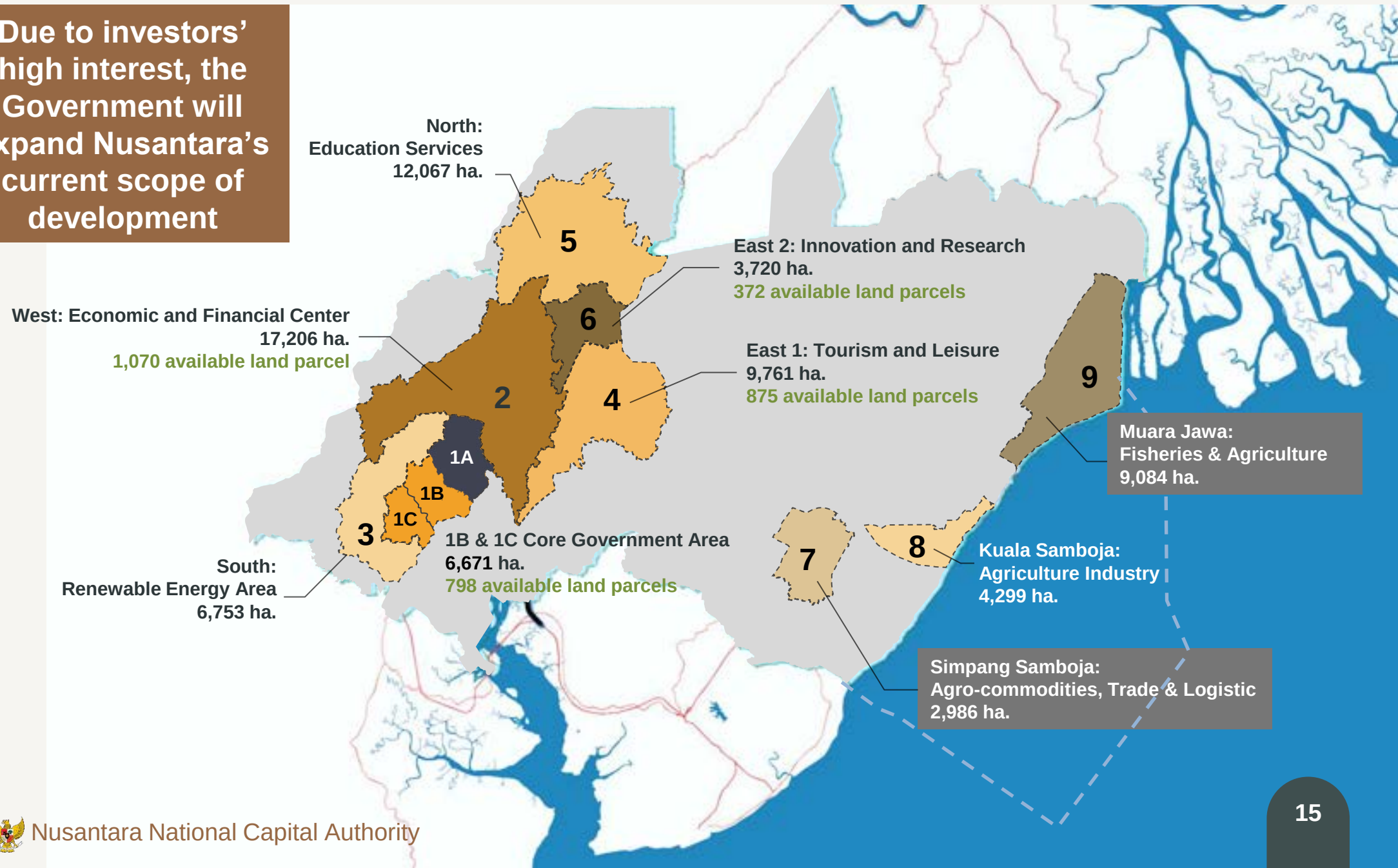
Investors' Interest: A Snapshot

As of 15 February 2023



Expanding Nusantara's Development

Due to investors' high interest, the Government will expand Nusantara's current scope of development



Three Investors to Build Civil Servants' Housing



- Three companies are ready to develop housing for civil servants using the public-private partnership scheme:
 - CCFG Corp Consortium and Risjadson Brunsfield Nusantara: **IDR 30.8 trillion (± USD 2.1b)**
 - Korea Land and Housing Corp.: **IDR 8.65 trillion (± USD 659m)**
 - Summarecon Agung: **IDR 1.67 trillion (± USD 109m)**
- These three companies have received *Letter to Proceed* from the Indonesia's Minister of Public Works and Public Housing.
- The project is to be completed by 2024 and will be ready for occupancy in August-December 2024.

Large-Scale Investment Opportunities in Nusantara

Toll road between Balikpapan-Nusantara including immersive tunnels



Sepinggan Airport development



Transit-oriented development



Financial center, smart city ecosystem development



Low-carbon energy development



Eco-tourism, including wildlife safari, eco-leisure, and wellness



Doing Business in Nusantara



**(Draft) Government Regulation
on Investing in Nusantara**

**Setting up *Bina Karya*,
Authority-Owned
Enterprise**

Tax holiday for
investment

Tax holiday for office
relocation

Super tax-deduction
for selected activities

Special treatment on
customs and excise

Special tax treatment
for financial center

Special treatment for
value-added tax

 **PT BINA KARYA**

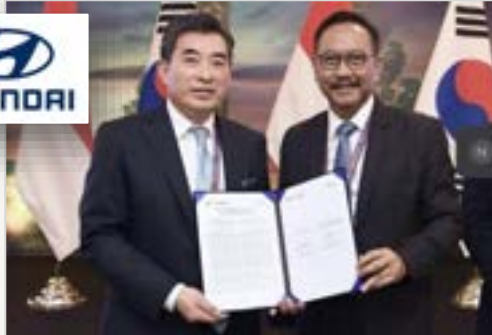
To expedite B2B transaction
processes with private sector



Nusantara's Knowledge Journey: International Collaboration



Roadmap to Carbon-Neutral City



Advanced Air Mobility



Nusantara's Smart City Masterplan



Pilot environment and smart city solutions



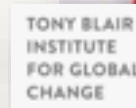
Delta Management and Water Security



SDG Token for Development



Building quality control, best practices



Education and health sectors development





**“Some people make things happen,
some watch things happen,
while others wonder what has happened.”**

~ Eleanor Roosevelt



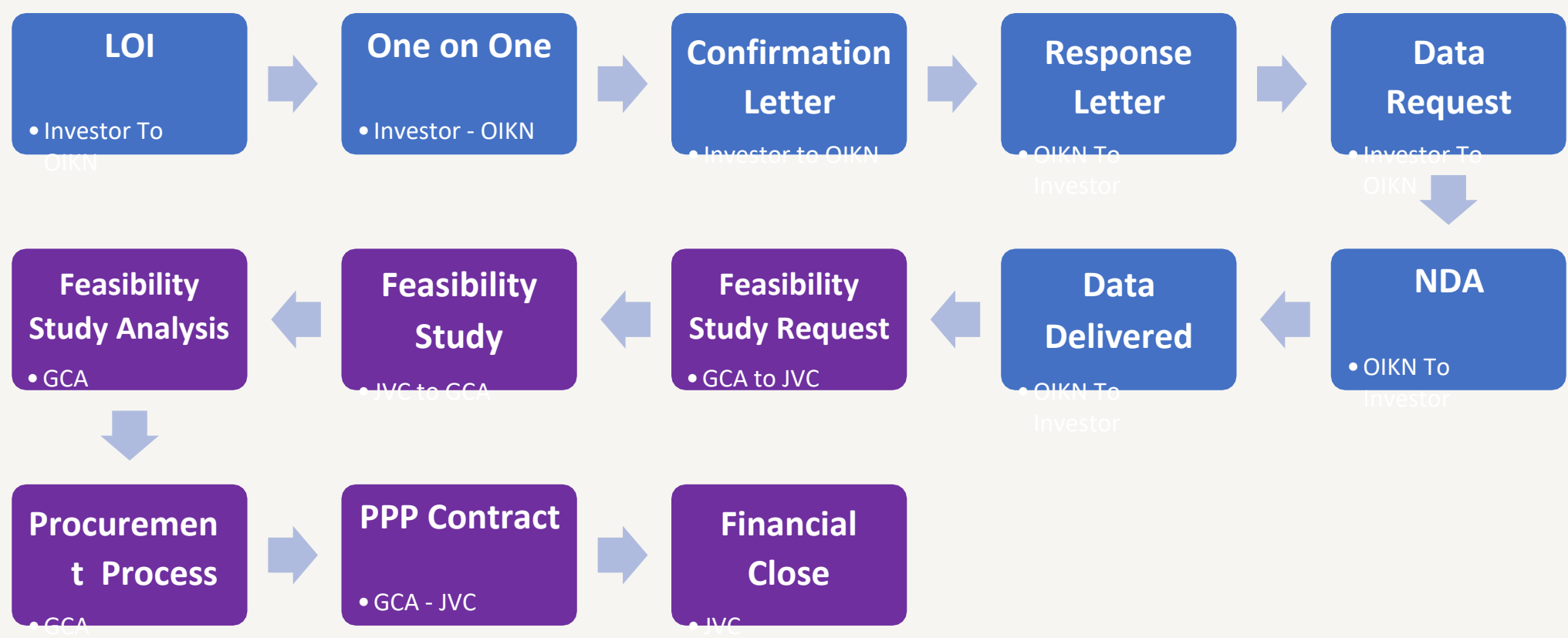


Otorita Ibu Kota
Nusantara

PROSES KERJA SAMA INVESTOR DENGAN OIKN



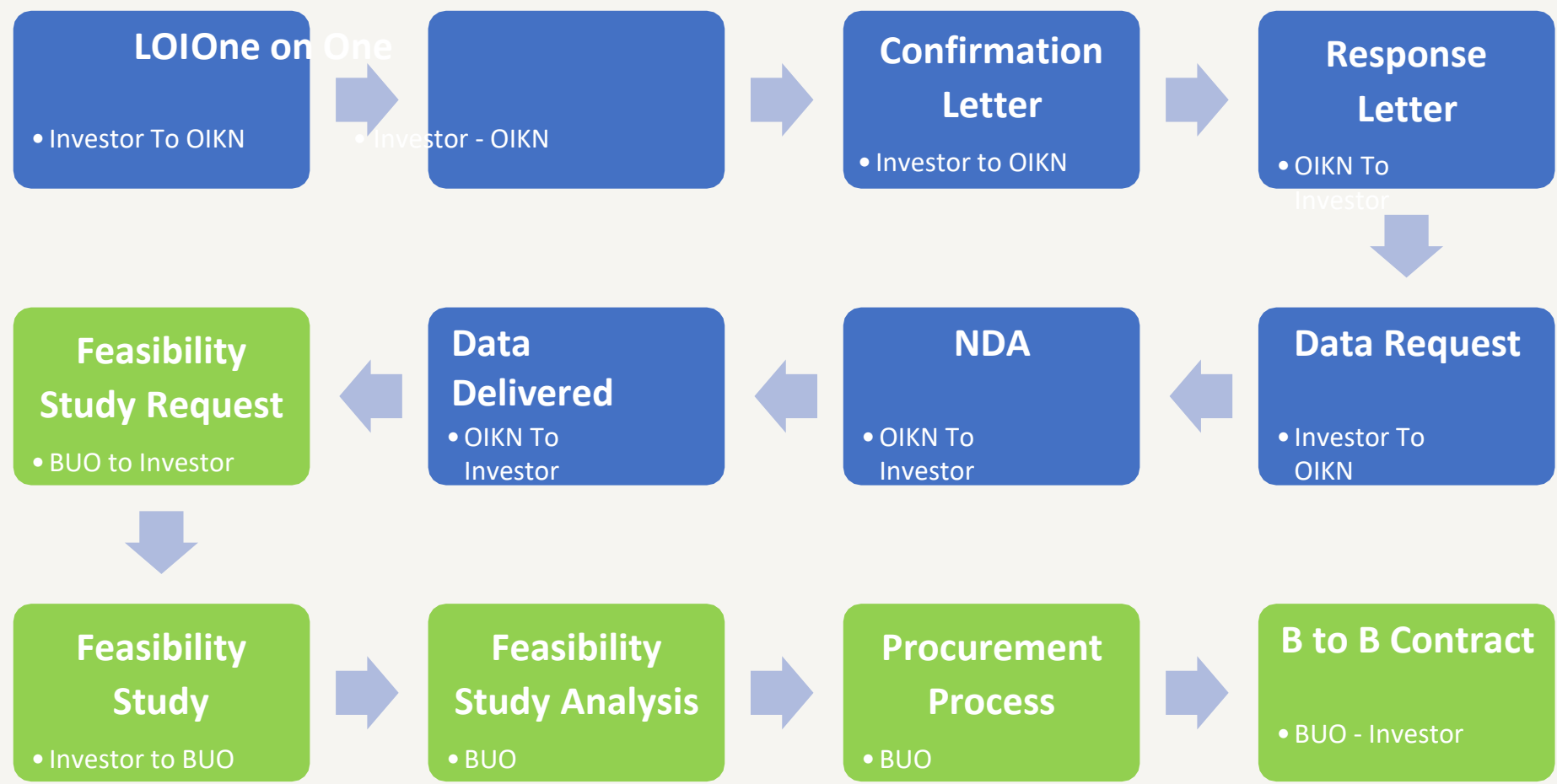
PPP SCHEME PROCESS



LEGEND

-  Administrative Process
-  Public Private Partnership Process
-  GCA : Government Contracting Agency / Penanggung Jawab Proyek Kerjasama JVC : Joint Venture Company / Badan Usaha Pelaksana

BUSINESS TO BUSINESS SCHEME PROCESS



LEGEND



Administrative
Process



B to B Process



BUO : Badan Usaha Otorita