



**Coordinating Ministry  
For Economic Affairs**



# Toll Road Development

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# Toll Road Development Overview

1. **First Toll road operated in 1978, Jakarta-Bogor (45 km)**
2. **Current Toll road in operation, 649 km, mainly constructed before 1997 economic crisis**
3. **After 1997 economic crisis, Toll roads construction was halted.**
4. **Before 2004 Jasa Marga (SOE) was assigned as both operator and regulator of Toll roads**
5. **By 2010, 1600 km of Toll Roads constructed**

**Toll Road  
Management  
Reform  
started in  
2004**

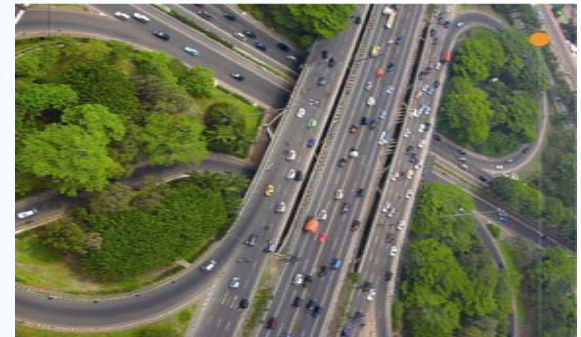


# Toll Road Management Reform

## Reform

- 1 **Establishment of Indonesian Toll Road Authority**
- 2 **Toll road investment open to both SOE and private enterprises**
- 3 **Initial tariff is set based on investment return calculation**
- 4 **Tariff adjustment is allowed for every 2 years, based on price consumer index**
- 5 **Land acquisition is the government responsibility**

**Reform is mandated by  
new Road Law No. 38/2004**



# Land Acquisition Reform

## Land freezing

No land transaction is allowed after toll road corridor been decided by the government

## Land Price

Land price is determined by independent appraisal instead of using tax value of the land

## Land Title Revocation

Land title revocation is allowed in the case of no agreement reached on land price among the parties

## Land Capping

Government will bear the land cost above proposed land cost agreed in concession agreement

## Land Fund

Revolving fund is provided to ease investor risk in case of delay in land acquisition

## Land Acquisition



# Government Support

## 1. Non Financially Viable Project

Bid awarded to bidders with the lowest proposed government support

## 2. Land Capping

Government bears the cost of land beyond 110 % of land cost proposed by investor

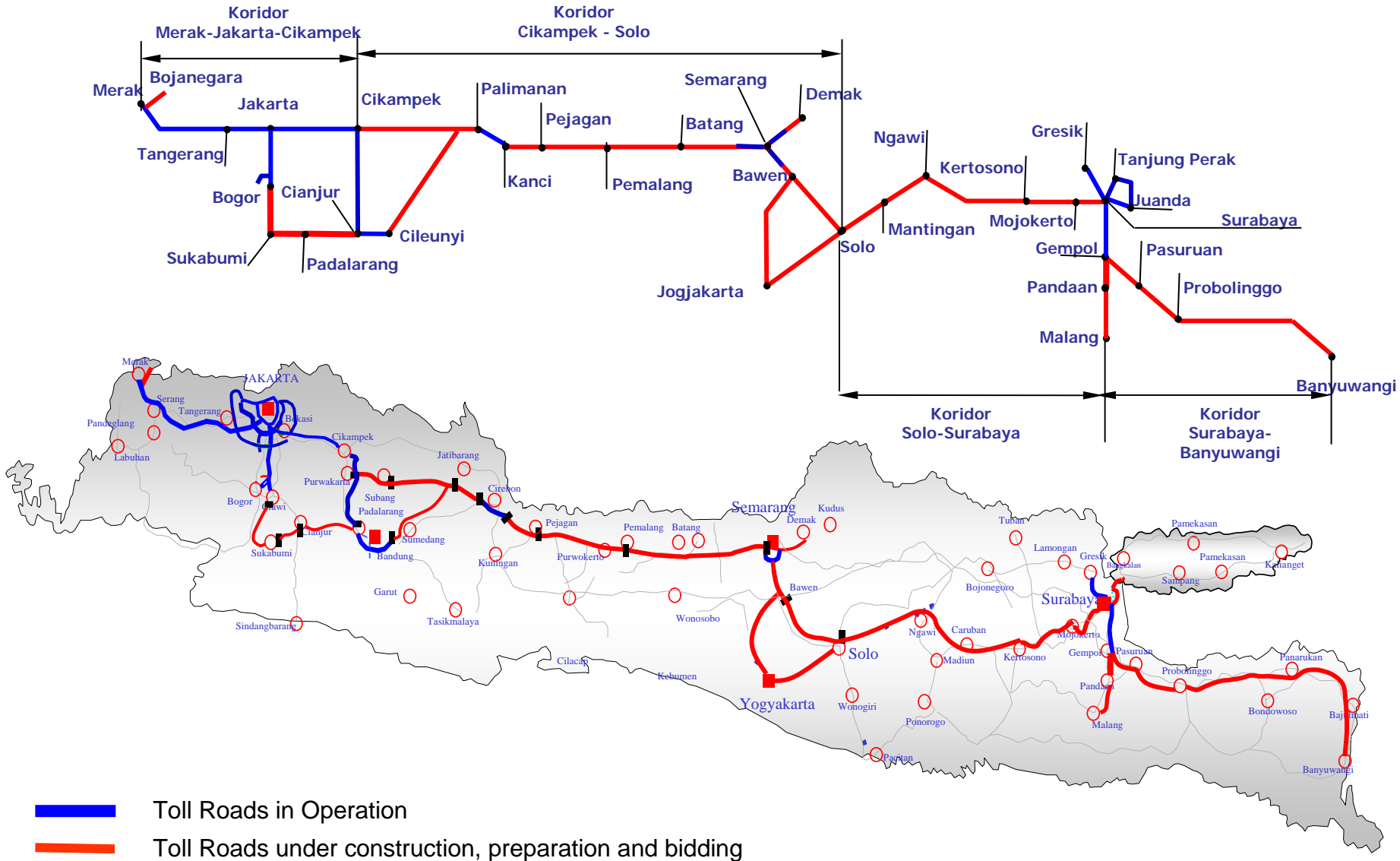
## 3. Land Acquisition Revolving Fund

Government prepaid land acquisition cost, investor repay government after land acquisition of a section of the road is completed

# Toll Road Development Status

No.	Stage	# of segment	Length (Km)	Estimated Investment Cost (USD Million)
1	Operation	16	649	-
2	Under construction	7	115	1,220
3	Concession Agreement signed	19	736	6,697
4	Under Bidding process	6	239	1,873
5	Ready for Bidding	18	683	5,253

# Planned Toll Roads in Java



# Toll Road Investment Opportunity

No	Project	Length (Km)	Estimated Investment Value (USD Million)
1	PASIR KOJA-SOREANG	15.00	57
2	CILEUNYI-SUMEDANG	25.00	200
3	SUMEDANG-DAWUAN	33.50	268
4	SEMARANG-DEMAK	25.00	322
5	SERANGAN-TANJUNG BENOA	7.50	56
6	TEGINENENG-BABATAN	51.00	304
7	JOGJA-SOLO	40.49	253
8	BANDARA JUANDA-TANJUNG PERAK	23.00	547
9	PROBOLINGGO-BANYUWANGI	170.36	878
10	CILEGON-BOJONEGARA	15.69	100
11	SUKABUMI-CIRANJANG	31.00	161
12	AKSES TANJUNG PRIOK	12.10	370

No	Project	Length (Km)	Estimated Investment Value (USD Million)
13	MEDAN-KUALA NAMU-TEBING TINGGI	60.00	568
14	MEDAN-BINJAI	15.80	105
15	PEKANBARU-KANDIS	40.00	217
16	KANDIS-DUMAI	50.00	217
17	PALEMBANG-INDRALAYA	22.00	54
18	MANADO-BITUNG	46.00	576
TOTAL		683.44	5,253

# Thank You

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