

SEI MANGKEI SPECIAL ECONOMIC ZONE

The Future of Industrial Zone

Marketing Department
June 2020



SEI MANGKEI PROFILE



Developer :
**PT Perkebunan
Nusantara III (Persero/
State Owned
Company))**



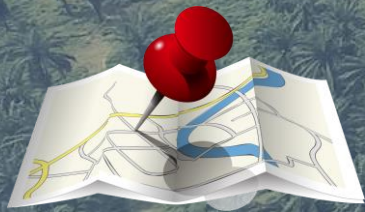
Total Area :
**1.933,8 Ha
(HPL No, 1/2014)**



Main Activities:
▪ **Palm Oil Processing Industry**
▪ **Rubber Processing Industry**



Estimated Investment
(until 2031):
▪ **Infrastructure : IDR 5,1 Trillion**
▪ **Investor : IDR 129 Trillion**



Location :
**Simalungun
Regency, North
Sumatera**



Determination :
**Government Regulation
No. 29 year of 2012**
Officialy Opened:
Januari 27, 2015



Direct Labor Projection:
83.304 people



Impact on the Economy:
▪ **Increased Output of IDR 92,1
Trillion to the National Economy**

KEY REGULATION



No.	Law or Regulation Number	Concerning
1	Constitution No.39 Year of 2009	Special Economic Zone (SEZ)
2	Presidential Decree No.8 Year of 2010	National Council of SEZ
3	Government Regulation of Indonesian Republic No.33 Year of 2010	National Council and Regional Council of SEZ
4	Government Regulation of Indonesian Republic No.2 Year of 2011	Implementation of SEZ
5	Government Regulation of Indonesian Republic No.29 Year of 2012	Stipulation of SEZ Sei Mangkei
6	Government Regulation of Indonesian Republic No.100 Year of 2012	Modification of Presidential Decree No.2 Year of 2011 about Implementation of SEZ
7	Government Regulation of Indonesian Republic Simalungun Regency No.10 year of 2012	Country Regional Spatial Plan of Simalungun Regency for The Year of 2011-2031
8	Regent Decision of Simalungun Regency No.188.45/193/Bppd Year of 2012	Stipulation of PTPN III as Developer of SEZ Sei Mangkei
9	Presidential Decree No.3 & President Instruction No.1 Year of 2016	Implementation Acceleration of National Strategic Project

INSTITUTIONAL OF SEZ SEI MANGKEI



PRESIDENT

National Council

Chairman: Coordinating Minister of Economy
Members *) : Minister & Head of Non-Ministerial
Government Agencies

Managing Team (Es 1) & Secretariat (Es 2)

*) Members of National Council of SEZ:

1. Ministry of Finance
2. Ministry of Trade
3. Ministry of Industry
4. Ministry of Internal Affairs
5. Ministry of Public Works
6. Ministry of Transportation
7. Ministry of Manpower and Transmigration
8. Ministry of National Development Planning
9. Indonesia Investment Coordinating Board
10. Cross-Ministry

National

Regional Council

Chairman : Governor of North Sumatera
Vice Chairman : Regent of Simalungun
Members : Government Officials,
Province Government Officials,
Regency/City Government Officials

Secretariat

Province

SEZ SEI MANGKEI

Regency/
City

Business Entity

PT Kawasan Industri Nusantara



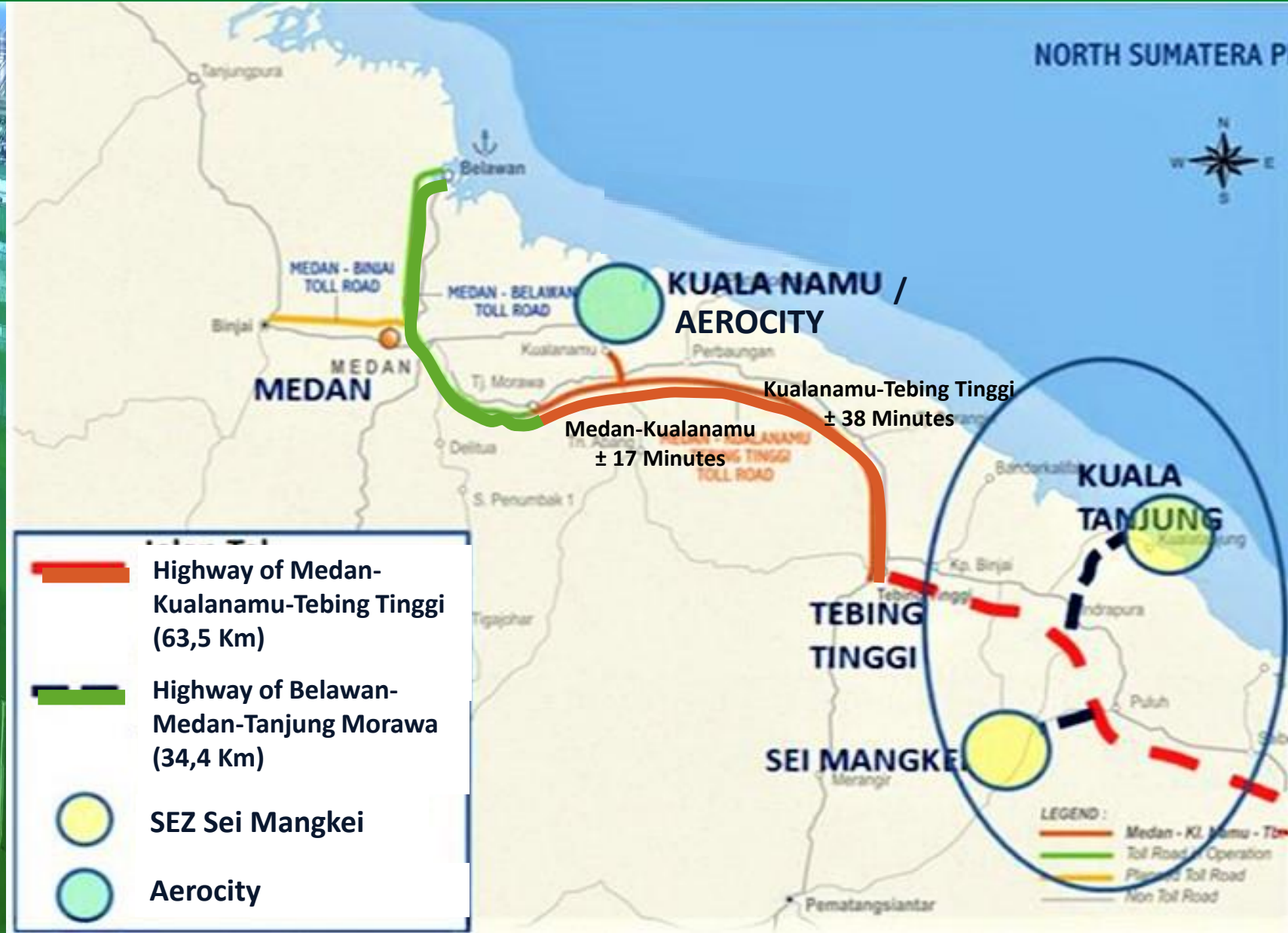
GROUNDBREAKING SEZ SEI MANGKEI
JANUARY 27th, 2015 BY PRESIDENT



STRATEGIC DISTANCE SEZ SEI MANGKEI



HIGHWAY CONNECTION




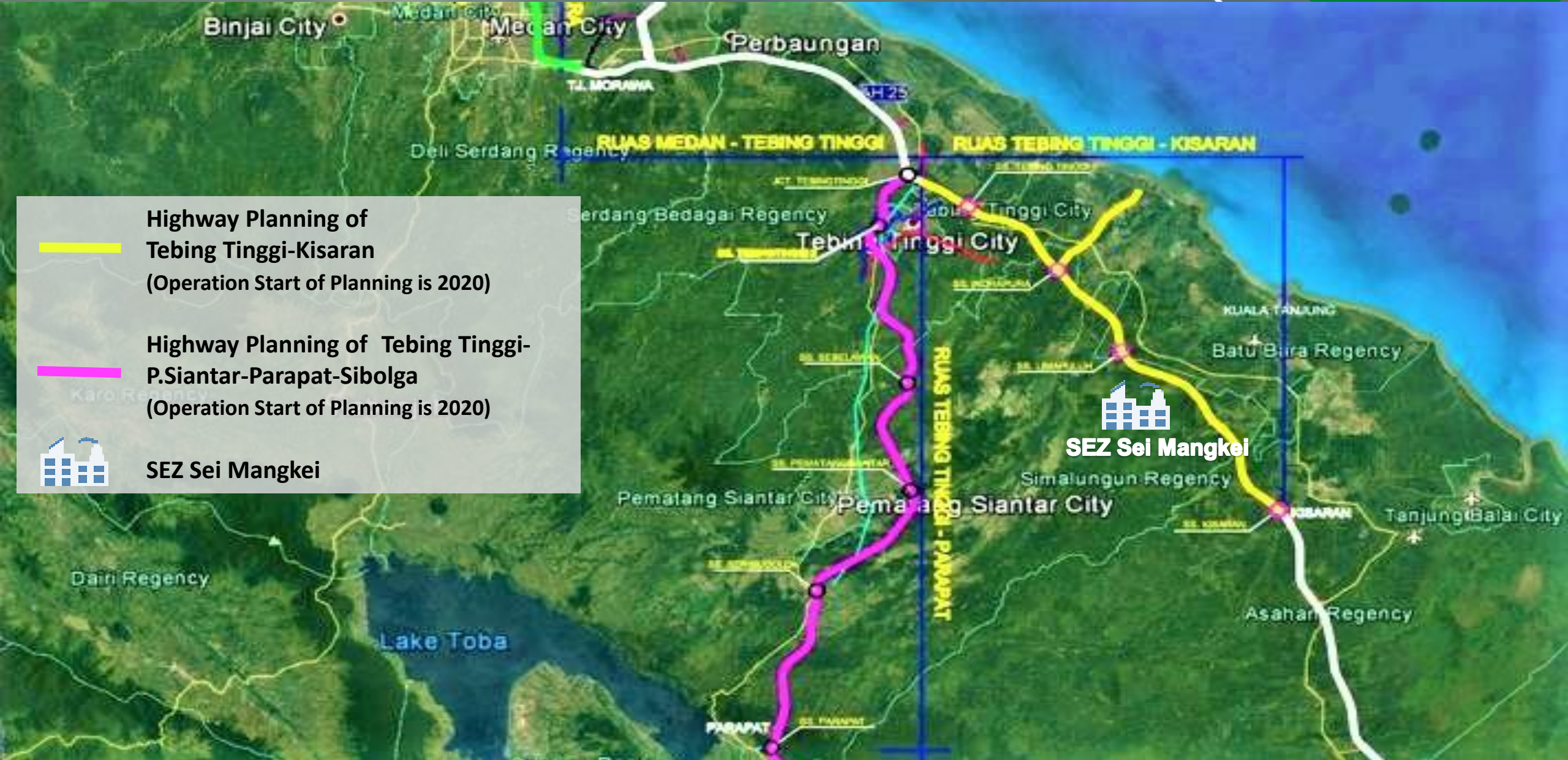
PLANNING OF HIGHWAY



Highway Planning of Tebing Tinggi-Kisaran
(Operation Start of Planning is 2020)

Highway Planning of Tebing Tinggi-P.Siantar-Parapat-Sibolga
(Operation Start of Planning is 2020)

 **SEZ Sei Mangkei**





RAILWAY TO SEZ SEI MANGKEI



Bandar Tinggi railroad location to Kuala Tanjung Seaport and the SEZ Sei Mangkei railroad line



BELAWAN SEAPORT
KM. 21+607



KUALA TANJUNG SEAPORT
KM. 21+500



SEZ SEI MANGKEI
KM. 2+950

Information :
— Path to SEZ Sei Mangkei
— Path to Medan-Rantau Prapat



MASTER PLAN SEZ SEI MANGKEI



No.	Zones	Width (Ha)	Percentage (%)			
			Indus-try	Facility	Road	Green Area
1	Palm Oil Industry	245,49	12,69			
2	Various Industry	579,50	29,97			
3	Production Supporting Facilities	85,06	4,40			
4	Rubber Industry	84,10	4,35			
5	Electronic Industry	155,40	8,04			
6	Commercial Zones	31,91	1,65			
7	Office Area	42,57	2,20			
8	Logistic and Warehouse	67,67	3,50			
9	Public Facilities	24,50		1,27		
10	Housing	11,80		5,78		
11	Tourism	117,50		0,61		
12	Electricity Industry	38,32	1,98			
13	Standard factory Enterprises	19,40	1,00			
14	Small & Medium Enterprises	16,30		0,84		
15	WWTP	13,24		0,68		
16	WTP	10,90		0,56		
17	ROW Road/Utility	185,10			9,58	
18	Green park	205,04				10,60
Total Area (Ha)		1.933,80				

Used Land: 12,57% of the total area of SEZ Sei Mangkei

UTILIZATION AND FACILITY SEZ SEI MANGKEI

* MMSCFD = Million Metric Standard Cubic Feet per Day

Inside SEZ Sei Mangkei :



Roads



Electricity
150 KV / 60 MVA



Gas Pipeline
75 MMSCFD



Telecommunication
Network
& IT (Fiber Optic)



WTP 250 m3/hour



WWTP 250 m3/hour



SEZ Sei Mangkei



Dry Port
2300 TEUs and
Railway Station



Tank Farm
2 x 3000 Ton CPKO
5 x 5000 Ton CPO

Outside SEZ Sei Mangkei



Railway



Highway :

1. Medan – T. Tinggi
2. T. Tinggi – Kisaran
3. T. Tinggi – P. Siantar



Kualanamu
International Airport



Kuala Tanjung Seaport :

- 400.000 TEUs Container
- 3.5 Million Tons Bulk

TANK FARM SEZ SEI MANGKEI



TANK FARM

Capacity

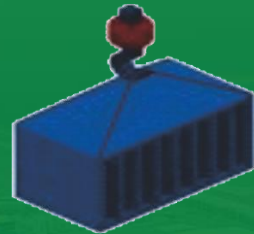


6000 Tons of PKO

10000 Tons of CPO



DRY PORT SEZ SEI MANGKEI



DRY PORT & RAILWAY STATION

Capacity  2300 TEUs
Demand  200 TEUs



The Relief, such as:

1. Tax Relief
2. Free Export and Import Tax
3. Licensing Relief
4. Property Taxes Relief

PALM INDUSTRY ZONE



Derivative CPO Product	Derivative PKO Product	Derivative Product of Solid Waste
Cooking Oil	Fatty Acid	Boiler Fuel (Palm Shell)
Margarine	Surfactant	Source of Calcium Fertilizer
Biodiesel	Glycerine	Compost
Shortening	Soap Noodle	Furniture raw material
Ice Cream	Shampoo	<i>Fiber Board (as raw material of furniture)</i>
Bakery Fats	Biscuits cream fats	Fiber material as car seat filler and mattresses
Soap	Coffee Whitener	etc
Emulsifier	Cocoa Butter Substitute	
Chocolate & coatings	Specialty Fats	
Dry Soaps	Sugar Confectionary	
Lubrications	Detergen	
Textiles	Ice Cream	
Plastics	Shortening	
Cosmetics, etc.	etc	



RUBBER & VARIOUS INDUSTRY ZONE



Rubber Industry Zone

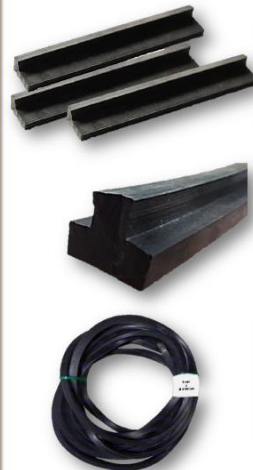
- **Tyres Product**
(Inner & Outer tyres for bicycle, motorcycle, cars)
- **Automotive Products**
(Dockfender, conveyer belt, rol karet, bridge bearing, rail pad)
- **Latex Goods**
(gloves, condom, rubber thread, balloon, foam)
- **General Rubber Goods**
(footwear, sport apparels, household appliances)

Various Industry Zone

- ❑ **Electrical Appliances & Metal Industries**
(Air Conditioner, refrigerator, sewing machine, television, etc)
- ❑ **Chemical Industry**
(Medicine, pharmacy)
- ❑ **Food & Beverage Industry**
(flour, sugar, tea, coffee, salt, food packaging)
- ❑ **Building Materials and General Industry**
(sawn timber, plywood, marble)
- ❑ **Textiles Industry**
(yarn, clothes, etc)



Packing Pintu Rebusan



Packing Pintu Rebusan Type L

- Umum digunakan untuk industri pengolahan kelapa sawit.
- Dirancang dengan sistem pengunci yang presisi dan packing pintu bertipe self energized rubber type.
- Tersedia ukuran tebal 8 mm – 10 mm, lebar 15 mm – 20 mm, tinggi 20 – 32 mm. Panjang disesuaikan kebutuhan.

Packing Pintu Rebusan Type T

- Mencegah uap panas pada boiler dan komponen perebus, sehingga perebusan buah sawit bisa maksimal sebelum diproses ke tahap selanjutnya.
- Mudah diaplikasikan pada boiler dan tabung perebus.
- Tersedia ukuran tebal 8 mm – 10 mm, lebar 15 mm – 20 mm, tinggi 20 mm – 32 mm. Panjang disesuaikan kebutuhan.

Packing Pintu Rebusan Endless

- Ukuran Rebusan Vertikal : 9 x 1220 mm dan 13 x 930 mm
- Ukuran Rebusan Horizontal : Diameter 2100 & 2700 mm
- Tebal 9 & 10 mm
- Lebar 15 – 19 mm
- Tinggi 20 – 25 mm



Tersedia juga dalam berbagai ukuran



Compound
Campuran antara karet alam dan sintesis serta bahan kimia tertentu yang harus dihomogenkan/digiling secara merata untuk digunakan sebagai bahan umpan dalam proses produksi



Sepatu Boot
Material terbuat dari karet bersifat elastis sehingga nyaman digunakan dan kedap air. Dilengkapi dengan cap Perkebunan Nusantara serta emblem IKN. Dapat juga disesuaikan dengan kebutuhan. Tersedia ukuran 37 - 44



Ban Kereta Sorong
Ban luar kereta sorong sesuai dengan berbagai jenis kereta sorong. Sesuai digunakan dengan segala medan



Alas Sepatu
Alas dalam sepatu tersedia dalam berbagai ukuran sesuai kebutuhan



Alas Lumpur
Digunakan pada truck Colt Diesel atau sejenisnya sebagai pelindung roda dari lumpur



Kelebihan Produk Kami
Bersifat elastis dan mudah dikompres
Memiliki daya serap energi yang tinggi
Tahan cuaca

Rubber Dock Fender



Dock fender juga dikenal dengan istilah rubber fender. Produk ini dipasang pada dermaga atau pelabuhan yang berfungsi sebagai bantalan karet yang meredam benturan antara badan kapal dengan dermaga pada saat kapal merapat ke dermaga atau pelabuhan. Dock fender dirancang dari material karet berkualitas yang kokoh dan mampu meredam benturan dengan baik tanpa merusak badan kapal dan dermaga tersebut.

Kami menyediakan berbagai model dock fender, antara lain dock fender tipe V, dock fender tipe PL, dock fender tipe Cell dan lainnya. Produk kami memiliki mutu dan kualitas yang unggul sehingga bisa diandalkan untuk masa pakai yang lama dengan harga terjangkau



Type V

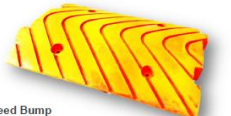
Type PL

Type Cell



Speed bump merupakan sebuah produk karet yang dipasang pada badan jalan yang bertujuan memberikan tanda kepada pengendara untuk mengurangi laju kendaraannya. Speed bump juga dikenal dengan istilah karet bumper.

Speed Bump



Body Speed Bump
Ukuran Tebal 50 mm x Lebar 380 mm x Panjang 500 mm
Ukuran Baut Dinabol ukuran 5 inch sebanyak 4 pcs/bagian
Tersedia Warna Kuning dan Hitam



Tutup Speed Bump
Ukuran Tebal 50 mm x Lebar 380 mm x Panjang 250 mm
Ukuran Baut Dinabol ukuran 5 inch sebanyak 2 pcs/bagian
Tersedia Warna Kuning dan Hitam

Ketentuan Teknis Polisi Tidur :



Polisi tidur dibuat dari bahan yang sesuai dengan material jalan, karet maupun bahan lain yang membenturkan serupa, dan aman bagi keselamatan pengguna jalan (Pasal 7 Kepmenhub 3/1994)

Produk kami diproduksi dari material karet pilihan yang kokoh dan kuat sehingga tidak mudah rusak ketika dilindas mobil atau kendaraan lain. Produk kami memiliki mutu dan kualitas terjamin sehingga bisa digunakan untuk masa pakai yang lama.



Industri Cat & Pernis

Sebagai bahan additive dalam formulasi pembuatan cat dan pernis

Aplikasi Produk RESIPRENE 35



Tinta Cetak (Printing Ink)

Sebagai bahan additive dalam formulasi pembuatan tinta cetak



Pita Perekat

FISCAL INCENTIVES

(GOVERNMENT REGULATION NO.96 YEAR OF 2015)



No.	Scope	Facility and Easiness
1	Income Taxes	<ul style="list-style-type: none"> ▪ Main Activity (Tax Holiday): <ul style="list-style-type: none"> - Income tax reduction by 20-100% for 10-25 years with total investment more than IDR 1 Trillion - Income tax reduction by 20-100% for 5-15 years with total investment more than IDR 500 Billion ▪ Exclude Main Activity (Tax Allowance): <ul style="list-style-type: none"> - Reduction of Net Income by 30% for 6 years - Accelerated Depreciation ▪ Income tax on dividend for 10% ▪ Compensation for loss of 5-10 years
2	VAT and Luxury Sales Taxes	<ul style="list-style-type: none"> ▪ Import: not levied ▪ Input from other places in the customs area to SEZ, not levied ▪ Output from SEZ to other places in the customs area, not levied ▪ Transaction among enterprises in SEZ: not levied ▪ Transaction with enterprises in other SEZ: not levied
3	Customs	From SEZ to domestic market: import duty using Certificate of Origin (CoA)
4	Property Ownership for Foreigner	<ul style="list-style-type: none"> ▪ Foreigners / foreign enterprises may have residential / property in SEZ (house site or apartment unit) ▪ Owner occupancy / property is given residence permit with a guarantee from Managing Enterprises of SEZ ▪ Exempted for VAT and luxury Sales Taxes
5	Main Activity: Tourism Sector	<ul style="list-style-type: none"> ▪ May be granted for tax reduction by 50-100% on the first development ▪ May be granted for entertainment tax reduction by 50-100%

NON FISCAL INCENTIVES

(GOVERNMENT REGULATION NO.96 YEAR OF 2015)






No.	Scope	Facility and Easiness
6	Employment	<ul style="list-style-type: none"> ▪ In SEZ will be established wage council and tripartite cooperation institution ▪ Only one worker union in every company ▪ Ratification and extension planning of foreign worker utilization in SEZ ▪ Permit extension using foreign workers in SEZ
7	Immigration	<ul style="list-style-type: none"> ▪ Facility visit visa upon arrival for 30 days and can be extended five (5) times each 30 days ▪ Multiple visa valid for 1 year ▪ Residence permit for foreigners that have property in SEZ ▪ Residence Permits elderly foreigners living in SEZ tourism
8	Land	<ul style="list-style-type: none"> ▪ SEZ that is proposed by private enterprises, is given Building Using Rights and the extension is given directly with the process of granting rights ▪ SEZ's Administrator can give land service
9	License	<ul style="list-style-type: none"> ▪ Administrator responsible for issuing licenses and permits through the principle of one stop service in SEZ ▪ Permit publishing acceleration, not later than (in case of all requirements are completed) ▪ Implementation of the licensing and non licensing requirement compliance (check list) ▪ Process and completion of licensing and non-licensing of immigration, labor and land on in SEZ's Administrator




CLIENT AND TENANT OF PTPN III

CLIENT:





	Client	Land	Address	Kind of Production
	PT Pertamina Gas (Pertagas)	1 Ha	SEZ Sei Mangkei, Bosar Maligas Distric, Simalungun Regency 21184	✓ 75 MMSCFD
	PLTBg PT Pertamina Power Indonesia	1,9 Ha	SEZ Sei Mangkei, Bosar Maligas Distric, Simalungun Regency 21184	✓ 2,1 MW
	PT Perusahaan Listrik Negara (PLN)	14,20 Ha	SEZ Sei Mangkei, Bosar Maligas Distric, Simalungun Regency 21184	✓ Substation 150 KV ✓ Capacity of 60 MVA

TENANT:

	Tenant	Land	Address	Kind of Production	Employment Total
	Palm Oil Mill PTPN III	13,40 Ha	SEZ Sei Mangkei Bosar Maligas Distric, Simalungun Regency 21184	✓ Crude Palm Oil ✓ Palm Kernel	192 people
	Palm Kernel Oil Mill PTPN III	3,26 Ha	SEZ Sei Mangkei Bosar Maligas Distric, Simalungun Regency 21184	✓ Crude Palm Kernel Oil ✓ Palm Kernel Milk	77 people
	Biomass Power Plant	5,00 Ha	SEZ Sei Mangkei Bosar Maligas Distric, Simalungun Regency 21184	✓ 2 x 3,5 MW	80 people



TENANT OF SEZ SEI MANGKEI

Tenant	Land	Address	Kind of Production	Employment Total
 PT Unilever Oleochemical Indonesia	27,28 Ha	SEZ Sei Mangkei Bosar Maligas Distric, Simalungun Regency 21184	<ul style="list-style-type: none"> ✓ Fatty Acid ✓ Surfactant ✓ Glycerine ✓ Soap Noddle 	600 people
 PT Industri Nabati Lestari	7,46 Ha	SEZ Sei Mangkei Kav. 2-3 Bosar Maligas Distric, Simalungun Regency 21184	<ul style="list-style-type: none"> ✓ Salvaco Cooking Oil ✓ Purined Fatty Acid (PFAD) ✓ Stearin 	124 people
 PT Alternative Protein Indonesia	51 Ha	SEZ Sei Mangkei Bosar Maligas Distric, Simalungun Regency 21184	<ul style="list-style-type: none"> ✓ Chitine ✓ Protein ✓ Lipid 	250 people
 PT All Cosmos Biotek	4 Ha	SEZ Sei Mangkei Bosar Maligas Distric, Simalungun Regency 21184	<ul style="list-style-type: none"> ✓ Fertilizer ✓ Biotechnology ✓ Industrial Solutions 	150 people
 PT Aice Sumatera Industry	4 Ha	SEZ Sei Mangkei Kav C No.7 Bosar Maligas Distric, Simalungun Regency 21184	<ul style="list-style-type: none"> ✓ <i>Ice Cream</i> 	800 people



PT KAWASAN INDUSTRI
NUSANTARA

EST. 2015



marketing@seimangkeisez.co.id



www.seimangkeisez.com

THE FUTURE OF INDUSTRIAL ZONE

SEI ,MANGKEI SEZ

THANK YOU