

EXECUTIVE SUMMARY

According to the data from the Board of Environmental Agency of DKI Jakarta, it is estimated that in 2024 the capacity of TPA Bantar Gebang Jakarta will be approaching full capacity. This emergency situation implies that the stakeholders in the DKI Jakarta province have a very limited time to address this problem.

The data shows that one of the main sectors that have contributed for approximately the 7,7 ton per day waste is the commercial area. The commercial area has contributed up to 28% of total waste, second after the household sector. Commercial areas, such as shopping malls, offices, hotels, are among the largest sectors in Jakarta that face serious waste problems, especially with regard to the organic food waste which contains more than 60% in moisture and processed by using an old type of incinerator technology that has already been obsolete.

Meanwhile, there is a regulation from the DKI Jakarta Governor (Ingub No.8 Tahun 2016; Tentang Pengelolaan Sampah Kawasan Secara Mandiri) which states that the waste management has to be managed and handled by the management of the commercial area itself. In the near future, the provincial government plans to release the technical regulation (PERGUB or Peraturan Gubernur) which explains in detail all rules and punishments to every stakeholder that is in charge of the waste management system.

As the pioneer of the sustainable municipal solid waste management for the commercial area in Jakarta, we offer a comprehensive solution to process the commercial area waste with an environmentally friendly approach, using ANTANA VD5 demolition waste plant, to produce a green product (ASH). Thus, our main goal is to provide one stop solution to the waste problem directly from the source of waste location. We have selected a hi-tech incinerator that can be operated for up to 2000°C and resulted in only 6% ASH residue with minimal emission tested by SUCOFINDO.

The first Engineering - Procurement - Construction (EPC) project is going to be located in the Marunda industrial area. It needs 6 months to achieve Commercial Operation Date (COD), after passing all operation requirements. The initial investment would be IDR 6 billion. The capital structure for this investment will be 60% bank loan and 40% equity with a weighted cost of capital (WACC) of 9.21%. The Internal Rate of Return (IRR) of this business is 36% with 6 years discounted payback period, and will result in the NPV of about IDR 38 billion within 10 years.