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*PART (I)*

**TERMS /  
DEFINITIONS**

**In the Industrial Estate Terms and Conditions referred to as:**

1. **Estate Regulations** is a set of the rules established by Estate Management governing the Rights and Liabilities of Industrial Estate Management and the Company in managing and utilizing the Industrial Estate, in accordance with the prevailing rules and regulations in Bekasi Regency.  
This Estate Regulation will be revised periodically in accordance with the prevailing rules, Estate Management regulations and will be published later and bind all the companies in the Industrial Estate.
2. **Industrial Estate** covers all Industrial Estate including Commercial Estate developed by PT. Jababeka Tbk., in Bekasi Regency.
3. **Industrial Estate Company** is a Company that develop and manage industrial estates. Industrial Estate Company which has held licenses may appoint another party to take over the management of Industrial estate, which is notified to the issuer of Industrial Estate License, and without prejudice to the the responsibility of the Industrial Estate Company concerned.
4. **Estate Management** is Industrial Estate Company or a legal entity established under Indonesian law and domiciled in Indonesia, which is appointed by and/or accepting the transfer of the Company's industrial estate exclusively for managing the management of Industrial Estate.
5. Industrial Estate Management activities include the activities of the operation and maintenance of the infrastructure and structures supporting industrial estate, including services activities for companies within Industrial Estate.
6. **Company** is all the parties including the incorporated Company or Individuals conducting business activities in the estate, which are willing to comply with the implementation of the Estate Regulations and has received approval from the Estate Management.
7. Company Managing the Estate and the Company in the management and utilization Industrial Estate is in accordance with the Regulation of the Government of the Republik of Indonesia No. 24 of 2009 and the prevailing rules and regulations.
8. **Sub-Developer** is a legal entity or individual that has a industrial plots or buildings within the industrial estate developed for the purpose of transferring to the third parties.
9. **Multipurpose Building** is a building with a variety of functions such as industrial, office, and commercial, such as:
  - SFB, abbreviation of Standard Factory Building
  - TOB, abbreviation of Three In One Building
  - SIB, abbreviation of Supporting Industrial Building
  - COB, abbreviation of Commercial Office Building
  - And the multipurpose building products and other commercial uses.
10. **Maintenance Charge** is routinely charge to be paid by the Company each month to finance the maintenance of industrial estate.

**PART (II)**

**GENERAL REGULATIONS**

1. This Estate Regulations has the same legal power and an integral part of the documents of Sale and Purchase Agreement (SPA) for a multi-purpose plot and buildings (SFB, TOB, SIB, COB, and multipurpose buildings, and other commercial use) and the Company is deemed to have understood and agreed all the regulations of this Estate Regulations.
2. Estate Management shall be entitled to issue management policies and revise the contents of Estate Regulations if deemed necessary.
3. Estate Management shall be entitled to implement the application and fulfilment of all conditions and criteria as referred to in the Estate Regulations to the Companies and or any one else to implement the activities in the industrial estate.
4. The companies located in the Industrial Estate shall implement the laws and regulation in force and to implement the regulations referred to in the Estate Regulations, estate management regulations issued in the future, including to pay any charges set forth by the Estate Management. The Company is responsible for any claims from other parties (community, NGO, government and other related parties) because of its failure to comply with Estate regulations and government laws; Estate Management and Industrial Estate Company are discretionarily unimpeded from any prosecutions.
5. Charges to be paid by the Company as Service Charges, of which amount will periodically be reviewed and determined by the Estate Management are:
  - a. Maintenance Charge/MC to be paid on a monthly basis under the rate following with the prevailing list of rates region issued by the Estate Management.
  - b. In particular, the Company shall jointly finance programs of estate improvement and facility supporting estate compiled by Estate Management intended to support the common interest, of which amount for each Company will be set forth proportionally based on the Width of Industrial Plot or industrial plot utilized to conduct business activities by the Company.
  - c. Water billings in the amount is determined on the amount of monthly water usage based on water meter readings carried out jointly by the Company and the Estate Management under the rate corresponding to the List of Rate issued by the Estate Management.
  - d. Wastewater Charge is determined from the amount of wastewater discharged based on the amount of water consumption multiplied by 0.85 (wastewater index) paid each month in concurrent with the payment of clean water under the Rate corresponding to the List of Rate issued by the Estate Management.
  - e. Garbage disposal charge is imposed to the companies utilizing the garbage disposal of which amount determined in accordance with the site examination by Estate Management and agreed to both parties under the rate corresponding to the List of Rate issued by the Estate Management.
6. Each Company will be charged (service charge) per month for all services, delivery, facilities, special services, and maintenance of facilities and infrastructure by the Estate Management and paid to the Estate Management pursuant to the applicable rate, provided that:
  - a. Payment must be carried out in accordance with the amount charged and no later than the 20th of each month. Any delay in the payment of all services on the specified date will be penalized the administrative penalty of 0.1% per day up to 6% of the outstanding balance up to a maximum of 60 (sixty) days of delay.
  - b. If it turns out in 60 (sixty) consecutive days fails to meet its obligations, then the Estate Management has the right to terminate/disconnect service delivery, services, facilities, other specialized services available in the industrial estate or apply special provisions to the Company.

If in the future the Company requests services, facilities, special services, and maintenance of facilities and infrastructure, among others connection of clean water and waste water, etc., will

be charged a new application and shall complete the prior outstanding.

- c. If the Company does not pay the bills according to the amount billed (less pay) and the accumulation of less pay equals to 2 (two) months of bills, it shall be applied in accordance with point 6.b. part II, General Regulations.

7. The companies that carry out industrial activities in Jababeka Industrial Estate, Cikarang, Bekasi excluded (not allowed to operate) for the Company with the type of industry and or the process of industrial activities as follows:

No	TYPE OF INDUSTRY	PROCESS
1	Textile/Batik	<ul style="list-style-type: none"> <li>● Dyeing</li> <li>● Coloring/Printing</li> </ul>
2	Metal and Mining	<ul style="list-style-type: none"> <li>● Smelting/Melting</li> <li>● Casting/Furnace</li> <li>● Electroplating</li> <li>● galvanization</li> </ul>
	Stamping	<ul style="list-style-type: none"> <li>● Capacity Max 50 ton: Land &gt; 500 m<sup>2</sup></li> <li>● Capacity Max 150 ton: Land &gt; 1.500 m<sup>2</sup></li> <li>● Capacity Max 300 ton: Land &gt; 5.000 m<sup>2</sup></li> <li>● Capacity Max 500 ton: Land &gt; 10.000 m<sup>2</sup></li> </ul>
3	Chemistry and Petrochemical	<ul style="list-style-type: none"> <li>● Basic Chemical</li> <li>● Radioactive</li> <li>● Petrochemical, Fertilizer, Pesticides</li> <li>● Refining and asphalt</li> <li>● Explosive, fireworks, Matches</li> </ul>
4	Paper and Pulp	<ul style="list-style-type: none"> <li>● Pulp Process</li> </ul>
5	Hazardous waste and asbestos material	<ul style="list-style-type: none"> <li>● Collecting hazardous waste</li> <li>● Processing hazardous waste</li> <li>● Utilizing hazardous waste</li> </ul>
5	Animal and Fish Processing	<ul style="list-style-type: none"> <li>● Slaughter house</li> <li>● Leaching/Milling</li> <li>● Extraction</li> </ul>
7	Alcohol and Derivative	<ul style="list-style-type: none"> <li>● Fermentation/ Destilation Process</li> <li>● Extraction</li> </ul>
8	Leather Processing	<ul style="list-style-type: none"> <li>● Tannery</li> <li>● Drying</li> </ul>
9	Wood	<ul style="list-style-type: none"> <li>● Preservation</li> <li>● sawmill</li> </ul>
10	Cigarette/tobacco	<ul style="list-style-type: none"> <li>● Soaking tobacco and Clove</li> </ul>
11	Vegetable oil	<ul style="list-style-type: none"> <li>● Extraction/ Fermentation</li> <li>● Purificaion</li> </ul>
12	Tapioca and seeds	<ul style="list-style-type: none"> <li>● Washing</li> <li>● Biodiesel</li> </ul>
13	Sugar Industry	<ul style="list-style-type: none"> <li>● Milling</li> <li>● Extraction Process</li> </ul>
14	Cement, Ceramic, Instant Concret	<ul style="list-style-type: none"> <li>● Mixing/Milling</li> <li>● Kiln</li> </ul>
15	Psychotropic materials	<ul style="list-style-type: none"> <li>● All activities</li> </ul>
16	Other industries based on the appraisal of Jababeka is not appropriate to carry on business in Jababeka Industrial Estate resulted from the inability of the industry concerned to fulfill the standard as referred to in the applicable laws and regulations.	

Note: *For this type of activity in the negative list which has been in operation prior to the issuance of the revised estate regulations, then they gradually have to improve the environmental management to minimize the impact.*

8. Companies that carry out industrial activities within industrial estate are obliged to inform and provide the necessary information about the types/activities of its industry to the Estate Management and any change in the Industrial type/activities should obtain written approval in advance from the Estate Management.
9. Each Company in the industrial estate are required to construct plant in a period of 4 (four) years from the purchase of land, and subject the laws and regulation shall return to the Company the industrial plot in the Industrial Estate within a period of 4 (four) years from the purchase of land in the event do not undertake the construction of the plant.  
Mechanisms and procedures for the return of industrial land/plot regulated in the Estate Regulations as follows:
  - 9.1 The Company within the longest period of 4 (four) years from the purchase of land does not undertake construction of the plant.
  - 9.2 If in that time the Company is only doing the development of facilities and infrastructure supporting the plant (such as offices, fencing, electrical substations, gatehouse and infrastructure or other utilities) can be categorized the Company concerned has not undertook the construction of plant.
  - 9.3 Industrial estate Company or Estate Management has the right to provide maximum warning letters of 3 (three) times prior to the deadline expires for the Company to quickly build and construct a plant on the purchased land/plot.
  - 9.4 If the Company within the longest period of 4 (four) years from purchase does not undertake the construction of land/plot and has been given prior warning by Industrial estate Company or Estate Management, the Company is obliged to surrender all the land to the industrial estate Company, or the industrial estate Company is entitled to unilaterally take over the ownership and management of all land and the Company shall waive and releases any and all claims and or legal suits to Industrial estate Company or Estate Management.
  - 9.5 Transfer of ownership of all industrial plots from the Company to Industrial estate Company or Estate Management accounted for as sale and purchase transactions provided that the transaction value shall not be higher than the value of the applicable NJOP or joint agreement.
10. Each activity of the construction and renovation of buildings should receive a written Working Permit (SIK) from Estate Management. All agreements relating to building renovation issued by Estate Management shall be the Company's responsibility. Estate Management shall not be responsible for any failure or errors resulting from the implementation of renovation. Each Company is required to complete the other permits required from competent authorities.
11. Transfer of Land and Building or Lease  
For the companies that wish to transfer the right or lease all or any portion of land and building to the other party shall inform in writing to Estate Management to ensure compliance with the following regulations:
  - a) The type of industry/business included in the category allowed to operating in the industrial estate.
  - b) Payment of any obligations to the Estate Management by the former Company. In the event of any transfer occurs without the knowledge of Estate Management, all obligations of the former Company shall be the risk and responsibility of and paid by the new Company/tenant to Estate Management.

- c) The new Company or the tenant shall sign a Management Agreement with the Estate Management, and abide and follow all conditions set forth in Estate Regulations and the charges imposed by the Estate Management for providing delivery service, services, facilities, special services, and maintenance and infrastructure as the companies operating in the industrial estate.
  
- d) The Company shall make any payment to the Estate Management administrative costs of 2% of the last sale and purchase transaction value between the Company and the third parties or the transferee (provided that the transaction value shall not be lower than the value of applicable NJOP), which must be paid in full prior to the sale or transfer.



**PART (III)**

**TECHNICAL REGULATIONS**

**1. Utilization of Land and Buildings**

- a. The Standing buildings on the industrial plots shall be in accordance with the possession of IMB and used in accordance with its permanent business license/industrial licenses issued by the Government of the Republic of Indonesia and the plan for the use of land and buildings (site plan) must previously be approved by the Estate Management.
- b. Companies in constructing the building shall comply with the rules of GSB, KDB, KLB and the building height established by the Estate Management.

**2. Building Border Lines (GSB)**

- a. Open space as front free space, on the right and left side and rear the building that shall be provided for air circulation as well as the aspects of health, environmental compatibility, and does not interfere with the utility function and purposes of security objectives, including safety and rescue from fire danger. To this effect, a reference to prevailing legislation, the Building Border Lines set forth as follows:

1. INDUSTRIAL PLOTS:

1.1. For industrial plots located along main roads:

- a. The front of a minimum 12.0 meters
- b. The side of a minimum 6.0 meters
- c. The rear of a minimum 8.0 meters

1.2. For industrial plots located along secondary roads:

- a. The front of a minimum 10.0 meters
- b. The side of a minimum 6.0 meters
- c. The rear of a minimum 8.0 meters

1.3. Especially for industrial plots facing more than one way, the distance between wall of building and boundary of industrial plots, facing:

- a. The main road of a minimum 12.0 meters
- b. Secondary roads of a minimum 10.0 meters

2. MULTIPURPOSE BUILDINGS (SFB, TOB, SIB, COB and other commercial buildings):

2.1. For the Multipurpose Building located along the main road:

2.1.1. FOR STANDARD TYPE:

- a. The front of a minimum 12.0 meters
- b. The rear minimum 4.0 meters

2.1.2. FOR ANGLE TYPE facing one road:

- a. The front of a minimum 12.0 meters
- b. The side of a minimum 4.0 meters
- c. The rear of a minimum 4.0 meters

2.1.3. FOR ANGLE TYPE facing two roads:

- a. The front of a minimum 12.0 meters
- b. The side of a minimum 6.0 meters
- c. The rear of a minimum 4.0 meters

2.2. For Multipurpose Building located along secondary roads:

2.2.1. FOR STANDARD TYPE:

- a. The front of a minimum 10.0 meters
- b. The rear of a minimum 4.0 meters

2.2.2. FOR ANGLE TYPE facing one road:

- a. The front of a minimum 10.0 meters
- b. The side of a minimum 4.0 meters

- c. The rear of a minimum 4.0 meters
  - 2.2.3. FOR ANGLE TYPE facing two roads:
    - a. The front of a minimum 10.0 meters
    - b. The side of a minimum 6.0 meters
    - c. The rear of a minimum 4.0 meters
- 3. COMMERCIAL BUILDING (RUKO, PLAZA, APARTMENT, etc.):
  - 3.1. FOR STANDARD TYPE:
    - The front of a minimum 12.5 meters
  - 3.2. FOR ANGLE TYPE facing one road:
    - The front of a minimum 12.5 meters
  - 3.3. FOR ANGLE TYPE facing two roads:
    - a. The front of a minimum 12.5 meters
    - b. The side of a minimum 12.5 meters
- b. In the above Building Demarcation Line is not allowed to construct buildings, unless such buildings are completed by IMB issued by the competent Government Agencies and the site plan and design has previously been endorsed/approved by the Estate Management, namely:
  - 1) Flagpole
  - 2) Post guard ± (3 x 3) m<sup>2</sup>
  - 3) Garbage bin
  - 4) Other limited utilities, such as water storage, which should be constructed underground, equal to the level of the ground surface
  - 5) Bill Board
  - 6) Post of customs office (special bonded zones)
  - 7) Cooling towers with maximum height of 1.5 meters.
  - 8) Roofed Parking area without walls.
- c. Especially for the construction of an electric substation shall obtain prior approval of the Estate Management and the Company providing electricity and equipped with IMB issued by the authorized Agencies.

### **3. Terms of Multipurpose Building Expansion**

- a. Any floor area extension of a building must not overload the existing building structure, the additional building structure should be independently constructed.
- b. The front design of the building should not be changed without the prior consent of the Estate Management.
- c. Any building extension should not exceed the maximum 70% of Basic Coefficient Building, despite the compliance of the conditions of the Building Border Line.
- d. Any building extension coincides with the adjacent building must have its own independent (separate) wall and rain drainage system.

### **4. Basic Coefficient of Building (KDB) and Landscape**

- a. The space of the building with roofed structure that occupies the plot should not exceed 70% of the land, while the remaining 30% is reserved for air circulation, sufficient of sun lighting, landscape gardening, non shelter parking lot, etc.
- b. The extend of the garden must be at least 25% of the open space, or equal to 7,5% of the land.

### **5. Building Floor Coefficient (KLB) and Height of Building.**

#### **a. Building for Industrial Purpose:**

The total building floor area must not exceed 150% of the land size and maximum height allows

for buildings shall not exceed 22 meters from ground level. Any building height exceeds 22 meters should have an official approval granted from the Estate Management.

**b. Building for Commercial Purpose:**

The total building floor area shall not exceed 400% of the plots and a maximum height is 30 meters or 7 floors from the ground. For buildings higher than 30 meters or 7 floors shall first receive approval from the Estate Management and the Government agency of the Republic of Indonesia.

**6. Lay Out Plan**

In planning the layout of the Company buildings in the land of industrial plots is suggested equipped with the sufficient rooms for:

- a. Office room.
- b. Employee canteen, rest room, locker room.
- c. Loading and unloading place.
- d. Warehouse/storage.
- e. Parking area for all vehicles of the Company, vehicle's guest, employees and employees shuttle
- f. Landscape.
- g. Utilities.
- h. Post guard.
- i. Flagpole.
- j. Mosque/Places of Worship
- k. Electrical substation.
- l. Garbage bin.
- m. Post of customs of office (bonded zone)
- n. Bill Board.
- o. Generator Set.
- p. Waste water treatment plant.

**7. Loading and Unloading Place**

Loading and unloading place (direct or in transit) set beside or in the rear/back of the building within the border of the plot concerned. Not allowed to loading and unloading (direct or in transit) along the estate road or the estate green area

**8. Warehouse/Storage**

All goods/materials/parts to the production process and the production (semi-finished goods, finished goods, etc.) should be stored in a walled room and invisible from the outside, inside the border of the plot concerned. It is not allowed to keep/hoarding of goods, materials, parts, goods produced outside of the provided place, such as an open area between the front face of the building and the front fence.

**9. Parking Area**

A sufficient parking space should be provided for all vehicles of visitors, Company vehicles or contract vehicles, employee vehicles and freight vehicles, in accordance with the rules of the binding applicable laws and regulations. It is not allowed to park or put any vehicle on the estate utility or the road because it can interfere with the flow of traffic inside the estate and cause the damage to the road infrastructure.

**10. Fence**

Fence of industrial plots shall be subject to the following standards:

- a. The front part, facing to the road, should be transparent with maximum height of 1.75 meters.
- b. The side part, should be massive wall, with maximum height of 2.50 meters and barbed wire of 0.50 meters, total height is 3.0 meters.
- c. The rear part, should be massive wall, with maximum height of 2.50 meters and barbed wire of 0.50 meters, total height is 3.0 meters.
- d. Except Bonded Zone
- e. For multipurpose building of COB (facing the street under the ROW <20) allowed make fence only if the fence specifications set forth by the Estate Management.

**11. Landscape**

- a. Open space that is not utilized in and within the plot, should be maintained into a good looking garden, by means to create a fresh and nice environment, and maintain the availability of the rain water absorption area. The minimum landscape gardening area should not be less than 25% of the approved open space or equal to 7,5% of the total plot.
- b. Wood cutting and removal of trees on the estate utility lines or within the estate side walk area must obtain permission from the Estate Management and charged according to the applicable tariff.

**12. Groundwater Withdrawal**

Every Company in the Industrial Estate shall maintain the carrying capacity of the environment in the surrounding area including should not be doing groundwater abstraction by virtue of the Indonesian Government Regulation No.24 of 2009 Article 24 paragraph 1.b. on Industrial Estate, and regulations of Bekasi Regency, and or the prevailing rules and regulations.

**13. Water Stealing**

Companies in the Industrial Estate are prohibited from taking water through a pipeline supplied by the Estate Management without permission. Any violation of this provision will be treated as a criminal case.

**14. Rain water disposal**

- a. Each Company must undertake the empowerment of rain water by creating a pond to collect rainwater, catchment wells and/or biopory infiltration pit accordance with standards set out in the Regulation of the Minister of Environment No.12 of 2009 and or the prevailing rules and regulations.
- b. The Company must complete the permanent program/plan on rain water management as the recovery efforts of environmental hydrology.
- c. Rainwater disposal of plots should be discharge through made of stone masonry/concrete, leading to the rainwater drain systems that are passing throughout the estate road, as well as planning system. For construction of different rain water discharge to the above provisions, the specifications and technical implementation should follow the Estate Regulations issued by the Estate Management.

**15. Disturbance Prevention**

**a. General**

All necessary precaution should be instituted and take into account to the existing conditions

of the site, preventing any possible disturbance such as dust, smoke, odor, sound, vibration, noise, fire hazard, etc. The Company implements the emergency system that can cover during un-circumstance conditions for waste water treatment, air emission, hazardous waste management, noisy, odor and related environmental parameters to guaranty that Company complies to Estate Regulations and government laws.

**b. Disturbance by the generator usage**

In an emergency situation that the industries should use a generator :

1. The usage of generator should have a permit issued by the Estate Management and the relevant government agency
2. To use the super silent type and sound proof or it should be positioned in the basement in order to comply the applicable government regulation
3. The location of generator should meet the building border line ( GSB )
4. Before its operation, a trial test should be performed with the Estate Management until the applicable conditions could be achieved.

**16. Air Pollution and Noise**

**16.1. Emissions**

All Companies that produce air emissions such as gasses/odors, particles, dust, fumes, etc., should manage and install air pollution control to meet the Air Emission Quality Standards issued by the central government and applicable local regulations to follow more strict regulations; and should report to the relevant agencies and Estate Management in accordance with the Decision of the Head of Bapedal number 205 of 1996, and or the prevailing rules and regulations.

**16.2. Odor**

All industries should manage and monitor their odor level in accordance to the standard requirement of the State Minister for Environment Number : KEP-50/MENLH/11/1996 or the prevailing rules and regulations.

**16.3. Vibration.**

All industries should manage and monitor their vibration level in accordance to the standard requirements of the State Minister for Environment Number : KEP.49/MENLH/11/1996 or the prevailing rules and regulations.

**16.4. Noise**

Companies that generate noise in the production process should manage the noise level in accordance to comply the standard requirement issued by the Central Government and local regulations by following more strict regulation.

**16.5** Countermeasures of impacts resulted from air pollution and vibration/noise to the environment shall be the Company's responsibility.

**16.6** In case of violation of air pollution and noise generated by the Company, then the Estate Management has the right to impose sanctions on the Company in accordance with the applicable regulation.

**17. Wastewater Disposal**

Any waste water from domestic and industrial activities which have comply the Estate Waste Water Quality Standard, should be discharged to the estate sewerage system through service

manhole provided by the Estate Management. The pipes system should be underground closed pipe and made of suitable materials for sewerage system. Waste water disposal out of sewerage systems can cause environmental pollution cases that have to the Company's responsibility.

The waste water performance flow from internal plant piping to the service manhole is the Company's responsibility.

**18. Pretreatment Wastewater**

All industries should construct and properly operate / maintain their own waste water pretreatment facility of whatsoever, in case their waste water quality could not meet to the acceptable Estate Regulations.

Sanction will be imposed by terminating the clean water supply and disconnecting estate sewerage system, in the event that an industry is found discharging waste water that is not conforming to the specified requirement defined by the Estate Management.

**19. Sewerage system**

It is strictly prohibited to discharge the following items into the estate sewerage system:

- a. Rain water flow from the gutter and / or drain out of the plot.
- b. Explosive nature and flammable materials.
- c. Radioactive materials.
- d. Calcium carbide.
- e. Tar, asphalt, kerosene or other hydrocarbon products, carbon sulfide, hydrosulfide.
- f. Dyestuff which could not being processed biologically.
- g. Pesticide, fungicide, herbicide, insecticide.
- h. Sludge
- i. Hazardous and toxic materials and wastes.
- j. Garbage disposal / solid waste

**20. Estate Wastewater Quality Standards**

Every waste water being discharged to the sewerage system, should meet to the prevailing waste water standard quality as follows :

**1). Physics**

(1) Temperature.....	40	°C
(2) Total Suspended Solid .....	400	mg/l
(3) Total Dissolved Solid .....	2000	mg/l
(4) Color .....	200	Pt. Co scale

**2). Chemistry**

(1) BOD ( Biochemical Oxygen Demand ) .....	500	mg/l
(2) COD ( Chemical Oxygen Demand ) .....	800	mg/l
(3) pH .....	6 ~ 9	
(4) Ammonia Total ( NH <sub>3</sub> ) .....	10	mg/l
(5) Detergent .....	5	mg/l
(6) Phenol .....	0.5	mg/l
(7) Vegetable Oil .....	5	mg/l
(8) Mineral Oil .....	15	mg/l
(9) Nitrate ( NO <sub>3</sub> ) .....	30	mg/l
(10) Nitrite ( NO <sub>2</sub> ) .....	2	mg/l

(11) Sulfite ( H <sub>2</sub> S ) .....	0.1	mg/l
(12) Arsenic ( As ) .....	0.1	mg/l
(13) Barium ( Ba ) .....	2	mg/l
(14) Cadmium ( Cd ) .....	0.05	mg/l
(15) Chromium total ( Cr ) .....	0.5	mg/l
Chromium hexavalent ( Cr VI ) .....	0.1	mg/l
(16) Cobalt ( Co ) .....	0.4	mg/l
(17) Copper ( Cu ) .....	2	mg/l
(18) Cyanide ( CN ) .....	0.05	mg/l
(19) Fluoride ( F ) .....	2	mg/l
(20) Iron ( Fe ) .....	5	mg/l
(21) Lead ( Pb ) .....	0.1	mg/l
(22) Manganese ( Mn ) .....	2	mg/l
(23) Mercury ( Hg ) .....	0.002	mg/l
(24) Nickel ( Ni ) .....	0.2	mg/l
(25) Zinc ( Zn ) .....	5	mg/l
(26) Stannum ( Sn ) .....	2	mg/l
(27) Selenium ( Se ) .....	0.05	mg/l
(28) Radioactive .....	In accordance with Regulation of the National Atomic Power Agency	

**21. Environmental Document**

- a. All industries are required to prepare environmental document that is: AMDAL (Environmental Impact Assessment), or UKL-UPL (Environmental Management and Monitoring Effort), or SPPL (Statement of Environmental Management and Monitoring) based on Estate's RKL (Environmental Management Plan) and RPL (Environmental Monitoring Plan) in accordance the applicable laws.
- b. Companies in the industrial estate are exempted from arranging licenses on Disturbance, and Location Permit.

**22. Non Hazardous Garbage /Waste Management**

- a. It is not allowed to stack, dump or to burn the garbage in the lot or anywhere in the estate area and must be disposed outside the estate in landfill which allowed by the authorized Agency
- b. In case the non hazardous waste has economic value and in condition the companies have collaboration with the third parties to manage the waste, Company should coordinate/consult with the Estate Management in accordance to the prevailing regulations and to avoid the negative impacts.

**23. Management of Hazardous and Toxic Waste (B3)**

All industries which are classified in the Indonesia Government Decree as the hazardous and poisonous waste producer, should follow to the said Decree No. 18 year 1999 and No. 85 year 1999 or the prevailing rules and regulations.

Hazardous waste management shall be the responsibility of each Company. Company should report to the relevant authorities and the Estate Management periodically every 3 (three) months.

**24 Fire Prevention**

Although the estate is equipped with fire brigade & crew for fire emergency purpose, all industries shall be responsible to install / equipped with their own adequate and sufficient fire extinguisher / hydrant / fire prevention system within their premises, including training of fire-fighting crew to prevent any possibility of breaking out of fire. The Estate Management has right



to perform coordination on fire-fighting systems with companies in the industrial estate.

**25 Water Hydrant**

Along the estate's road in which the available water hydrant can be used by the Estate Management to handle emergencies in the industrial estate.

**26 Utility System**

All required supporting utilities for production system, employee activities, etc., should be taken into account starting from the design stage. Connection points for clean water supply, waste water and sewerage connection system, electrical connection, telephone connection should be properly designed by following to the available existing connection points.

The estate personnel should have the permit for entering into the industrial premises, to accomplish their task, in terms of the connection works, installation works as good as the routine inspection and maintenance works. It is not allowed to construct any building on waste water service manhole and or on the location of clean water connection meter.

**27 Man Power**

Companies in the industrial estate should employ local laborers, as long as the requirements of expertise and skills are met, in accordance with the applicable rules and regulations.

The treatment of labor and employment issues must be in accordance with the applicable rules and regulations.

**28. Occupational Health and Safety (K3)**

Implement K3 in the Company in accordance with the Law on Working Safety No. 1 of 1970 and or the prevailing rules and regulations.

**29 Polyclinic**

It is suggested that all industries provide a polyclinic, or minimum a first-aid facilities to help their employees for first aid medical treatment in case of work accidents.

**30 Maintenance and Repair of Estate Facilities**

a. Maintenance and repair of all estate facilities, such as roads, drains, sidewalks, street lighting, landscaping and general security in the industrial estate carried out by the Estate Management. For the implementation of the maintenance and repair of the above facility, each Company for each month will be charged Maintenance Charge in accordance with prevailing rates and must be paid by the Company on time. Any delay of payments will be charged according to point 6. a, Part II, Estate Regulations.

b. In the event of any damages to public facilities and infrastructure, such as roads, parks, grass, signs, sanitation, utilities and others caused by Company or Company's guests and contractors, Company shall finance the repairs for such damages.

c. In case Company fails to repair the damages as to which is in point b above, Estate Management and the officers appointed by the Estate Management will make improvements at the expenses of the Company concerned.

**31. Maintenance in the Factory Building**

The maintenance of the building and any other facilities in and within the plot are the responsibilities of every Company. All building section, garden, drain, fences are to be properly maintained at all time by the Company to maintain a clean and neat appearance of the estate, including repainting the building at least every 3 (three) years. If the Company do not maintain

all the issues mentioned above, the Estate Management shall become authorized to carry out this job, with the cost charged to the Company.

**32. Security of the Factory Building**

To realize a safe and comfortable condition in the estate environment then the Company agrees to implement the following:

- a. Security shall be the joint responsibility in which implementation is adjusted the scope of each stake holder..
- b. Companies shall implement security in accordance with its scope: including Company internal area or property and all its contents and yard borders and if any disturbance of safety shall immediately be reported to the police to get necessary assistance. The Company shall be responsible for any damages resulted thereof.
- c. In emergency condition, the Company and the security forces concerned shall stand and solve the issues together.
- d. For further assistance, contact to Estate security team or other related security agency.  
Companies in the event of employing the third-party security services must coordinate with the Estate Management.

**33. Consumption of Workers/Canteen**

- a. The contractor / industry should propose and obtain approval / license from Estate Management for one or several temporary food stand ( warung ) to support the needs of food and drink for the laborers during the construction phase. Such stalls / food-stands shall be demolished and removed from the estate upon the completion of construction works or the expire of permit / license issued by the Estate Management.
- b. The companies should provide a canteen within the plots to serve the employees' needs of their food and beverage.

**34. Bill Board And Company's Signboard**

Company should apply the license to construct billboard and or Company signboard which are located within the factory premises / plot. Application should be made to the Regional Government of Bekasi Regency, based on the applicable Regional Regulations.

**35. Excess Soil**

Excess soil produced by the excavation activities / construction works are allowed to dump out of the estate or within the estate. Company / appointed contractors have to consult the Estate Management for direction on where to dump the excess soil. Should Company dump the excess soil within the estate, then they / their appointed contractor shall be responsible to transport, grade and properly compact the excess soil at the designated dumping area only. Prior to the work execution, Company / appointed contractor should have a permit issued by the Estate Management.

**36. Contractor**

The contractor as assigned by the Company should have the construction service license ( SIUJK ) from the government. Prior to the work execution, the appointed contractor is requested to report to Estate Management for applying estate work permit. The Estate Management shall be entitled to stop the work if the contractor does not hold a license or breaking the issued permit.

**37. Planning and Design Consultant**

The design consultant Company for the industries should have the consultant working license ( SIBP ). Prior to the work execution, the design companies have to consult the Estate Management in order to meet the Estate Regulation.

**38. Construction Implementation**

Prior to the implementation of construction, the Company is required to contact the Estate Management to resolve some of the following requirements:

- a. Applying for a Work Permit (SIK)
- b. For new industrial plots must be completed with Minutes of Plot Boundary Determination and Minutes of Land Delivery (BAST).
- c. Submitting a receipt of Building Permit (IMB) of the authorized government.
- d. Submitting deposit for the performance of construction (performance bond).
- e. Security during the performance of construction projects should be coordinated with the Estate Management.

**39. Transporting Soil to the Industrial Estate**

If there is any shortage of soil, transporting soil from outside to the industrial estate must obtain approval to meet the applicable terms and conditions. And in case of any contamination or damages to the road and then it becomes the responsibility of the Company that is implementing the construction.

**40. Temporary Building**

All temporary / semi permanent building facilities to support the construction activities, should be demolished within in 14 days after completion of the project, and keep out the remain of its materials.

**41. Permissions to Enter Plot and or Building**

The Company is obliged to allow the officers of Estate Management/the related agencies to enter into land and or building, for the purpose of performing the duties.

**42. Maintenance of Industrial Plot**

The companies include vacant plot, constructed plot and multipurpose buildings shall maintain neatness and cleanliness that is to cut the grass or growing bushes, including fire prevention, which the impact will be the responsibility of the Company.

**43. Emergency**

- a. In an emergency, local authorities and or Estate Management can enter into plots/buildings without prior permit or notify the Company, whether in occupied or unoccupied property condition.
- b. The definition of an emergency is not limited to any fire or a natural disaster, commotion/fights, criminal acts/offense, any other incidents suspected as criminal acts/offenses.
- c. In certain emergency situations, such as a fire, rescue officers can enter the adjacent or upfront/behind industrial buildings.

**44. Loss, Accident, Force Majeure and Disaster**

- a. Estate Management shall not be responsible for any events or circumstances that caused by any events such as but not limited to loss/damage/accidents (trees/fence/electric poles/signs/banners/billboards collapsed, crashing livestock, and other accidents), destruction of propertyies owned by the Company and or the loss of life (death) caused by fire, theft, robbery, droughts, floods, lightning, earthquakes, riots, strikes, epidemics or other natural disasters and the enactment of legislation or the decisions or policies of the government/other competent agencies are events outside the control/power/ability of the Estate Management.
- b. Whoever being inside the industrial estate experienced a traumatic event or events such as those referred to in Article 44 (a) above, either partially or entirely shall be the responsibility and risks of each, and to waive the Estate Management of responsibility in any form whatsoever.
- c. The Company is highly recommended to cover life insurance and insure the buildings and properties for the type of insurance coverage that provides complete protection against any loss and or damages; it can provide a sense of peace and provide the Company protection in case any events or circumstances as referred to in Article 44 (a) above.

**45. Rule of Region Border**

Company located in Industrial Estate is not allowed to change the region borders of Regency and or sub district either in the form of natural borders or the borders set by the Government.

**46. Empowerment of Neighborhood Community**

Company located in Industrial Estate in implementing activities needs to pay attention of participation, empowerment and support of the local community both in industry activities and other social activities; as a social responsibility of Company premises to support development or sustainable development activities of Company.

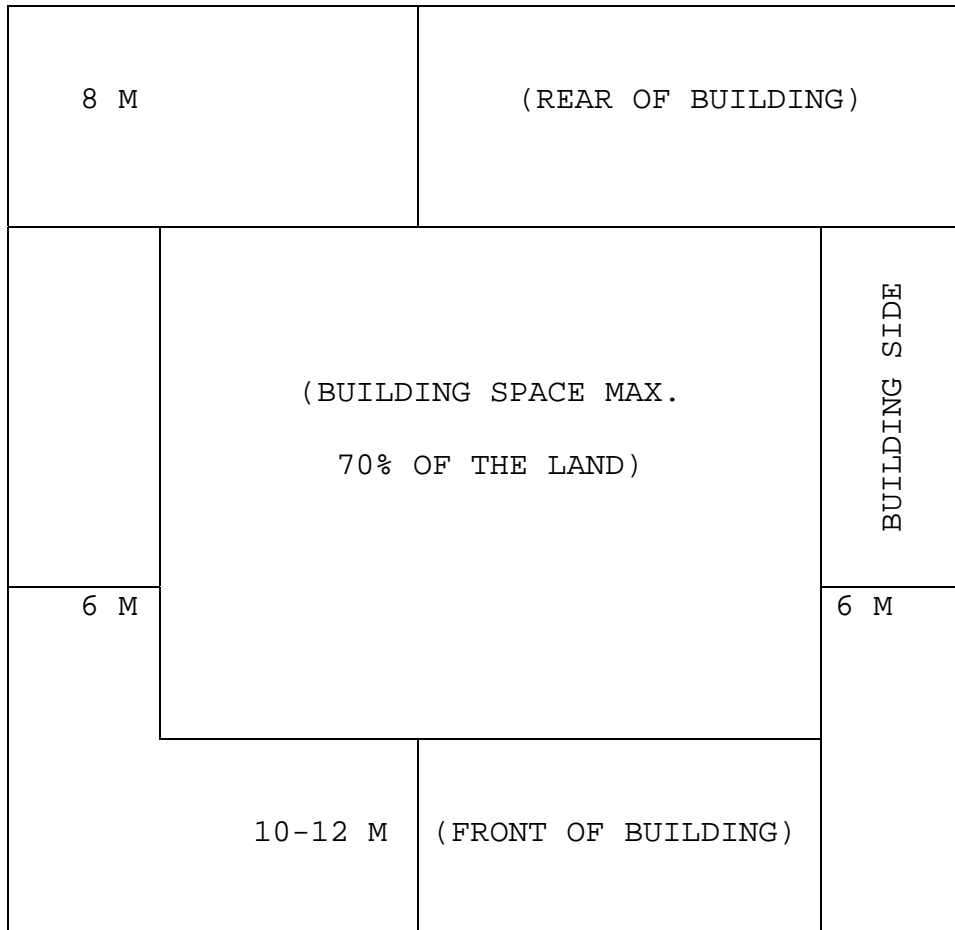
**47. Sanction of Estate Regulations**

- a. For the public interest any violation of Estate Regulations by the Company, either in general, technical or specific, will be given warning letters by the Estate Management.
- b. If the contents of warning letters were ignored by the Company concerned, the Estate Management both with and without the assistance of the competent authority, shall be entitled to and can stop/disconnect utility service delivery, all services and facilities that provide in the industrial estate or apply specific provisions to the Company.
- c. Violation of the Estate Regulations, whether intentionally or unintentionally shall dully be the responsibility of the Company; and it means that the Company has provided rights to the Estate Management to stop the granting of facilities and other services until the regulation of the order are complied with and implemented by the Company.
- d. Violation of the estate regulation, in addition to subject the sanctions of estate regulation and according to the type of offense may also apply the Civil and Criminal Law and applicable Laws and or regulations.

*PART (IV)*

**BUILDING REGULATIONS**

**1. REGULATIONS OF BUILDING BORDER LINES, COVERAGE RATIO AND FLOOR COVERAGE RATIO**



**Requirements:**

**1) For industrial plots located along main roads:**

- a. The front part minimum of ..... 12.0 meters
- b. The side part minimum of ..... 6.0 meters
- c. The rear part minimum of ..... 8.0 meters

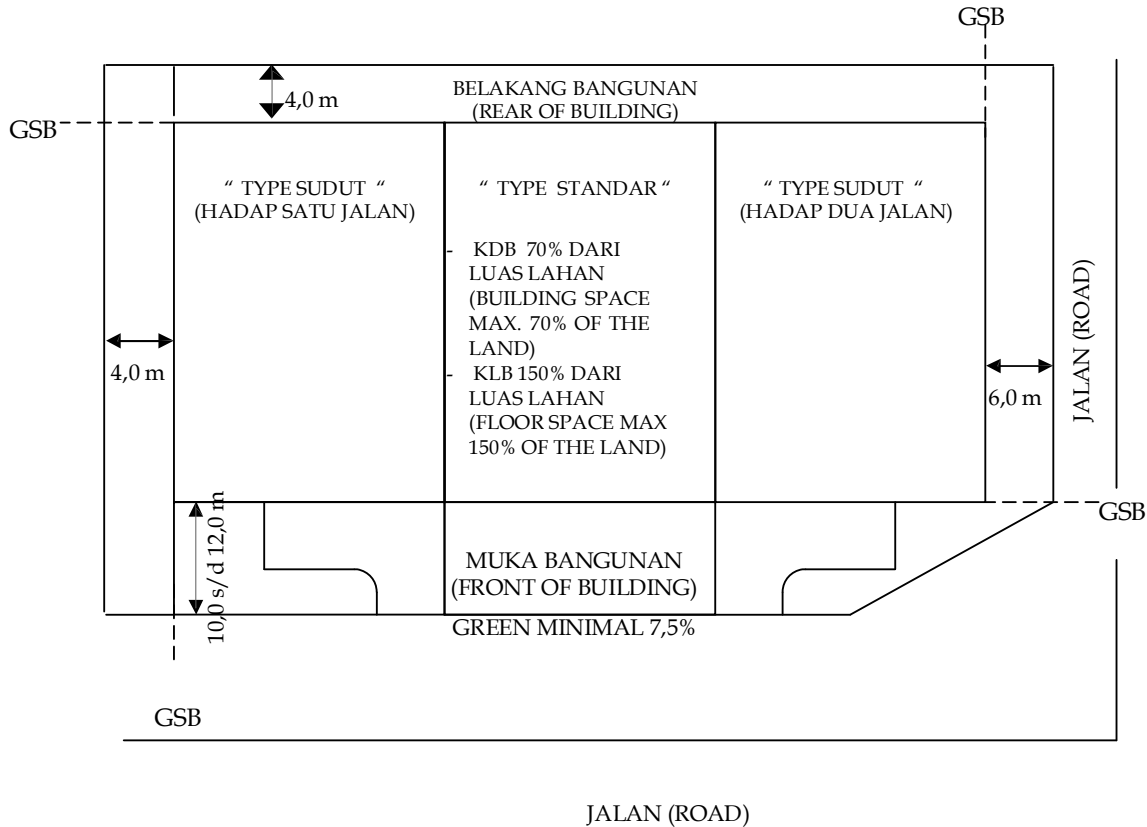
**2) For industrial plots located along the secondary roads:**

- a. The front part minimum of ..... 10.0 meters
- b. The side part minimum of ..... 6.0 meters
- c. The rear part minimum of ..... 8.0 meters

**3) Specifically for the plots facing more than one road, the distance between the walls structure and the plot boundary, facing to:**

- a. Main road ..... 12.0 meters minimum
- b. Secondary roads..... 10.0 meters minimum

**2. REGULATIONS OF BUILDING LINES, COVERAGE RATIO, AND FLOOR COVERAGE RATIO FOR MULTIPURPOSE AND COMMERCIAL BUILDINGS**



**Requirements:**

**1) For the Multipurpose Building located along the main road:**

**FOR STANDARD TYPE:**

- a. The front part minimum of 12.0 meters
- b. The rear / part minimum of 4.0 meters

**FOR ANGLE TYPE facing one road:**

- a. The front part minimum of 12.0 meters
- b. The side part minimum of 4.0 meters
- c. The rear part minimum of 4.0 meters

**FOR TYPE ANGLE facing two roads:**

- a. The front part minimum of 12.0 meters
- b. The side part minimum of 6.0 meters
- c. The rear part minimum of 4.0 meters

**2) For the Multipurpose Building located along Secondary roads:**

**FOR STANDARD TYPE:**

- a. The front part minimum of 10.0 meters
- b. The rear part minimum of 4.0 meters

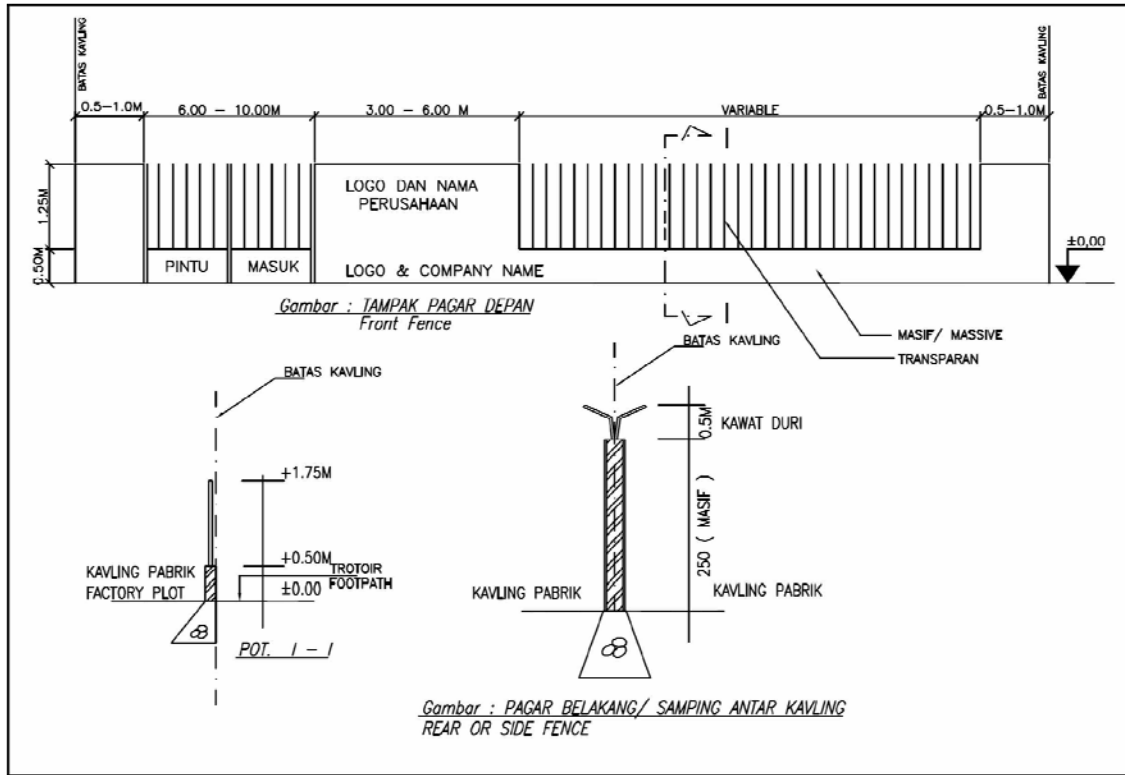
**FOR TYPE ANGLE facing one road:**

- a. The front part minimum of 10.0 meters
- b. The side part minimum of 4.0 meters
- c. The rear part minimum of 4.0 meters

**FOR TYPE ANGLE facing two roads:**

- a. The front of part minimum of 10.0 meters
- b. The side part minimum of 6.0 meters
- c. The rear part minimum of 4.0 meters

**3. REGULATION OF PLOT FENCES AND SIGN BOARD**

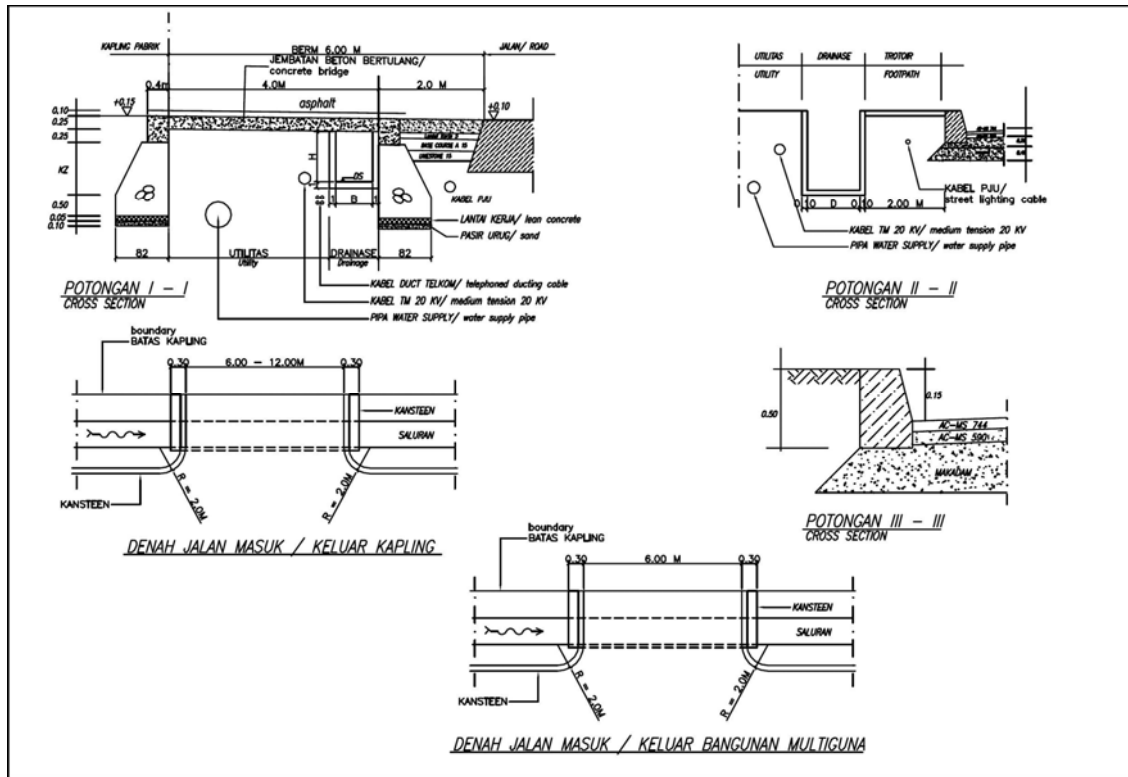


**Requirements:**

1. Side and Rear Fences of Plot
  - 1.1. Plot boundary fences made by the Company, in accordance with the applicable construction standards.
  - 1.2. Given that the fences are a plot boundary of 2 companies that are used together, then the expenses for making the fence is shared equally between the two companies in accordance with the length of the plot boundary fence.
  - 1.3. Side boundary fence and rear boundary fence of maximum height of 3.0 meters is determined, composed of massive component of maximum height of 2.50 m and razor wire as high as 0.50 m.
  - 1.4. Construction of the plot border fence, massive component with measures of 20 x 40 x 15 cm.
  - 1.5. It is recommended that along the fence is made rainwater conduit.
2. Front Fence of Plot and Entrance/Exit
  - 2.1. Front fence of plots and the entrance/exit made by the Company in accordance with appropriate construction standards.
  - 2.2. Construction of front fence specified maximum height of 1.75 m is calculated from the pavement consisting of massive component as high as 0.50 m and the rest is transparent components (see figure).
  - 2.3. Outer fence line of the front fence should be in within the boundary of plots.
3. Logo and Sign Board
  - 3.1. Logo and Company names are placed on the fence of the main entrance, and which is inseparable part of of the front fence in accordance with the specified standard.
  - 3.2. The width the placement of the logo and Company name minimum of 3.0 m and maximum of 6.0 m.
4. Company Sign Board
  - 4.1. Installation of the sign is placed in front of the building on the plots of Building Demarcation Line (GSB).
  - 4.2. The shape, size, placement and design of the sign must have prior approval of the Estate Management.



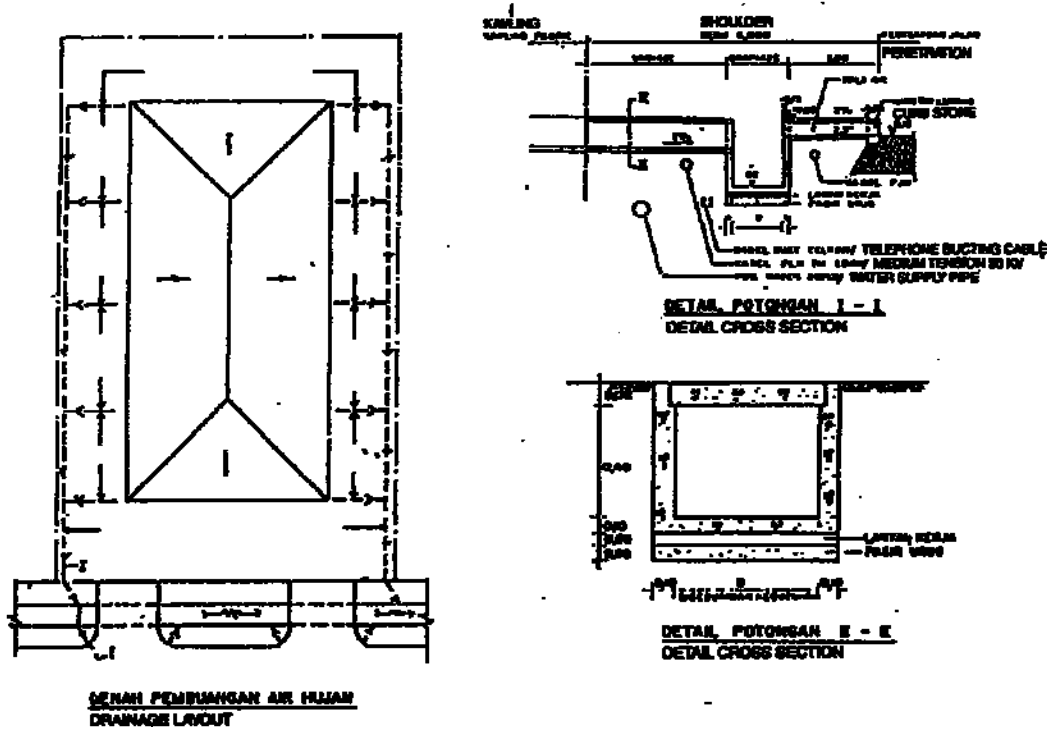
4. REGULATIONS OF THE BRIDGE CONSTRUCTION OF ENTRANCE AND EXIT



**Requirements:**

1. Door/entrance/exit bridges of plots shall be the Company's responsibility, a maximum of 2 units.
2. The design of bridge shall meet the estate requirement, and shall ensure to accommodate the existing utilities or landscaping, such as street lighting poles, trees or other Estate Management installation, etc.
3. Provision to notice:
  - 3.1. Implementation of manufacturing of doors/bridges should not undermine the existing of road construction, drainage, and utilities.
  - 3.2. Damages that may arise to be repaired at the expenses of the Company.
  - 3.3. Construction of the bridge should not overload the drainage construction (made clearance of + 5 cm).
  - 3.4. In the manufacture of door/bridge if necessary, companies are obligated to protect the existing utility that is, of the possibility of damages. The Company shall install 3 pieces of PVC pipe AW, the diameter of 6" for utilities (power cables, telephone cables) as the depth specified by the relevant agency.
  - 3.5. Width and peil of channel basis, should not be changed.
  - 3.6. Construction should ensure there is no standing water between the bridge of entrance and the sidewalk.

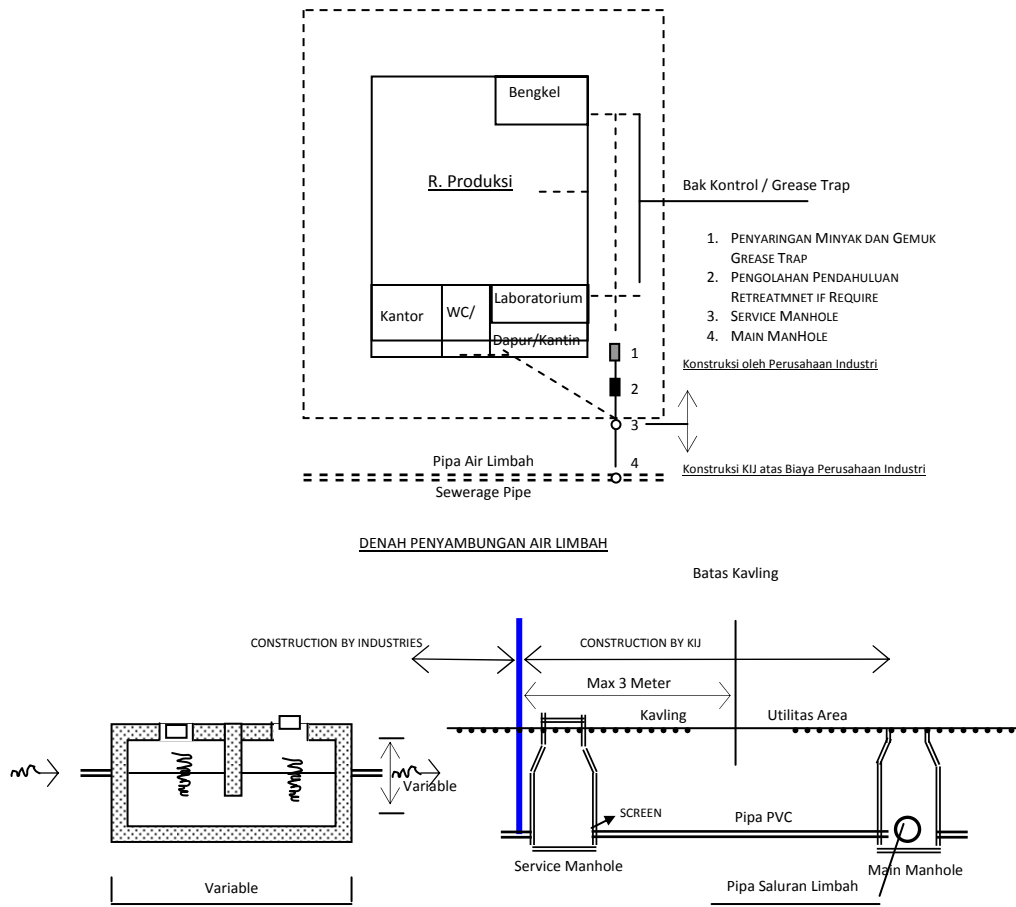
**5. REGULATIONS OF THE CONSTRUCTION RAIN WATER DRAINAGE**



**Requirements:**

1. The drainage channel which functioning to dispose the rain water out from the plot , should be constructed by following to given estate standard.
2. The drainage channels are to be utilized for discharging rain water from gutters and Company yard only
3. Discharging waste water into drainage channels are strictly prohibited and such waste water should be drained out into existing sewerage system. If the Company discharge of waste water into the rain water drainage, then the Estate Management has the right to close the rainwater drainage until the Company completed repair the internal duct system so that it meets the applicable regulations.
4. Rainwater drainage channel from the Company should be made of stone masonry /concrete.
5. The company design consultant may consult the Estate Management on the drainage system prior to execution works.
6. Special care / protection shall be taken during construction, to prevent any possible damages may occur to existing utilities. Companies shall be responsible for any utilities damages causes by such construction.

**6. REGULATIONS OF CONSTRUCTION OF SEWERAGE DISPOSAL**



DENAH PENYAMBUNGAN AIR LIMBAH

Batas Kavling

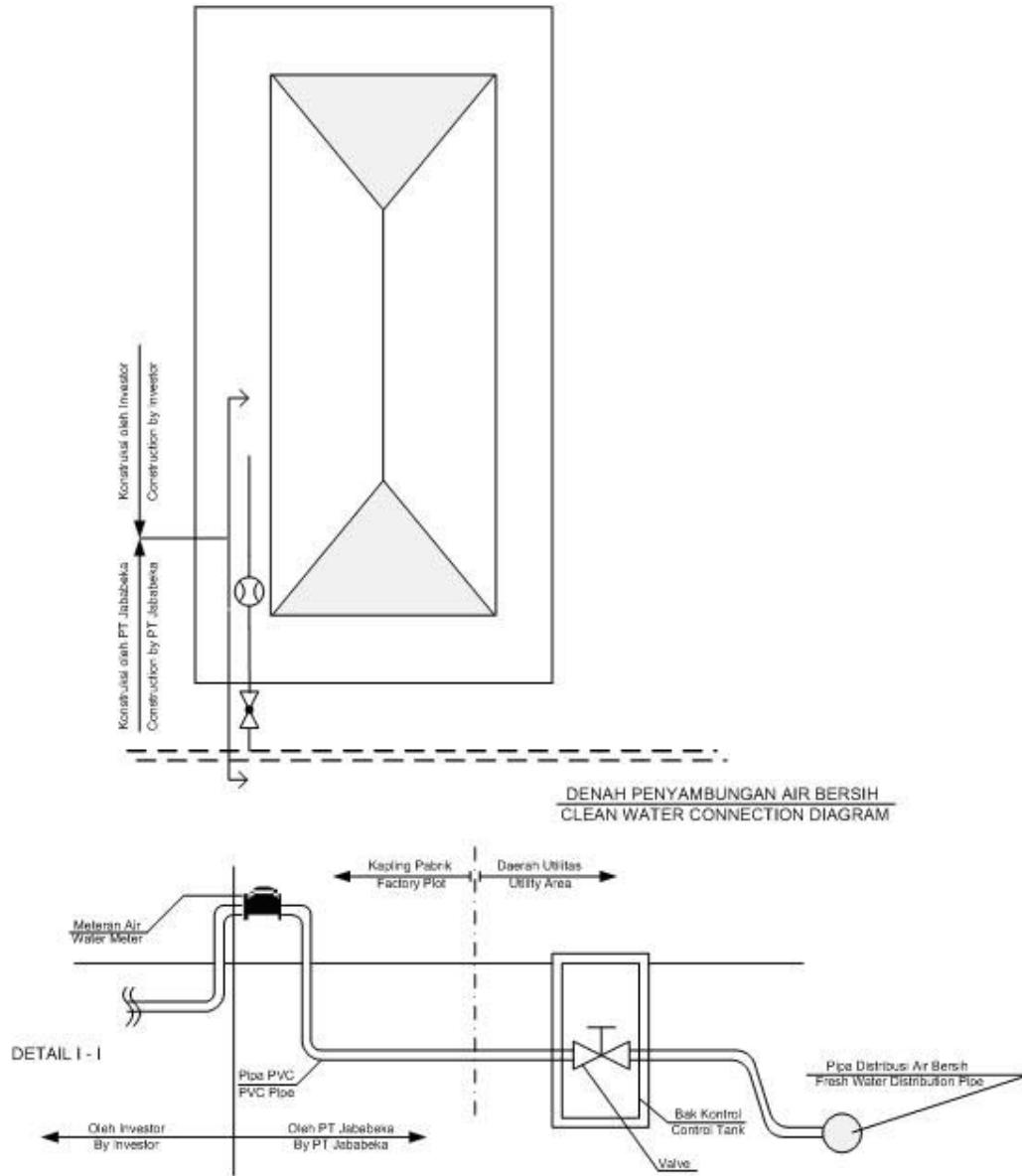
DENAH PENYARINGAN MINYAK & GEMUK

DETAIL PENYAMBUNGAN LIMBAH

**Requirements:**

1. The sewerage disposal system build inside factory / plot, should be constructed by following to the given estate standard.
2. In principle, any wastewater out of the production activities, workshops, laboratories, canteen, bathrooms, toilets should be be discharged to the estate sewerage through the closed / underground sewerage system, by using suitable materials such as PVC pipes, asbestos cement pipe, etc.
3. Basically, the waste water system as build by company should equipped with a proper oil and grease catcher or separator, except to waste water out from the lavatory can be directly discharged into the service manhole, which lead to the main manhole system.
4. A pretreatment facility should be built and properly operated by company, in case their waste water quality could not meet to the acceptable estate standard.
5. It is not allowed to discharge the rain / storm water into the waste water sewerage system. If the dispose of rainwater into the sewer, then the Estate Management has the right to close rain drainage until the Company had fixed the internal drainage system to meet the applicable regulations.
6. The company's design consultant may consult to the Estate Management for design of the waste water sewerage system.

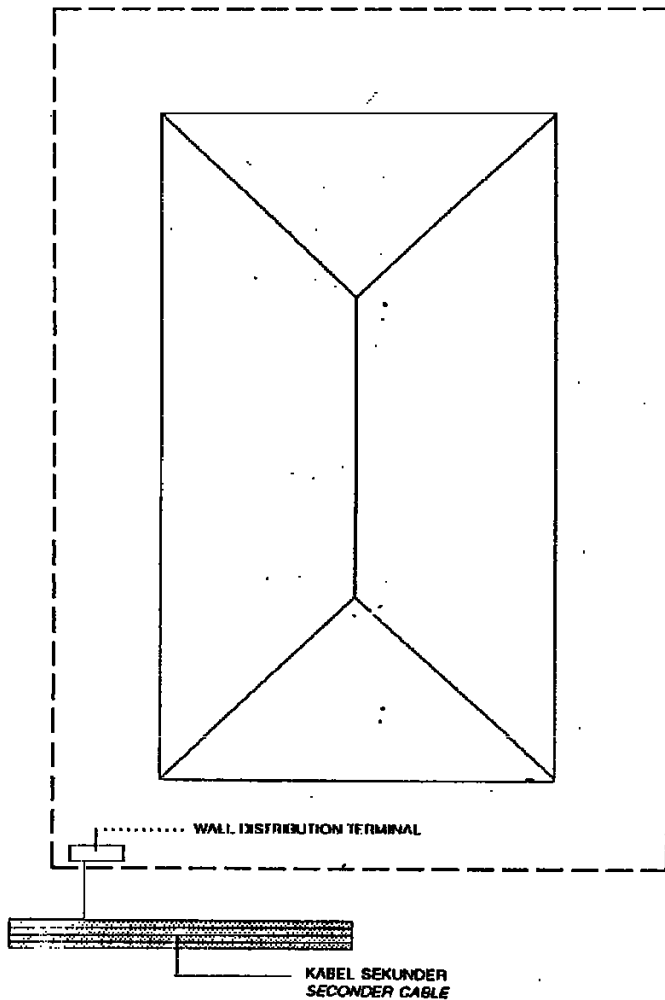
**7. REGULATIONS OF CLEAN WATER CONNECTION**



**Requirements:**

1. The company shall be responsible for the clean water connection after the water flow meter to the plot.
2. The Estate Management shall be responsible for the connection works from the main pipe up to the flow meter located inside the plot. The maximum length of this connection of flow meter shall limit 3 (three) meters maximum from the plot boundary.

## 8. REGULATIONS OF TELEPHONE LINES CONNECTION



**DENAH PENYAMBUNGAN SALURAN TELEPON**  
**TELEPHONE LINE CONNECTION DIAGRAM**

### Requirements:

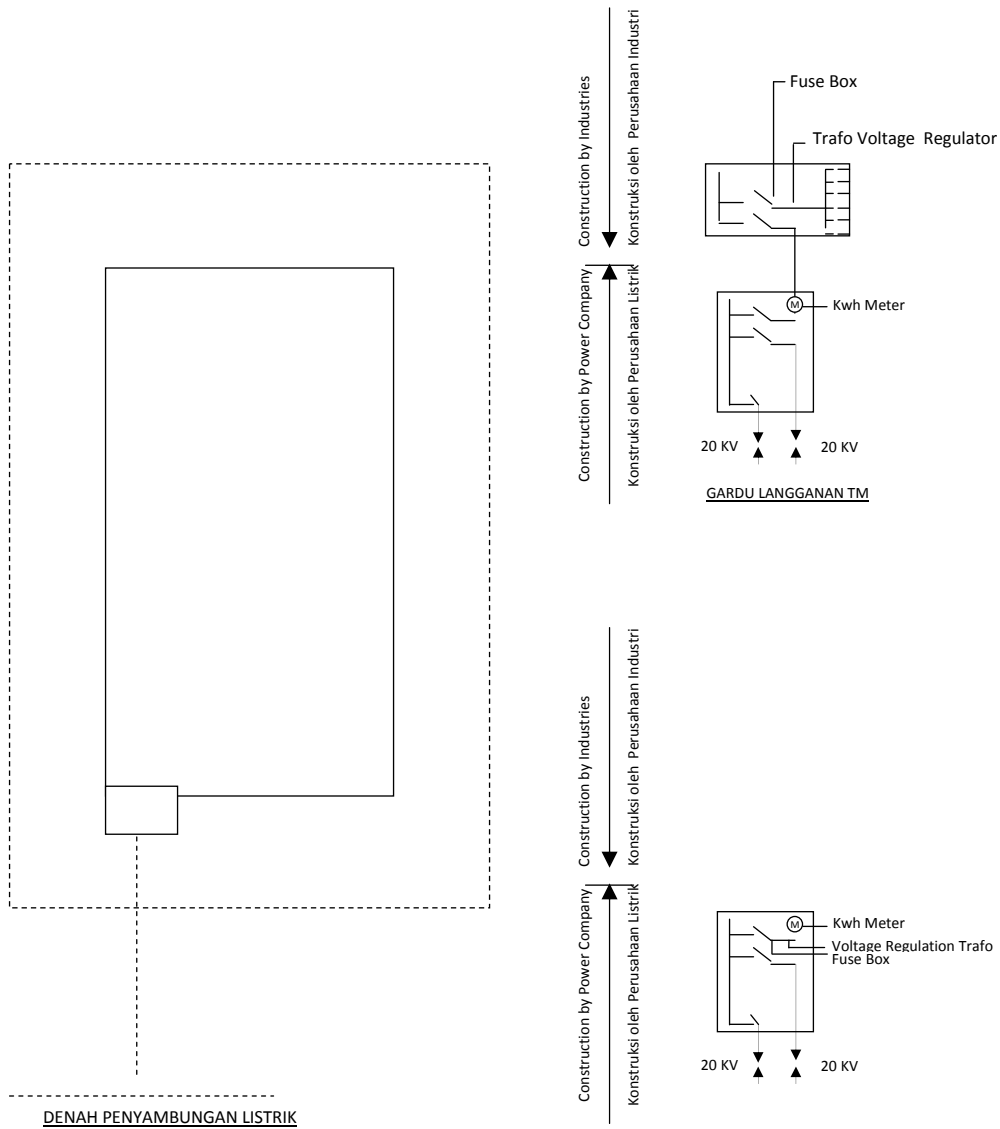
#### A. Cable-Based Services:

1. The telecommunication provider will carry out the installation up to Point of Distribution Terminal.
2. Building wiring installation (from the distribution pannel into plots/buildings up to each telephone Box/ PABX) of the Company will further be carried out by the Company.

#### B. FO-Based Services (Fiber Optic)

1. Telecommunications service provider will undertake the installation of FO to ONT (Optical Network Termination), FO's maximum length of 10 meters from plot boundary, and provide the ONT unit.
2. The Company provides power supply and cord sparing, excess length of 10 meters be charged to the Company

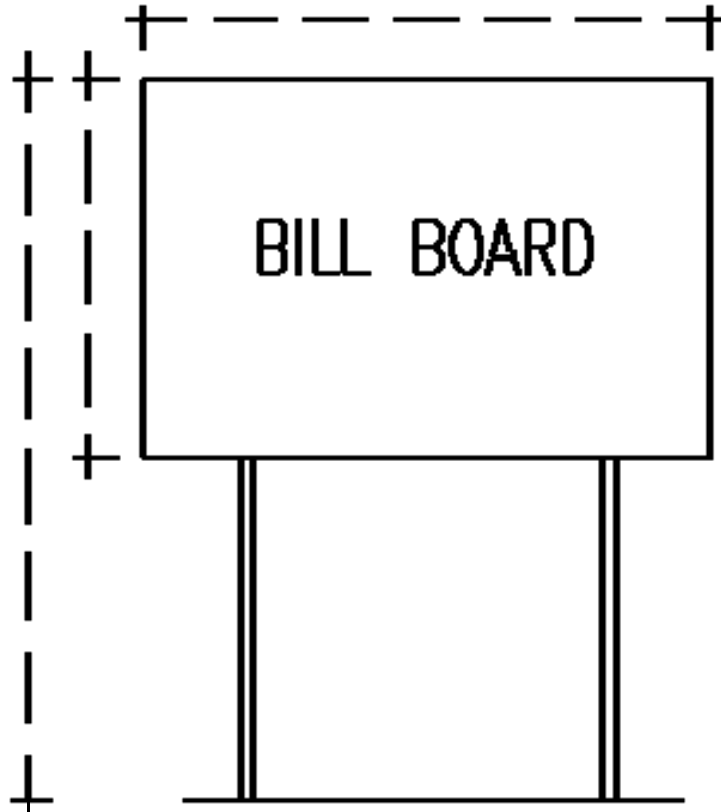
**9. REGULATIONS OF ELECTRIC POWER CONNECTION**



**Requirements:**

1. Each Company is obliged to provide space for a power distribution substation outside the Building Border Line (GSB)
2. For companies who required low voltage power, then the termination connection point will be at the meter
3. For companies who required medium voltage power, then termination connection point will be at the 20 kWh cubicle inside the substation.
4. Electricity utilization data, will be recorded in the kWh meter, kVARH meters.
5. Companies are advice to consult directly to the power supply provider company for the detail requirement pertaining to the power connections and substation requirement.

10. REGULATIONS OF BILLBOARD INSTALATION



**Explanation:**

1. Bill Board Installation (sign) is placed in front of the building within the Building Border Line (GSB).
2. The shape, size, placement and design of the bill board shall be approved by the Estate Management prior to execution of works

**PART (V)**

**REGULATIONS  
OF  
CLEAN WATER CONSUMPTION**



## **1. General**

- 1) Clean water supply for Jababeka Industrial Estate is carried out by Estate Management.
- 2) Clean water distribution pipeline in and within the estate, is made either of the PVC pipeline, HDPE pipes and ductile cast iron.
- 3) Connection and operation fees will be charged to industries who are consuming the clean water produced by Estate Management.
- 4) Pipe size to be connected to the individual industry, will be determined upon the required consumption in m<sup>3</sup>/day, and will be equipped with sufficient flow meter for reading the timely water consumption.
- 5) The supplied water quality will be conforming to the clean water standard as issued by the health department.
- 6) The supplied water pressure around 1 kg/cm<sup>2</sup> at the connection water meter ( around 3 meter from the front of plot boundary ).

## **2. Connection Procedures**

- 1) Industries who have the intention to utilize the clean water, should submit a written application to the Estate Management.
- 2) The application should cover the following relevant information :
  - a. Clean water consumption in m<sup>3</sup>/day.
  - b. Required Schedule
- 3) Clean water connection charges shall be based on the demand as described by the industry in the application forms.
- 4) Based on the written application, the Estate Management will provide a written bidding for connection fees.
- 5) Connection of clean water will be implemented within a period of 2 (two) months after full payment of connection charge.

## **3. Operation Charge**

- 1) Operation charge should be paid in monthly basis, in conformity to the actual water consumption.
- 2) Estate Management shall register from the water meter, the amount of water consumed by each Company.
- 3) Reading the meter will be carried out by the appointed personal from Estate Management, witnessed by the officer in charge appointed by the Company. The result of such reading shall valid as the basis for invoicing the operation charge to be paid by Company.

## **4. Provisions to notice**

- 1) The industries should provide sufficient water reservoir inside the factory plant, by means to secure the production activities.
- 2) Due to sufficient water pressure, it is prohibited to install any water pump with direct connection to the water main pipe system.
- 3) The appointed personnel from Estate Management should have the right to inspect the factory water piping system, and may provide advice as required.
- 4) Sanction will be imposed which is not favorable to the industry for any violation to the regulations on water used, or giving incorrect information regarding of the water consumption aimed to reduce the connection charge,
- 5) If the water consumption in the three (3) months turned out to exceed the limit of 10% (ten percent) of water consumption previously applied for, the Company will charge additional water connection for excess of water consumption per day multiplied by the connection fee index per m<sup>3</sup>.

If the Company does not fulfill this obligation, then the Estate Management has the right to reduce the Company's water supply into the Company in compliance with the connection capacity which has been applied in advance. If the future the Company concerned requires additional supply of clean water, then the Company will be charged an additional connection fee in accordance with the applicable water tariff.

- 6) Payment for water consumption must be made no later than the 20th of each month. Any late of payments will be charged according to point 6, section II, General on Estate Regulation.

**PART (VI)**

**REGULATIONS OF  
WASTE WATER DISPOSAL**

**1. General**

- 1) Waste water management for Jababeka Industrial Estate is carried out by the Estate Management.
- 2) Waste water sewerage pipeline along the estate road, are made either of concrete pipes for larger pipe diameter, or PVC pipes for smaller pipe diameter.
- 3) Connection and operation fees will be charged to industries for the disposal and processing their waste water.
- 4) One unit of service manhole will be provided by the Estate Management to each industrial plot to facilitate the waste water disposal into the collective sewerage system.
- 5) Waste water consist of industrial waste water and domestic waste water.
- 6) Waste water quality to be discharged into the collective sewerage system, shall comply to the waste water standard issued by the Estate Management.
- 7) Pre-treatment unit or in-plant pre-treatment equipment shall be installed and maintained by industries, should their waste water discharged is not meeting the estate defined waste water specifications.
- 8) Officers of the Estate Management will monitor the estate for 24 hours and has the right to take samples of the Company's waste water either unilaterally, or together with the appointed officer of the Company.

**2. Connection Procedures**

- 1) Companies shall submit a written application to the Estate Management for discharging of waste water sewerage system provided by the estate.
- 2) The said application shall indicate disposal schedule and best estimated dispose volume.
- 3) The Estate Management will response to the industry upon such application letter, and connection charge.
- 4) Implementation of the connection works, will be carried out by 2 (two) months after full payment of the connection charge.

**3. Connection Charge**

- 1) Connection charge will be calculated by multiplying the amount of daily waste water discharge times the connection charge index per m<sup>3</sup> as shown in the charge list.
- 2) The amount of waste water discharge per day is calculated by multiplying the clean water usage ( in m<sup>3</sup> ) times 0.85 ( waste water index ).
- 3) Connection charge is a one-time payment before connection works carried out by the Estate Management.

**4. Operation Charge**

- 1) Operation charge will be determined by multiplying the amount of the waste water discharge ( in m<sup>3</sup> ) times the operation charge per m<sup>3</sup> as shown in the charge list.
- 2) For the companies that discharge wastewater of which quality exceeds the quality standards based on Estate Regulation, additional cost for specific time will be charged in accordance with the agreement for the companies implement the improvement of waste water quality.

**5. Provisions to Notice**

- 1) The Company is not allowed to discharge waste water categorized as B3 (hazardous and toxic waste) and or that do not meet the Estate waste water quality standards in the estate into the sewerage system. In the event, any companies are found discharging the waste water with are not to comply to the acceptable given standard, then after receiving a notice from Estate Management, Company will applied sanction of disconnect of water supply and sewerage

closure by Estate Management until the Company can improve the discharged quality of waste water in accordance with the wastewater quality standards of the estate.

- 2) For companies that discharge wastewater into the sewerage system exceeding the quality standards of wastewater specially for key parameters has important implications for the WWTP performance either environmental in general issues (color, COD, heavy metals, surfactants, Oil & Grease, Mineral Oil and Vegetable Oil), the Estate Management has the right to disconnect water and closing the waste sewerage system within 8 hours after Estate Management issue a notice.

Reconnection of clean water and waste water services can be applied, in condition Company can provide proven pretreatment system which guaranty complies to waste water quality standard in Estate Regulations.

If disconnection of clean water and waste water services applied three times within maximum one year, then Estate Management will evaluate the ability in water and waste water services to the Company.

- 3) If the clean water consumption in the three months turned out to exceed the limit of 10% (ten percent) of water consumption which has previously applied for, then the Company will be charged additional wastewater connection as much as the excess of water consumption per day multiplied by connection fee index per m<sup>3</sup>.

If the Company fails to meet this obligation, the Estate Management has the right to reduce the Company's water supply into compliance with the capacity of connection applied previously. If in the future the Company concerned requires an additional supply of clean water, the Company would be charged additional water connection fee and waste water in compliance with the applicable rate.

- 4) Payment of monthly operating costs and additional costs of wastewater must be made no later than the 20th of each month. Any delay in payment will be charged according to point 6, section II, General Estate Regulation.

*PART (VII)*

**REGULATIONS**

**ON**

**GARBAGE DISPOSAL**

## **1. Garbage classification**

### **1.1. Disposable garbage**

- 1) Domestic garbage
  - a. Office activities waste (waste paper, carton, boxes, plastics, etc.)
  - b. Canteen / kitchen waste (waste food, wrapping paper, etc.)
  - c. Landscape gardening waste (leaves, weeds, etc.)
  - d. General waste from the production activities in a form of waste cloth, waste paper, plastic, carton.
  - e. Wood waste such as sawdust, wood shavings, wood chips.
  - f. Waste of food canning.
  - g. Other waste will be described future.
- 2) Production waste
  - a. Any kinds of production waste, which is not categorized as hazardous and / or toxic waste (B3), whereas such disposal need to have a special handling method or special dumping area required.
  - b. Other kind of waste / garbage, to be classified further on, after field inspection prior the execution of the first time collection.

### **1.2. Un-disposable garbage / waste**

- a. Heavy metal waste
- b. Lumber / logs
- c. Corrosive materials in a form either liquid or solid
- d. Stone, ruins, debris
- e. Fats and / or waste lubricant oil
- f. Toxic waste and / or any kind of other waste which may caused injury to human life.
- g. Any garbage classified as hazardous and toxic waste materials
- h. Other kind of waste / garbage to be describe further on upon the field inspection.

*Note : Companies are advice to consult the Estate Management for the detail classification for type of production waste before disposal.*

## **2. Garbage bin**

- 1) Each Company shall prepare their own garbage bin.
- 2) Any Company which are producing garbage classification 1.1.1. and 1.1.2. altogether, have to prepare 2 (two) separate garbage bins, and have to separate the garbage in accordance to its classification.
- 3) Selected location for the garbage bin, should be accessible by the pick-up trucks.
- 4) Cleaning and maintenance the garbage bin will be at the responsibility of the Company.

## **3. Charging and term of payments**

- 1) Disposing of the domestic waste (classification 1.1.1.) will be charged per charge list.

- 2) Charging for disposing the production waste, will be decided upon verification of the typical garbage / waste to be disposed.
- 3) Recapitulation of the disposed volume, will be implemented and signed in between the both parties personnel in charge, once in a month.

#### **4. Garbage transportation**

- 1) Garbage collection will be executed on normal working days, starting from 8.00 am to 5.00 pm according the schedule that has been approved by companies and Estate Management.
- 2) Collection schedule will be managed in such a way to give the route efficiency, therefore garbage collection at the specific location might have the turn at morning time, noon time or the evening time.
- 3) In the event of special case such as a special guest visitor, where the companies need to have priority in collecting the garbage, then the companies are requested to inform by written notice 2 days before the due date.
- 4) All companies are requested to inform the name of the personnel in charge who has the right to sign the recapitulation sheet of in terms of special or urgent task to be performed immediately.

#### **5. Other**

If the companies dispose the garbage by them self, the location of quarry should have a permit issued by the legitimate government, and the companies have to take all the risks.



*PART (VIII)*

**CONCLUSION**

**REGULATION**

Estate Regulations may change based on changes in Estate Management rule, applicable laws and regulations.