

MINISTRY OF FINANCE OF THE REPUBLIC OF INDONESIA
Directorate General of Budget Financing and Risk Management
Directorate of Government Support and Infrastructure Financing Management

INDONESIA INFRASTRUCTURE FINANCE DEVELOPMENT – IIFD

REQUEST FOR EXPRESSION OF INTEREST
(Consultancy Services - Firms Selection)

**DEVELOPMENT OF THE OUTLINE BUSINESS CASE (OBC) FOR PUBLIC
PRIVATE PARTNERSHIP IN HOUSING SECTOR FOR PUBLIC HOUSING IN
KARAWANG**

Trust Fund No.: 0A2268

Ref. No.: (As per procurement plan): ID-PDPPI - MoF-200418-CS-CQS

The Government of the Republic of Indonesia has received financing from the World Bank toward the Indonesia Infrastructure Finance Development (IIFD), and intends to apply part of the proceeds for consulting services.

The Government of the Republic of Indonesia is committed to implementing public-private partnerships (PPP) in Indonesia to attract private investment in infrastructure. The Directorate of Government Support and Infrastructure Financing Management (DGSIFM) was established in 2015 in the Directorate General of Budget Finance and Risk Management, Ministry of Finance (MoF) to be Indonesia PPP unit. The role of DGSIFM is to boost PPP development by giving government support, undertake PPP awareness campaigns and provide capacity building to the Government Contracting Agency (GCA) and other relevant stakeholders.

The current condition of 61.7% of households in Indonesia still inhabits non-livable homes (based on four aspects of building resilience, floor area per capacity, drinking water and sanitation), in addition to the increasing trend in the provision of livable housing in urban areas which is increasingly high as the increasingly dominant population living in urban areas. Then inadequate housing and settlement infrastructure and lack of integration with the urban system resulted in the occurrence of Urban Sprawl because housing construction tends to spread to peri urban/rural areas. To continue to fulfill government obligations in the field of housing finance, other than through assistance or ease of housing finance for MBR sourced from APBN funds following the direction of Mr. President Joko Widodo on March 15, 2017, that housing projects can be carried out using a scheme of financing government cooperation with agencies business (PPP).

Karawang is one of the cities in West Java, Indonesia. The city located close to Bekasi, Bogor, and not far from Jakarta. Karawang is a large city with an area of approximately 1,737.30 km. The regency lies on the eastern outskirts of Metropolitan Jakarta, just outside the Jabodetabek region, Karawang Regency is known as the City of Industry. Karawang is one of the regencies in Indonesia which is dominated by industrial sector activities which makes Karawang as one of the largest industrial estates in Southeast Asia. With industry growth that continues to

increase will certainly affect the growth of other activities as a multiplier effect, one of which is the need for shelter. With the rapid development of the industrial estate in Karawang, it has an impact on the high migration of the population. On the other hand, land prices are also very high, so development of affordable landed houses for low-income households is limited.

The main housing problems in Karawang are the high backlog (80.926 unit), the development of slums, and substandard housing. The provision of the rental flats would be a solution to relocate the households that live in slums and substandard housing. Karawang PPP Housing Project is a public housing project on a 1.9 ha Ministry of MPWH-owned land. The location of the PPP project is located on Jalan Karawang Spuur, Wadas Village, East Telukjambe District, Karawang, West Java. (Coordinates: -6.3283005, 107.276151). The government plans to develop an Outline Business Case (OBC) as the requirement document of PPP projects in the public housing sector.

The DGSIFM now invites eligible consulting firms (“Consultants”) to indicate their interest in providing the Services. Interested Consultants should provide information demonstrating that they have the required qualifications and relevant experience to perform the Services as set out in the draft ToR, which can be found at the following link: **bit.ly/OBC_Housing_Karawang**.

The Expression of Interest will be evaluated using the following criteria (Please be noted that Key Experts will not be evaluated at the shortlisting stage):

Consulting firm is required to have relevant and proven work experience in developing Outline Business Case and/or Final Business Case or the like, for a minimum of three completed projects within the last ten (10) years in Indonesia and/or in the Asia-Pacific region, preferably with the following aspects:

1. Experience in PPP Infrastructure sectors in Indonesia;
2. Experience in engaging with Indonesia Government sector and show a detailed knowledge and understanding of government relationship.

The Expression of Interest should include the following documents, which will be used as the basis for evaluation: *1) information about the firms and 2) list of contracts with similar nature and scope including brief descriptions of the assignment, value of the contract, list of key experts involved in the contract, clients and contact persons or references*, carried out in the last ten (10) years and other relevant information to establish that your firm meet the qualification requirement for the assignment. Interested consultants must provide sufficient information to establish that they are technically qualified and capable to perform the Services.

Consultants may associate with other firms to enhance qualifications and should indicate clearly whether the association is in the form of a joint venture and/or a sub-consultancy. In the case of a joint venture, all the partners in the joint venture shall be jointly and severally liable for the entire contract, if selected.

A Consultant will be selected in accordance with the Selection Based on the Consultants’ Qualifications (CQS) method set out in the Guidelines for Selection and Employment of Consultants under IBRD Loans and IDA Credits & Grants by World Bank Borrowers dated January 2011, Revised July 2014 (“Consultant Guidelines”).

The attention of interested Consultants is drawn to paragraph 1.9 of the Consultant Guidelines setting forth the World Bank's policy on conflict of interest.

Expression of Interest must be submitted in a written form by email to the email address: **pmuiifd@kemenkeu.go.id** in order to be formally considered. The closing date to submit the application is on **November 2nd, 2020**, at **09:00** Jakarta Local Time. Please indicate your application with an email subject line: **OBC Karawang Consultant – JV/Name of the Firm**.

Further information can be obtained at the email address above during office hours (08.00 to 15.30 Jakarta Local Time).

Jakarta, October 19th, 2020

Directorate of Government Support and Infrastructure Financing Management (DGSIFM) /
PPP Unit of the Ministry of Finance of the Republic of Indonesia

Attn: Head of DGSIFM Procurement Committee
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