



Investors can directly start their project construction/build factory building after obtaining the principle license. Construction permit can be obtained in parallel with construction process.

THE BIGGEST
INTEGRATED INDUSTRIAL ESTATE
& THE NEAREST
TO CIKANDE TOLL GATE



Message from The President Director

I give my warm and best greetings to welcome you, our important partner, to ModernCikande Industrial Estate (MCIE) which started its journey from the early 90's as one of the pioneer in providing and managing lands for industrial purposes. Currently, ModernCikande is the biggest industrial estate in west of Jakarta, and still growing more and more, a proof of trust and support from our valued investors and all stakeholders to grow together. One of the stakeholders is Badan Koordinasi Penanaman Modal (BKPM) or The Indonesian Investment Coordinating Board as a representative of the central government, who recently granted MCIE with KLIK (Immediate Investment Construction Simplification) privilege, whereby all investors residing within our Industrial Estate will be able to start their factory construction immediately, without waiting for the construction permit to be issued first. This privilege appoints MCIE as the government's preferred and chosen partner to attract investors both foreign and local to invest in Indonesia. This is not just coincidental, but a proof of recognition from others of our commitment, long time experience, and proven track record of the quality in our service.

Located in the middle between Cilegon and Jakarta, with convenient Cikande Toll gate access at Km. 52, MCIE is the best strategically located industrial estate in the west of Jakarta. With 3,175 hectares of land within its location permit, MCIE provides advantage and ease of planning in accommodating different types of industries from food, chemicals, building materials, shoe components, automotive, steel and many more.

Good quality infrastructures, concrete wide road access, ample and stable electricity supply, water treatment plant to supply good quality clean water for production, natural gas, good quality telecommunication and internet access, 24 hour security are a must to support our partners activity. Not just that, MCIE also provide supporting commercial facilities such as banks, restaurants, minimarts, hotel, to make lives in MCIE more convenient day by day.

Not only thinking on the best interest of investors, MCIE also thinks about the basic needs of the workers by providing good quality and affordable low cost housing. Thousands of units of low cost houses have been built and enjoyed by the workers who work within the MCIE area. This is a part of our responsibility not just to think of our main business and interest, but also to give back and participate actively in distributing wealth in Serang area.

We thank you for the trust and support and again we welcome you as part of our big family of ModernCikande. Let's support each other in increasing our competitiveness and to grow better together.

Pascall Wilson

President Director



In order to support the government's program in inviting local and foreign investors, The Modern Group decided to utilize its useful experience in real estate and industry development by building The ModernCikande Industrial Estate (MCIE) in early 1991.

The estate is strategically situated in Cikande, Serang, Banten Province; approximately 68 km away from Jakarta, 75 km from Tanjung Priok Harbour and 50 km from Soekarno-Hatta International Airport. The MCIE can be accessed via Jakarta - Merak toll road within close proximity to Cikande entrance toll, only 1 km from Cikande Toll Gate.

GOOD QUALITY INFRASTRUCTURE BEST SUPPORTING FACILITIES

The MCIE present 3,175 hectares of fully-serviced industry zone with good quality infrastructure, best supporting facilities, and well-planned estate management.

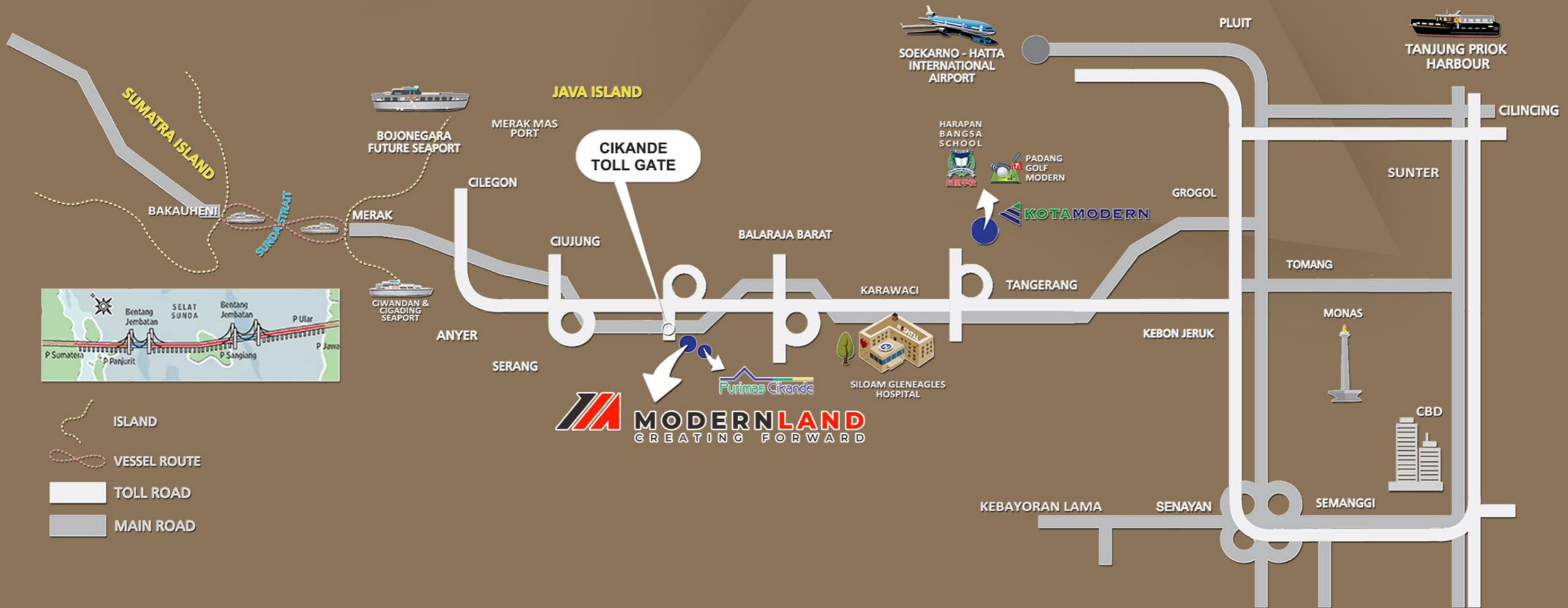
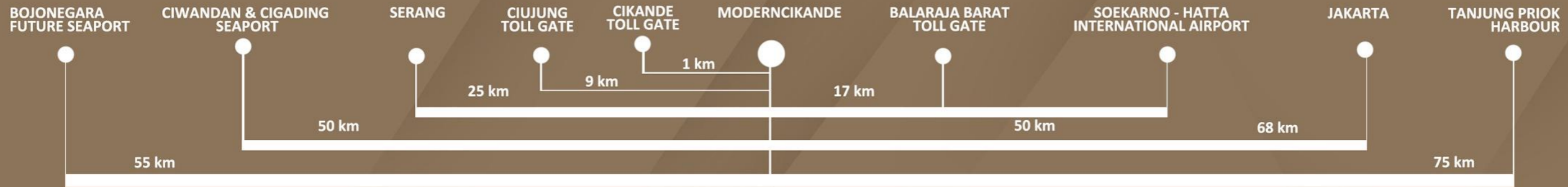
The MCIE contain more than two hundred of both local and foreign companies. It is home to a wide variety of industries including chemical manufactures, food processing manufactures, automotive component producers, shoe components and many more.

BUILT TO MEET YOUR INDUSTRIAL NEEDS

MASTERPLAN



LOCATION MAP



THE MCIE CONTAINS MORE THAN TWO HUNDRED OF BOTH LOCAL AND FOREIGN COMPANIES



A good quality on infrastructure collaborating with best supporting facilities, greenery landscape, and well-planned estate management are MCIE's objectives in order to be one of the best industrial estates in western part of Jakarta.

Beside providing well-maintained infrastructure, the estate also provides a one-stop service advising and assisting investors in all aspects of setting up their business in Indonesia. This includes assisting the permit application and submission to the Indonesia Investment Coordinating Board (BKPM).



FACILITIES

SUPPORTING FACILITIES

- Housing estate for laborers, approximately 4.5 km from MCIE; 7,000 houses already built
- Fire truck
- Post office
- 24-hr polyclinic
- Public telephone
- Estate police station
- Hotel

COMMERCIAL FACILITIES

- Banks
- Restaurant
- Minimarkets
- Shophouses

SERVICE CHARGE

To maintain green area, lighting, roads, street cleaning, security and fire brigade; each tenant is obliged to pay a certain amount of maintenance fee.



BUILT TO MEET
YOUR INDUSTRIAL NEEDS



INFRASTRUCTURE

ROAD

Cast concrete 25 cm thickness
Main Road : 32 - 56 m ROW (Right of Way)
Secondary Road : 15 - 24 m ROW (Right of Way)

DRAINAGE

Reinforced concrete, open system

ELECTRICITY

Supplied by PT. PLN (Persero)
The State Owned Electricity Company
Capacity : > 500 MVA
Occupied : 196 MVA
Underground cable network

WATER PLANT

Supplied by PT. Modern Industrial Estat, Privately-owned company
by PT. Modernland Realty, Tbk.

Capacity : 1,296,000 m³/month

Occupied : 259,200 m³/month

NATURAL GAS

Supplied by PT. PGN (Persero), Tbk., The State-Owned Gas Company.

TELECOMMUNICATION

Telephone

Supplied by PT. Telkom Indonesia, Tbk.

Capacity : 5,000 connection lines

Occupied : 4,000 connection lines

Internet

Supplied by PT. Telkom Indonesia, Tbk., Biznet, Gasnet & FiberStar

BUILT TO MEET
YOUR INDUSTRIAL NEEDS



MISCELLANEOUS

BUILDING CODES

Building coverage area	60% of total land area	
Floor Area Ratio	No certain regulation	
Building set back	Front 15 m facing	Primary Road
	Sides 5 m, back 5m	
	Front 10 m facing	Secondary Road

PLOT SIZE

According to tenant's requirements

LAND TITLE

HGB (The Right to Build) for 30 years, can be extended for another 20 years and renewed for another 30 years.

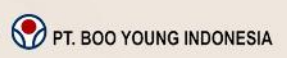
BUILT TO MEET
YOUR INDUSTRIAL NEEDS



EXISTING TENANTS

Over 200 companies have already been located within phase I to VI. Some of multinational companies which in operation include:

- PT. Aerofood ACS
- PT. Cargill Indonesia
- PT. Citra Baru Steel
- PT. Century Metalindo
- PT. Crown Steel
- PT. Charoen Pokphand Indonesia
- PT. Dein Indonesia
- PT. Dong-Suh Indonesia
- PT. Han Jin Indonesia Jaya
- PT. Halysafe Indonesia
- PT. Hengan Global Hygiene Products
- PT. Indonesia Nippon Seiki
- PT. Inhwa Indonesia
- PT. Kanemory Food Service
- PT. Kossan Setia Jaya
- PT. Lautan Sweetener Indonesia
- PT. Mitsuba Indonesia
- PT. Modern Internasional, Tbk.
- PT. Ogata Indonesia
- PT. Perfect Companion Indonesia
- PT. Pigeon Indonesia
- PT. Rich Products Indonesia
- PT. Saint Gobain Constructions Product Indonesia
- PT. Sanfang Indonesia
- PT. Shenrong Carbon
- PT. Shunfa Langgeng Jaya Steel
- PT. Sokonindo Automobile
- PT. Sorini Agro Asia Corporindo, Tbk.
- PT. Tong Hong Tannery
- PT. Waagner Biro Indonesia
- PT. Yamatogawa Indonesia
- PT. Yasunaga Indonesia



**BUILT TO MEET
YOUR INDUSTRIAL NEEDS**



SUBSIDIARIES OF MODERNLAND GROUP



PT. MODERNLAND REALTY, Tbk.

PT. Modernland Realty, Tbk. has been developing a real estate (Kota Modern) since 1983. Its projects include development of landed houses (Kota Modern, Modern Park, and Modern Hill) and apartments.



HARAPAN BANGSA SCHOOL

Harapan Bangsa School has been educating the community of Tangerang since 1995. It started serving a wider community in the 2005-2006 academic year by opening the second Harapan Bangsa School in Bukit Modern, Pondok Cabe.



PT. MITRA MUTIARA MAKMUR

The 4-star Novotel Jakarta Gajah Mada hotel is located in Jakarta Barat, close to the shopping centres and entertainment districts.

Guests can enjoy wonderful leisure facilities, including an outdoor swimming pool, massage service, fitness center, sauna and spa for a relaxing stay at Novotel.

BUILT TO MEET
YOUR INDUSTRIAL NEEDS

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