



Information Memorandum Education Infrastructure Teaching Hospital

Project's Name	: Teaching Hospital in Sam Ratulangi University
Government Contracting Agency	: Minister of Research , Technology and High Education
Technical Unit	: Sam Ratulangi University
Project Estimate Cost	: Rp. 387,24 million
Concession period	: 20 years
location	: Manado, North Sulawesi

1. Background

- Sam Ratulangi Teaching Hospital is planned to support medical student in education and medical research matters in Sam Ratulangi University.
- Another purpose of This hospital is to meet the peoples needs to achieve ideal ratio which decided by WHO: 1 bed for 1000 peoples.

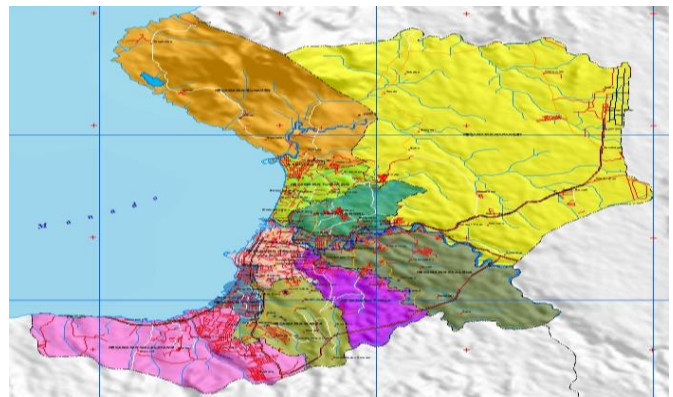


Figure 1 project location



2. Project Description

The development of UNSRAT Teaching Hospital has started in 2009 and then it has been stopped since 2009 because budget problems. Ministry of Research, technology and High Education agreed to continue the project through PPP Scheme.

The Building of this teaching hospital consist of 3 main building, emergency department, inpatient and Polyclinic and also supporting area.

Now, the progress of its teaching hospital is 30%



Figure 2 Location of Sam Ratulangi University

3. Project Purpose

The purpose of the project is to be an excellent hospital which arrange complex education and research on term of professional study program , clinical practice and other support medical treatment such as rehabilitation

4. Business Opportunity

This project investment will support by Ministry of Research and high education through DBFM scheme and than the operational is UNSRAT





7. PPP Phase

Under preparation

8. AMDAL

It has compiled in 2008 and need to updated

9. Economic Analysis

Parameter		Hasil Evaluasi		
Biaya	Manfaat	EIRR	ENPV (milyar rupiah)	BCR
<i>Base case</i>		39%	820	2.3
+10%	-10%	30%	616	1.9
	-20%	26%	473	1.7
	-30%	21%	330	1.5
+20%	-10%	27%	555	1.8
	-20%	22%	412	1.6
	-30%	18%	269	1.4
+30%	-10%	24%	494	1.6
	-20%	20%	351	1.4
	-30%	15%	208	1.3

Economic benefit:

1. To promote health access to society
2. employment
3. Reduce student cost
4. To decrease *residual value*

10. Financial Analysis

Equity IRR
15,05%

Equity NPV
Rp.36,04 billion

Payback Period
7,18 years

**Concession
Period 25 years**

Total Capex,RS Type B
Rp. 387,24 billion

Interest
12%, p.a.

**Services, JKN patients 90%
from total patient**

**Hospital's Operational Support Rp.
25 billion for 3 years and human
resource cost in 40% from total cost**