



Public Notice

Elevator, Hoist and Crane Maintenance Service Contract 2025

1. Scope of Supply

Elevator, Hoist and Crane Maintenance Service Contract 2025

2. Bidding Type

- Domestic open bidding to select the lowest priced suppliers and evaluated by total price
- This bidding is conducted under one stage two cover bidding procedure (1 envelope for unprice document, administration requirements and technical requirements and 1 envelope of price document for the vendor who can pass the qualification).

3. Requirement for Qualification of Bidder

It is mentioned in document of INVITATION TO BID, Bidding Schedule of Elevator, Hoist and Crane Maintenance Service Contract 2025, Attachment 5

Bid Closing date and Time on 11.00 WIB, 25 September 2025

4. Invitation to Bid (ITB) and Additional Information

- Invitation to Bid (ITB) document copy or soft file is available in website PT. KPJB (www.kpjb.co.id); or
- Email : procurement34@kpjb.co.id
Topic: Elevator, Hoist and Crane Maintenance Service Contract 2025
Time: Sep 16, 2025 10:30 AM Jakarta
Join Zoom Meeting
<https://us06web.zoom.us/j/82912187451?pwd=nO1Q6pVff5g2QLz4XVs2veJKrgOBeY.1>
Meeting ID: 829 1218 7451
Passcode: 624750

5. Bid submission

To : Procurement Team
Finance & Administration Division KPJB-NR-2025-0138
PT. Komipo Pembangkitan Jawa Bali (KPJB)
PLTU Tanjung Jati B Unit 3 & 4,
Desa Tubanan, Kecamatan Kembang,
Kabupaten Jepara, Jawa Tengah, Indonesia 59453
Tel : 0291-4270493, Fax : 0291-4270601

6. Procedure for Submission Bid Document

- The bidding document shall be submitted in a sealed envelope by registered mail or direct submission after KPJB security's check not later than the bid closing date and time.
- Document title shall be marked in the envelope as "Elevator, Hoist and Crane Maintenance Service Contract 2025"



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ELEVATOR, HOIST AND CRANE MAINTENANCE SERVICE CONTRACT 2025

August 7, 2025

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1. Background

Elevator, Hoist and Crane facility are important equipments to support work in every area in Tanjung Jati B Units 3&4. The availability of these equipments able to help work in terms of time and energy efficiency. For this reason, each equipment needs to be maintained so that it can be used at any time. On Tanjung Jati B Unit 3&4, maintenance of the elevator, hoist and crane facilities are carried out by a third party and directly responsible to PT KPJB by PIC.

Regarding this service contract has been expired on October 31, 2025 and the status of this contract has been extending 1 month that is September 30, 2025. Therefore, it is essential to conduct Elevator, Hoist and Crane Contract 1 year with range from October 1, 2025 until September 30, 2026 so maintenance activity of PM and CM can be continued to keep reliability and performance the assets.

2. Elevator, Hoist and Crane List

On Tanjung Jati B Unit 3&4, it has total 192 assets of Elevator, Hoist and Crane facility. That is:

Unit device	Unit 3	Unit 4	Common	Jetty Area	Total	Remark
Elevator	1	1	1	2	5	All Area
Crane	1	1	4	-	6	
Hoist	22	23	10	15	78	
Manual Chain Block	40	41	22	-	103	
Total Asset					192	

For detail quantity of asset and location on attachment no. 1



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3. Elevator, Hoist and Crane Work Scope:

3.1. Preventive and Corrective maintenance

No	Work Item	Period	Remark
1	Preventive Maintenance (Base on O&M Manual from manufacture):	Every month	On Schedule
	- Make Preventive Maintenance Schedule Plan		
	- Check the condition and equipment's device parts on installed		
	- Inspection, cleaning and sealing of electrical control box		
	- Check the protection device and limit switch		
	- Cleaning and touch up paint on corrosion parts		
	- Operating test and function test		
	- Preventive maintenance report (include spare parts)		
2	Corrective Maintenance:	Every time	By Service Request or Work Order
	- Troubleshooting		
	- Repair or replace indication broken parts and normalization the equipment's		
	- Make trouble inspection report with detail work and spare parts specification with the picture.		
3	On call and stand by persons	Every time after working time, weekend, MO, Outage and Special request from PIC	In emergency

3.2. Consumable material and tools

3.2.1. Supplied by KPJB

Spare Parts, special tool, heavy equipment, electric power facility, water, lubricant.

3.2.2. Supplied by contractor

- General consumable material such as Glove, Contact Cleaner, Cotton Waste, Welding Electrode, Cleaner, Tool Battery, Paint (Touch up), etc.
- General tools such as multi tester, insulation resistance tester, driver, wrench and other tools to dismantle and assemble the equipment.



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For Update

3.3. Reporting

No	Items	Period	Remark
1	Organization Chart for maintenance Team	Before starting work	Before 7 days
2	Preventive Maintenance Plan submission during 1 year	Every month	Planning Vs Actual
3	Regular inspection report	Every month	Within 7 days next month
4	Submission of trouble analyzing report	Every time when troubled occur	Within 3 days after trouble occur
5	Submission of consumable and material list for inspection and maintenance	Every 1 month	Within 7 days next month
6	Submission of consumption report for consumable and spare parts	Every 1 month	Within 7 days next month
7	Special Inspection report before the rainy season	End Of October	Before rainy season
8	Submission of maintenance completion report	Completion of contract	1 week before end date the contract

3.4. Man power and working time:

3.4.1. The Documents require to be submitted before start working base on Indonesia Regulation, that is:

- PKWT (Fixed-Term Employment Agreements) base on Undang-Undang No.13 Tahun 2003 (Pasal 54, ayat 1) and PP No. 35 Tahun 2021. It has to be registered at Jepara Manpower Office (Disnaker Jepara).
- BPJS (Employment and Health Social Security) base on and it have to be registered at Jepara Regional Office. ✓
- BPJS Premium rates for high-risk work location, based on the nature of work and location's risk classification. ✓

3.4.2. Man Power Structure with job description:

- Supervisor (1 person)

Job description:

- Overseeing a group of employees within a professional setting.
- Relaying information between their team and upper management.
- Guiding their team through daily work activities or projects.



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- d. Monitoring employee performance to ensure maximum productivity.
 - e. Managing a specific team or department.
 - f. Organizing employees to ensure optimum productivity.
 - g. Interviewing and screening potential employees.
 - h. Ensuring tasks are completed within set deadlines, budgets, and quality standards.
 - i. Assigning tasks to team members and providing instruction, direction, and support.
2. Technician (2 persons)
- Job description:
- a. Install and configure software, hardware, and networks
 - b. Monitor system and network performance and troubleshoot issues
 - c. Perform routine checks and maintenance to ensure systems are operating optimally
 - d. Assist employees or clients with IT issues, guiding them through steps to solve technical problems
 - e. Repair or replace damaged hardware and rectify software issues
 - f. Perform tests and evaluations on new software and hardware
 - g. Provide detailed reports on the status of equipment and software
 - h. Train users on new systems, software, and hardware
 - i. Stay up-to-date on the latest technology and software developments
 - j. Ensure data security by setting up firewalls and password protection
 - k. Maintain inventory of all hardware and software resources and parts
3. Assistant (5 persons)
- Job description:
- a. Assisting technical teams in their daily operations
 - b. Providing technical support and troubleshooting to clients or customers
 - c. Processing technical documentation such as reports, manuals, and product specifications
 - d. Performing basic diagnostic tests and repairs on products or equipment



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- e. Participating in project planning and implementation
- f. Coordinating with other departments to ensure smooth workflow and communication
- g. Keeping up-to-date with the latest industry trends and technologies
- h. Training other staff members on the use of technical systems and equipment
- i. Ensuring compliance with safety and quality standards
- j. Performing administrative tasks such as scheduling, procurement, and inventory management

4. Safety Officer (1 person)

Job description:

- a. Develop and execute health and safety plans in the workplace according to legal guidelines
- b. Prepare and implement policies to establish a culture of health and safety
- c. Evaluate practices, procedures and facilities to assess risk and adherence to the law
- d. Conduct training and presentations for health and safety matters and accident prevention
- e. Monitor compliance to policies and laws by inspecting employees and operations
- f. Inspect equipment and machinery to observe possible unsafe conditions
- g. Investigate accidents or incidents to discover causes and handle worker's compensation claims
- h. Recommend solutions to issues, improvement opportunities or new prevention measures
- i. Report on health and safety awareness, issues and statistics

5. Electrical Workshop Helper (1 person)

Job description:

- a. Preparation of materials and tools for art projects, including paints, brushes, canvases, and any other supplies needed for the workshop
- b. Assist participants in understanding and executing art projects, providing



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guidance and help as needed

- c. Maintain cleanliness and organization of the workshop area before, during, and after the session
- d. Support the lead artist or instructor in demonstrating techniques and explaining concepts
- e. Help participants with setup and cleanup of their workstations
- f. Monitor the supply of art materials and report to the lead artist or instructor when supplies are low
- g. Help in the setup and tear down of the workshop area, ensuring the space is properly prepared for each session
- h. Assist in the display and presentation of completed art projects
- i. Provide a safe and inclusive environment for all participants, encouraging creativity and respect

3.4.3. Mans Powers Qualification:

1. Supervisor
 - a. Education minimum is Associate Degree (D3) or above is preferred.
 - b. Having experience in the same works more than 5 years
 - c. Having License as Lifting Technician Certificate
 - d. Having as Electrical and Mechanical Certificate
2. Technician
 - a. Education minimum is Senior High School or equally.
 - b. Having experience in the same works more than 3 years
 - c. Having License as Operator Lifting Equipment.
3. Assistance
 - a. Education minimum is Senior High School or equally.
4. Safety Officer
 - a. Education minimum is Senior High School or equally.
 - b. Having Ahli K3 (OHS Expert) according with business fields (service fields).



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5. Electrical Workshop Helper

a. Education minimum is Senior High School or above is preferred.

3.4.4. Working hour:

- ❖ Daily works
 - Monday to Friday
 - Start from 07:30 am until 16:30 pm
- ❖ On call
 - After daily works
 - Weekend
 - In emergency condition
- ❖ Standby Personnel
 - Maintenance Outage
 - Force Outage
 - Overhaul unit
 - Request from PIC

3.4.5. Working place

- ❖ Unit 3&4 include Common area
- ❖ Unit 3&4 Jetty Area

4. Budget Plan

No	Unit 3 & 4			Total	Remarks
	Material	Manpower	Equipment		
1					



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3.2. Required budget

Service	Unit Including VAT (IDR)							Remark	
	2023 (Previous Contract)				2025 (New Contract)				
Contract Periode	August 1. 2023 until August 1. 2024				November 1. 2025 until October 31. 2026			1 It has experience more than 3 years at same filed	
Contract Status	Selected Tender				Selected Tender			2 Starting March 2022. VAT is 11%	
Man Power Salary (Monthly) or Assets								3 Overtime for standby or on call personnel with total minimum is 1200 Hours (Base on application)	
Total Equipment	192				192				
Certificate	1	Permit as Maintenance and Inspection Company Service - Special Field: Lifting and Transport Equipment			1	Pennit as Maintenance and Inspection Company Service - Special Field: Lifting and Transport Equipment			
	2	Having Ahli K3 (OHS Expert) according with business fields (service fields)			2	Having Ahli K3 (OHS Expert) according with business fields (service fields)			
	3	Having Lift Technician (Maintenance Technician. and Adjuster Technician.)			3	Having Lift Technician (Maintenance Technician. and Adjuster Technician.)			
	4	Having License as Lifting Technician Having License as Operator Lifting Equipment (Class II & Class III)			4	Having License as Lifting Technician Having License as Operator Lifting Equipment (Class II & Class III)			
	#	Man. Powers Requirement:			#	Man. Powers Requirement:			
	a.	Education minimum is Senior High School or equally.			a.	Education minimum is Senior High School or equally.			
	b.	Never committed a criminal act either inside the Power Plant area or outside and must attach SKCK form with a statement from the village hall.			b.	Never committed a criminal act either inside the Power Plant area or outside and must attach SKCK form with a statement from the village hall.			
Accomodation and place on site	Not supplied				Not supplied				
Schafolding	Rp								
Inspect and backup system of Boiler Elevator Unit 3&4 (OTIS) by specialist technician every 3 Months during 1 year	0				Rp				
Inspect and backup system Of ST Overhead	0				Rp				



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Crane A&B by specialist technician from Demag 2 times during 1 year		
Man Power Overtime (1200 Hours)	Rp 58.500.000	Rp 93.600.000
Painting (Touch Up)	Supply by PT KPJB	Supply by Vendor
Total Price (Include VAT)	Rp 931.911.600	Rp 981.289.950

3.3. Budget Source

3.4. Estimation budget

5. Procurement

5.2. Contract Period

The basic contract period is 1 year (starting from October 1, 2025 until September 30, 2026).

4.2. Procurement methods are Open Bidding.

4.3. Vendor Candidate Requirement (Un Price Document):

1. The Vendors Candidate have to Business Permit base on Standard Classification of Indonesia Business Fields (KBLI) base on Central Statistics Agency Regulation Number 2 of 2020. That is:
 - a. 28160 (Industri Alat Pengangkat Dan Pemindah)
 - b. 43291 (Instalasi Mekanikal)
 - c. 43211 (Instalasi Listrik)
2. The Vendor have to experience more than 5 years on Preventive and Maintenance Elevator, Hoist and Crane Facility (Copy PO)
3. The Vendor's candidate has been registered on the PT KPJB SAP with minimum CSMS level is "EXTREME RISK".
4. The Vendors license:
 - a. Maintenance and Inspection Company Service (PJK3)
 - b. Electrical, Health and Safety Certificate (K3) for Safety Officer.
 - c. Having certificate of Elevator, Hoist and Crane Technicians.



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- d. Having License as Operator Lifting Equipment (Class II & Class III).
- e. Having License of Work at Height Certificate.

4.4. Payment Method is Monthly Base.

6. Special terms and conditions

6.1. Technical Documentation

PT KPJB prepares technical documents after the contract is signed by both parties and will be given to the contractor. The contractor has the right to inform if there are requirements that need to be changed or added and PT KPJB is responsible for updating the document.

6.2. Supervision

The contractor supervisor is responsible for managing its manpower and directly responsible to PT KPJB (PIC) regarding the plans and work results by prioritizing safety and smooth work.

6.3. Staff organization

- a) The contractor should be informing the organization chart include personal contact when the contract has been signed between both sides.
- b) The organization chart person has to same with actual during work.
- c) The contractor should be managed sufficient the manpower during the contract with required minimum man power, that is:
 - Supervisor (1 person)
 - Technician (2 persons)
 - Assistant and Helper (5 persons)
 - Safety Officer (1 person)
 - Electrical Workshop Helper (1 person)
- d) The Service contractor must submit man power's curriculum vitae, certificate of good conduct (SKCK), national health insurance (BPJS) with requirement age of man power is 20 to 45 years old.
- e) Above manpower was estimated taking account into KPJB's internal maintenance activities and manpower. Contractor could suggest better manpower structure in its discretion.



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6.4. PT. KPJB's supply

PT. KPJB will supply available material as following:

- a. The Spare parts of each equipment's
- b. Scaffolding
- c. The material consumables such as lubricant, special tool, heavy equipment and safety device, electric power and water.
- d. The Light for working.
- e. Electrical supply where is available each area.
- f. The base area for working.

6.5. Contractor's supply

- a. The contractor should supply the general consumables, that are glove, cotton waste, plastic rope, batteries for tool, screw, fisher, wire, contact cleaner, WD 40, etc.
- b. Supply tools which include grinder, ladder, multi tester, megger and other general tools.
- c. Personal protection equipment and uniform
- d. Working time

The normal working hours under this contract are Monday to Friday with starting time is 07.30 – 16.30 WIB. (In case of emergencies condition during out of normal hour and during weekend)

- e. The following working hours are minimum standard hours that the contractor and its labor shall under take in performing the work detailed in this contract.
- g. Invite Specialist of Boiler Elevator to inspect and backup record 2 unit every 3 months to keep reliability and safety during operation.
- h. Religious Allowance (THR)

THR shall be provided in accordance with Government Regulation No. 36 of 2021 and Minister of Manpower Regulation No. 6 of 2016, and the calculation shall be documented and included in the monthly report or per applicable reporting requirements.

- i. Overtime maximum quota for Man Power during 1 year is 1200 hours:
 - Overtime calculation base on Government Regulation No. 35 of 2021 and the



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result shall be compiled and incorporated into the monthly report.

- The total quota is take from the evaluation during 1 year before, based on PIC request, that is:
 - i. Overhaul Unit (OH) : 720 Hours
 - ii. Maintenance Derating (MD) : 288 Hours
 - iii. Forced Derating (FD) : 144 Hours
 - iv. Special request by The Users : 540 Hours
- If overtime maximum quota is reached before 1 year, awarded contractor shall conduct overtime work without any additional overtime quota.

6.6. Maintenance quality

The maintenance quality is used to make sure quality of repair, accuracy times, maximum availability and reliability the equipment's regarding standard of operation and maintenance manual.

6.7. Response time

- a. Response time is required time for respect to the troubles as well as velocity and time accuracy during preventive maintenance activity.
- b. Identification and repair the problems at the time with maximum response 1x2 hours.
- c. For emergency condition, the contractor response to repair with maximum 1x3 hours during daily works and maximum 1x4 hours during weekend.
- d. When requested by PIC (PT. KPJB), the works should commence within 24 hours, if the required materials are available.

6.8. Work Plan

- a. The contractor has to make work time schedule planning during 1 year for each equipment's.
- b. The contractor has to make monthly work plan from 1 year time schedule for execution during each month.
- c. The monthly work plan has to summit to PIC every month.



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6.9. Reporting

- a. The contractor shall make by the 7-business day after completion of the daily service activity and monthly report in which he shall indicate works done during the service, quality control issues, used spare parts, proposals for the next schedule service etc.
- b. Every month, the contractor should report estimated spare part and maintenance consumables consumption.
- c. The contractor should make trouble inspection report if find defect and after troubleshooting with detail pictures and specification the broken parts.
- d. All report and document shall be prepared in English.

6.10. Service Level Agreement (Attachment) ✓

- a. Compliance with OSH & PPE Provision (Weight: 40%)
 - Adherence to standard operating procedures (SOP) and workplace safety protocols in accordance with applicable regulations.
 - Availability and adequacy of Personal Protective Equipment (PPE) in line with the job type and associated site risks.
- b. Operational Performance (Weight: 30%)
 - Timeliness of wage payments to workers by the vendor.
 - Accuracy and punctuality in submitting administrative reports, including attendance records, worker recaps, and leave documentation.
 - Responsiveness and accuracy in fulfilling additional manpower requests or urgent service needs as submitted by the user unit.
- c. Administration (Weight: 30%)
 - Validity and completeness of employment documents, including PKWT (Fixed-Term Employment Agreement), formal registration with the Manpower Office.
 - Timely payment of BPJS coverage (both Employment and Health Insurance) in accordance with high occupational risk classification applicable to assigned personnel.
 - Effectiveness and clarity of communication related to service execution during operational coordination with the user unit.



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7. Detail work scope

7.1. Boiler, Chimney and Ship Unloader Elevator

7.1.1. Daily Inspection

Carry out troubleshooting for maintenance work.

7.1.2. Monthly inspection:

A. Engine Room

a. Controller

- Check all fuses, including the main fuse. Do not use fuse that is bigger than needed and do not connect the fuse with wire, check the clips holding the fuse, such clips should be really tight.
- Check all wiring and contacts are fixed and secured
- Check the wiring and resistor value. Fix or replace the damaged resistors
- Check cables, and terminals, and fasten any bolts seeming loose.
- Maintain fuse in clean condition at all times.

b. Driving machine/engine of the elevator

- Check the terminals of the cable connector to the motor.
- Ensure that the engine is always in clean condition

c. Governor

➤ Block

Check the block and wire rope and make sure they are clamped normally and the rope can move properly in the block.

➤ Governor switch

Always check the switch for proper operation.

- Check the bolts and nuts, fasten them when loose, and lubricate the parts requiring lubricants according to the needs and schedule.

d. Sheave

- Check the sheave, particularly its groove. Also check the fastening bolts and give grease on the bearings



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e. Motor Brake

- Check its work, good setting will lengthen the age of this device to its maximum.
- Check the brake shoe and replace it when worn out. Also inspect whether there is oil on the brake since oil may negatively affect the function of the brake. Prevent oil from contacting brake shoe.

B. Car

a. Emergency Exit

Check and try to open, as well as inspect its safety box; the elevator will stop working when the emergency exit opens.

b. Light and Fan

Check, replace the broken lamp, and lubricate the bearings of the fan if necessary.

c. Indicator lamp

Check and replace if there is damaged lamp.

d. COP (Car Operating Panel)

Check the function and buttons, and repair all malfunctions found, and replace any parts requiring replacement.

e. Car door

➤ Door frame

Check the fastening bolts, hanger roller and door guide shoe. Fasten the loose bolts and lubricate the bearings requiring lubricants.

➤ Hangers

Check the fastening bolts and fasten any loose bolts.

➤ Door contact

Check the function of the contact, clean it from dirt, and replace any damaged/worn parts.

f. Car roof

- Check the fastening bolts and fasten any loose bolt and replace sections requiring lubricant.



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- Check the car's safety brake shoe, set and clean it if necessary and give lubricant to areas requiring it.
- Check the safety switches. Check the function of the switch. Clean the contacts, and replace any damaged parts if required.
- Check the sheave's groove and give lubricants to the bearings if applicable.
- Check the hanger belt rope, clean it from dirt and, prevent it from contacting oil/lubricants.
- Check the door's driving motor, fasten the connector bolts of the cable to the motor, check the motor brush. Lubricate the areas requiring lubricants.

g. Landing Door

- Adjustment

Check each landing door. If the door is worn or droopy, it should be adjusted and restored.

- Wearing

Check, lubricate and clean up all the pins, and ensure that the door tape is normal.

- Door hanger

Check and adjust all the hardware, guard roller and door guide.

- Door lock

This work is of great importance. Check the contacts. Ensure that when the car is not on this floor, the door will not be opened to examine the spring, gap and elasticity, avoiding the occurrence of failure.

h. Car base

- Check the fastening bolts and fasten them if loose.
- Check the roller guide, give grease to bearings, and adjust them if necessary (if any).



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C. Hoist way

a. Hoist way door

- Check the hoist way door one by one and check the function of the door.
- Check the fastening doors, and fasten any loose bolts and lubricate any areas requiring lubricant.
- Interlock. Pay extra attention when checking this part since it is important safety device. In closed position, without using safety key, the door should not be able to be opened from outside. Check and adjust any parts requiring such operation and replace the worn interlock and lubricate areas requiring lubricant.

b. Counterweight

- Guide shoe
Check the wearing and keep the normal clearance.
- Rope socket
Tighten the nuts and check the pins.
- Bounce proofing device
Check the bounce proofing device of counterweight.

c. Safety switches

Check the rollers and inspect the functions of these switches, as well as replace any parts requiring replacement.

d. Balance

- Check bolts and fasten the loose bolts
- Check roller guide, and lubricate areas requiring lubricants (if any)
- Sheave. Check the sheave's groove and fasten the fastening bolts.

e. Guide rails

- Check and fasten the guide rails' fastening bolts on the bracket
- Level the rail's unlevelled connection.
- If roller guide is used, clean the surface of the rail passed by roller, and prevent oil from contacting the rail.



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f. Rope and Rope Socket

- Adjustment--Examine the elasticity and ensure the equality of flexibility.
Check the nuts and pins of rope.
- Check the wedge.
- The wire ropes must be lubricated and cleared normally.
- Determine if the wire ropes need to be cut short.

g. Traveling cable

Check the cable hanger's fastening bolts and check the cables.

D. Pit

a. Buffer

- Check the fastening bolts and oil; and add oil if required. Clean the piston from the dirt and give lubricant.
- Check the sheave governor, and lubricate areas requiring lubricants
- Clean any dirt found in the pit

b. Drain pit pump

- Check the condition of water in fluke on the pit
- Check the condition of drain pit pump

c. Automatic Rescue Device

- Check, cleaning and tightening the device
- Check the condition of battery
- Function test

E. Lubrication Schedule

The age of the rotating/moving equipment depends on the compliance with the schedule of lubrication of moving parts, and with the requirements to use types of lubricant specified by the manufacturer.

F. Certification

Prepare and supporting recertification every year

G. Replace or repair if find any indication abnormal or broken parts (include dismantle and assembly device).



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Indonesia 59453
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7.1.3. Every maximum 3 months, special for maintenance boiler elevator (OTIS Elevator),

It should be check with specialist technician.

7.2. Hoist and Crane

A. Daily Inspection

Carry out troubleshooting for maintenance work

B. Monthly inspection

- Inspection of deformation, friction, loosen bolt and corrosion status for travelling rail.
- Check and cleaning of dust on the name plate and surface of control panel.
- Inspection of loosen bolt for motor and wheel support, and all tightening point.
- Inspection of abnormal sound while operating time.
- Check sealing status of electrical parts and control panel.
- Inspection of safety device such as hook lock and stopping bar.
- Inspection and retightening of cable terminal points on control panel, power terminal box, motor and pendant switch.
- Inspection of overheating status for electrical equipment and each terminal points.
- Inspection of electrical and mechanical protection device.
- Inspection of control cable supporting wire.
- Inspection of loosen, corrosion, pollution, deformation, friction and overheating status for electric collecting device.
- Check the signal lamp and push-button switch.
- Check and repair keeping box of pendant switch.
- Inspection and measurement of friction statue for all brake pad and drum.
- Lifting and down of hook, travelling and reversing.
- Slipping status of up/down, travel and reverse.
- Activity status of end limit switch of travelling and hook upper switch.
- Function test of emergency stop.
- Check the warning hone sounding status during operation test.
- Inspection of collision protection device.



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Indonesia 59453
Tel: 0291-427-0493 Fax: 0291-427-0601

- Replace or repair if find any indication abnormal or broken parts (include dismantle and assembly device).
- Special inspection: All crane and hoist should be tested and recertification every year before used during outage and others. Hoist and crane should be normal operated one month before outage of Unit.

C. 3 months inspection

- 1) Inspect the lubrication or greasing of wire rope and chain, bearing and rotating equipment.
- 2) Measurement of insulation resistance of electrical motor, collecting cable and Bus bar.
- 3) Inspection of grounding cable condition.
- 4) Painting.

D. Special for ST Overhead Crane A&B, it will be inspected and backup system every six months or two times before overhaul the units.

7.3. Manual Chain Block

Every 3 months inspection, that is:

- 1) Check and cleaning of dust on the name plate and surface of chain block.
- 2) Inspect, greasing and lubricated oil of chain and bearing of rotating equipment.
- 3) Inspection of safety device such as hook lock and other.
- 4) Operating test.

7.4. Others

1. Replace spare parts of electrical and mechanical device (include dismantle and assembly).
2. On the job repair regardless of usage of spare parts and maintenance consumables
3. Additional routine inspection, maintenance works and regular inspection sheet can be set up through discussion with each other after contract.
4. Contractor shall submit the maintenance plan during 1 year and monthly inspection execution plan to KPJB by 7 days after contract, and KPJB shall modify that with Contractor if it is needed to be revise for efficient maintenance activities.
5. Support the certificate activities for safety equipment which is approved by relevant



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Kabupaten Jepara Jawa Tengah
Indonesia 59453
Tel: 0291-427-0493 Fax: 0291-427-0601

institute in accordance with Indonesia Relevant regulation.

6. Submission of monthly inspection report.
7. Submission of trouble inspection report the trouble occur.
8. Submission of "on call stand by chart" during:
 - b. Unit 3&4 outage periode
 - c. Forced Outage
 - d. Maintenance Derating
 - e. Weekend and Holiday
 - f. Request from PIC
 - g. Emergency condition
- d. Submission of consumable tool and material list for inspection and maintenance (every 3 months).
- e. Additional routine inspection, maintenance works and regular inspection sheet can be set up through discussion with each other after contract. Contractor shall submit the maintenance plan and inspection sheet to KPJB by 7 days officially after contract, and KPJB shall modify that with Contractor if it is needed to revise for efficient maintenance activities.
- f. Submission of monthly inspection report
- g. Submission of trouble inspection report: every week
- h. Submission of "on call stand by chart"
- i. Submission of trouble analyzing report: every 6 months
- j. Submission of consumable tool and material list for inspection and maintenance: 3 months

8. The condition of the contract

8.1. Aanwijzing will be conduct before bidding process to be explain the detail contract.

8.2. Procurement method is Open Bidding with some requirement that is:

- a. Un-price

The Vendors Candidate should submit the relevant certificate to PT KPJB before bidding, the certificate documents are as below:

- 1) The Vendors Candidate have to Business Permit base on Standard Classification of



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Desa Tubanan Kecamatan Kembang
Kabupaten Jepara Jawa Tengah
Indonesia 59453
Tel: 0291-427-0493 Fax: 0291-427-0601

Indonesia Business Fields (KBLI)

- 2) Copy of previous contract with power plant in Indonesia or other (maintenance experience more than 5 years on related field or in power plant is 3 years.)
- 3) Maintenance and Inspection Company Certificate of Lifting and Transport Equipment (PJK3).
- 4) Person's skill certificate for relevant field:
 - a. Maintenance and Inspection Company Service (PJK3)
 - b. Electrical and health and safety certificate (K3) for Safety Officer.
 - c. PT KPJB SAP with minimum CSMS level is "EXTREME RISK".
 - d. Having certificate as Elevator, Hoist and Crane Supervisor.
 - e. Having License as Operator Lifting Equipment.
 - f. Having License of Work at Height Certificate.
 - g. It has experience more than 5 years on related field or in power plant is 3 years (Copy PO)

5) General Tools and Consumable List for Relevant field

b. Price

- Quotation Price Final

8.3. If any problems with equipment's and it should be inviting the technician from related brand, that is responsible thirty party and it is include on this contract.

9. Evaluation of Pre-Qualification for Bidding

Bidder is able to participate the bidding after pass the evaluation of Pre-Qualification (PQ). In order to participate to bidding, Bidder should be got evaluation more than 70.0 points as inspection of relevant certificate.

The PQ evaluation will be decided base on the certificates for relevant requirements which was submitted by bidder.

The evaluation score on each item is below:

- 1) Certificate should be summit: (60 points)
 - a. Standard Classification of Indonesia Business Fields (KBLI)
 - b. PT KPJB SAP with minimum CSMS level is "EXTREME RISK".
 - c. Maintenance and Inspection Company Service (PJK3)



PLTU Tanjung Jati B Unit 3 & 4
Desa Tubanan Kecamatan Kembang
Kabupaten Jepara Jawa Tengah
Indonesia 59453
Tel: 0291-427-0493 Fax: 0291-427-0601

- d. Electrical, Health and Safety Certificate (K3) for Safety Officer.
- e. Having certificate of Elevator, Hoist and Crane Technicians.
- f. Having License as Operator Lifting Equipment (Class II & Class III).
- g. Having License of Work at Height Certificate.

2) Maintenance experience on related field: (20 points)

- Above 1 year : 10
- Above 3 years : 20
- Above 5 years : 30

3) General tool and consumable list: (20 points)

10. Attachment

- 1. Asset List of Elevator, Hoist and Crane Facility.
- 2. Quotation letter from The Vendors



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Desa Tubanan Kecamatan Kembang
Kabupaten Jepara Jawa Tengah
Indonesia 59453
Tel: 0291-427-0493 Fax: 0291-427-0601

ATTACHMENT

Attachment SLA

Service Level Agreement

No	Criteria	Score	Description
1	Excellent	5	Exceeds all expectations; no deficiencies found.
2	Good	4	Meets all required standards with no significant issues.
3	Fair	3	Acceptable performance; minor deficiencies noted.
4	Poor	2	Below standard; requires corrective action.
5	Very Poor	1	Significant failure; high risk to operations or safety.

No	Category	Weight	Distribution	Indicator	Score (1-5)	Conversion Score
1	Compliance with OSH & PPE	40%	20%	Adherence to standard operating procedures (SOP) and workplace safety protocols in accordance with applicable regulations.	4	16
2			20%	Availability and adequacy of Personal Protective Equipment (PPE) as required by the job and site conditions.	4	16
3	Operational Performance	30%	15%	Timeliness of wage payments to workers by the vendor.	4	12
4			10%	Responsiveness and accuracy in fulfilling additional manpower requests or urgent service needs from the user unit.	4	8
5			5%	Accuracy and punctuality in submitting administrative reports (attendance, worker recap, leave documentation).	4	4
6	Administration	30%	15%	Validity and completeness of employment documents, including PKWT, registration with the Manpower Office.	4	12
7			10%	Timely payment of BPJS (Employment and Health Insurance) in accordance with high occupational risk classification.	4	8
8			5%	Effectiveness and clarity of communication related to service execution during operational coordination with the user unit.	4	4
Total Monthly Evaluation SLA Score						80

No	SLA Score	Deduction Rate	Remarks / Consequences
1	80 - 100	0%	Full payment; SLA fully met
2	71 - 79	2%	Minor deficiencies; no formal warning
3	60 - 70	5%	Formal warning letter issued; 3 consecutive occurrences may result in contract termination
4	Below 60	7%	Considered critical failure; immediate contract termination will be initiated

Minimum score to avoid penalty is 80 which score is minimum 4 each category indicator.

	PT. KOMIPO PEMBANGKITAN JAWA BALI	Doc. Ref	: KPJB-0951-02
	PLTU TANJUNG JATI B #UNIT 3&4	Form No.	: KPJB-0951-02-ZZ-FM-03
	REQUEST FOR QUOTATION	Design Div.	: Finance and Administration
		Revision No.	: 00

Attachment 1: RFQ No. KPJB-NR-2025-0138

MATERIAL LIST

Item No	Description	Quantity	
		Order	Unit
1	Elevator, Hoist and Crane Maintenance Service Contract 2025	1	Lot
A	Boiler Elevator	2	Unit
B	Chimney Elevator	1	Unit
C	Ship Unloader	2	Unit
D	Crane	6	Unit
E	Electric Hoist	78	Unit
F	Manual Chain Block	103	Unit
G	Inspect and Backup System of Boiler Elevator Unit 3&4 (OTIS) by Specialist Technician Every 3 months during 1 year	4	Times
H	Inspect and Backup System of ST overhead Crane A&B by Specialist Technician from Demag 2 Times during 1 year	2	Times
I	Overtime Quota Maximum During 1 Year	1200	Times
Requirment: 1. Maintenance & Inspection Company Service (PJK3) 2. Electrical & Health & Safety Certificate K3 for Supervisor 3. Having Certificate as Elevator, Hoist & Crane Technician 4. Having Licence as Operator Lifting Equipment 5. Have Experience More Than 3 Yeas at Same Field 6. Having License of Work at Height Certificate 7. CSMS Level is “Extreme Risk”			

	PT. KOMIPO PEMBANGKITAN JAWA BALI	Doc. Ref	: KPJB-0951-02
	PLTU TANJUNG JATI B #UNIT 3&4	Form No.	: KPJB-0951-02-ZZ-FM-03
	REQUEST FOR QUOTATION	Design Div.	: Finance and Administration
		Revision No.	: 00

Attachment 2: RFQ No. KPJB-NR-2025-0138

Quotation format

A. Price Quotation

<COMPANY LOGO>

Quotation

No:

Item No	Description	Quantity		Price (IDR)	
		Order	Unit	Unit Price	Total
1	Elevator, Hoist and Crane Maintenance Service Contract 2025	1	Lot		
A	Boiler Elevator	2	Unit		
B	Chimney Elevator	1	Unit		
C	Ship Unloader	2	Unit		
D	Crane	6	Unit		
E	Electric Hoist	78	Unit		
F	Manual Chain Block	103	Unit		
G	Inspect and Backup System of Boiler Elevator Unit 3&4 (OTIS) by Specialist Technician Every 3 months during 1 year	4	Times		
H	Inspect and Backup System of ST overhead Crane A&B by Specialist Technician from Demag 2 Times during 1 year	2	Times		
I	Overtime Quota Maximum During 1 Year	1200	Times		
	TOTAL				
	VAT				
	GRAND TOTAL				

Term and Conditions:

1. The above price are included delivery cost to warehouse of PT. KPJB
2. Please mention Certificate is required at the delivery time
3. Payment will be made by Telegraphic Transfer (T/T) within thirty (30) days after invoice received, attached with delivery or work completion report issued by PT.KPJB.
4. Please mention Bank Account that will be use for payment (including Bank Name, Bank Address)
5. Please mention Name of Director

Place, [Month] [Date] [Year]

SIGN & COMPANY STAMP

DUTY STAMP / MATERAI (10000)

Name

(Title)

	PT. KOMIPO PEMBANGKITAN JAWA BALI	Doc. Ref	: KPJB-0951-02
	PLTU TANJUNG JATI B #UNIT 3&4	Form No.	: KPJB-0951-02-ZZ-FM-03
	REQUEST FOR QUOTATION	Design Div.	: Finance and Administration
		Revision No.	: 00

B. Unpriced Quotation

<COMPANY LOGO>

Quotation

No:

Item No	Description	Quantity		Delivery Time
		Order	Unit	
1	Elevator, Hoist and Crane Maintenance Service Contract 2025	1	Lot	
A	Boiler Elevator	2	Unit	
B	Chimney Elevator	1	Unit	
C	Ship Unloader	2	Unit	
D	Crane	6	Unit	
E	Electric Hoist	78	Unit	
F	Manual Chain Block	103	Unit	
G	Inspect and Backup System of Boiler Elevator Unit 3&4 (OTIS) by Specialist Technician Every 3 months during 1 year	4	Times	
H	Inspect and Backup System of ST overhead Crane A&B by Specialist Technician from Demag 2 Times during 1 year	2	Times	
I	Overtime Quota Maximum During 1 Year	1200	Times	

Term and Conditions:

1. The above price are included delivery cost to warehouse of PT. KPJB
2. Please mention Certificate is required at the delivery time
3. Payment will be made by Telegraphic Transfer (T/T) within thirty (30) days after invoice received, attached with delivery or work completion report issued by PT.KPJB.
4. Please mention Bank Account that will be use for payment (including Bank Name, Bank Address)
5. Please mention Name of Director

Place, [Month] [Date] [Year]
SIGN & COMPANY STAMP

Name
(Title)

	PT. KOMIPO PEMBANGKITAN JAWA BALI	Doc. Ref	: KPJB-0951-02
	PLTU TANJUNG JATI B #UNIT 3&4	Form No.	: KPJB-0951-02-ZZ-FM-03
	REQUEST FOR QUOTATION	Design Div.	: Finance and Administration
		Revision No.	: 00

Attachment 3: RFQ No. KPJB-NR-2025-0138

Unprice Document Required

No.	Syarat Administrasi (Administration Requirement)
A.	
1	Asli Surat Penawaran (Original Unprice quotation) yang:
	1. Description sesuai permintaan
	2. Bertanggal (dated)
	3. Bertanda tangan dan Cap Perusahaan (Company stamped)
	4. Menyebutkan waktu pengiriman sampai gudang sesuai permintaan (Time Delivery)
2	Pengalaman Pekerjaan dengan total harga kontrak senilai minimal IDR 120.000.000 – menyerahkan copy kontrak atau PO (Work Experience for contract amount minimum IDR 120.000.000 – submitting the copy of the contract or PO)
3	Copy pembayaran pajak SSP (PPN) 3 bulan terakhir periode: May, June, July 2025 (Copy of last 3 month payment tax or period of: May, June, July 2025)
4	Vendor participants must have registered CSMS Certificate (minimum: Extreme Risk Level) issued by PT. PLN (Persero) - submitting the copy of the document
5	Original Bid bond 1% up to 3% from price quotation (including VAT) with the validity until _____. - Bid bond should be issued by Bank - Beneficiary of Bid bond to: PT. Komipo Pembangkitan Jawa Bali Desa Tubanan, Kecamatan Kembang, Jepara Jaminan Penawaran asli 1% sampai dengan 3% dari Penawaran Harga (termasuk PPn) dengan validitas sampai dengan _____.
6	Maintenance & Inspection Company Service (PJK3)
7	Electrical & Health & Safety Certificate K3 for Supervisor
8	Having Certificate as Elevator, Hoist & Crane Technician
9	Having Licence as Operator Lifting Equipment
10	Have Experience More Than 3 Yeas at Same Field
11	Having License of Work at Height Certificate
B.	
1	Copy Surat Ijin Usaha Perusahaan – SIUP / BKPM (PMA) (copy of Business License)
2	Copy Surat Ijin Tempat Usaha – SITU / DOMISILI / HO (Copy of Domicile Certificate)
3	Copy Nomor Pokok Wajib Pajak - NPWP (Copy Tax ID number of company)
4	Copy Surat Pengukuhan Perusahaan Kena Pajak - SPPKP (Copy of Taxable Company Certificate)
5	Copy Tanda Daftar Perusahaan – TDP / NIB (Copy of Certificate Company Registration)
6	Copy Akte pendirian perusahaan/perubahan *jika ada (Deed of Incorporation)

Note: Administration Requirement point B 1-6 is not required to be submitted if your company already registered in our SAP and the Company data submitted still valid until closing time. If any document not submitted by the suppliers or the submitted document do not meet the requirement, we will regard that the supplier fails and we will not open the price quotation document (price evaluation)

	PT. KOMIPO PEMBANGKITAN JAWA BALI	Doc. Ref	: KPJB-0951-02
	PLTU TANJUNG JATI B #UNIT 3&4	Form No.	: KPJB-0951-02-ZZ-FM-03
	REQUEST FOR QUOTATION	Design Div.	: Finance and Administration
		Revision No.	: 00

Catatan: Syarat Administrasi no. B 1-6 tidak perlu di kirimkan jika perusahaan anda sudah terdaftar di SAP kami dan data yang dahulu di kirimkan masih berlaku sampai dengan waktu penutupan bidding. Jika ada dokumen yang tidak diserahkan atau dokumen yang diserahkan tidak sesuai dengan persyaratan, kami akan menganggap bahwa supplier gagal dan kami tidak akan membuka dokumen penawaran harga (evaluasi harga).

	PT. KOMIPO PEMBANGKITAN JAWA BALI	Doc. Ref	: KPJB-0951-02
	PLTU TANJUNG JATI B #UNIT 3&4	Form No.	: KPJB-0951-02-ZZ-FM-04
	REQUEST FOR QUOTATION	Design Div.	: Finance and Administration
		Revision No.	: 00

Attachment: General Terms and Conditions

GENERAL TERMS AND CONDITIONS (GTC)

These General Terms and Conditions (GTC) are applicable to the Purchase Order (P/O) placed by PT. KOMIPO PEMBANGKITAN JAWA BALI (PT. KPJB) for the purchase of Services as specified in the P/O, to which PT. KPJB and Contractor shall be bound.

Article 1 – Definitions

The following terms used herein shall have the meanings as set forth below:

- A. “PT. KPJB” means PT. KOMIPO PEMBANGKITAN JAWA BALI Which purchases the Equipment and/or Services hereunder, and which expression shall include its legal representatives, authorized agents, successors, and assignees.
- B. “Supplier” means the person, corporation, legal representatives and/or authorized agents that provide the Equipment and/or services under contract.
- C. “Contract” means the contract entered into by and between the parties, which concludes the P/O placed by PT. KPJB and acknowledged by Supplier for the purchases of the Equipment and/or services.
- D. “Party” means either PT. KPJB or Supplier as the case may be. “Parties” means both PT. KPJB and Supplier.
- E. “Equipment and/or services” means the machinery, components, parts, devices, appliances, apparatus, tools, goods and/or related services to be provided by the Supplier under contract.
- F. “Work” means all of the obligations and responsibilities to be performed by supplier hereunder, including the supply of the Equipment and/or services.
- G. “Local procurement” means procurement from the supplier in Indonesia.
- H. “Foreign procurement” means procurement from the supplier out of Indonesia
- I. “PO Effective date” means the date of supplier starting to fulfill their obligation to deliver the Goods or Completion of Work
- J. “Good Receive Form” means Form of completion and acceptance delivery at Warehouse PT KPJB and approved by KPJB and PLN
- K. “Work Completion” means Supplier complete delivery or service as stated in PO
- L. “Warranty Period” means Period of warranty (at least 12 months) after work completion.

Article 2 – General Provisions

- 2.1. The period stated in number of days or months shall include Saturday, Sunday and holidays, and if any specific day falls on Sunday or a holiday, the day shall be postponed to the first following business day.
- 2.2. The Goods and/or services to be provided hereunder shall conform to the applicable laws, regulations, codes, standards and specifications hereof. Contractor shall provide the new and unused products suitable in all respects for the purposes intended herein and shall use the best possible design and engineering. The specifications not adequately described herein shall be in accordance with the best commercial practices.
- 2.3. Contractor shall be fully responsible for the work performed by its subcontractor.

Article 3 – Effectiveness of the P/O

PO effective date is 7 (seven) days after PT. PLN (Persero) UIK Tanjung Jati B approval date and/or document issued by PT. KPJB (Delivery Instruction, Work Order, Material Gate Pass and other documents) and will be entered as start date of the PO.

Article 4 – Performance Bond

- 4.1. A performance bond is required for the P/O with total amount $\geq$ IDR 500.000.000 or its equivalent currencies.
- 4.2. Within 14 (fourteen) days after Appointment Letter sent by PT. KPJB, Supplier shall establish a performance bond in favor of PT. KPJB in a form of a bank guarantee in an amount minimum 5 (five) percent of the total amount (including VAT) of the P/O.
- 4.3. The performance bond validity period shall cover delivery and warranty period.
- 4.4. The bond shall be an absolute and unconditional guarantee and payable to PT. PLN forthwith on PT. KPJB's simple demand of payment in the event that Supplier fails or refuses to promptly cure any default of its obligations hereunder.
- 4.5. A performance bond is not required for the P/O with total amount $<$ IDR 500.000.000 or its equivalent currencies.

Article 5 – Warranties/Guarantees

- 5.1. Contractor warrants that the Service shall be suitable for the purpose intended as specified in the Contract and free from liens and defects in title, and shall conform in all respects to the terms of this Contract and to the applicable standards issued for the same service provider, and shall be the best quality, if no quality is specified.
- 5.2. Unless the warranty period is otherwise extended, the conditions of which may be provided elsewhere in this Contract, the following warranty shall apply : if at any time prior to Twelve(12) months from the issuance date of the Final Acceptance, it appears that the Service, or any part thereof, do not conform to these warranties, and Company so notifies Contractor within a reasonable time after its discovery, Contractor shall promptly correct such nonconformity to the satisfaction of Company, at Contractor's sole expense if the events are attributable to Contractor's responsibility.
- 5.3. With respect to the Service corrected by Contractor, the warranty period shall run for Twelve(12) months from the date of completion of such correction and acceptance thereof to the maximum of Twenty-four(24) months from the Final Acceptance date.
- 5.4. Contractor shall be liable for all damages proximately caused by the breach of any of the foregoing warranties, including incidental damages. Incorrect Service so replaced will become the property of the Contractor and shall be returned, at Contractor's expense, to a destination named by Contractor. Contractor shall not be liable for indirect and consequential damages of any nature.

Article 6 – Limitation of Liability

The Contractor's total liability, on all claims of any kind, including claims based on tort (including negligence), for any loss or damage arising out of, connected with, or resulting from the Contract, or from the performance or breach thereof, shall in no case (except as provided in the Article 11 INFRINGEMENT hereof) exceed the Contract Price.

Article 7 – Price and Payment

- 7.1. The P/O price specified in the P/O is fixed and is not subject to price fluctuations.
- 7.2. The P/O price shall be paid by means of bank account transfer or telegraphic transfer (T/T) or irrevocable letter of credit (L/C), as agreed to between the Parties, to Supplier against the Supplier's presentations of certificate of delivery of equipment or certificate of completion of work for local procurement, or the following transport documents :
 - 7.2.1 For the foreign procurement :
 - A. Commercial Invoice: one (1) original and three (3) copies.
 - B. Clean on Board Ocean Vessel Bill of Lading or Air Waybill consigned to PT. KPJB : one(1)full set of original and three(3) copies
 - C. Packing List : one(1) full set of original and three(3) copies
 - D. Certificate of Manufacturer's Final Inspection : one(1) original and three(3) copies; or
 - E. Certificate of Origin : one(1) original and three(3) copies; (not applicable)
 - F. Freight Forwarder's Certificate of receipt : one (1) original and three(3) copies (not applicable)
 - G. Other documents as required by the P/O.
 - 7.2.2 For the local procurement :
 - A. Commercial Invoice: one (1) original and three (3) copies.
 - B. Packing List : one(1) full set of original and three(3) copies (Delivery Order)
 - H. Certificate of Manufacturer's Final Inspection : one(1) original and three(3) copies; or
 - I. Certificate of Origin : one(1) original and three(3) copies
 - C. Warranty Letter that states: warranty period, The material is genuine, no defect, new and can be used properly
 - D. Other documents as required by the P/O.
- 7.3. Payment

For PO with total amount over IDR 300.000.000 or US\$ 30.000 or its equivalent currencies, the payment will be paid by PT PLN directly to Supplier within 30 (thirty) working days and for PO with total amount under IDR 300.000.000 or US\$ 30.000 or its equivalent currencies, the payment will be paid by PT KPJB directly to Supplier within 30 (thirty) working days.
- 7.4. In case of T/T payment for all procurement, Supplier shall promptly send the transport documents listed above to PT. KPJB and the payment shall be made within thirty (30) days after the complete and correct invoice accepted by KPJB and PLN (Invoice, Good receive form, MOV, BAPP and Amendment (if any)), unless otherwise provided herein.
- 7.5. In case L/C payment, Supplier shall submit the original copy of the transport documents listed above to the bank according to the L/C conditions and the copies of them shall be sent to PT. KPJB promptly. One (1) copy of the above documents shall be additionally enclosed in each package of the Equipment.
- 7.6. Unless otherwise provided in the P/O, supplier shall bear any kind of banking charges and other expenses incurred in connection with the payment.

	PT. KOMIPO PEMBANGKITAN JAWA BALI	Doc. Ref	: KPJB-0951-02
	PLTU TANJUNG JATI B #UNIT 3&4	Form No.	: KPJB-0951-02-ZZ-FM-04
	REQUEST FOR QUOTATION	Design Div.	: Finance and Administration
		Revision No.	: 00

Attachment: General Terms and Conditions

Article 8 – Completion of Service

- 8.1. Timely completion of the Service in accordance with the Technical Specification and Pricing Data is essential to this Contract. However, Contractor will not be liable for delays in performing its obligation to the extent the delay arises out of causes beyond Contractor's reasonable control, such as acts of God, storms or floods, government priorities, acts of civil or military authorities, fires, strikes, epidemics, war or riots. Contractor shall provide Company within seven (7) days of the commencement of such excusable delay, with written notice of the cause and extent thereof as well as a request for schedule extension for the estimated duration thereof, and provide Company within seven (7) days of the cessation of the event causing delay with written notice of the actual delay incurred.
- 8.2. Notice of delays attributable to causes beyond Contractor's reasonable control must contain suitable evidence of such causes or verification by a suitable government agency. If Company determines that the facts justify an extension of time, the Contract will be modified accordingly, in writing, by an amendment/revision. It shall be understood that any such delay shall affect only the part or parts of the Work directly involved. If Company determines that the facts do not justify an extension of time, such request of the Contractor will be denied. Company's findings of fact for either determination will be delivered to the Contractor.
- 8.3. Without limiting any rights or remedies which Company may have under this Contract or under any law, Contractor shall be liable for all failures, delays and interruptions in performing any of its obligations under this Contract which are within its reasonable control and Contractor shall, at no additional cost or expense to Company, use its best efforts to make up time for such delay. No failure, delays or interruptions in performing any of the Contractor's obligations under this contract which results in any extension of the actual delivery date beyond the Contract delivery date, whether extended by mutual agreement or not, shall result in any price adjustment if the event is attributable to Contractor's responsibility.
- 8.4. Payments due under this Contract may be suspended at mutual agreement for a period of time equal to the period of any such failures, delays or interruptions. Contractor shall use his best efforts, using all measures commercially practicable, not to experience any failures, delays or interruptions in performing any of the Contractor's obligations under this Contract.

Article 9 – Liquidated Damages

In the event that;

- 9.1. The completion of the Service is delayed beyond the Contract Completion Date for other than excusable causes, as defined in the Contract Article 7, or
- 9.2. All or any portion of Service becomes unavailable due to the Contractor's inability to correct defects in a timely manner,
The Contractor shall pay to Company as liquidated damages and not as a penalty an amount of the rate of zero point one percent (0.1%) of the Contract Amount (exclude VAT) per calendar day of the delay or unavailable portion per work schedule. Liquidated damages hereunder are imposed not as a penalty, but as a pre-estimate of the likely consequences of delay or unavailability. The liquidated damages shall not exceed a maximum sum equal to five (5) percent of the Contract Price.
- 9.3. If delivery time and/or work completion date exceeds more than 50 calendar days delay or if the penalty amount has exceeded the Performance Bond amount, then:
A. KPJB on behalf of PLN can terminate the PO or Contract unilaterally, and the Performance Bond will be redeemed and the supplier will be proposed in the blacklist supplier, or
B. KPJB can be consider giving the supplier as additional opportunity to complete the deliver and/or the work, but a maximum penalty for delay will be imposed on the supplier.

Article 10 – Termination for Convenience

The performance of Service under this Contract may be terminated by Company in accordance with this clause in whole or, from time to time, in part whenever Company shall elect. Any such termination shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which performance of Service under the Contract is terminated, and the date upon which such termination becomes effective.

- 10.1. Upon receipt of any such notice, Contractor shall, unless the notice requires otherwise:
(1) Immediately discontinue Service on the date and to the extent specified in the notice;
(2) Place no further orders for the Service other than as may be required for completion of such portion of the Service that is not terminated;
(3) Promptly make every reasonable effort to either obtain cancellation on terms satisfactory to Company of all orders to sub-Contractors or assign those orders to Client in accordance with Company's instruction; and assist Company upon request in the maintenance, protection, and disposition of property acquired by Company under the Contract.
- 10.2. If claimed in writing within thirty (30) days after Notice of Termination, Company shall pay to Contractor an equitable adjustment to include:
(1) all amounts due and not previously paid to Contractor for the Service completed in accordance with this Contract prior to such Notice, and for Service thereafter completed as specified in such notice;
(2) cost of settling and paying claims arising out of the cancelled order;
(3) a reasonable profit for costs incurred in the performance of the Service terminated. Provided, however, that if it appears that the Contractor would have sustained a loss on the entire Contract had it been completed, no profit shall be included; and
(4) less the reasonable resale value of the Service then in progress. (If Client elects to retain the title to such Work, the resale value shall not be subtracted.)

The total sum to be paid to the Contractor under this clause shall not exceed the Contract Price as reduced by the amount of payments otherwise made and as further reduced by the Contract Price of Service not terminated, and will not include any consideration for loss of anticipated profits on the terminated Service, all claims for which the Contractor agrees to waive.

Article 11 – Termination for Default

- 11.1. Company may terminate the whole or any part of the Contract in any one of the following circumstances:
(1) If the Contractor enters into or becomes subject to any bankruptcy, liquidation or similar proceedings except for the purpose of reconstruction or amalgamation or shall cease to carry on his business; or
(2) If the Contractor fails to perform the Service within the time specified herein or any extension thereof; or
(3) If the Contractor delivers nonconforming Service or
(4) If the Contractor fails to perform any of the other provision of the Contract in accordance with its terms or so fails to make progress as to endanger performance of the Contract. In the event of any such failure, Company will provide Contractor with written notice of the nature of the failure and Company's intention to terminate for default. In the event Contractor does not cure such failure or commence action to correct such failure within twenty (20) calendar days of such notice, Company will provide Contractor with a written notice of default.
- 11.2. In the event Company terminates the Contract in whole or in part as provided in this clause, the Client may procure, upon such terms and in such manner as Company may deem appropriate, services similar to those so terminated and the Contractor shall be liable to Company for any excess costs for such similar services; provided that the Contractor shall continue the performance of this Contract to the extent not terminated under the provisions of this clause. Except with respect to defaults of Sub-Contractors, the Contractor shall not be liable for any excess costs if the failure to perform the Service arises out of causes beyond Contractor's reasonable control and without the fault or negligence of the Contractor. These causes will include acts of God, storm, floods, earthquakes, riots, revolutions, rebellions, insurrections, fires, explosion, strikes, lockouts, sabotage, war, embargoes and quarantines.
- 11.3. If the failure to perform is caused by the default of Sub-Contractor and if such default arises out of causes beyond the control of the Contractor and Sub-Contractor, and without the fault or negligence of either of them, the Contractor shall not be liable for any excess costs for failure to perform unless the Goods or services to be furnished by the Sub-Contractor were obtainable from other sources in sufficient time to permit the Contractor to meet the required delivery schedule.
- 11.4. Contractor agrees to assist Company in the event that a default and re-procurement action is necessary by cooperating in the transfer of information, in the disposition of Service in progress, and in the performance of other reasonable requests made by Company.
- 11.5. If, after Notice of Termination of this Contract, it is determined for any reason that the Contractor was not in default under the provisions of this clause or that the default was excusable under the provisions of the Contract, the rights and obligations of the Parties shall be the same as if the Notice of Termination had been issued pursuant to Article 14 Termination for Convenience.

Article 12 – Contract Document and Language

- 12.1. The Contract documents consist of the P/O including the document attached thereto and this GTC. In case of any inconsistency between them, the P/O shall govern.
- 12.2. The Contract is intended to be interpreted as a consistent and compatible whole. If, however, an unintentional ambiguity or conflict is discovered between separate provisions contained herein, Company and Contractor agree to resolve such conflicts by application of the following in order of precedence:
(1) Amendments/Revisions to the Contract
(2) Pricing Data
(3) Technical Specification (Special Conditions) and subsequent Addenda
(4) General Terms and Conditions
(5) Supplemental Terms and Conditions
- 12.3. All documents and communications hereunder shall be in Bilingual (English language and Bahasa Indonesia) or English language.

Article 13 – Changes

- 13.1. Company may at any time direct in writing changes in any one or more of the following:
(1) Drawings or technical specifications.
(2) Additions to or deletions from quantities and Service item(s) ordered.
(3) Duration of Service.
(4) Scope of Works.

	PT. KOMIPO PEMBANGKITAN JAWA BALI	Doc. Ref	: KPJB-0951-02
	PLTU TANJUNG JATI B #UNIT 3&4	Form No.	: KPJB-0951-02-ZZ-FM-04
	REQUEST FOR QUOTATION	Design Div.	: Finance and Administration
		Revision No.	: 00

Attachment: General Terms and Conditions

- (5) Job site.
- 13.2. If any such change causes an increase or decrease in the cost of, or the time required for performance of any part of the Service, an equitable adjustment shall be made in the price or delivery schedule, or both, and the Contract shall be modified by written amendment executed by the parties authorized representatives. The charge or credit for any such changes affecting the Contract Price shall be determined, at mutual agreement, by any of the following methods:
- (1) Agreed upon lump sum price,
 - (2) Unit price agreed upon in writing,
 - (3) Cost plus provision if specified in this Contract.
- 13.3. In those instances where Company requests to order a change on a lump sum price basis, Contractor shall submit a quotation for approval covering any change which affects this Contract Price, and if any change does not affect the Contract Price, Contractor shall so acknowledge in writing.
- 13.4. Any claim by the Contractor for adjustment under this clause must be asserted within thirty (30) calendar days from the date of receipt by the Contractor of the notification of change. The Contractor shall promptly proceed with the service as changed after all adjustments are made or at such other time as the parties may agree.

Article 14 – Title and Risk of Loss

Except as otherwise provided herein, title except the copyright of the Contractor to all Service performed by Contractor hereunder shall be transferred to Company upon the presentation of each component of the Service to the Company.

Article 15 – Non-Waiver

Failure by Company to insist upon strict performance of any of the terms and conditions hereof, or failure or delay to exercise any rights or remedies provided herein or by law, or to properly notify Contractor in the event of breach, or the acceptance of or payment for any Service hereunder, shall not release Contractor from any of the warranties or obligations of this Contract and shall not be deemed a waiver of any rights or remedies as to any such Services, regardless when completed or accepted, or as to any prior or subsequent default hereunder, nor shall any termination of this Contract by Company operate as a waiver of any of the terms and conditions hereof.

Article 16 – Infringement

- 16.1. Contractor shall, at its own expense, hold harmless and defend Company under this Contract against any claim, suit or proceedings brought against Company which is based upon a claim, whether rightful or otherwise, that any Service furnished by Contractor under this Contract constitutes an infringement of any patent and Contractor shall pay all damages and cost awarded against Client resulting therefrom.
- 16.2. This indemnity is given upon the condition that Company shall promptly notify Contractor of any claim or suit or proceedings involving Company in which such infringement is alleged, and Company shall permit Contractor to control completely the defense or compromise of any such allegation of infringement and Company shall render such reasonable assistance at Contractor's cost in the defense thereof as Contractor may require.
- 16.3. Notwithstanding any proprietary legends or copyright notices to the contrary, Company may copy or reproduce documents and information furnished by Contractor in connection with Contractor's proposal and with this Contract and distribute such copies or reproductions to others for the limited purposes of designing, constructing, operating, maintaining or licensing the Project. Contractor is responsible for obtaining necessary permission and releases Company from any third parties placing proprietary rights or copyrights on such documents or information and shall, at its own expense, hold harmless and defend Company against any and all claims, suits or proceedings based upon a claim, whether rightful or otherwise, that a proprietary right or copyright has been infringed by copying, reproduction, distribution or use by Company.

Article 17 – Indemnity

- 17.1. Contractor shall hereby indemnify and defend and hold harmless Company and its employees, authorized representatives from and against any and all suits, actions, loss, damages, legal or administrative proceedings, claims, demands, liabilities, interest, attorney's fee, cost of defense, costs and expense of whatsoever kind or nature whether alleged to arise, or arising before or after completion of Service hereunder and in any matter directly or indirectly caused, occasioned or contributed to in whole or in part, by reason of any act, omission, fault or negligence whether active or passive of Contractor including the use by Contractor of any Company furnished equipment, or of anyone acting under its direction or control or on its behalf in connection with or incident to the performance of the Contract.
- 17.2. Company shall hereby indemnify and defend and hold harmless the Contractor and its employees, authorized representatives from and against any and all suits, actions, loss, damages, legal or administrative proceedings, claims, demands, liabilities, interest, attorney's fee, cost of defense, costs and expense of whatsoever kind or nature whether alleged to arise, or arising before or after completion of Service hereunder and in any matter directly or indirectly caused, occasioned or contributed to in whole or in part, by reason of any act, omission, fault or negligence whether active or passive of Company to performance of the Contract.

Article 18 – Assignments

Any assignment of this Contract or of any rights hereunder or hypothecation thereof in any manner, in whole or in part, by operation of law or otherwise, without the prior written consent of both Parties shall be void. The Contract, subject to the provisions hereof, shall inure to the benefit of and be binding upon the respective heirs, executors, administrators, successors and assigns of the Parties hereto.

Article 19 – Governing Law

The definition of terms used, interpretation of this Contract and rights of all parties hereunder shall be construed under and governed by the laws of the Republic of Indonesia.

Article 20 – Compliance

- 20.1. Contractor warrants that all work furnished hereunder shall have been produced and furnished in strict compliance with all applicable laws and regulations to which the work are subject.
- 20.2. Contractor shall execute and deliver such documents as may be required to effect or to evidence compliance. All laws and regulations required to be incorporated in contracts of this character are hereby incorporated herein by this reference.

Article 21 – Responsibility for Contractor's Supplier (Subcontractors)

- 21.1. Contractor may not subcontract any major Service without first obtaining approval in writing from Company. Should it become necessary that Contractor secure the services of Subcontractors, Contractor shall submit to Company a written description of the Service to be done and the proposed Subcontractor.
- 21.2. Company reserves the right to comment on, or disapprove any Subcontractor proposed by the Contractor and the Contractor shall give Company a reasonable opportunity to do so. The responsibilities and obligations assumed by Contractor shall also cover operations to be performed or materials to be supplied by Contractor's Subcontractors. Company's approval, if given, shall not relieve Contractor from full responsibility for the fulfillment of all obligations under this Contract.

Article 22 – Disputes and Arbitration

- 22.1. Except as otherwise provided in the Contract, any dispute concerning questions of facts arising under the Contract, which are not disposed of by mutual agreement of the parties, shall be decided by Company. Such decision shall be final and conclusive unless, within thirty (30) days from the date of receipt of the notice of Company's decision, the Contractor makes a written appeal to Company. In the event that any question of fact cannot be disposed of by agreement between Company and the Contractor after such written appeal by the Contractor, such disputes shall be finally settled by arbitration as described below.
- 22.2. Any disputes, disagreements or difference besides a question of fact which shall arise as to the obligation of any Party under the Contract or the interpretation of any provision thereof, if not settled by mutual agreement shall, at the option of the initiating Party and upon written notice to the other Party, be finally settled by arbitration. The arbitration shall take place in Jakarta, the Republic of Indonesia, and shall be conducted in accordance with the Arbitration Rules of the Indonesian Commercial Arbitration Board and under the law of the Republic of Indonesia. From the date of dispute, disagreement or difference arising to the date of settlement of the matter in question by arbitration, the Contractor shall comply with Company's direction and shall continue to fulfill its obligations under the Contract in good faith during the pendency of any arbitration and shall not be entitled to traverse the fulfillment of its contractual obligations. The arbitration decision shall be final and irrevocable and the Parties hereto expressly and unreservedly agree to be bound thereby.

Article 23 – Extension and Suspension

- 23.1. Company shall have the right to suspend the Service in whole or in part for a specific period of time for any reasonable cause upon seven (7) days prior written notice to the Contractor. If it is the Contractor's opinion that any of the Service is in a state of progress, such that interruption of the Service would result in substantially increased demobilizing and re-mobilizing costs, the Contractor shall advise Company of such opinion within seven (7) days from receipt of the written notice from Company and request instructions as to the suspension of such Service.
- 23.2. The Contractor shall immediately resume such Service as suspended when directed to do so by Company. The time for performance will be extended by a period of time necessary to overcome the effects of the suspension. Other provisions of the Contract will also be adjusted if necessary and as appropriate. The Contractor shall be entitled to an equitable adjustment in the Contract Price to reflect any additional expense and risk incurred by the Contractor by reason of such suspension. The Contractor will make all reasonable efforts to reduce such additional expense.

Article 24 – Taxes

	PT. KOMIPO PEMBANGKITAN JAWA BALI	Doc. Ref	: KPJB-0951-02
	PLTU TANJUNG JATI B #UNIT 3&4	Form No.	: KPJB-0951-02-ZZ-FM-04
	REQUEST FOR QUOTATION	Design Div.	: Finance and Administration
		Revision No.	: 00

Attachment: General Terms and Conditions

- 24.1. The Contractor shall be responsible for the payment of all Taxes, fees and assessments imposed or assessed by all local, state or national government authorities outside the Republic of Indonesia.
- 24.2. Company shall pay all taxes levied by local, state or national government authorities inside the Republic of Indonesia in connection with the performance of the Service under this Contract.
- 24.3. Each Party shall furnish to the other Party such information, notices, filings and receipts relating to taxes and duties as the other Party may reasonably request.

Article 25 – Permits

Contractor shall procure and pay for all permits, authorizations, registrations and inspections required to perform the Service under this Contract. Company shall assist Contractor with reasonable efforts in obtaining any permits or authorizations required by Contractor to perform the Work. In addition, Contractor shall assist Company in obtaining any permits or authorizations necessary for the performance of the Service which must be obtained by Company. In performing such assistance, Contractor's incidental expenses such as labor cost, travel expenses and per diem to be incurred shall be remunerated by Company.

Article 26 – Representation Regarding Third Parties

Contractor represents that this Contract is entered into without the assistance or intervention, direct or indirect, of any broker, firm or corporation except the established representative of Contractor, provided that Contractor has not engaged the services of such representative for purposes of exercising or obtaining improper influence, and Contractor represents that it has the right to perform the service free of any right, title or interest of, of any obligation to, or undertaking or arrangement with, any third party except as expressly provided for in this Contract.

Article 27 – Integrity & Good Corporate Governance

- 27.1. Regarding the Contract and matters, documents, activities and transactions referred to in or related to the Contract, the Parties agree that they will not take actions that result in irregularities in implementation of the Contract, including but not limited to acts of fraud, embezzlement, extortion, collusion, bribery, gratification, corruption, fraud, forgery and other actions that are not in accordance with good business ethics and contrary to the prevailing laws and regulations including the eradication of corruption, prevention and eradication of money laundering, the implementation of Good Corporate Governance practices in State-Owned Enterprises (BUMN), including regulations that supervise anti-bribery governance managed within the PLN environment.
- 27.2. The Parties agree that the Contract is carried out in good faith, does not influence each other either directly or indirectly in order to fulfill their wishes, accept and are responsible for all decisions made in accordance with the agreement of the Parties, avoid and prevent conflicts of interest, avoiding and preventing abuse of authority and/or collusion with the purpose of personal, group or other party gain, and not accepting, not offering, or not promising to give or receive gifts, rewards of any kind to anyone known or presumably related to the implementation of the Contract.
- 27.3. The Supplier states, guarantees and is committed to the PT. KPJB that in the practice of implementation of the Contract, it will comply with applicable legal provisions, including but not limited to laws and regulations regarding anti-corruption, anti-money laundering, and PLN policies in relation to anti-fraud and anti-bribery governance such as:
 - A. Applying 4 No's:
 1. No bribery, avoiding payoff and extortion,
 2. No gift, avoid gifts or gratuities that are contrary to applicable regulations,
 3. No kickback, avoid commissions, a token of thanks in the form of money or other forms,
 4. No luxurious hospitality, avoiding excessive banquets.
 - B. Following the integrity due diligence (uji kelayakan berbasis integritas) procedure implemented by the PT. KPJB;
 - C. Participating in the educational seminars of anti-bribery management system convened by the PT. KPJB which can be represented by employees appointed to represent the Supplier;
 - D. Sign and implement partner integrity pacts (pakta integritas);
 - E. Reporting incidents of fraud via the PLN Whistle Blowing System.

Article 28 Refutation & Refutation Appeal

- 28.1. Refutation

Refutation can be conducted as follows:

 - 1.) Supplier or Contractor shall submit official letter to F&A Manager of PT. KPJB within one (1) working day after announcement date.
 - 2.) Refutation answer will be given with official letter after KPJB receipt refutation letter from supplier.
 - 3.) If the supplier or contractor did not agree with the refutation answer, they can propose the appeal.
 - 4.) KPJB will not process the Refutation that proposed more than one (1) working day after announcement date.
- 28.2. Refutation Appeal

Refutation appeal can be conducted as follows:

 - 1.) Supplier or Contractor shall submit official letter to Station Manager of PT. KPJB within one (1) working day after the date of Refutation answer letter from PT. KPJB.
 - 2.) Supplier or Contractor shall submit Original Refutation Bond issued by Bank based on DPJT list with beneficiary to PT. KPJB within five (5) working days after the date of Refutation answer letter from PT. KPJB.
 - 3.) Refutation Bond worth minimum 1% (one percent) from total price quotation including VAT with the validity of refutation bond is at least thirty (30) calendar days from the date of Refutation Appeal letter.
 - 4.) Refutation Appeal answer will be given with official letter after KPJB receipt Refutation Bond confirmation from the bank.
 - 5.) If the refutation Appeal was not acceptable (Not-proven statement), the Refutation bond will be redeemed by PT. KPJB.
 - 6.) KPJB will not process the Refutation appeal that proposed more than one (1) working day after the date of Refutation answer letter from PT. KPJB and/or without Refutation Bond.
 - 7.) Supplier or Contractor who submit refutation appeal letter without submit Refutation Bond will be considered to be in put in the suspended vendor list.

Article 29 -Others

The Supplier shall not transfer its rights and/or obligations to any other Company (such as subsidiaries, affiliates, etc.) without the approval of PT. KPJB.