



CONSTRUCTA BUILDERS
(A.K.A. LEMBONGHOUSE)

Overview



- **36 Years in the Business**
- **Currently Have More Than 160 Houses in South Jakarta**
 - Mostly located inside our 10 Complexes, Few Outside the Complex
 - Continuous Expansion in Building New Complexes
 - About 89% Occupancy Rate
- **Focus ONLY on Housing for Lease to Expatriates**
 - Functional Focus Design with High Quality Materials
- **Total Solution with In-House Approach for Best Quality**
 - Design, Build, Own, and Maintain... All by Ourselves
 - More than 160 In-House staff/technicians (Civil, Mechanical, Electrical, Air Conditioning, Plumber, Welder, Carpenter, Termite Treatment, Security Guards)

Our Services



■ What we offer

- Houses in Complexes at Secured Locations Topped with Very Tight Security System and Procedures
 - Utilization of CCTV Camera and DVR (Digital Video Recorder)
 - Utilization of Patrolling System with Time Clock Machine
 - 24-hour Back-up Generator during “Power-cut”
- High Quality Houses with Functional Focused Design
 - Bright, Simple, Efficient, Durable
 - Private Garden with Private Swimming Pool
- Expatriate Community in Southern part of Jakarta
 - Proximity to International Schools (JIS, BIS, NIS, Australian School, etc.)
 - Proximity to International Medical & Security Assistance (SOS)
 - Proximity to International Organizations (AWA, ANZA, BWA, etc.)
 - Proximity to Shopping Areas & Restaurants
- Total Maintenance Service Support by Our In-House Technicians
 - General Maintenance both for planned & un-planned maintenance/repairs
 - Special Regular Maintenance Services to AC’s, Water System and Swimming Pool

Locations



■ We have 10 Complexes, All in South Jakarta

1. Pondok Intan Residence
2. Asem II, Cipete Selatan
3. Puri Sakti, Cipete Selatan
4. Kemang Utara VII / 19
5. Kemang Timur V / 25
6. Kemang Timur V / 30
7. Mampang Prapatan / 300
8. Warung Jati Timur / 77
9. Warung Jati Timur / 3
10. Pejaten Barat 11 Residence

■ Houses outside the Complex

- Jl. Bangka, Jl. Kemang Timur, Jl. Kemang Utara, Jl. Bunga Mawar, Jl. Manunggal Juang, Jl. Haji Abu, Jl. Permata Mirah

High Quality Houses



- **Only High Durability Materials Used**
 - **PVC Rucika Pipe for cold water supply and Polyethylene Pipe for hot water supply**
 - **Merbau Wood (a.k.a steel wood) for all Doors, Windows and the Frames, pre-treated with termite protection**
 - **Granite or Marble Floors for Living & Dining rooms**
 - **Ceramic Tiles or Teak Parquet Floors for Bedrooms**
 - **Kia or Moneer Roof Tiles for Roofing with Aluminum Sheet for heat insulation**
 - **Mowilex for Exterior and Interior Paint**
 - **Kabel Metal/Kabelindo/Supreme Cable for Wiring, sized according to PLN requirements**
 - **Sanitary and Faucets by TOTO (Japan)**
 - **6mm Glazing (some houses with 20 mm double-vacuum glazing)**
 - **Rock-wool above the ceiling for sound proofing**

High Quality Houses



■ High Reliability Systems

- Two Water Pumps for Well and Pressure Booster
- Two Ariston (Italy) Water Heaters/Geysers
- Split Unit type AC's by Sanyo or General (Japan)
- AC Piping with High Quality Insulation Material by Thermafex for higher efficiency and for condensation prevention
- Merlin Gerin/Hagger Circuit Breakers and Fuse Boxes
- Child-proof Electrical Sockets by Broco or Legrand
- Built-in Oven and Stove by Modena or Ariston
- Termite Treatment with AGENDA 25EC (Environmental Friendly)

Experience List



- **We currently have over 120 tenants, to name a few:**

- Schlumberger
- BP
- Conoco Phillips
- Unocal
- Halliburton
- Alcatel
- HSBC Bank
- ABN Amro Bank
- Freeport
- Unilever
- Netherland Embassy
- Swedish Embassy
- British Embassy
- Norwegian Embassy
- Canadian Embassy
- BASF
- BMW Indonesia
- Price Waterhouse Coopers
- Siemens
- Westinghouse

Our Reputations



- Some of the Comments from Our Tenants
Written in Our Survey

**"I'm most happy with the house, the complex and the service.
I believe we live in one of the best complex in Indonesia"**

Mrs. Lucich - Beyond Petroleum

**"I have been quite surprised and very pleased
with your maintenance system"**

Mr. Frank Davidson – British Gas

**"Very high Quality staffs that I sometimes forget
that I am living in Indonesia and not Europe"**

Mrs. William Schippers - Netherland Embassy

"Your teams have been very good in all respects..."

Mr. Ross Leismann - Westinghouse

Contact Details



Constructa Builders

Jl. Kemang Timur V (Duren Bangka) no. 30A

Phone: (62-21) 798-1463 / 0239 / 0249

(62-21) 799-1411 / 2267

Fax: (62-21) 791-99360

Email: Lembonghouse@cbn.net.id