

Consulate General of the Republic of Indonesia in Osaka

Tender for the Construction of  
Consul General's Official Residence

**Participation Outlines**

December 16, 2019

Consulate-General, Republic of Indonesia in Osaka

Design and Management : Atelier Grid

supervision of the public offering : Sunny well Kikaku

Participation Guideline for contractors

- (1) Customer : <Address>  
22nd Floor, Nakanoshima-Intes Bldg,  
2-40, 6-chome, Nakanoshima, Kita-ku, Osaka, Japan  
<Name>  
Consulate-General, Republic of Indonesia in Osaka
- (2) Construction Name : Construction of Consul General's Official Residence
- (3) Construction site : 2-40, 3-chome, Kamokogahara, Higashinada-ku, Kobe, Japan
- (4) Main use : Official Residence of the Consulate General
- (5) Construction type : Renovation
- (6) Outline of site area :  
• Category 1 exclusive low building residential zone  
• Type 1 height district  
• Scenic district  
• Site area : 624.00 m<sup>2</sup>  
• Building Coverage Ratio (BCR) 40 %  
• Floor-Area Ratio (FAR) 80 %
- (7) Outline of the plan : RC one floor below ground and two floors above ground  
One story sub-tower  
Site area : 249.41 m<sup>2</sup>  
Total area : 617.27 m<sup>2</sup>
- (8) Public offering period : Dec 16, 2019 ~ Jan 10, 2020

「Deadline for registration」 : Dec 16, 2019 to in the morning of Dec 30, 2019

Apply by mail to the Consulate-General of the Republic  
of Indonesia in Osaka

Mail Address (E-mail : [pbj@indonesia-osaka.org](mailto:pbj@indonesia-osaka.org))

「Selection criterion」 : See attachment

「Documents to be submitted」 : See attachment

「Deadline for submission」 : Due NLT 17:00 JST, Jan 10, 2020 (By post)  
after confirming the submitted documents

「Submitted To」 : Consulate-General of the Republic of Indonesia in Osaka  
22nd Floor, Nakanoshima-Intes Bldg,  
2-40, 6-chome, Nakanoshima, Kita-ku, Osaka, Japan  
Postal Code : 〒530-6190

- (9) Documents provided : After reviewing the above submitted documents, Design overview, drawing of the vicinity, current status drawing (Clear Indication of Existing Buildings), completion table, general drawing (PDF All will be sent to you by e-mail)
- (10) The amount of expected construction cost : 440 million yen or less (¥440,000,000-)  
※ The consumption tax is not necessary because it is tax-free, however, the demolition cost of the existing building is included.

**"Public offering procedures are posted on the website of the Consulate-General of the Republic of Indonesia in Osaka and other medias"**

※ The documents will be sent to you after you request registration and mail them, and after we check the mail documents and check your qualifications.

※ All content related to the participation is entrusted to the Atelier Grid and Sunny well Kikaku.

"Others"

1. Supplement materials, contents, questions and answers are handled by the Atelier Grid.  
( contacted by e-mail)
2. All questions and answers should be in Japanese.
3. Legal compliance with national laws and regulations.

4. About correspondence after submitting, we will contact you by mail after consultation with the Consulate General.

The following is the future schedule :

- Jan. 11 : On-site briefing section scheduled (Schedule of meeting there)
- Jan. 24 : The quotation will be submitted by 17:00 JST

However, the bidding participants will be distributed some construction documents before January 11 because the proposition period for the accumulated cost is short.  
(There is a possibility that the advance drawings may be modified.)

5. Construction period : Feb. 1, 2020 (Schedule) ~ Dec. 31, 2020

※ (Please keep to the schedule)

6. No fee shall be paid to this application and quotation.

7. We will not return any documents such as submissions or quotation.

(Ownership belongs to the Consulate General of the Republic of Indonesia.)