

PT JULIZAR KONSULTAN INDONESIA

# Company Profile

Project decisions driven by data, from study to handover

*Feasibility studies, market research, highest and best use, quantity surveying, and construction management.*

**2018**

FOUNDED

**65+**

PROJECTS COMPLETED

**11**

PROVINCES

**16**

CITIES

# Independent consultants for more confident decisions

PT Julizar Konsultan Indonesia is an independent consultancy that helps businesses, investors, property developers, hospitals, state-owned enterprises, and public institutions make data-driven project decisions. Having started as a property business unit, we now cover the full project life cycle: from feasibility studies and market research to quantity surveying, construction management, and handover.

*Local expertise, international perspective.*

## OUR JOURNEY

- **Origins** Property business unit
- **2018** PT Julizar Konsultan Indonesia founded
- **Growth** Construction services: QS, cost estimates, CM
- **Today** Client Portal and OpiniJob

## VISION



*To be the trusted consulting partner for investment and development decisions in Indonesia.*

## MISSION

### 01

Deliver honest, independent, and accountable studies.

### 02

Safeguard project cost, quality, and time from planning to handover.

### 03

Keep our work transparent through real-time reporting in the Client Portal.

## CORE VALUES

### Professionalism

Clear methodology and agreed schedules.

### Integrity

Independent, candid recommendations.

### Analytical

Grounded in verifiable data.

### Client focus

Shaped around the client's goals.

## 01 · SERVICES

# Non-construction

Business studies before investment decisions

**38** projects  
5 services

## 01 Highest and best use 20

Legal, physical, financial, and maximum productivity tests for land.

## 02 Web design —

Fast, secure, easy-to-manage company websites.

## 03 Market research 5

Supply, demand, buyer profiles, and competitive position.

## 04 Business strategy —

Business plans translated into concrete steps.

## 05 Feasibility study 13

Market, technical, legal, environmental, and financial (NPV, IRR, payback).

## 02 · SERVICES

# Construction

Cost, quality, and time while the project is built

**10** projects  
4 services

## 01 Quantity surveying 10

Quantities, BoQ, and contract cost control.

## 02 Cost estimate (RAB) —

Detailed cost estimates from technical drawings.

## 03 Construction management —

Quality, time, and cost from preparation to handover.

## 04 Audit, building permit and SLF —

Building condition, permits, and certificates of occupancy.

## JULIZAR SURVEY BUSINESS UNIT

**OpiniJob**

opinijob.com

The JULIZAR group's online survey platform with respondents verified by national ID and face recognition, duplicate detection, and automatic rewards. It supports market research, brand awareness, customer satisfaction, and new product testing.

- ✓ Respondents verified by national ID and face
- ✓ Automatic duplicate detection
- ✓ Automatic respondent rewards

# Our portfolio in numbers

65+

projects completed for state-owned enterprises, private firms, investors, hospitals, and foreign missions in 11 provinces and 16 cities.



PROJECT LOCATIONS

and 2 more

|                                             |   |                                     |   |                                  |   |
|---------------------------------------------|---|-------------------------------------|---|----------------------------------|---|
| 1 Jawa Barat<br>Bekasi, Cirebon, Purwakarta | 7 | 2 DKI Jakarta<br>Jakarta            | 6 | 3 Papua<br>Jayapura              | 4 |
| 4 Jawa Timur<br>Banyuwangi, banyuwangi      | 4 | 5 Bali<br>Bali                      | 3 | 6 Kalimantan Utara<br>Tarakan    | 2 |
| 7 Kalimantan Timur<br>Balikpapan            | 2 | 8 Kalimantan Selatan<br>Banjarmasin | 2 | 9 Nusa Tenggara Barat<br>Mataram | 2 |

SERVICE MIX



|                                  |            |
|----------------------------------|------------|
| <b>Non-construction</b>          | <b>79%</b> |
| ■ Highest and best use           | 20         |
| ■ Web design                     | 0          |
| ■ Market research                | 5          |
| ■ Business strategy              | 0          |
| ■ Feasibility study              | 13         |
| <b>Construction</b>              | <b>21%</b> |
| ■ Quantity surveying             | 10         |
| ■ Cost estimate (RAB)            | 0          |
| ■ Construction management        | 0          |
| ■ Audit, building permit and SLF | 0          |

PROJECTS BY SECTOR

|                            |    |
|----------------------------|----|
| Property and commercial    | 28 |
| Healthcare and hospitals   | 14 |
| Agribusiness and transport | 3  |
| Energy and industry        | 2  |
| Digital platforms          | 1  |

Calculated automatically from the julizar.com portfolio as of October 30, 2026.

# Recent work and where it took place

Our team on site.

**01** Studi Kelayakan Pembangunan Pabrik Bio-Pelet Palembang

FEASIBILITY STUDY

📍 Palembang

**02** Studi Kelayakan Pembangunan Kandang dan Hatchery GPS

FEASIBILITY STUDY

**03** Studi Kelayakan Pabrik Bio-Pelet PT Parama Mitra Energi di Bekasi

FEASIBILITY STUDY

📍 Bekasi

**04** Rail Feasibility Study: Construction of Rail-Based Transportation Lines for Oil Palm

FEASIBILITY STUDY

**05** Studi Kelayakan Rel Kereta Api: Pembangunan Jalur Transportasi Berbasis Rel Untuk Lahan...

FEASIBILITY STUDY

**06** Quantity Surveyor Pertamina Tarakan Hospital

QUANTITY SURVEYING

📍 Tarakan

# Trusted by state-owned enterprises, private firms, investors, and foreign missions

|                                                                                                                              |                                                                                                                           |                                                                                               |                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <br>PELINDO III<br>Bekasi Port of Indonesia | <br>PERTAMEDIKA<br>PERTAMINA BINA MEDIKA | <br>Gedung  | <br>NINDYA                                                    |
| <br>AKR LAND                                | <br>DSN GROUP                            | <br>MAYORA  | <br>JIEP<br>Ecogreen<br>INDUSTRIAL ESTATE                     |
| <br>RIUNG<br>Mining Contractor              | <br>berdikari                            | <br>WEDISON | <br>PAN MARITIME WIRA PAWITRA<br>Total Support Total Shipping |

# 65+

projects delivered with clients across many sectors.

State-owned

Regional enterprises

Private

Investors

Hospitals

Foreign missions

## PROJECTS BY SECTOR

|                            |    |
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|                     |   |
|---------------------|---|
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# A focused process with transparent reporting



## REPORTING STAGES



### Client Portal: real-time reporting

- ✓ Stage-by-stage progress visible at any time
- ✓ All documents in one place, always the latest version
- ✓ One-click corrections and approvals
- ✓ Automatic notifications by email and WhatsApp



### Data security and deletion

- ✓ Files encrypted with AES-256-GCM
- ✓ Sign in with a one-time PIN, no account needed
- ✓ Per-person access, revocable at any time
- ✓ Project data permanently deleted within 15 days of the final report

*Free initial consultation, no obligation.*

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FREE INITIAL CONSULTATION

# Let's discuss your project

*The first consultation is free. Tell us about your plans and we will help you choose the right service.*

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WHATSAPP

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WEBSITE

**www.julizar.com**

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Scan to chat with us on WhatsApp

## OFFICE

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