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Pendahuluan

Keberhasilan dalam mengelola perparkiran adalah suatu kebutuhan utama para pemilik properti, hal ini dikarenakan parkir merupakan garda terdepan yang bersinggungan langsung dalam melayani para pengunjung, dimana akan senantiasa melekat citra dari pemilik properti setelah pengunjung meninggalkan lokasi. Dalam kondisi yang berkaitan dengan pengelolaan parkir terkadang hal ini hanya mendapatkan perhatian minim, padahal keberhasilan dalam dunia usaha ditunjang pula oleh fasilitas parkir serta faktor keamanan dan kenyamanan yang merupakan salah satu dari sisi customer service.

eQ-park adalah gabungan antara sumber daya manusia dan teknologi dalam menghadirkan suatu solusi untuk mengatasi berbagai permasalahan perparkiran dengan menerapkan sistem yang handal dan dinamis, disertai komunikasi dua arah dengan mitra kerja dalam membangun kepercayaan dan memberikan pelayanan sesuai harapan pengelola dan pemilik gedung.

eQ-park dalam penyelenggaraan perparkiran didukung oleh sumber daya manusia yang profesional dan selalu berinovasi dalam teknologi, hal ini merupakan strategi dalam meningkatkan kualitas perparkiran dari segala sisi.



Profil Perusahaan

PT. LESTARI MANDIRI ERAJAYA berdiri di Jakarta berdasarkan Akta Notaris HARDI WIDJAJA, SH. yang anggaran dasarnya telah mendapat pengesahan dari Menteri Kehakiman dan HAM Republik Indonesia. Bermula dari PT. CIPTA PRIMA PARKIRINDO (CITY PARKING) yang berdiri pada tahun 1999, maka timbulah ide untuk mengembangkan kegiatan usaha yang lebih komprehensif melalui PT. LESTARI MANDIRI ERAJAYA (eQ-park) dengan semangat Moving Through Innovation.

Visi Perusahaan

Visi eQ-park menjadi Perusahaan pengelola perparkiran yang terbaik melalui sumber daya manusia, teknologi serta kepercayaan yang diperoleh dari pasar melalui peningkatan kualitas pelayanan parkir dengan mengedepankan mutu dan komitmen untuk mendapatkan hasil yang maksimal.

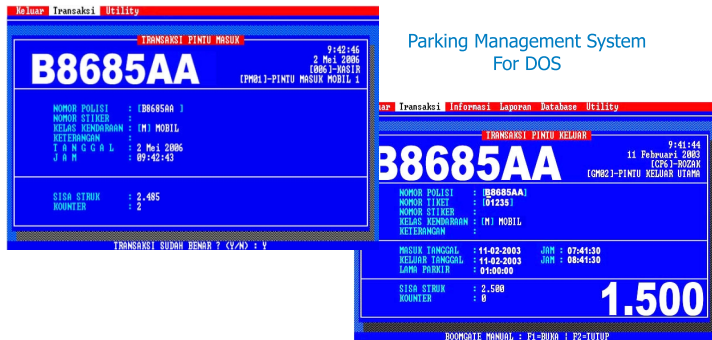
Misi Perusahaan

eQ-park berupaya memberikan pelayanan yang profesional dan terbaik dengan mengedepankan komitmen serta kepercayaan sebagai modal dasar dalam membangun kerjasama dengan mitra usaha untuk mencapai tujuan bersama.

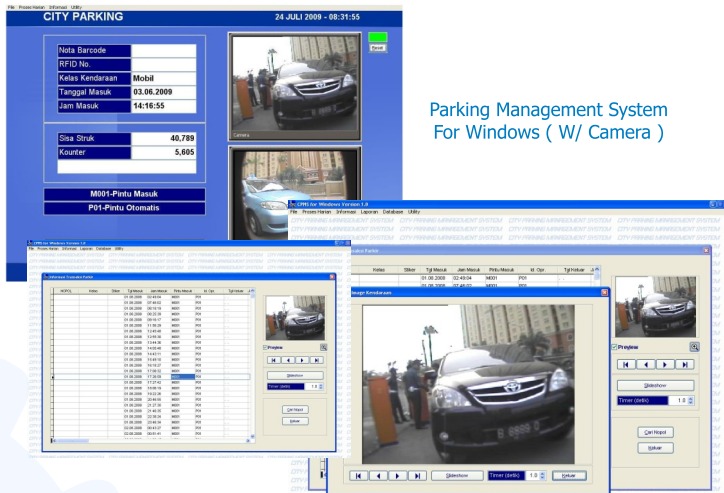


Software

Software yang dibangun merupakan hasil implementasi dari pengalaman praktis dalam bisnis parkir selama lebih dari 10 tahun, dalam rangka memberikan jalan keluar terhadap permasalahan yang terjadi.

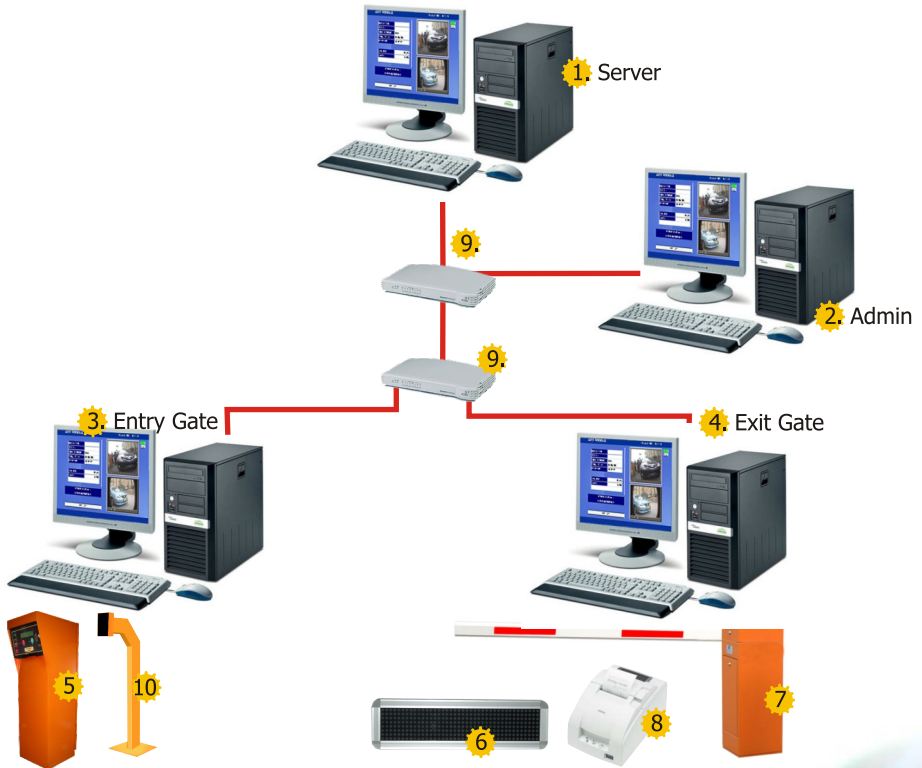


Dengan melakukan desain software yang mudah dimengerti dan inovasi tanpa henti, kami yakin program aplikasi tersebut dapat dipergunakan dengan mudah oleh para pemakainya.



Hardware

Konfigurasi Hardware & Local Area Network



1. Server, pusat pengolahan data
2. Komputer Administrator, pembuatan laporan & pelayanan
3. Komputer pintu masuk
4. Komputer pintu keluar
5. Ticket dispenser, termasuk pos printer
6. Fee display, display jumlah biaya parkir
7. Automatic barrier gate
8. Pos printer
9. Hub / switch
10. Rfid Reader

Kami sangat menyadari bahwa kesan pertama dan terakhir pada saat pengguna parkir memasuki atau keluar dari suatu area, terletak pada jajaran petugas parkir sebagai "frontliner".

Kualitas sumber daya manusia merupakan hal yang paling mendasar dalam keberhasilan pengoperasian perparkiran, dengan metode recruitment training yang di kembangkan, kami membentuk personil yang tidak hanya tangguh dilapangan tetapi juga memiliki Customer Service Skill yang baik.

Pengadaan Personil dalam pengoperasian suatu fasilitas perparkiran yaitu :

- Parking Attendance / Petugas Lapangan
- Booth Operator / Petugas Pos
- Supervisor / Danru
- Administrator
- Assistance Site Manager
- Site Manager



Sementara itu dalam ruang lingkup yang lebih besar, kami akan melakukan aspek - aspek yang berkaitan dengan operasional perparkiran seperti :

- Investasi
- Infrastructure Setup
- Government Regulation
- Car Park Insurance
- Information System
- Audit & Control
- Human Resources (Recruitment, Training & Operational)



Nilai Tambah

Dengan menggunakan sistem perparkiran berbasis komputer yang didukung dengan perangkat lunak yang teruji serta pengoperasian perparkiran oleh sumber daya manusia yang memiliki kapabilitas, maka ada keuntungan yang akan diperoleh diantaranya adalah :

- Mengurangi kesalahan perhitungan manual
- Memberikan penghitungan tarif parkir yang lebih akurat
- Mengurangi kebocoran pendapatan parkir secara signifikan
- Mempercepat proses transaksi parkir
- Meningkatkan pendapatan parkir
- Mempercepat proses pelaporan
- Meningkatkan standarisasi keamanan
- Meningkatkan Customer Service
- Memberikan kepuasan kepada pelanggan
- Meningkatkan skill kepada petugas parkir
- Mempermudah penganalisaan transaksi parkir
- Pengelolaan data terintegrasi
- Mewujudkan adanya Database Pelanggan
- Meningkatkan image dan performance property

Bentuk Kerjasama

Pengelolaan fasilitas perparkiran secara komprehensif, mencakup pembangunan infrastruktur, pengaturan traffic flow, pengadaan sumber daya manusia, daily parking operational serta penyediaan investasi.

Beberapa pilihan bentuk kerjasama yang ditawarkan **eQ-park** kepada Properti diantaranya adalah :

1. Profit Sharing :

Sistem bagi hasil yang didapat dari pendapatan bersih (pendapatan setelah dikurangi biaya operasional dan pajak parkir)

2. Revenue Sharing :

Adalah sistem penerimaan hasil dari pendapatan kotor yang telah dikurangi pajak dengan biaya operasional yang di bebankan kepada eQ-park

3. Fixed Income Guarantee

Jaminan pendapatan yang diberikan kepada manajemen property. Garansi akan diperhitungkan berdasarkan analisa yang spesifik dari potensi dan produktifitas lahan parkir.

4. Technical Assistance

eQ-park sebagai konsultan bagi property dengan memberikan masukan operasional perparkiran secara menyeluruh operasional di serahkan kepada property.

Portfolio

Saat ini aplikasi parkir yang kami kembangkan sudah terinstall di puluhan tempat dengan berbagai macam karakteristik lokasi, seperti Mal, Gedung Perkantoran, Fasilitas Perbelanjaan, Rumah Sakit Sarana Hiburan dan sebagainya.



AGUNG PODOMORO GROUP



Kencana Niaga



ARIES NIAGA



GRAHA MAS FATMAWATI

GRAHA MAS KEBON JURUK



SARI ASIH GROUP



RUMAH SAKIT SARI ASIH CILEUG



RUMAH SAKIT SARI ASIH CIPUTAT



RUMAH SAKIT SARI ASIH TANGERANG



PT. PELAYARAN INDONESIA
The Pearl of Indonesian Shipping



RUMAH SAKIT PELNI



Lippo Cikarang



all about parking

Vi-PARKING



SOFTORS TECHNOLOGY INDONESIA



Lokasi : Sudirman Park Apartment

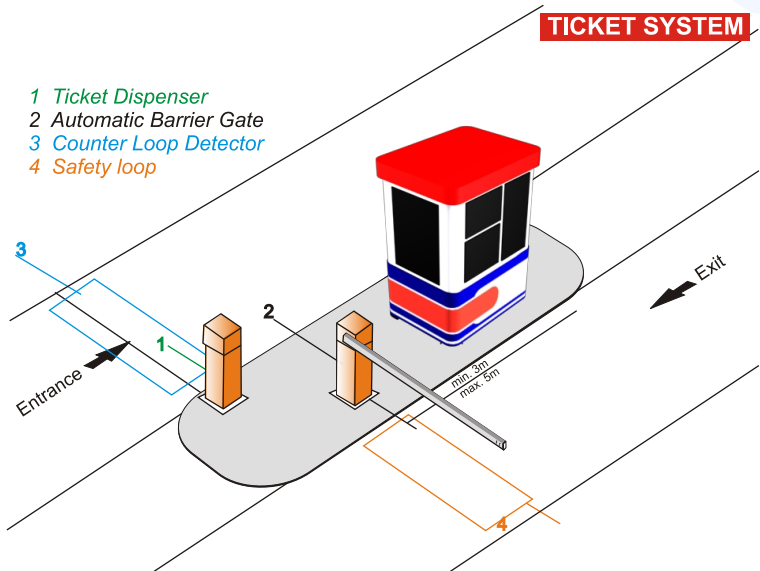
• human resources • equipments • softwares • networking • consultancy



Parking System

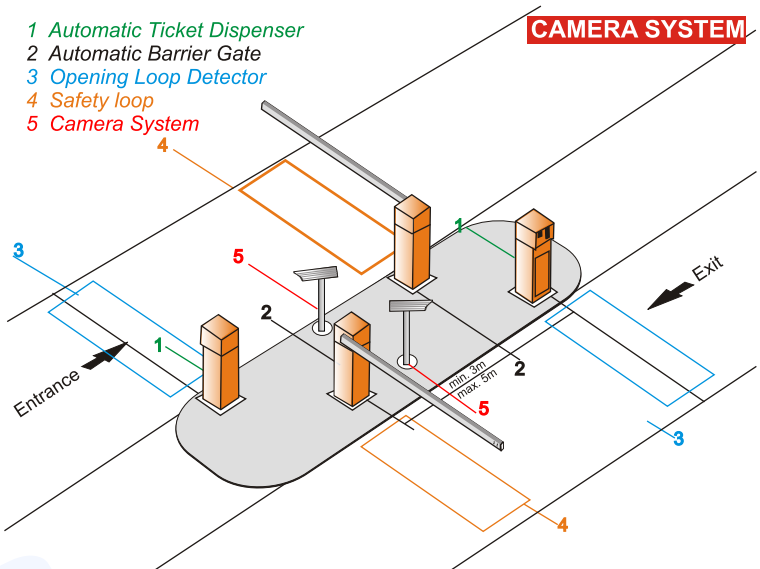
TICKET SYSTEM

- 1 Ticket Dispenser
- 2 Automatic Barrier Gate
- 3 Counter Loop Detector
- 4 Safety loop



CAMERA SYSTEM

- 1 Automatic Ticket Dispenser
- 2 Automatic Barrier Gate
- 3 Opening Loop Detector
- 4 Safety loop
- 5 Camera System



Car Park Access Control

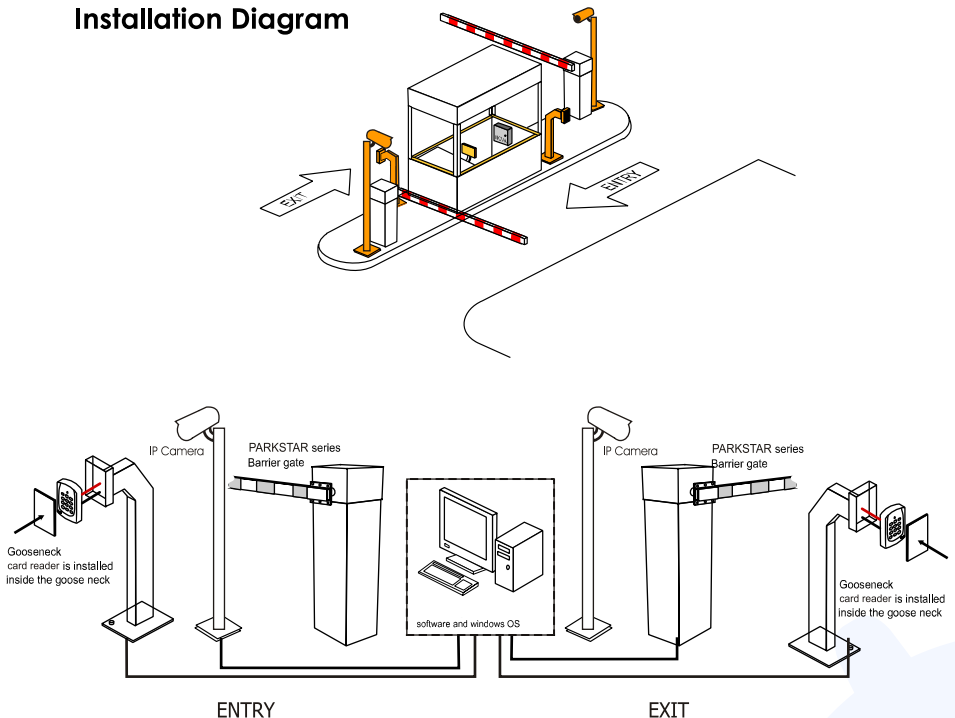
Description

This package is targeted for low budget simple car park access control. System is completely standalone by itself and does NOT support the following: anti-pass back, networking, PC interface, user expiry date, time zone and holidays. All verified valid user will be granted access at any time. Support unlimited users. Simple maintenance and easy to use.

During entry, flash the proximity card in front of the reader (installed inside the gooseneck). Upon identity verification, the reader will trigger the barrier gate to open. Reader unit can also be used as exit reader – in this way the entrance and exit will run completely standalone by themselves and no relationship with each other.

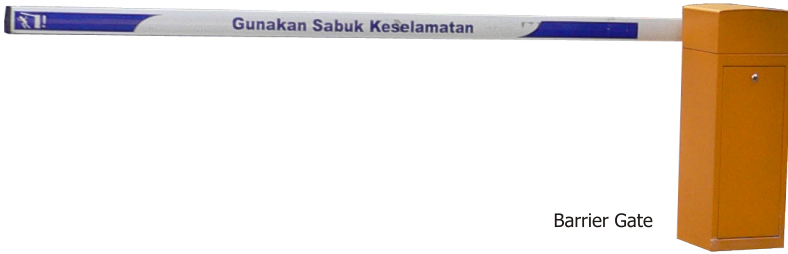
This system is equipped with a camera ip, to capture vehicle physical at the time entry or exit transaction.

Installation Diagram



Access Control Equipment

Access control system package



Camera

Barrier Gate



Computer Unit



Goose Neck +
Promag card Reader

Ticket Dispenser

Simple & Defect-free mechanism with best price

TD-01

Compact Design!

Simple & Classic



Description

The TD-02 series of ticket dispenser have been developed for use in all size of car park. As the tickets are issued they are printed with all the necessary data, including time and date, ticket sequence number and a variable text message to suit the car park.

Housing

Galvanised, phosphate treated sheet steel 2 mm thick is used for the magnetic ticket dispenser. The base frame of the housing is made from rustproof steel section.

Technology

An optional ticket printer is incorporated into the dispenser and tickets are produced by feeding complementary paper through the mechanism. A RS or parallel communications link is provided for connection to external intelligent equipment for interchange of data in more sophisticated car park configurations.

Technical data

TD02

Ticket Capacity		2500
Voltage	VAC	230
Frequency	Hz	50
Power Consumption	W	100
Lamp	W	10
Weight	Kg	30

Manufactured under a Quality System
certified under ISO 9001
By an accredited certification body



Quality
Endorsed
Company

ISO 9001 Lic 1932
Melbourne Australia
Melbourne

Ticket Dispenser

Simple & Defect-free mechanism with best price

TD-02 Manless System

Built-in Button, Rfid Card Reader, LCD & Speaker



Description

The TD-02 series of ticket dispenser have been developed for use in all size of car park.

As the tickets are issued they are printed with all the necessary data, including time and date, ticket sequence number and a variable text message to suit the car park.

Housing

Galvanised, phosphate treated sheet steel 2 mm thick is used for the magnetic ticket dispenser. The base frame of the housing is made from rustproof steel section.

Technology

An optional ticket printer is incorporated into the dispenser and tickets are produced by feeding complementary paper through the mechanism.

A RS or parallel communications link is provided for connection to external intelligent equipment for interchange of data in more sophisticated car park configurations.

Technical data

Ticket Capacity
Voltage
Frequency
Power Consumption
Lamp
Weight

VAC
Hz
W
W
Kg

TD02

2500
230
50
100
10
35

Manufactured under a Quality System
Certified in compliance with ISO 9001
By an accredited certification body.



Quality
Endorsed
Company

ISO 9001 Lic 1932
Standards Australia
Melbourne

Parkstar Barrier Gate

Simple & Defect-free mechanism with best price

G-50 Compact & Economic Design!

G-50 Series is a compact Traffic Barrier Gate with simple solution for defect-free mechanism

- ▶ Price-Performance Competitiveness
- ▶ Simple Design for economic users
- ▶ Field-Proven Quality with Unique Technologies

Controller

- The ABS resin case
- One touch on/off, and easy mounting to the DIN rail
- High performance with the exclusive imbedded controller
- High durability with industrial parts
- Bar reopen function during descent by the external signal
- Accepting additional signals: manual switch, card reader, vehicle detector and etc.

Housing

- Galvanized sheet steel of 1.6mm thickness
- Powder coat finished for rust-proof and long-lasting endurance
- Cap : Engineering Plastic for light weight with attractive design
- Standard color : Housing-Red, cap-Gray

Mechanism

- High strength AC geared-motor belt-free design
- Bearing structure requires no additional oiling
- Bar position "up" by manual touch during power-out
- Universal Bar Holder for Rounded Flat and Round profile

Bar

- 1.2mm thick 50mm aluminum coated in white polyester
- Flat Profile-3 long as standard
- Red tape for easy recognition by drivers
- Safety rubber-padded lower edge
- Folding arm mechanism (optional)

Technical Specification

Bar	Aluminum Flat Profile 3.0 m.
Opening and closing times	1.8sec./1.8sec
Voltage	240V/115V
Frequency	50hz/60hz
Power consumption	110 VA
Housing width	303 mm
depth	301 mm
height	1030 mm
Weight not including barrier boom	63-70 kgs
Drive	AC-geared Motor

Parkstar Barrier Gate

Optimum Value, Standard Car Park Barrier

The legendary best seller has what it takes

G-200 Value Pricing for the Best Technology!

G-200 Series is a compact Traffic Barrier Gate with value pricing created by the leading enterprised in the factory automatic field.

- ▶ Price-Performance Competitiveness
- ▶ Simple Design with Defect-free Mechanism
- ▶ Field-Proven Quality with Unique Technologies

Controller

- The ABS resin case
- One touch on/off, and easy mounting to the DIN rail
- High performance with the exclusive imbedded controller
- High durability with industrial parts
- Bar reopen function during descent by the external signal
- Accepting additional signals: manual switch, card reader, vehicle detector and etc.

Housing

- Cold Rolled sheet steel of 2mm thickness
- Zinc plating with powder coat finished for rust-proof and long-lasting endurance
- Standard color : Yellow

Mechanism

- High strength AC geared-motor belt-free design
- Bearing structure requires no additional oiling
- Bar position "uo" by manual touch during power-out

Bar

- 1.2mm thick 50mm aluminum coated in white polyester
- Red reflective tape for easy recognition by drivers
- safety rubber-padded lower edge
- Folding arm mechanism

Technical Specification

Bar	Aluminum Flat Profile 3.0 m.
Opening and closing times	1.8sec./1.8 sec
Voltage	240V/115V
Frequency	50hz/60hz
Power consumption	110 VA
Housing width	350 mm
depth	350 mm
height	1035 mm
Weight not including barrier boom	63-708 kgs
Drive	AC-geared Motor



Parkstar Barrier Gate

High Speed Intelligent Barrier

G-400

for Commercial Parking Facility
Unique Fast Up / Safe Down movement

The main features of G-400 are :

- ▶ 1.0 seconds opening time / 2.0 seconds closing time
- ▶ Almost no vibration of the bar at end position.
- ▶ minimized heat & noise, high efficiency Epsilon motor
- ▶ Frequency-free. Usable at any frequency of power without additional setting.
- ▶ Intelligent control of optimum acceleration and deceleration. No limit switch

Housing

Cold Rolled sheet steel of 2 mm thickness
Zinc plating with powder coat finished

Mechanism

Direct connection of the motor and driving shaft
Zinc plate finish of the lever and body

Unique Fast Up /Safe Down movement.

G-400 Series is a specially designed system for large commercial parking lots which need a quick treatment of parkers and safety for vehicles and passengers simultaneously.

The system has a 1.0 seconds of opening time for quick treatment of parkers and 2.0 seconds of closing time for the safety.

- Open/Close time : 1.0 sec. / 2.0 sec.
- Smart braking : Control based on the data from the motor
Almost no vibration at the end position.
- Voltage/ Frequency-free.
- No limit switch
- Battery-backup operation on power failure.



Technical Specification

Bar	Aluminum Round Profile 3.0 m.
Opening and closing times	1.0sec./2.0sec
Voltage	free
Frequency	free
Power consumption	200 max.W
Housing width	350 mm
depth	350 mm
height	1035 mm
Weight not including barrier boom	58 kgs
Drive	Inverter Motor (B.L.D.C)

Parkstar Barrier Gate

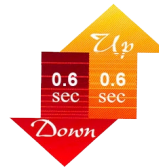
Optimum Value, Standard Car Park Barrier

No Vibration with convertible speed

HG-400

0.6 sec. of Smart Takeoff and landing.

- ▶ Open/Close time : 0.6 sec. / 0.6 sec.
- ▶ Smart braking : .Control based on the data from the motor,.
Almost no vibration at the end position
- ▶ Voltage/Frequency-free.
- ▶ No limit switch
- ▶ Battery-backup operation on power failure



Controller

- Control box(C-3) and power box(P-3) are separated for easy service
- Consistent processing control from designing to manufacturing.
- High performance with unique imbedded controller.
- Signal input and status output in terminal block.
- Highly durable industrial parts (CE standard)
- Delicate and solid ABS resin case.

Housing

- Cold Rolled sheet steel of 2 mm thickness.
- Zinc plating with powder coat finished

Mechanism

- Easily removable structure by modularization.
- Direct connection of the motor and driving shaft for eliminating operation errors.
- Semi-permanent design minimizing consumable parts.
- Zinc plate finish of the lever and body

Bar

- Parts. 3.0m round profile aluminum bar.
- White powder coating finish with red stripe reflective tapes

Technical Specification

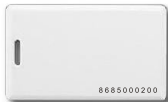
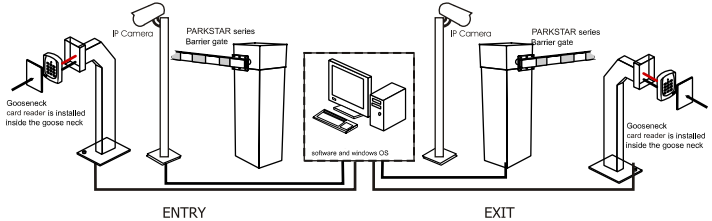
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Voltage	Free
Frequency	Free
Power consumption	200 Max. W
Housing width	350 mm
depth	350 mm
height	1035 mm
Weight not including barrier boom	58 kgs
Drive	Inverter Motor(B.L.D.C.)



Free Display

Controller	Built-in microprocessor based and integrates a solid satate coupled I/O and connections to associated barrier gate, and other peripheral devices.
Programmable	Incoperated programming a variable graphics and text messages to suit the car park and Text mode (std) =24 characters.
Display	Dot Matrix LED Single Color = Red Dot diameter = 5mm Total DOT (24 x 50) = 1200 Size = 24 Characters / Numerics (max.)
I/O	Two Inputs = 0 - 5V DC One Relay Output = max. 100ma One serial RS 232
Voltages	5V DC - 12A 12V DC - 1A
Dimension (Housing)	500mm x 50mm x 225mm (width x depth x height)

Proximity Card & Card Reader



PROXIMITY CARD

- 86*55*0.8 mm ISO card
- Temperature range : -55~80 Deg. C
- Water resistant



PROXIMITY CARD READER

- Read Range : Up to 20cm
- Wall-mounting
- Frequency : 125 KHz, ASK
- Format : 64 bits, Manchester coding
- Transponder : Read only (CFR01)
- Dimensions : 78*43*15mm
- Temperature Range : -25 to 65 Deg C

The Proximity Card Reader is a very compact reader using contactless Passive Transponder Cards offering long reading distances (max. 30 cm) despite its' compact dimensions. It is fully potted and therefore particularly suitable for indoor and outdoor use like access control, parking. When mounted directly onto metal the reduction of read range can be compensated by an external tuning capacitor. It is suitable for a wide range of applications due to its' variable operating voltage (5 – 13.5 Volts DC) and the user-selectable output formats.



PROMAG GP30 CARD READER

- Compact Dimensions
- Long reading distance
- Variable input voltage
- Output format user selectable
- Fully potted for improved weather resistance
- Suitable for installation directly onto metal surfaces
- LED and Buzzer externally controllable

The GP30 Reader is a very compact reader using contactless Passive Transponder Cards offering long reading distances (max. 30 cm) despite its' compact dimensions. It is fully potted and therefore particularly suitable for indoor and outdoor use like access control, parking. When mounted directly onto metal the reduction of read range can be compensated by an external tuning capacitor. It is suitable for a wide range of applications due to its' variable operating voltage (5 – 13.5 Volts DC) and the user-selectable output formats.

Slip & Receipt Printer



The Receipt Printer – The New Industrywide Standard in Printing

The Receipt Printer is the easy to use yet Powerful successor to the Last Receipt Printer. Whose Case-of-use and reliability have made it an Overwhelming favorite around the world.

Outstanding Compatibility

The Receipt printers are designed to be compatible with existing systems built around a printer. These system can be upgraded simply by dropping in a Receipt Printer. Moreover. Since the external dimensions are nearly identical, there is no need to change the installation environment. The transition to the new model is as smooth as can be.

Easy Operation

Free busy operators from troublesome roll paper and ribbon cassette replacement. The Receipt Printer makes these chores a snap. Simply pop the cover. Drop in the paper or ribbon, shut the cover. You're back in business.



Higher printing speed

A full 30% faster than its predecessors, The Receipt Printer provide high efficiency throughput. Retailers can hand receipts to customers faster. Restaurant kitchens can receive orders quickly.

Superior Versatility

The versatile Receipt Printer suits a wide range of needs and applications. Each type is powerful, yet compact enough to fit in confined spaces. The wall-mountable Type B frees up valuable counter space in kitchens and other tight locations. Moreover, both Type B and Type D handle your choice of 58, 69 or 76 mm width roll paper.

Print method	8-pin, Serial impact dot matrix
Print font	7 x 9 / 9 x 9
Column capacity (columns)	40 / 42 or 33 / 35
Character size (mm)	1.2 (W) x 3.1 (H) / 1.6 (W) x 3.1 (H)
Character set	95 Alphabetic, 37 international, 128 x 12 graphic
Characters per inch	Traditional / simplified Chinese, Thai, Japanese, Korean 17.8 / 16 cpi or 14.5 / 13.3 cpi
Interface	RS-232C, B-directional parallel Dealer option: USB, 10 Base-T i/f
Data buffer	4 KB or 40 bytes
Print speed	4.7 ips (at 40 columns, 16 cpi), 6.0 ips (at 30 columns, 16 cpi)
Paper	Dimensions (mm) Roll paper 57.5 ± 0.5, 76.0 ± 0.5 (W) x dia. 83.0
Thickness	0.06 to 0.85
Copy capability	One original and one copy
Inked ribbon	ERC-38 (purple, black / red)
Ribbon life	Purple: 4 x 10 ⁵ characters, Black: 3 x 10 ⁵ characters B / R: 15 x 10 ⁵ characters (Black) / 75 x 10 ⁵ characters (Red)
Power	AC adapter (included)
Power consumption	24W
D.K.D function	2 drivers
Reliability	MTBF: 18 x 10 ⁵ hours MCBF: 18 x 10 ⁵ times
Overall dimensions (mm)	Type A: 160 (W) x 286 (D) x 157.5 (H) Type B: 160 (W) x 248 (D) x 138.5 (H) Type D: 160 (W) x 248 (D) x 138.5 (H)
Mass (Approx)	Type A: 2.7 kg, Type B: 2.5 kg, Type D: 2.3 kg
EMC standards	VCCI class A, FCC class A, CE marking, AS / NZS 3548 class B
Power supply	Exclusive AC adapter (included)
Factory option	Near-end sensor
Option	Wall-hanging bracket WH-10
Safety standards	UL / CSA / TUV (EN60950)

MODEL	Item	Standard device / unit	Applications	Appearance
Type A	Take up / Automatic cutter		Receipt & Journal Printer	
Type B	Automatic cutter		Kitchen Receipt / ticket	
Type D			Receipt	



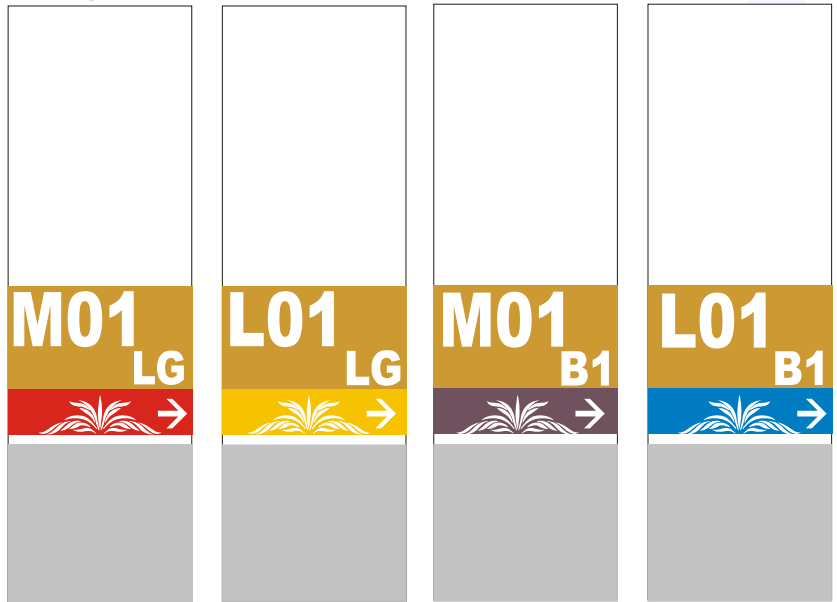
Environmentally Conscious

This product meets EPSON ecology label compliance standard and has following major features:

1. Low energy consumption (25% lower during operation, 60% lower during standby than TM-U210)
2. Reduced labor for disassembly by reducing the number of parts
3. No use of chemical substances prohibited to be included in products for parts, materials and packing materials.
4. Uses high quality plain paper, since it is easier for recycling than thermal paper. Three selectable paper widths avoid wasting paper

Column Painting

Parking Lot



PARKING LOT PAINTING

2,4 M

3,8 M

CAR STOP

A01 30 CM

Tinggi Huruf = 30 cm
Warna Cat = kuning

B01 30 CM

Tinggi Huruf = 30 cm
Warna Cat = kuning

A01 30 CM

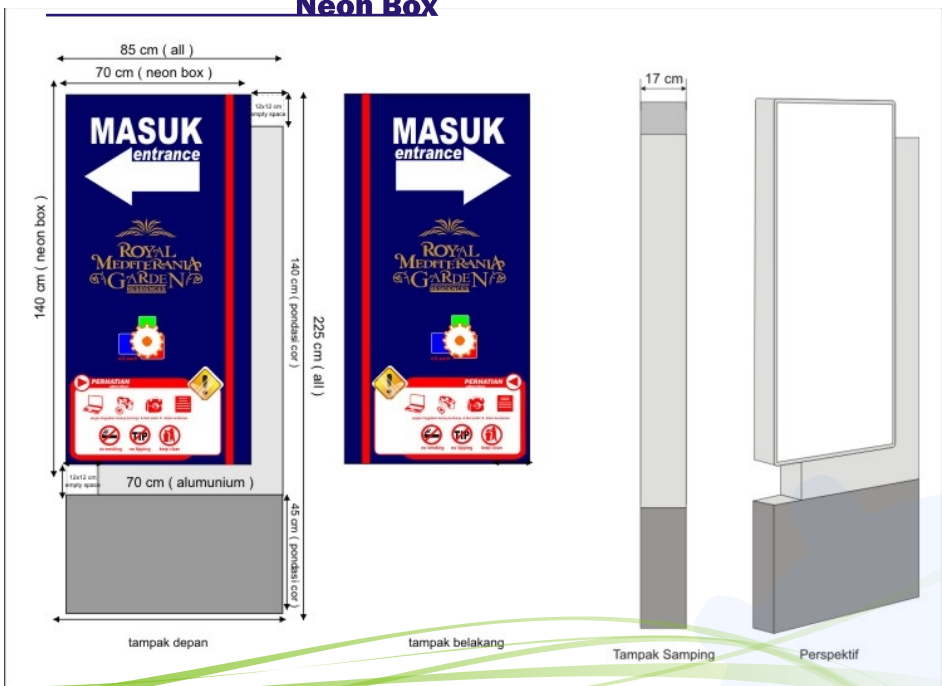
Tinggi Huruf = 30 cm
Warna Cat = kuning

10 CM

Signages design



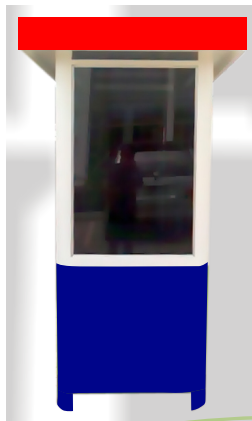
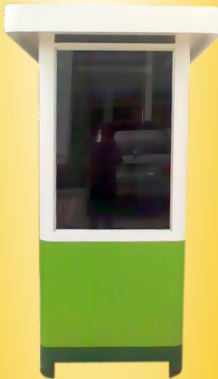
Neon Box



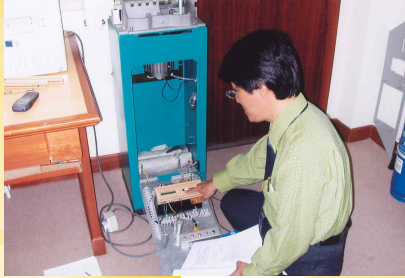
Parking uniforms



Parking Booth design



Workshop







AGUNG PODOMORO GROUP





ROYAL
MEDITERRANEA
GARDEN
RESIDENCE

MEDITERRANEA
GARDEN
2
RESIDENCE

MEDITERRANEA
GARDEN
RESIDENCE
TANJUNG DUREN - SLIP



PT. LESTARI MANDIRI ERAJAYA

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