

Feasibility Study and Business Potential

APARTMENT

in DKI Jakarta, 2011 - 2014

CDMI

www.cdmione.com

☎ 021 31930108 – 9
marketing@cdmione.com

Entering 2011, the growth of property Industry in Jakarta is predicted to remain positively growing. The indicator of this growth is the improving national macro economic condition and the increasing optimism of developers who competitively construct their outstanding property projects particularly the construction of apartment projects.

Location for constructing apartments in Jakarta has spread not only in Central Business District/CBD but also in almost urban areas even in bordering areas owing to high market demand for apartments. This condition encourages developers to launch their newly foremost projects.

CDMI observes that the construction of apartments in Jakarta is controlled by leading major company groups in Indonesia including Bakrie Group, Ciputra Group, Agung Podomoro Group, Pakuwon Group, Agung Sedayu Group, Duta Anggada Group, Intiland Group, Metropolitan Kentjana Group, Summarecon Group, Lippo Group, Adhi Karya Group, Wijaya Karya Group, Sahid Group, Duta Pertiwi Group and others.

Market potential managed by those groups is various. In initial apartment construction, the apartments are intended for medium-high class society. However, they have lately constructed apartments for low-medium class society with affordable prices. In addition, they have set university students to be their main market targets.

Viewing the potential of prospective apartment construction and the enthusiasm of developers, PT. CDMI, an independent leading consultant in Indonesia, is interested in performing a research and finally succeeded in publishing a study with the title of "Feasibility Study and Business Potential APARTMENT in DKI Jakarta, 2011 – 2014."

This book discusses the growth of apartment business in DKI Jakarta and the amount of fund required to construct an apartment covering the financial source, required working capital, bank interest during construction period, loan installment and bank interest payment.

This book is very useful for developers currently dealing with apartment business and prospective investors who will enter into this business and banks as creditors.

This book can directly be ordered through our marketing division **Mrs. Tina** by phone (021) 3193 0108 - 09 or fax (021) 3193 0102 and e-mail: marketing@cdmione.com at US\$ 600 for Indonesian edition and US\$ 650 for English edition.

Having submitted this offer, we thank you for your cooperation and look forward to hearing your response promptly.

Cordially yours,

Muslim M. Amin

CDMI

ORDER FORM

our creative data for your partners

P.T. CENTRAL DATA MEDIATAMA INDONESIA
AGP Building, 2nd Floor
Jl. Pegangsaan Timur No. 1 Cikini
Jakarta 10320

Phone : (021) 31930108 - 9
Fax : (021) 31930102
E-mail : marketing@cdmione.com
Website : www.cdmione.com

Please send us	: copy(ies)	"Feasibility Study and Business Potential APARTMENT in DKI Jakarta, 2011-2014"					
Name (Mr/Mrs/Ms)	:		Position	:				
Name of Company	:							
Address	:							
Telephone/Fax	:		Date	:	/ /			
E-mail	:		Signature	:				
Please, tick	<input checked="" type="checkbox"/>	Price :	US\$ 600 (Indonesian), US\$ 650 (English)					
	<input type="checkbox"/>	Check/Bank Draft	<input type="checkbox"/>	Invoice us	<input type="checkbox"/>	Indonesian edition	<input type="checkbox"/>	English edition
Note : Overseas is added delivery cost								

LIST OF CONTENTS

LIST OF CONTENTS	i
LIST OF TABLES	iv
1. INTRODUCTION	1
1.1. Background.....	1
1.2. Purpose and Objective of Study	3
1.3. Scope of Study	4
1.4. Study and Data Source.....	4
2. REVIEW OF POTENTIAL OF DKI JAKARTA	5
2.1. Geographical Location of DKI Jakarta.....	5
2.2. Development of Total Population.....	7
2.3. Accessibility	8
2.3.1. Accessibility through Air.....	8
2.3.2. Accessibility through Sea.....	8
2.3.3. Accessibility through Land	9
2.4. Development of Economy and Investment	10
2.4.1. Economic Growth.....	10
2.5. Investment Growth.....	12
2.6. Tourism Potential of DKI Jakarta	13
2.6.1. Existence of DKI Jakarta towards Surrounding Regions.....	13
2.6.1.1. Geographically	13
2.6.1.2. Juridically	14
2.6.2. Existence of DKI Jakarta in Tourism Map.....	15
2.7. Potential of Nature, Culture and Economy	15
2.7.1. Natural Potential.....	15
2.7.2. Cultural and Historical Potential.....	16
2.7.3. Economic and Financial Potential	16
2.8. Tourism Product and Industry	17
3. PROPERTY BUSINESS IN DKI JAKARTA	18
3.1. Property VS Real Estate	18
3.1.1. Housing Complex.....	19
3.1.2. Industrial Estate	19
3.1.3. Apartment.....	20
3.1.4. Office Tower, Hotel and Shopping Center	20
3.2. History of Apartment Business Development (Condominium).....	22

3.3.	Opportunity and Investment Interest in Property Sector	25
3.3.1.	Luxurious Apartment	25
3.3.2.	Simple Apartment (Amami and Rusunami).....	27
4.	DESCRIPTION OF APARTMENT	30
4.1.	Definition and Function of Apartment.....	30
4.1.1.	Apartment.....	31
4.1.2.	Condominium	31
4.2.	History of Apartment Development.....	32
4.3.	Profile of Occupants/ Apartment Buyers	33
4.4.	Apartment Ownership System	34
4.4.1.	Leased System Apartment.....	34
4.4.2.	Strata Title System Apartment.....	34
4.5.	Location of Apartment.....	36
4.6.	Completeness of Apartment Facility	36
4.7.	Rules to Live in Apartment	39
4.7.1.	Dweller Association.....	39
4.7.2.	Apartment Management Board.....	40
4.8.	Transaction and Ownership Status	42
4.8.1.	Permit and Credibility of Developer	43
4.8.2.	Legal Status of Apartment Ownership.....	43
4.9.	Tax and Other Cost for Purchasing Apartment	44
4.9.1.	Tax in Apartment Transaction.....	45
4.9.2.	Insurance.....	45
5.	PROSPECT AND OPPORTUNITY OF APARTMENT BUSINESS IN DKI	
	JAKARTA.....	47
5.1.	Prospect of Apartment Market	47
5.1.1.	Supply of Strata Title Apartment	47
5.1.2.	Supply of Leased Apartment	49
5.2.	Type of Marketed Apartment	50
5.3.	Reason to Live in Apartment	53
5.4.	Apartment Rental Period in Jakarta.....	55
5.5.	Completeness of Offered Apartment Facility	56
5.6.	Leasing Tariff and Price of Apartment Unit	57
5.6.1.	Leasing Tariff of Several Apartments in Jakarta	57
5.6.2.	Price Per Apartment Unit	59
5.7.	Occupancy and Sales Rate of Apartment.....	61
5.7.1.	Occupancy Rate of Leased Apartment	61
5.7.2.	Sales Rate of Strata Title Apartment	63
5.8.	Type of Interested Apartment.....	65

5.9. Potential of Apartment Market.....	65
5.9.1. Potential of Apartment Tenant	66
5.9.1.1. Potential of Foreign Tourists.....	67
5.9.2. Potential of Apartment Buyers	69
5.9.2.1. Potential of University Students.....	69
5.9.2.2. Potential of Medium Income People.....	70
5.10. Opportunity of Apartment Market in DKI Jakarta.....	71
5.10.1. Market Opportunity of Leased Apartment.....	71
5.10.2. Market Opportunity of Strata Title Apartment.....	74
6. FEASIBILITY ANALYSIS OF APARTMENT PROJECT	78
6.1. Assumption of Project Planning.....	78
6.2. Total Apartment, Shop-Housing and Kiosk Units	79
6.3. Width of Apartment, Shop-Housing and Kiosk Units.....	80
6.4. Total Building Width.....	81
6.5. Total Investment	81
6.6. Schedule of Development.....	82
6.7. Details of Construction Cost	82
6.8. Plan of Unit Sales	83
6.9. Calculation of Profit & Loss (Projected Income Statement)	85
6.10. Projected Cash Flow	88
6.11. Projected Balance Sheet.....	89
6.12. Evaluation.....	90
7. CONCLUSION.....	91
 ATTACHMENT :	
List of Apartments in Jakarta	1. ⇨ A.