



Study on Potential of APARTMENT Business in Jabodetabek, 2015 - 2019 Together with Its Major Players

In the last five years (2010 – 2014) the construction of apartments in Jakarta, Bogor, Depok, Tangerang, Bekasi (Jabodetabek) has grown fantastically. The cause is the stable economic growth and the increasing number of medium and high class society in this country with more than 30 million people so the demand for apartments has kept on rising. Based on a survey of CDMI that every apartment project which is launched by either giant developers or small and medium developers is sold quickly.

In 2015, Jakarta will be flooded by 24,850 units of apartments for medium and high class society coming from 46 projects with investment value of Rp. 20 trillion. West Jakarta is in the first position with the highest number of apartment construction reaching 8,494 units followed by North Jakarta of 6,380 units, East Jakarta of 4,250 units, Central Jakarta of 3,056 units and South Jakarta of 2,670 units. Apartments which will be hunted by buyers are located in not only city centers but also suburban areas.

The construction of apartments in buffering areas of Jakarta such as Bogor, Depok, Tangerang, and Bekasi has also grown rapidly. High demand for apartments has made leading developer groups such as Agung Podomoro Group, Summarecon Group, Ciputra Group, Lippo Group, Gapura Prima Group, Cowell Development Group, Metland Group, Jababeka Group, Megapolitan Group, Gading Development Group, BUMN Properti Group and other 30 groups to launch their superior projects and most of them are hunted by buyers so the investment value in areas which have been developed rises rapidly.

Medium classed developers are also expansive, such as Pollux Aditama which have constructed Chadstone Apartment, Cikarang, PT. Radinka Quatro Land (One

Otium Residence-Jakarta), Mustika Land (Mustika Golf Residence-Cikarang), PT. Sumber Mesin Raya (One Taman Sentosa-Cikarang), PT. Mitra Sejati (Serpong Greenview), PT. Starindo Kapital Indonesia (Metropolitan Park-Bekasi) and others.

Areas which were previously not considered for apartment construction such as Dadap in Tangerang developed by Provident Development Group, Narogong, Bekasi developed by Metland Group, Cibinong, West java developed by PT. Puri Wahid Pratama have become easily accessed areas and already integrated with other developed areas since the finishing of toll roads in various areas. These three areas have developed rapidly with highly increasing investment value or land price.

Great potential of apartment business in Jabodetabek makes CDMI to be attracted to perform a deeper research for three months and finally succeeded in publishing a book with a title of "Study on Potential of APARTMENT Business in Jabodetabek, 2015 - 2019 Together with Its Major Players".

This study book can be ordered directly to our marketing division Mrs. Tina by phones (021) 3193 0108, 3193 0109, 3193 0070 or Fax (021) 3193 0102 or e-mail: marketing@cdmione.com at a price of 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,
P.T. CDMI

Muslim M. Amin



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, Indonesia

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

Please send us	: copy(ies)	"Study on Potential of APARTMENT Business in Jabodetabek, 2015 - 2019 Together with Its Major Players"		
Name (Mr/Mrs/Ms)	:	<input type="text"/>	Position	:	<input type="text"/>
Name of Company	:	<input type="text"/>			
Address	:	<input type="text"/>			
Telephone/Fax	:	<input type="text"/>	Date	:	<input type="text"/> / <input type="text"/> / <input type="text"/>
E-mail	:	<input type="text"/>	Signature	:	<input type="text"/>
Please, tick	<input checked="" type="checkbox"/>	Price :	<input type="checkbox"/> US\$ 600 (Indonesian Edition); <input type="checkbox"/> US\$ 650 (English Edition)		
		<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	v
1.	SCOPE OF RESEARCH	1
1.1.	Scope of Study	1
1.2.	Method of Study Approach and Data Sources	2
2.	DEFINITION AND TECHNICAL TERM IN THE REPORT BUSINESS ENVIRONMENT OF APARTMENT MARKETS	5
3.1.	Support of Indonesian Socio-Demography and Economy	5
3.1.1.	Indonesian Socio-Demography.....	5
3.1.2.	Investment Activity	7
3.1.3.	Unemployment Rate	10
3.1.4.	Interest Rate and Banking Credit	11
3.1.5.	Development of Rupiah Exchange Value	12
3.1.6.	Inflation Trend in Indonesia	13
3.2.	Review towards Latest Regulation	14
3.3.	Profile of Jabodetabek Areas	15
3.3.1.	Population and Purchasing Power	15
3.3.2.	Economic Growth in Jabodetabek	16
3.3.3.	Inflation Movement in Jabodetabek	18
3.3.4.	Unemployment Trend in Jabodetabek	19
3.3.5.	Infrastructures of Roads and Railway.....	19
4.	CONDITION OF SUPPLY – DEMAND OF APARTMENT IN JABODETABEK	23
4.1.	Sold/Strata Title Apartment Market.....	23
4.1.1.	Rapidly Increasing Supply of Strata Title apartment	23
4.1.2.	Apartment Projects Launched in 2013 - 2014	27
4.1.3.	Demand for Strata Title Apartment	29
4.1.4.	Development of Sales Price of Strata Title Apartment.....	30
4.2.	Leased Apartment Market	31
4.2.1.	Supply of Leased Apartment and Leased Condominium	31
4.2.2.	Demand for Leased Apartment	33
4.2.3.	Short-Term Leased Apartment.....	34

4.2.4.	Development of Apartment Leasing Tariff	34
4.2.5.	Expansion Step of Developers in Jakarta.....	36
4.2.6.	Potential of Jakarta Area	36
4.2.7.	Apartment Projects Flooding Jakarta in 2015 - 2016.....	37
4.2.8.	Construction of Apartments in Industrial Estates	39
4.2.9.	Expansion Step of Developers to Jakarta Satellite Areas	40
4.2.10.	Bogor Area	40
4.2.11.	Depok Area	42
4.2.12.	Tangerang Area	43
4.2.13.	Bekasi Area	45
5.	PROSPECT SUPPLY – DEMAND OF APARTMENT IN JABODETABEK ..	49
5.1.	Expecting Macro Performance to Move Well	49
5.2.	Infrastructure Construction in Jabodetabek: Decoration for Apartment Project	50
5.3.	Market of Strata Title Apartment.....	54
5.3.1.	Projection of Strata Title Apartment Supply	54
5.3.2.	Projection of Sale Level and Sale Price	56
5.4.	Market of Leased Apartment.....	56
5.4.1.	Projection of Leased Apartment Supply	56
5.4.2.	Projection of Leased Apartment Demand	58
5.4.3.	Occupancy Rate and Tariff of Leased Apartment.....	59
6.	COMPANY PROFILE	61
6.1.	P.T. Agung Podomoro Land Tbk (APLN)	61
6.2.	P.T. Alam Sutera Realty Tbk (ASRI)	65
6.3.	P.T. Bakrieland Development Tbk. (ELTY)	69
6.4.	P.T. Bhuwanatala Indah Permai Tbk (BIPP)	74
6.5.	P.T. Bumi Serpong Damai Tbk. (BSDE)	76
6.6.	P.T. Ciputra Development Tbk. (CTRA).....	81
6.7.	P.T. Cowell Development Tbk. (COWL)	85
6.8.	P.T. Danayasa Arthatama Tbk. (SCBD)	87
6.9.	P.T. Duta Anggada Realty Tbk. (DART).....	90
6.10.	P.T. Gading Development Tbk. (GAMA)	93
6.11.	P.T. Greenwood Sejahtera Tbk. (GWSA)	96
6.12.	P.T. Indonesia Prima Property Tbk. (OMRE)	99
6.13.	P.T. Intiland Development Tbk. (DILD)	102
6.14.	P.T. Jaya Real Property Tbk. (JRPT)	106
6.15.	P.T. Lippo Karawaci Tbk. (LPKR).....	110

6.16. P.T. Megapolitan Developments Tbk. (EMDE)	113
6.17. P.T. Metro Realty Tbk. (MTSM)	116
6.18. P.T. Metropolitan Kentjana Tbk. (MKPI)	118
6.19. P.T. Metropolitan Land Tbk. (MTLA)	121
6.20. P.T. Modernland Realty Tbk. (MDLN)	125
6.21. P.T. Pakuwon Jati Tbk. (PWON)	128
6.22. P.T. Perdana Gapuraprima Tbk. (GPRA)	132
6.23. P.T. Pikko Land Development Tbk. (RODA)	135
6.24. P.T. Plaza Indonesia Realty Tbk. (PLIN)	138
6.25. P.T. Pudjiadi Prestige Tbk. (PUDP)	141
6.26. P.T. Sentul City Tbk. (BKSL)	144
6.27. P.T. Summarecon Agung Tbk. (SMRA)	147
6.28. P.T. Adhi Karya (Persero) Tbk. (ADHI)	153
6.29. P.T. Agung Sedayu Propertyndo (ASP)	154
6.30. P.T. AKR Corporindo Tbk. (AKRA)	155
6.31. P.T. Bekasi Fajar Industrial Estate Tbk. (BEST)	156
6.32. P.T. Binakarya Propertyndo (BKP)	157
6.33. P.T. Budimulia Prima Realty (BPR)	158
6.34. P.T. Cipaganti Citra Graha Tbk. (CPGT)	159
6.35. P.T. Hutama Karya (Persero) (HK)	160
6.36. P.T. Ispi Pratamalestari Perkasa (IPP)	161
6.37. P.T. Kawasan Industri Jababeka Tbk. (KIJA)	162
6.38. P.T. Jakarta Setiabudi International Tbk. (JSPT)	163
6.39. P.T. MNC Land Tbk. (KPIG)	164
6.40. P.T. Nirvana Development Tbk. (NIRO)	165
6.41. P.T. Paramount Propertyndo (PP)	166
6.42. P.T. Pembangunan Perumahan (Persero) Tbk. (PTPP)	167
6.43. Perum Perumnas	169
6.44. P.T. Premier Kualitas Indonesia (PQI)	170
6.45. P.T. Prioritas Land Indonesia (PLI)	171
6.46. P.T. Hotel Sahid Jaya International Tbk. (SHID)	172
6.47. P.T. Supermal Karawaci (SK)	173
6.48. P.T. Surya Semesta Internusa Tbk. (SSIA)	174
6.49. P.T. Triyasa Propertyndo (TP)	175
6.50. P.T. Waskita Karya (Persero) Tbk. (WSKT)	176
6.51. P.T. Wijaya Karya (Persero) Tbk. (WIKA)	177
6.52. P.T. Sumber Mesin Raya (SMR)	179

7. ATTACHMENT : REGION STATUS OF JABODETABEK 180

7.1. Jakarta and Administration City 180

South Jakarta Area..... 184

East Jakarta Area 186

Central Jakarta Area 189

West Jakarta Area 191

North Jakarta Area 194

7.2. Bogor Regency 196

7.3. Bogor City..... 200

7.4. Depok City 207

7.5. Tangerang Regency 210

7.6. Tangerang City 214

7.7. South Tangerang City 220

7.8. Bekasi Regency 224

7.9. Bekasi City 228

