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Urban Development in Contemporary Jakarta

# **JMA Urban Development in Post Capital City Relocation From New Town to Global Cities**

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SPUR, San Fransisco, 24 August 2024

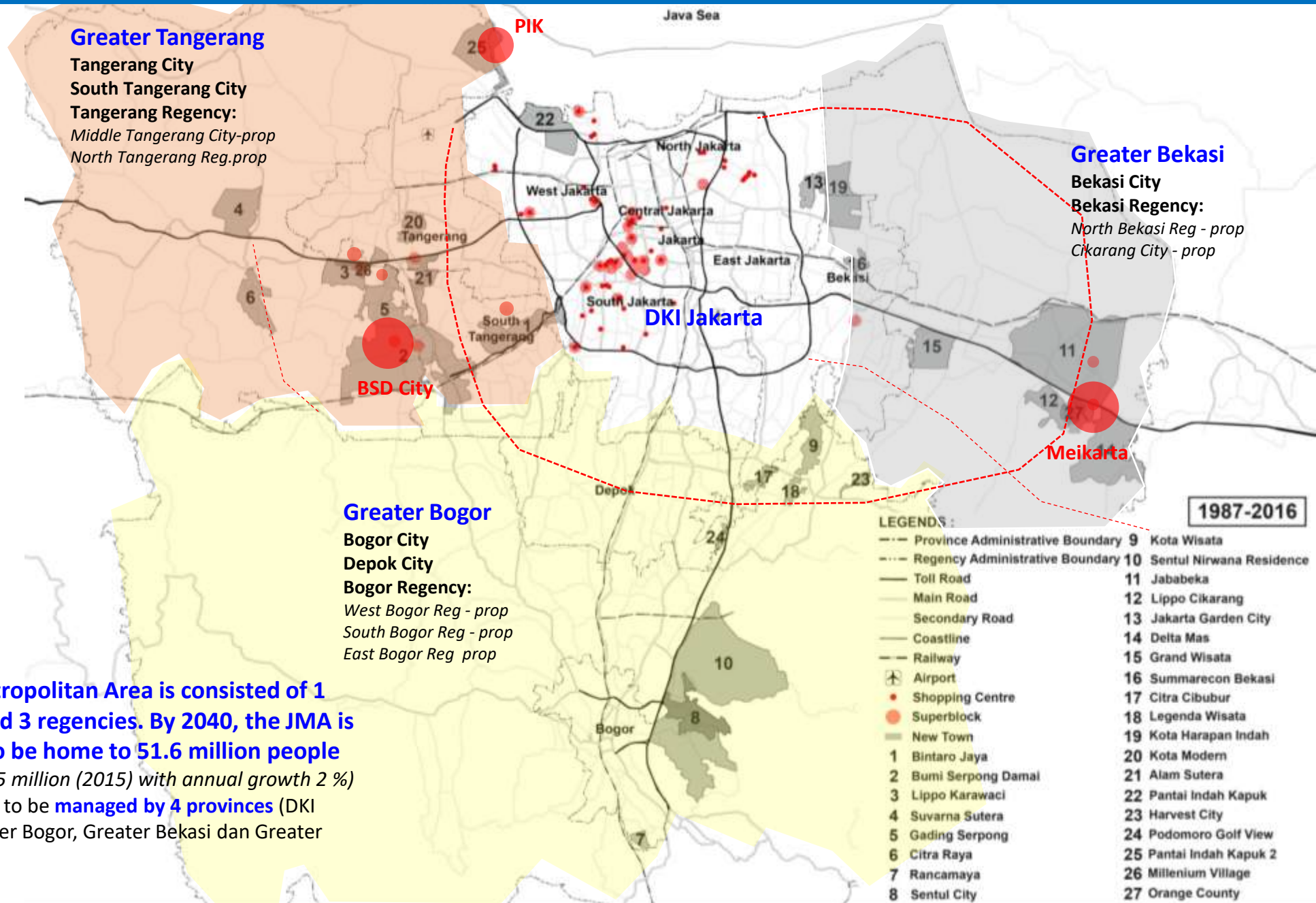
*Source: Herlambang, 2024*



Jakarta as the Capital city of Indonesia (from 1964 until 2024) has grown with total area of 660,98 square km (163.000 acres) with 19,6 million population and also supported by its surrounding regions (Bogor, Depok, Tangerang, Bekasi). Create another region, named Jabodetabek (Jakarta-Bogor-Depok-Tangerang-Bekasi) or Jakarta Metropolitan Area-JMA.



# Introduction



**Jakarta Metropolitan Area is consisted of 1 province and 3 regencies. By 2040, the JMA is projected to be home to 51.6 million people (based on 31,5 million (2015) with annual growth 2 %) and predicted to be managed by 4 provinces (DKI Jakarta, Greater Bogor, Greater Bekasi dan Greater Tangerang)**

- 1) Since 2018, Centropolis UNTAR has mapped **4 stages of development of the Jakarta Metropolitan Area/ JMA:**

**Phase 1 (1987-1997)** – the beginning of large-scale land development around the city of Jakarta (the total area of land that has been licensed is 85,000 Ha)

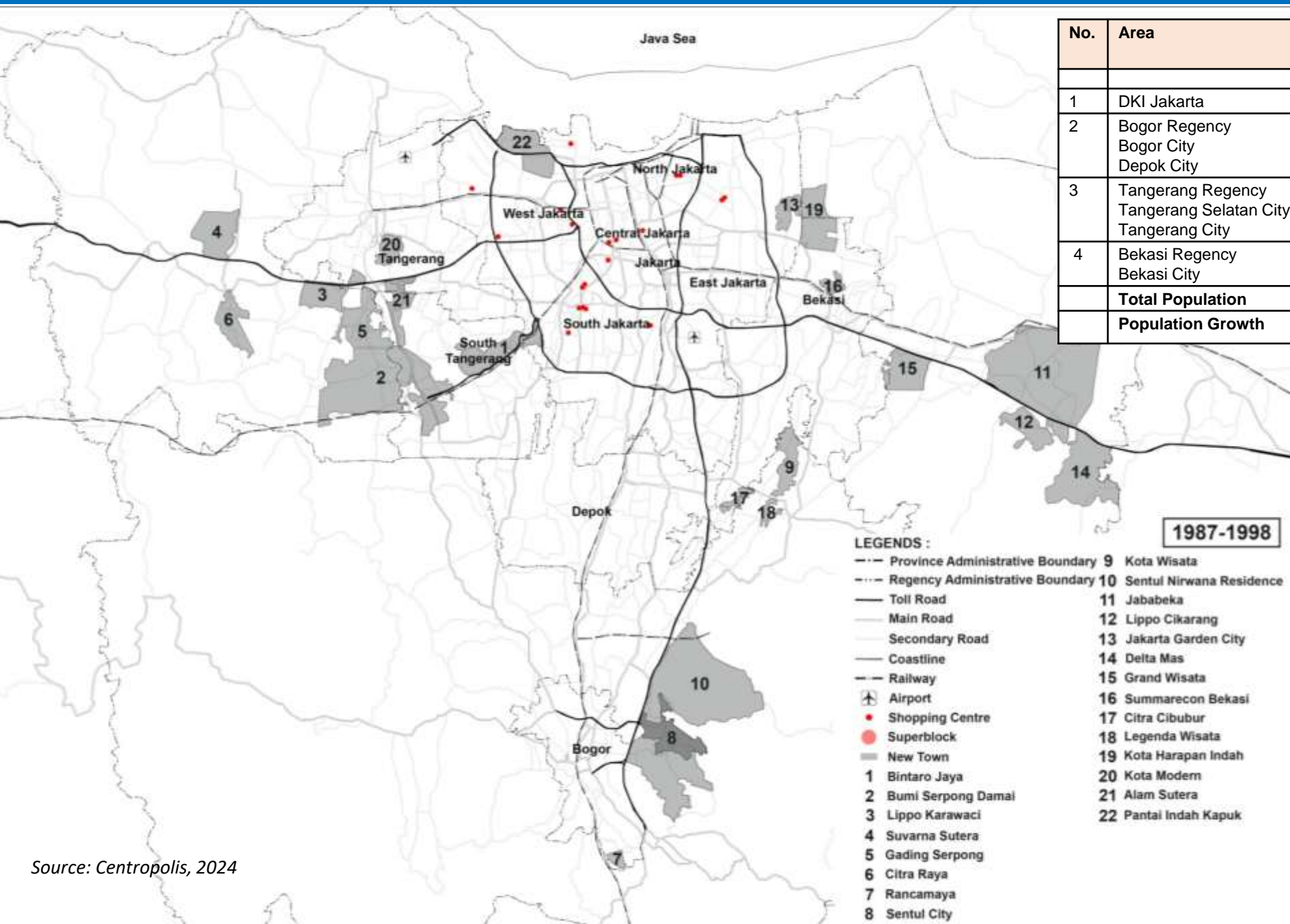
**Phase 2 (1997-2007)** – a period of adaptation and internal consolidation of large-scale developers facing the impact of the 1997 Economic Crisis

**Phase 3 (2007-2017)** – a period of recovery and the beginning of cooperation with global investors, the establishment of specific characteristics of private cities in the Western, Eastern, and Southern Regions

**Phase 4 (2017-present)** – consolidation and expansion of capital/ development scale and **direct cooperation with global investors. PIK began to expand to the northern coastal area of Tangerang Regency** (PIK 2 and PIK 2 extension)

- 2) The growth of large-scale land development (private cities) around Jakarta Metropolitan Area **will attract global investors**. Private cities have strategic location and are supported by the readiness of land (legal status) and infrastructures (direct access to toll road and high quality of urban infrastructures).

4 Stages of Development in JMA [1987-1997] – the beginning

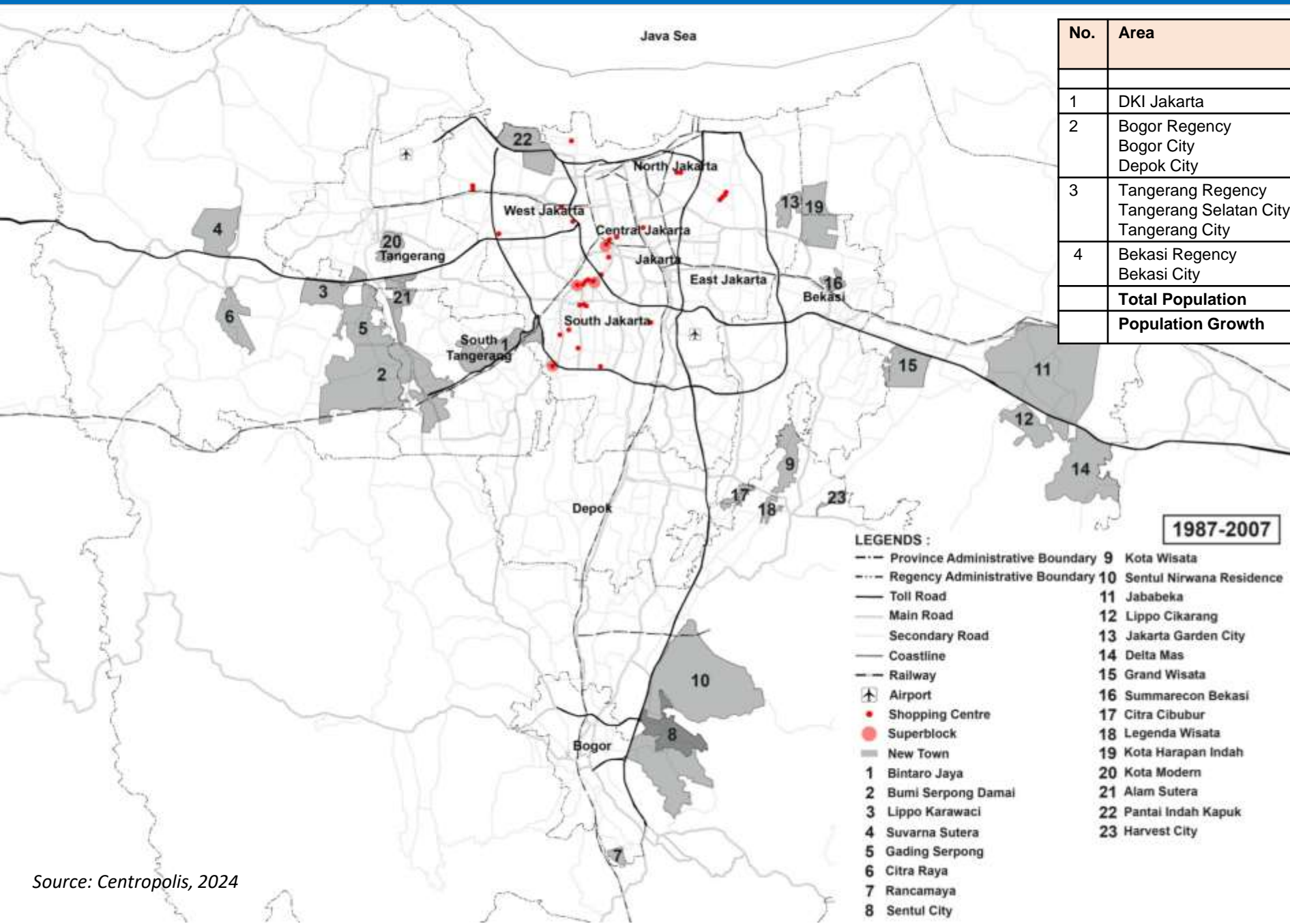


No.	Area	Population			
		1990	2010	2020	2023
1	DKI Jakarta	8.222.500	9.588.198	10.562.088	10.672.010
2	Bogor Regency Bogor City Depok City	3.736.200	7.344.519	8.526.538	8.843.140
3	Tangerang Regency Tangerang Selatan City Tangerang City	2.765.000	5.804.963	6.495.455	6.704.834
4	Bekasi Regency Bekasi City	2.104.400	4.936.098	5.656.697	5.864.630
Total Population		16.828.100	27.674.178	31.240.778	32.084.614
Population Growth			10.846.078	3.567.000	843.836

Source: Centropolis, 2024

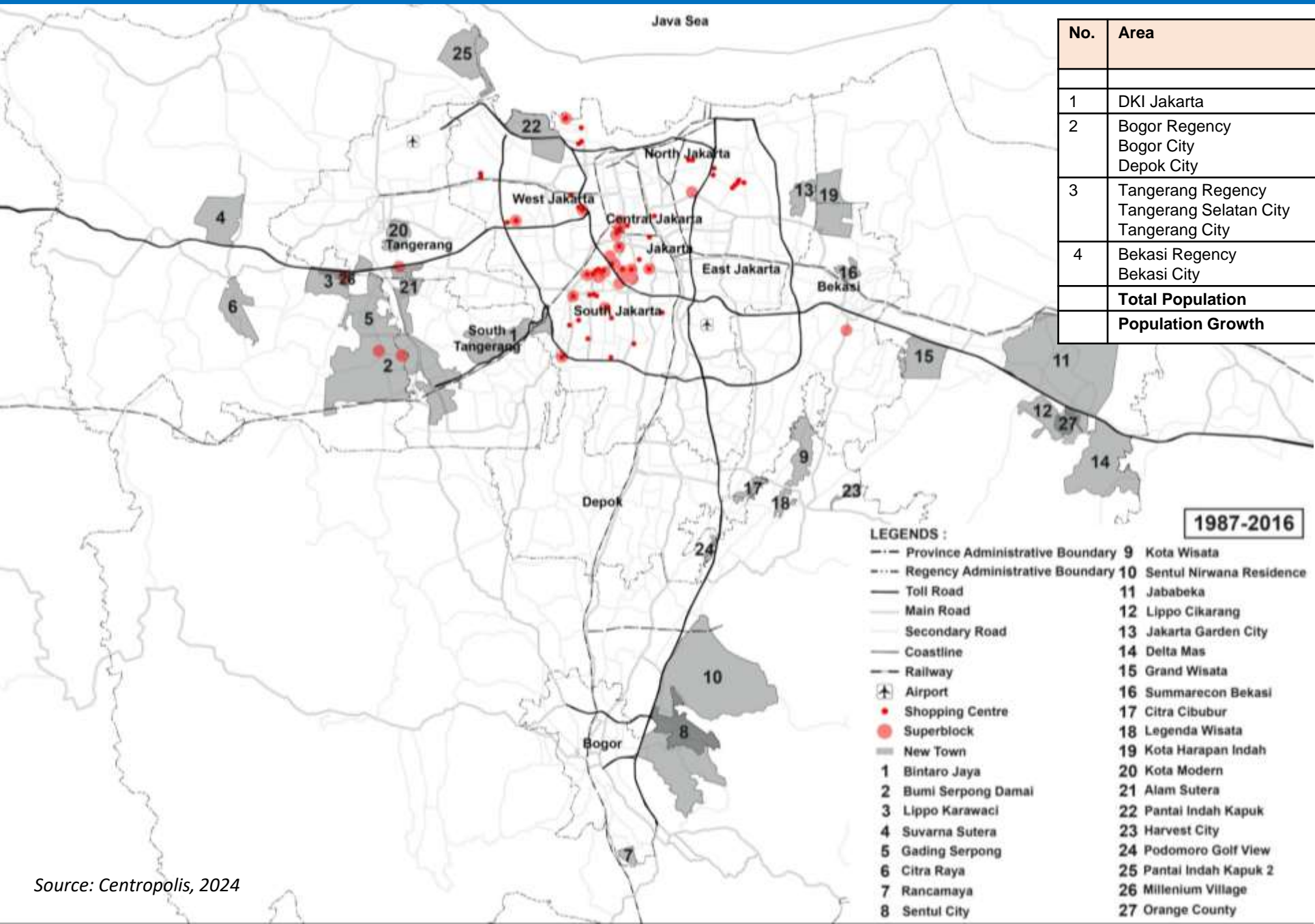


4 Stages of Development in JMA [1998-2007] – economic crisis



No.	Area	Population			
		1990	2010	2020	2023
1	DKI Jakarta	8.222.500	9.588.198	10.562.088	10.672.010
2	Bogor Regency Bogor City Depok City	3.736.200	7.344.519	8.526.538	8.843.140
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4 Stages of Development in JMA [2008-2017] – cooperation and global investors

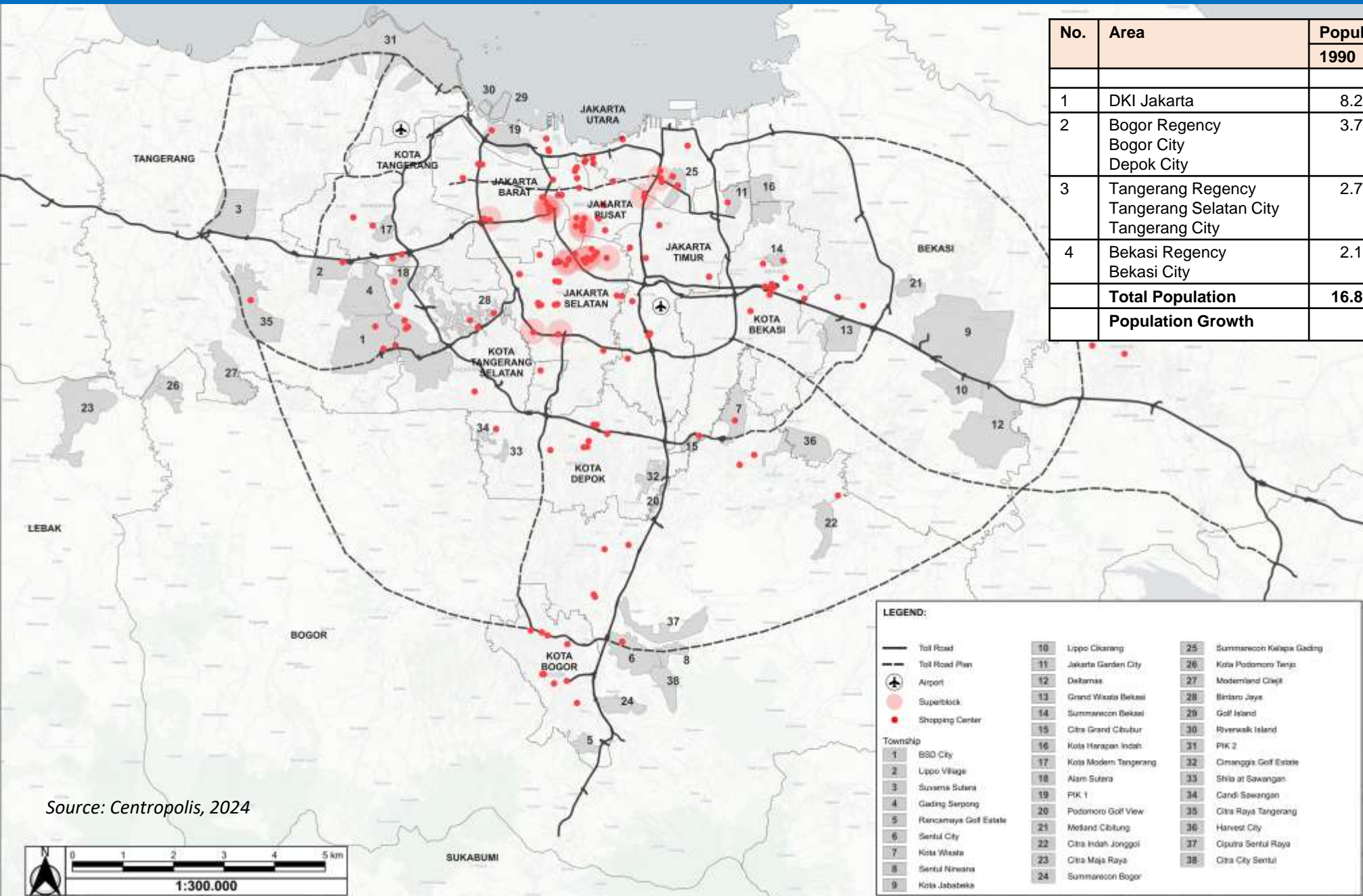


No.	Area	Population			
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Source: Centropolis, 2024

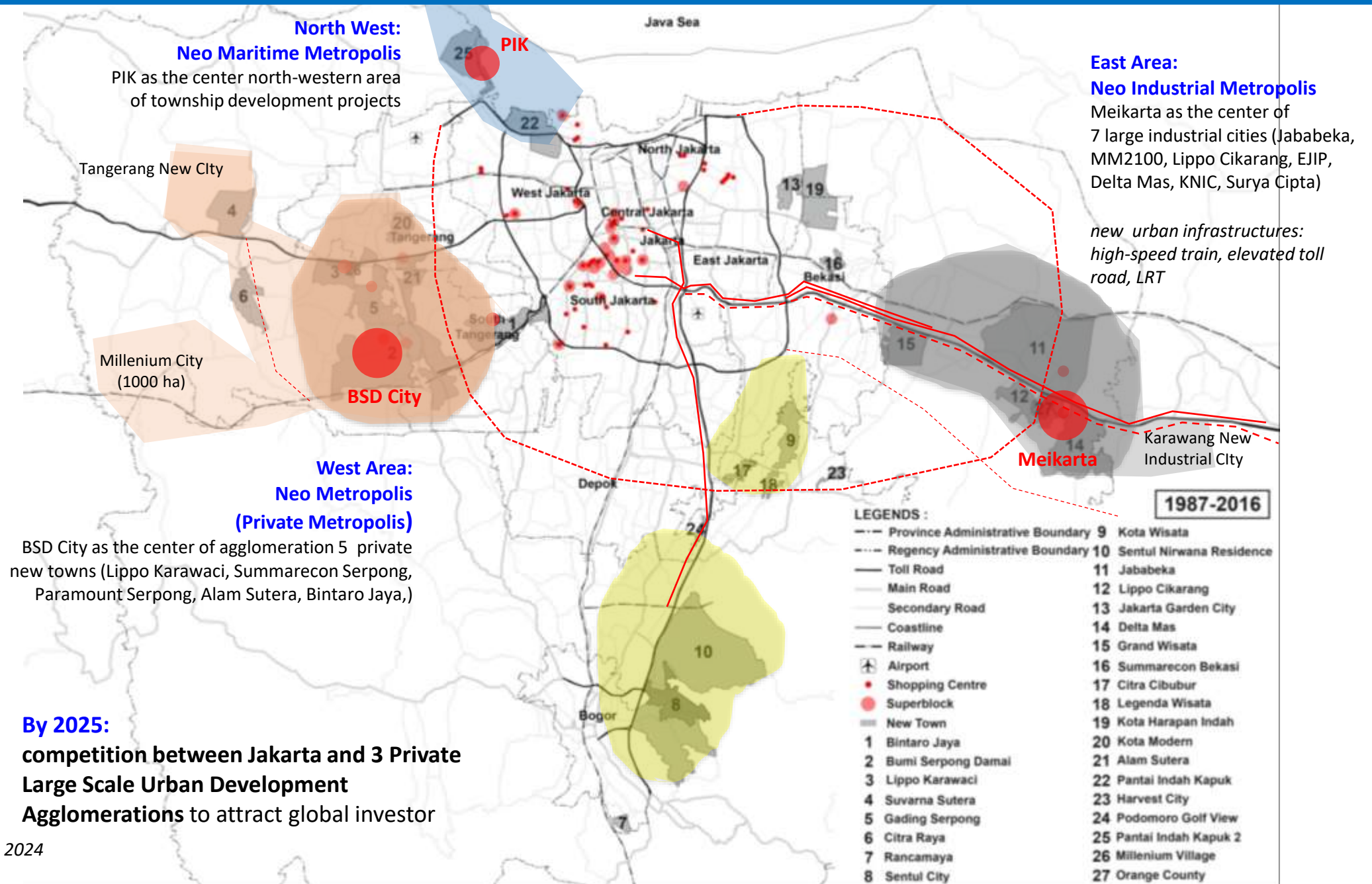


4 Stages of Development in JMA [2017-now] – consolidation and expansion



No.	Area	Population			
		1990	2010	2020	2023
1	DKI Jakarta	8.222.500	9.588.198	10.562.088	10.672.010
2	Bogor Regency Bogor City Depok City	3.736.200	7.344.519	8.526.538	8.843.140
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## Post Jakarta in The Post Reformation Era





## Masuk jadi PSN, Nilai Investasi PIK dan BSD Tembus Rp83,54 Triliun!

PIK dan BSD resmi ditetapkan pemerintah sebagai Proyek Strategis Nasional (PSN).



Alifian Asmaaysi - Bisnis.com

Minggu, 24 Maret 2024 11:37

Share



As part of National Strategic Projects, investment value in PIK and BSD reach up to USD 5.5 Billion



pantai indah kapuk 2. pani

Smallest Font



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Bisnis.com, JAKARTA - Pemerintah resmi menetapkan proyek pengembangan Kawasan Pantai Indah Kapuk (PIK) dan Kawasan Terpadu Bumi Serpong Damai (BSD) sebagai proyek strategis nasional (PSN).

Source: <https://ekonomi.bisnis.com/read/20240324/45/1752224/masuk-jadi-psn-nilai-investasi-pik-dan-bsd-tembus-rp8354-triliun>

- 1) On March 18, 2024, **President Jokowi approved 2 Private Cities to be included in the list of 14 National Strategic Projects/ PSN**: PIK 2 (Green Tropical Area and Eco-City) for 1.756 Ha (4.300 acres) and BSD (Biomedical-Digital-Education) Integrated Area for 69,6 Ha (170 acres) > PSN status, further strengthening these 2 Private Cities in attracting global investment.
- 2) PSN as a priority project of the central government, **will receive a lot of support and facilities both licensing (business entities) and non-licensing (planning, land preparation, financing transactions, construction to operations)** > the problem of spatial planning permit that have been an obstacle to accelerating development (under the authority of local governments) will become more flexible with the status as a PSN that receives support from the relevant ministries.
- 3) The PSN status in Private Cities can cause potential friction with local governments (a shift in political power from local autonomy to recentralization of national government)

*Herlambang, Centropolis, 2024*

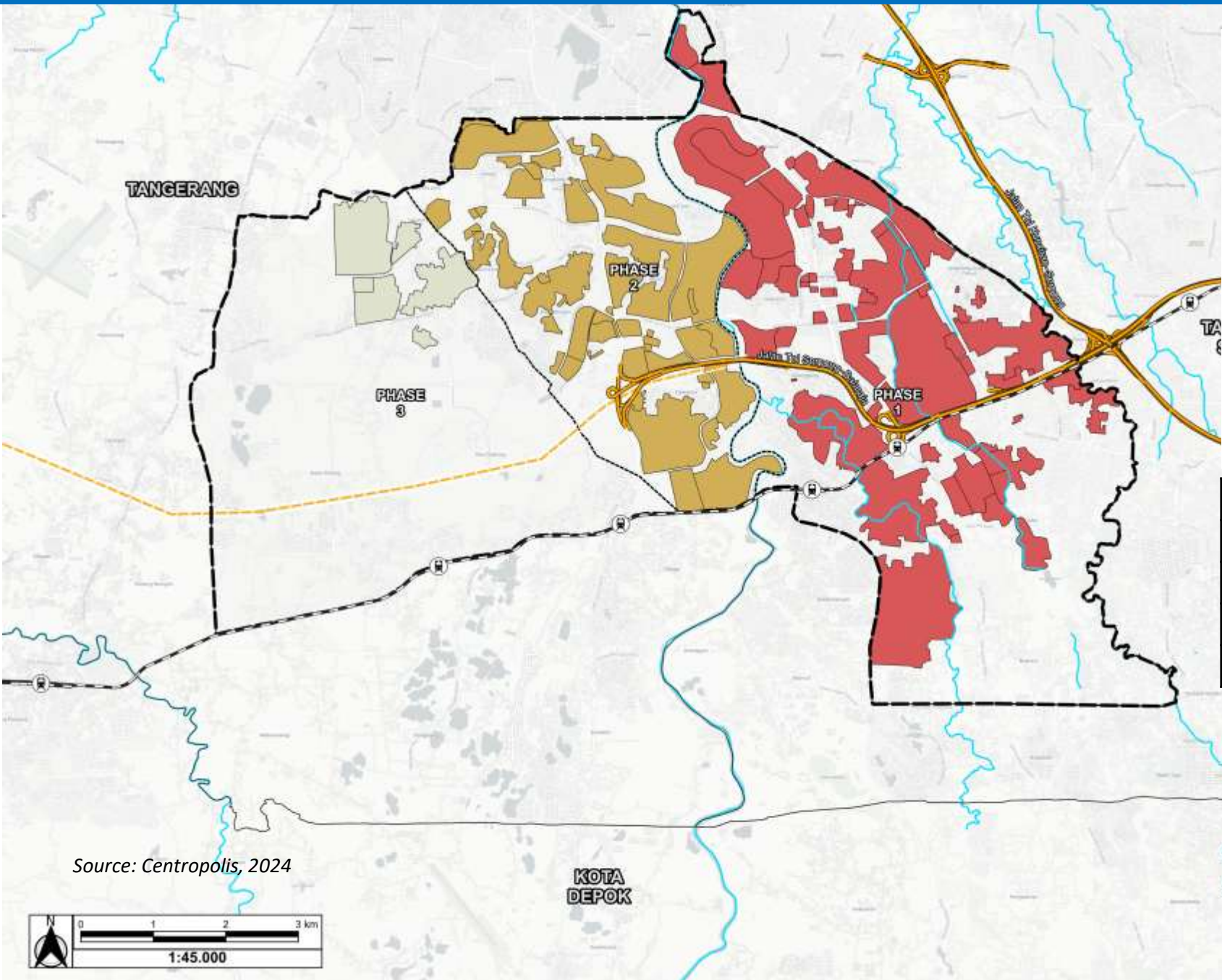




Source: <https://digitalhub-bsdcity.com/news/new-special-economic-zone-in-bsd-city-to-boost-health-education-and-technology-investment>



# Bumi Serpong Damai



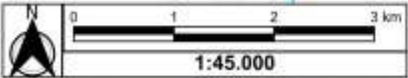
Bumi Serpong Damai (BSD) is a new town located in the western part of Jakarta. It was established on 1980s as the first new town which developed by a consortium of 11 private developers.

The total area is 6.000 Ha which planned to be build within 3 phases. Phase 1 – 1.500 Ha (3.700 acres), phase 2 – 2.000 Ha (4.900 acres), and phase 3 – 2.500 Ha (6.200 acres).

After economic crisis, on 1998-1999, Sinarmas Land bought all the majority stock and change the name into BSD City.

No.	Phase/ year	Total Area (Ha)
1	Phase 1 (1989 – 2007)	1.245 Ha – 3.000 acres
2	Phase 2 (2008 – 2019)	755 Ha – 1.800 acres
3	Phase 3 (2020 – now)	179 Ha – 440 acres
		2.179 Ha – 5.240 acres

Source: Centropolis, 2024







Source: Centropolis, 2024





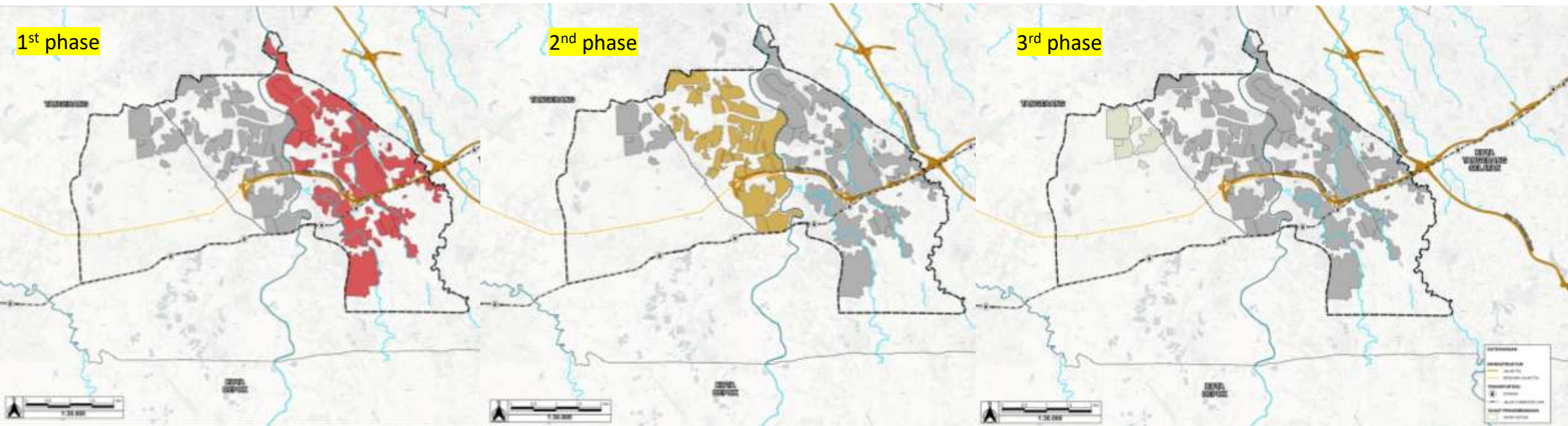
Source: Centropolis, 2024





Source: Centropolis, 2024





1989 - 2007  
Total area developed: 1.245 Ha

Middle-Low income housing  
Mid-Mid Income housing  
Shophouses  
Community centers  
Public facilities local scale

2008 – 2019  
Total area developed: 755 Ha

Middle-upper cluster income housing  
Upper cluster income housing  
Commercial facilities (national standard)  
Public facilities (international standard)

2020 – now  
Total area developed: 179 Ha

Cooperation with foreign investors (China, Japan, Hongkong, Australia) in developing housing and public facilities.









Riverwalk Island

Golf Island

Gold Coast Apartment

Gold Coast Office





Kelor  
Island

Bidadari  
Island

Onrust  
Island

Cipir  
Island

Tokyo Riverside  
Apartment

Osaka  
Apartment

Tanjung Pasir  
Fisherman Village

Source: Centropolis, 2024





Onrust Island  
Kelor Island  
Bidadari Island  
Cipir Island

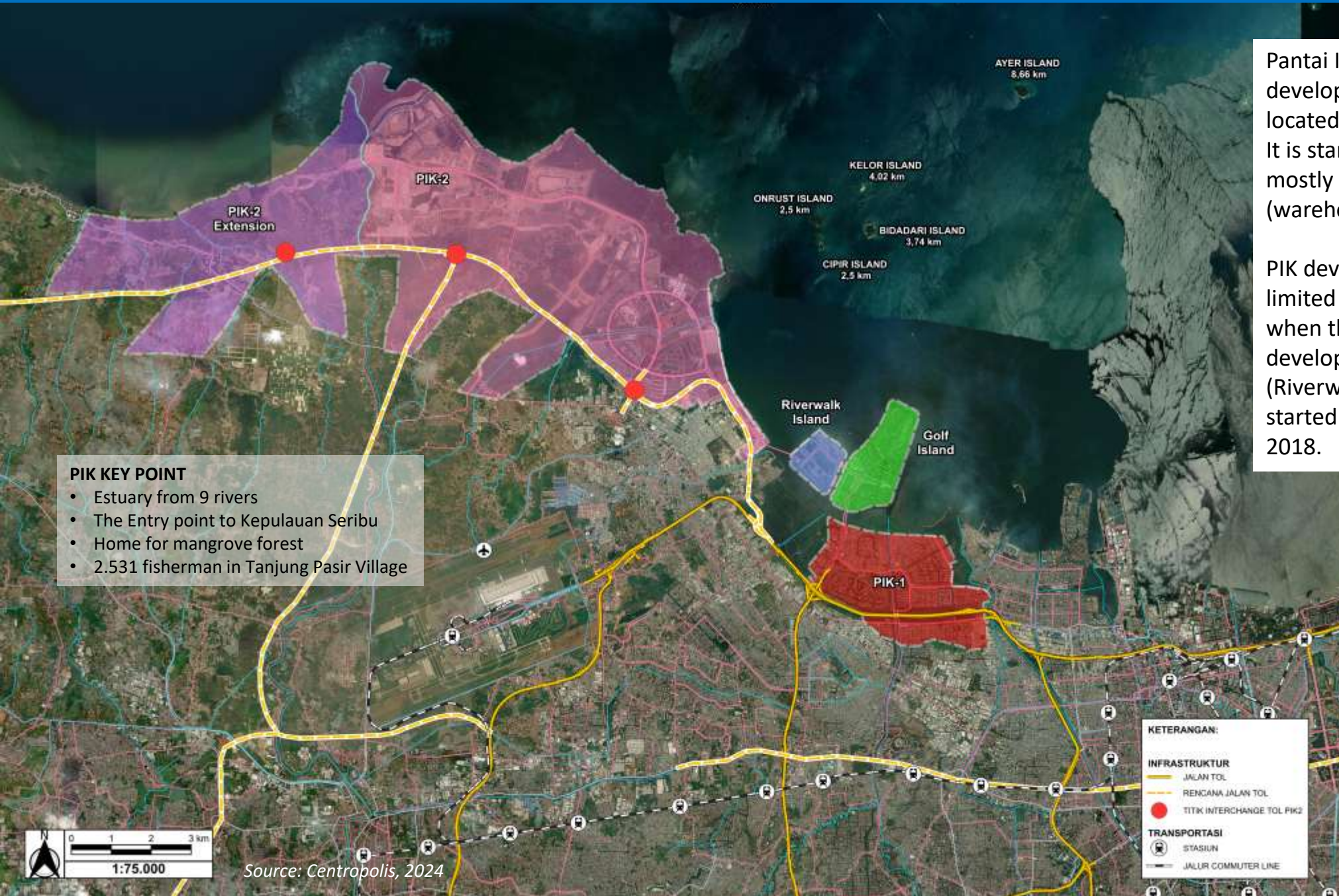
Green belt  
PIK

Syariah Tower

Tahang  
River



# Pantai Indah Kapuk



Pantai Indah Kapuk (PIK) is a new town, developed by private developer, located in the northern part of Jakarta. It is started on 2002 with PIK 1 which mostly are industrial function (warehouses) integrated with housing.

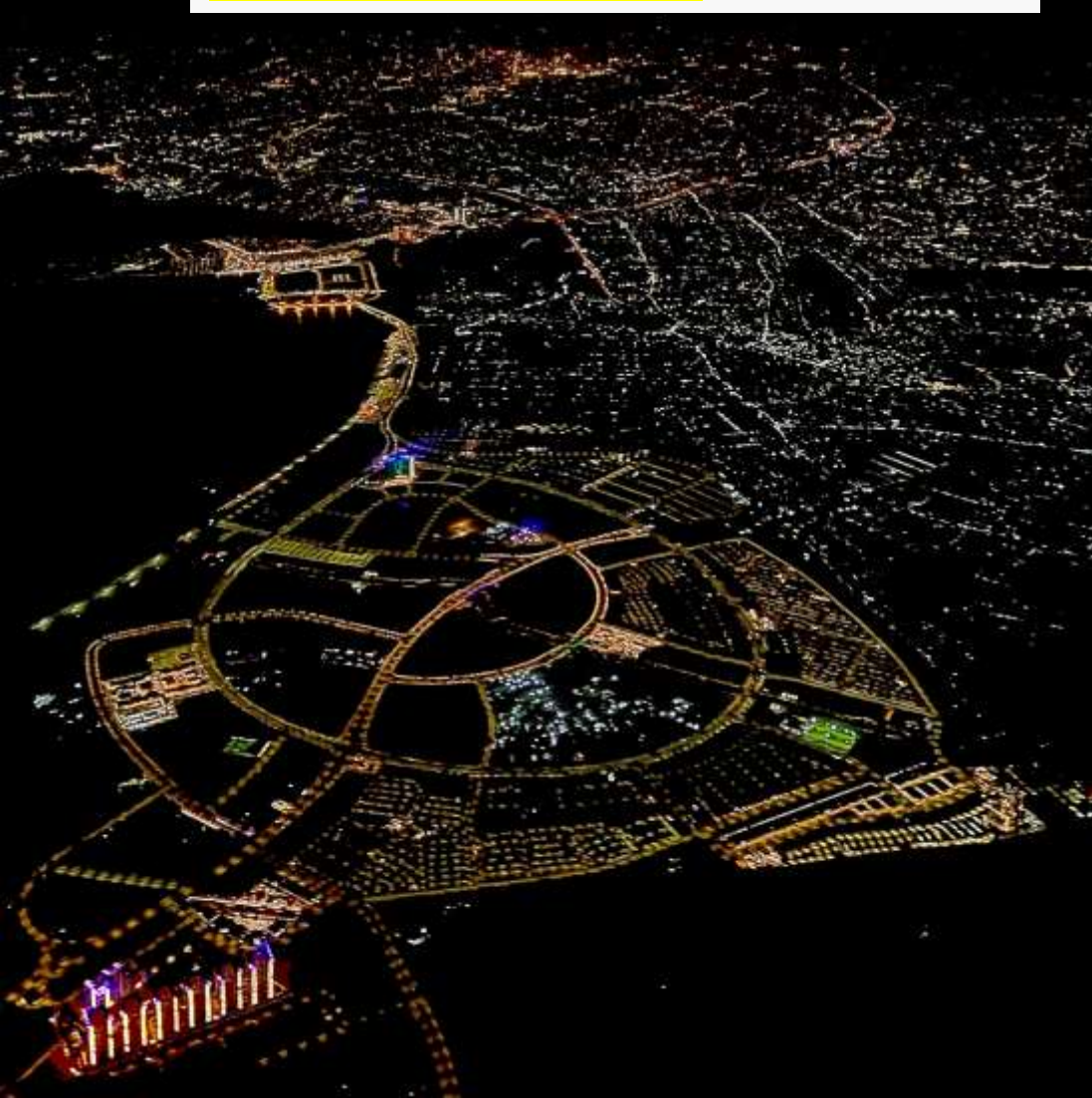
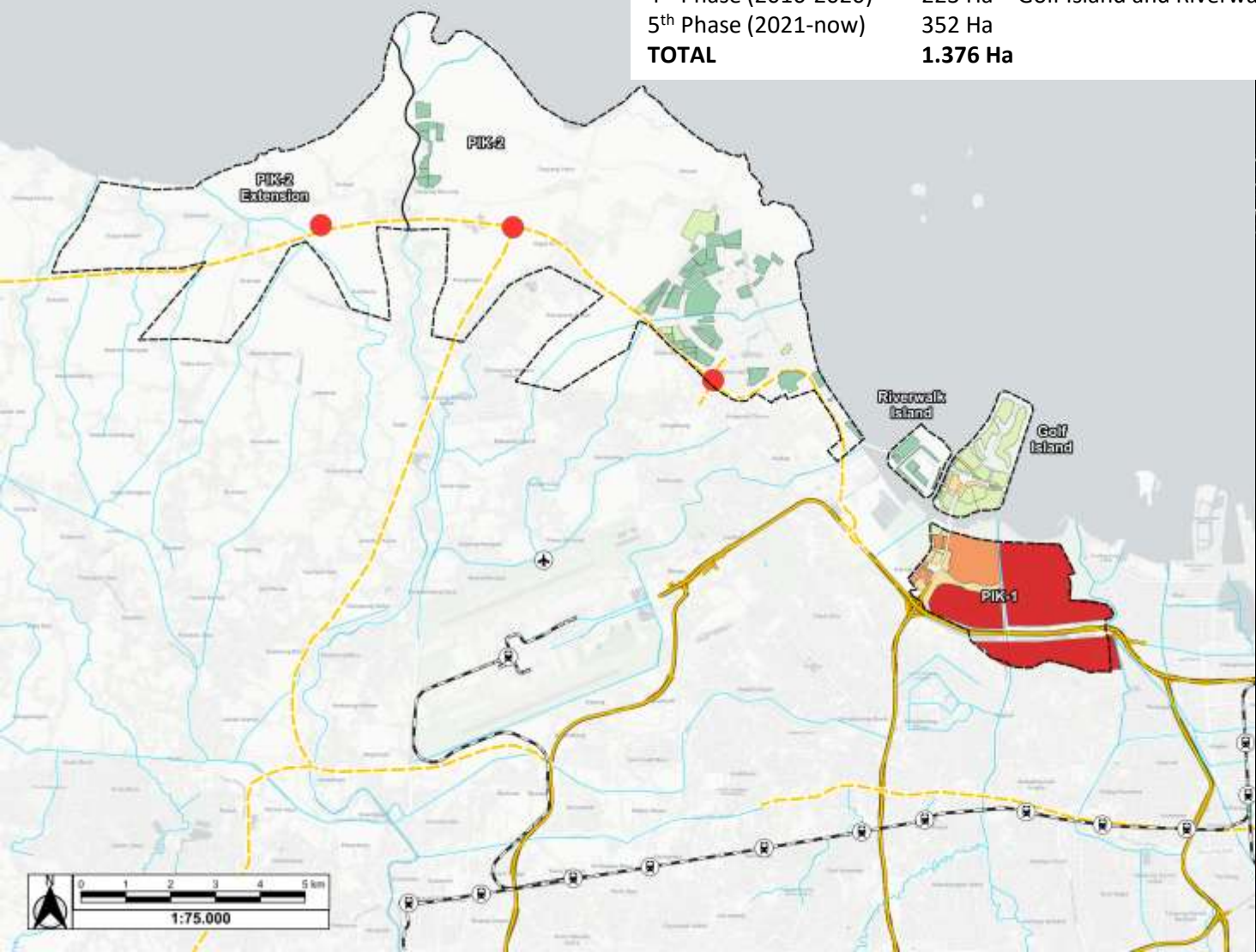
PIK development was stopped due to limited development land, until 2016 when the government permit the development of reclamation island (Riverwalk and Golf Island) and they started the development of PIK 2 on 2018.



# Pantai Indah Kapuk

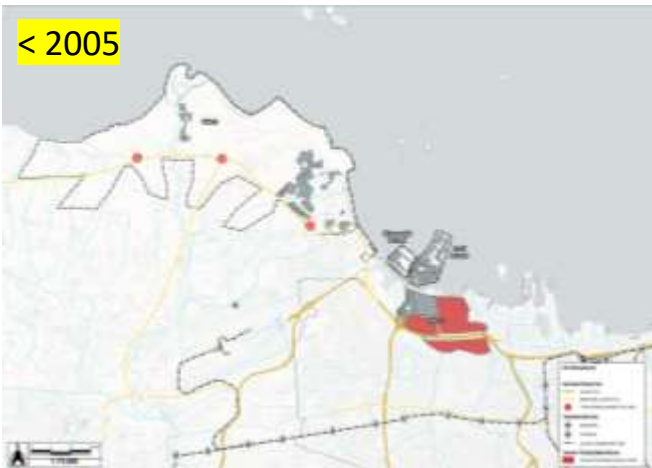
1 <sup>st</sup> Phase (<2005)	602 Ha
2 <sup>nd</sup> Phase (2005-2010)	126 Ha
3 <sup>rd</sup> Phase (2011-2015)	73 Ha
4 <sup>th</sup> Phase (2016-2020)	223 Ha – Golf Island and Riverwalk Island
5 <sup>th</sup> Phase (2021-now)	352 Ha
<b>TOTAL</b>	<b>1.376 Ha</b>

The massive development in PIK started from 2016. And in just 6 years, the total development in PIK 2 is 575 Ha. While the main infrastructure has covered 80% of total area of PIK 2 and PIK 2 Extension, including bridges over the rivers.



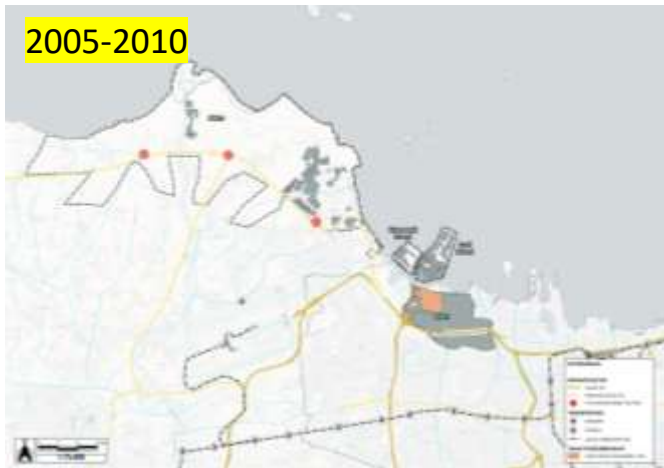


# Pantai Indah Kapuk



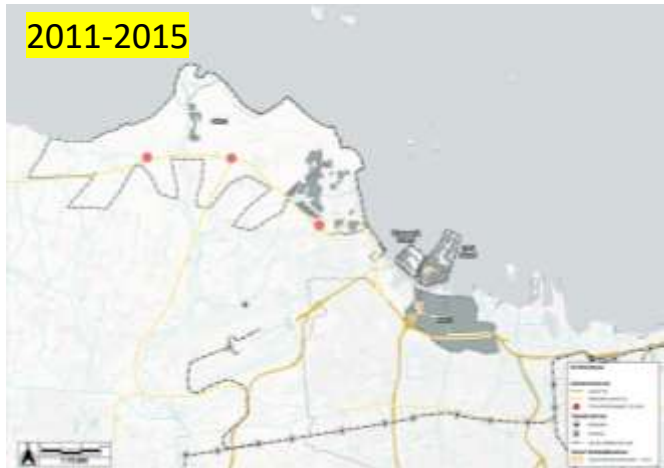
< 2005  
Total area developed: 602 Ha

Warehouses  
Shophouses  
Middle-Up income housing  
High end sport facilities



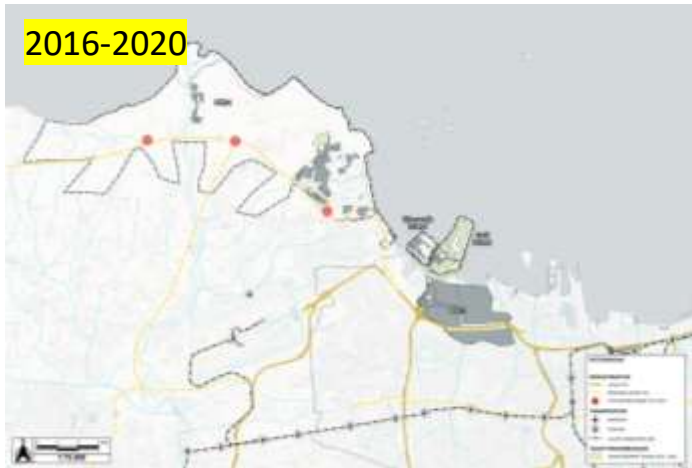
2005-2010  
Total area developed: 126 Ha

Middle-upper class vertical housing  
Office  
Market  
Middle-up income housing



2011-2015  
Total area developed: 73 Ha

High rise commercial facilities (with international standard)  
Public facilities (with international standard)  
Thematic shophouses (using well-known name)



2016-2020  
Total area developed: 223 Ha

Middle-middle income vertical housing  
Middle-Upper cluster income housing  
Upper cluster income housing  
Shophouses  
National scale public facilities with international standards  
Local Investors with big scale development

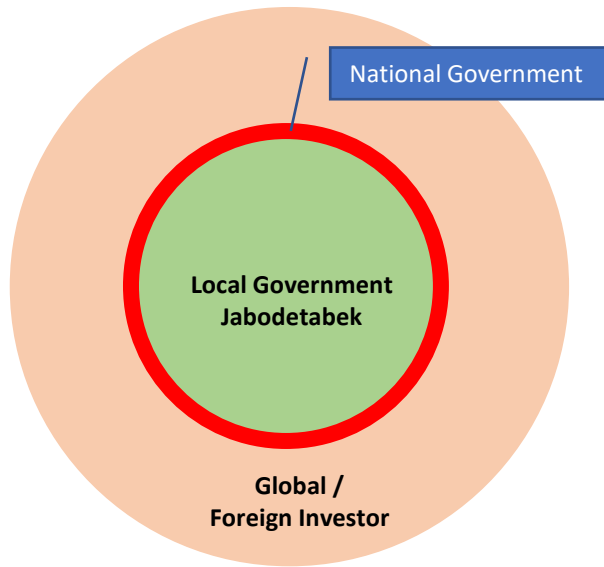


2021-now  
Total area developed: 352 Ha

Middle-middle income vertical housing  
Middle-Upper cluster income housing  
Upper cluster income housing  
World Well-known Thematic Shophouses  
National scale public facilities with international standards  
Local Investors with big scale development  
Religious Thematic “Commercial”

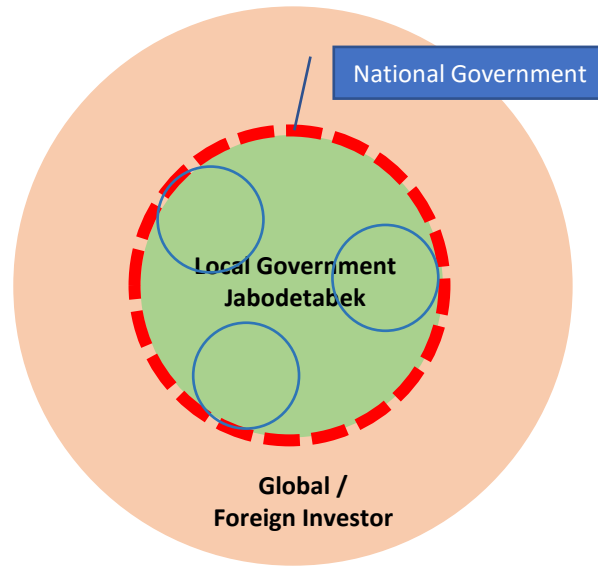
Year	BSD City	PIK
1989-2007	<p>Started in 1989</p> <p>Total developed area: 1.245 Ha</p> <p>Middle-Low and mid-mid income housing</p> <p>Neighbourhood Unit Development with local standard</p>	<p>Started in 2002</p> <p>Total developed area: 728 Ha</p> <p>Warehouses</p> <p>Shophouses</p> <p>Middle-up income housing</p> <p>High end sport facilities</p>
2008-2019	<p>Total developed area: 755 Ha</p> <p>Middle-up cluster income housing</p> <p>Commercial and public facilities with both national and international standard</p>	<p>Total developed area: 296 Ha (including 2 reclamation islands)</p> <p>Vertical commercial buildings</p> <p>Public facilities with international standard</p> <p>Thematic shophouses</p>
2020-now	<p>Total developed area: 179 Ha</p> <p>Housing and public facilities, cooperated with foreign investors (China, Japan, Hongkong, Australia)</p>	<p>Total developed area: 352 Ha</p> <p>Mid-mid income vertical housing</p> <p>Mid-Up cluster income housing</p> <p>World well-known thematic commercial districts</p> <p>Religious Thematic 'Commercial'</p>





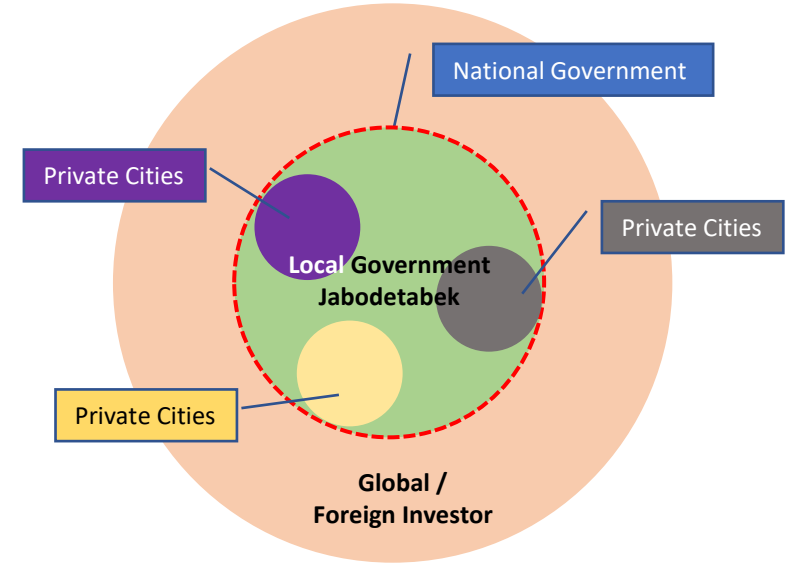
## the New Order Era (1988-1998)

*DKI Jakarta as the capital city  
centralized government  
elites politic-developer alliance  
Indirect foreign investors*



## The Reformation Era (1998-2018)

*DKI Jakarta (still) as the capital city  
decentralized government  
local autonomy  
the rise political party  
local elites alliance  
consolidation large scale property-  
developer (post 98 economic crises)*



## The Post Reformation Era (2019-now)

*relocation the capital city  
near complete main infrastructures  
fragmented government  
rescaling capital  
(big developer + global investor)*

- 1) What would have become to JMA after the movement of the New Capital City?
- 2) What would have become of New Towns in JMA with their capacities as PSN and direct access to global investment ?
- 3) Jakarta has to compete with her suburb, otherwise all of the direct-foreign investments are going to the private new towns surround Jakarta.
- 4) Will these massive development of new town really solve the original problem of the city? Or just become another burden of social and environmental problems ? Is it really for the sake of society?



# Thank you...

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