



Jakarta, 24 Februari 2024

No: 216/U/SDI/II/24

Kepada YTH

Ibu Ir. Priyendiswara AB M.Com

Kaprodi S1 Perencanaan Wilayah dan Kota-Real Estat

Universitas Tarumanagara

Dengan hormat,

Undangan untuk Narasumber

Perkenalkan, kami dari Synergy Developer Indonesia yang merupakan komunitas developer dengan anggota lebih dari 600 developer, akan mengadakan acara Synergy Anniversary yang ke 5 di IDD, PIK 2 pada tanggal 7 hingga 11 Maret 2024.

Untuk itu, kami bermaksud mengundang Dosen Ibu untuk menjadi narasumber pada acara kami:

Nama: Regina Suryadjaja S.T., M.T. (Dosen PWK Utara)

Hari dan tanggal : Minggu, 10 Maret 2024. Jam 14.00 – 15.30

Topik: Super Development and Sustainability of Society

Demikian surat permohonan ini kami ajukan. Atas perhatian dan perkenan Ibu, kami mengucapkan terima kasih.

Hormat kami,

A handwritten signature in black ink, appearing to read "Ismet", with a long horizontal line extending to the right.

Ismet Natakarmana



Super Development and Sustainability of Society

Synergy Green Building Festival
10 Maret 2024

Regina Suryadjaja

Center for Metropolitan Studies (Centropolis)
Urban Planning and Real Estate Program, Universitas Tarumanagara
2024



What is Super Development?





Podomoro City

Global City
Inspired



THE **St. Moritz**

Penthouses & Residences

The First and The Only 11-in-1
Mix-Use Integrated Development

Luxury Living Condominiums | 500 Suites Five-Star Hotel | Clubhouse | Exotic Spa
Jakarta's Largest Exhibition Center | 45 Hectares Shopping Mall | Sea World | 65 Stories Office
International Grammar School | State of The Art Hospital | Wedding Chapel

St. Moritz

12
Hectares

17
Skyscrapers

One
Million
Square Meters

65
Stories

11
Sides of
Panoramic Views

2.5
Km
of Boundaries



Millennium Village

**EMBRACING THE FUTURE, LIPPO GROUP INTRODUCES
A WORLD-CLASS INTEGRATED CITY**

The New 18 in 1 Luxurious Integrated Development

11 Ha Sky Park, the Largest Shopping and Entertainment Mall, F&B strip, Iconic Office Tower, 5 Star International Brand Hotel, Boutique Hotel, Medical City, Luxurious Condominium, Serviced Apartment, Senior Home, University, International School, Urban & Sky Pedestrian Trail, Convention Center, Art Museum & Gallery, Resort Country Club, Luxurious Spa, Grand Chapel



32/1

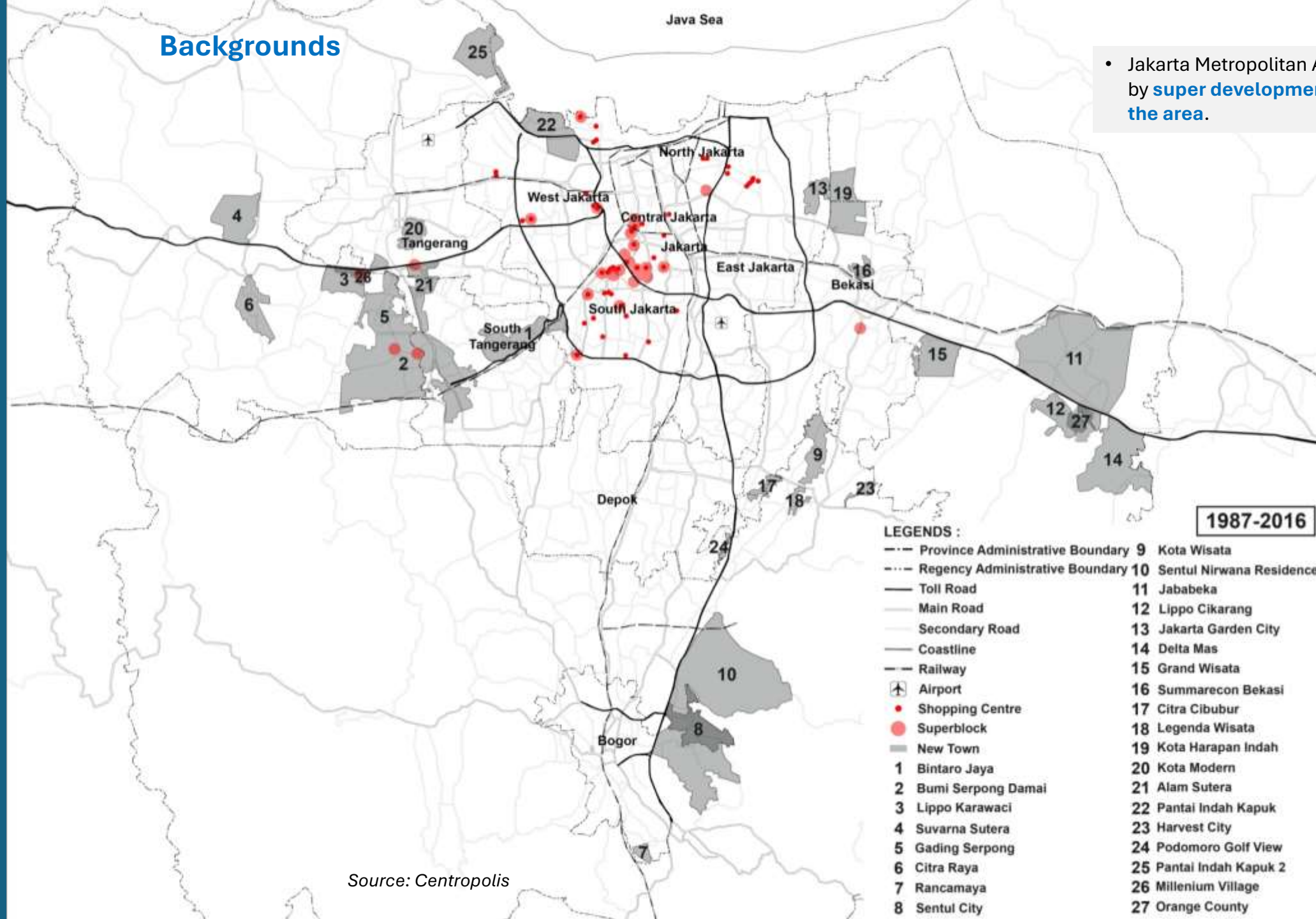
AN INTEGRATED ENVIRONMENT
FOR BUSINESS AND PLEASURE

Meikarta

1. Luxurious Condominium Series
2. Lippo Sixty One (Iconic Tower)
3. The New 336,138m² of Lippo Mall
4. The New Luxurious Lippo Hotel Orange County
5. The New "New York's Central Park in The Sky"
6. 32,900m² of Global Health City Skam Hospitals
7. The New LPH International
8. The New LPH "Harvard Campus"
9. The New National Plus YPHs
10. The New LPH College
11. The Japan College
12. The New Orange County Convention Center
13. The New Grand Chapel
14. The New 500 Boutique Hotel
15. The New Grove F & B Retail Strip Style
16. The New Private Member Club by JCI
17. Sky Lounge Observatory Sky Deck
18. Sky Bar Rooftop
19. Luxurious Serviced Apartment
20. The New Fine Dining Experience
21. Helicopter Service
22. The New Movie Pleasure by Cinemasax
23. The New Thematic Playground X-Zone
24. The New Wellness Spa Center
25. Luxurious SOHO
26. The New Japanese Cultural Center
27. The New Korean Cultural Center
28. The New Condotel
29. The New Senior Homes
30. The New Cemetery
31. Green Belt
32. The New Home Furnishing

Backgrounds

- Jakarta Metropolitan Area has been shaped by **super developments scattered all over the area.**



Source: Centropolis

North West: Neo Maritime Metropolis

PIK as a center
western area of reclamation
projects

Tangerang New City

Millenium City
(1000 ha)

BSD City

West Area: Neo Metropolis (Private Metropolis)

BSD City as a center of
agglomeration private
5 new towns
(Lippo Karawaci, Summarecon
Serpong, Paramount Serpong,
Alam Sutera, Bintaro Jaya,)

East Area: Neo Industrial Metropolis

Meikarta as a center of
7 large industrial cities
(Jababeka, MM2100, Lippo
Cikarang, EJIP, Delta Mas,
KNIC, Surya Cipta)

*new urban infrastructures:
high-speed train, elevated toll
road, LRT*

1987-2016

LEGENDS :

- Province Administrative Boundary
- Regency Administrative Boundary
- Toll Road
- Main Road
- Secondary Road
- Coastline
- Railway
- ✈ Airport
- Shopping Centre
- Superblock
- New Town
- 1 Bintaro Jaya
- 2 Bumi Serpong Damai
- 3 Lippo Karawaci
- 4 Suvarna Sutera
- 5 Gading Serpong
- 6 Citra Raya
- 7 Rancamaya
- 8 Sentul City
- 9 Kota Wisata
- 10 Sentul Nirwana Residence
- 11 Jababeka
- 12 Lippo Cikarang
- 13 Jakarta Garden City
- 14 Delta Mas
- 15 Grand Wisata
- 16 Summarecon Bekasi
- 17 Citra Cibubur
- 18 Legenda Wisata
- 19 Kota Harapan Indah
- 20 Kota Modern
- 21 Alam Sutera
- 22 Pantai Indah Kapuk
- 23 Harvest City
- 24 Podomoro Golf View
- 25 Pantai Indah Kapuk 2
- 26 Millenium Village
- 27 Orange County

Source: Centropolis

**Consolidating, Rescaling Capital and
Making New Global City/Metropolis?**

- **30 new towns and 15 industrial towns** has been developed in JMA, with total land acquisition permit about 85.000 Ha (1.3x land area of Jakarta)
- The main actor of new town developers are **national private companies**
- Developers has **land development permit between 500 ha to 6.000 ha** (except Jonggol – 30.000 ha)
- The type of development is dominated by **mixed landed house** (following Guidance for Proportional-Mixed Residential Development) and provided with **international standard of urban facilities** (commercial center, schools, religious buildings, CBDs) and alliance with global investors.

No	Name	Location	Area (ha)	Year of Operation				
				1995	2001	2010	2015	2020
1	Bumi Serpong Damai	Tangerang	6.000	v	v	v	v	v
2	Kota Tiga Raksa	Tangerang	3.000	v	v	v	v	v
3	Bintaro Jaya	Tangerang	1.700	v	v	v	v	v
4	Citra Raya	Tangerang	1.000	v	v	v	v	v
5	Gading Serpong	Tangerang	1.600	v	v	v	v	v
	(split in 2004: Summarecon Gading Serpong and Paramount Serpong)							
6	Kota Modern	Tangerang	770	v	x	x	x	x
7	Alam Sutera	Tangerang	700	v	v	v	v	v
8	Kota Puri Jaya	Tangerang	1.745	v	x	x	x	x
9	Lippo Karawaci	Tangerang	700	v	v	v	v	v
10	Pantai Indah Kapuk 2	Tangerang	2.650	x	x	x	x	v
11	Pantai Indah Kapuk	Jakarta	800	v	v	v	v	v
12	Reklamasi Pantura Jakarta	Jakarta	5.200	v	x	x	x	x
13	Pantai Modern	Jakarta	500	v	x	x	x	x
14	Jakarta Garden City *	Jakarta	270	x	x	v	v	v

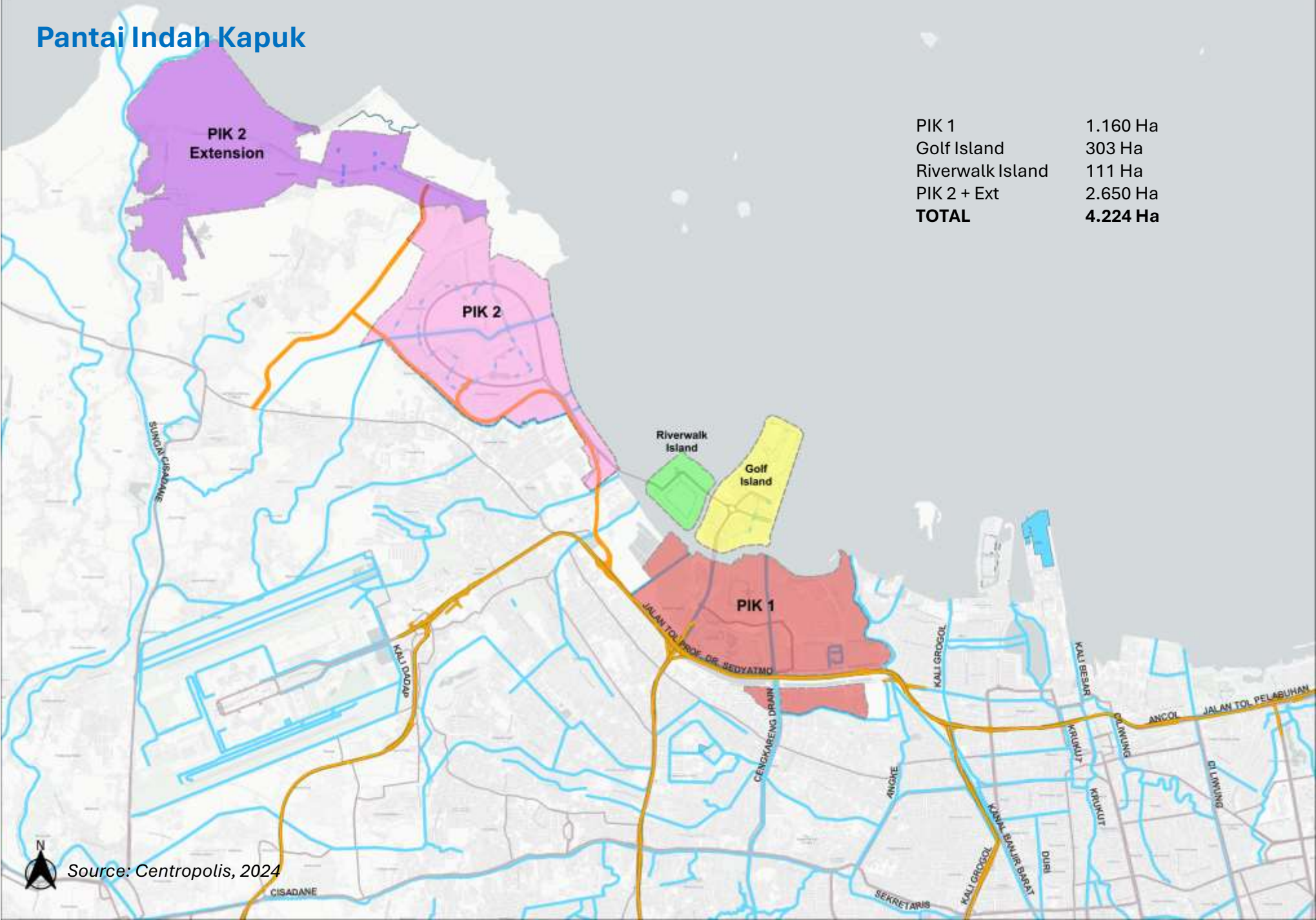
No	Name	Location	Area (ha)	Year of Operation				
				1995	2001	2010	2015	2020
15	Lippo Cikarang	Bekasi	3.000	v	v	v	v	v
16	Kota Legenda/Grand Wisata	Bekasi	2.000	v	v	v	v	v
17	Harapan Indah	Bekasi	700	v	v	v	v	v
18	Cikarang Baru	Bekasi	5.400	v	v	v	v	v
19	Delta Mas	Bekasi	3 000	-	v	v	v	v
20	Summarecon Bekasi *	Bekasi	240	-	-	v	v	v
21	Rancamaya	Bogor	550	v	x	x	x	x
22	Royal Sentul	Bogor	2.700	v	v	v	v	v
23	Banyu Buana	Bogor	500	v	x	x	x	x
24	Maharani Citra Pertiwi	Bogor	1.679	v	x	x	x	x
25	Bangunjaya Triperkasa	Bogor	500	v	x	x	x	x
26	Telaga Kahuripan	Bogor	500	v	v	x	x	x
27	Resor Danau Lido	Bogor	1.200	v	x	x	x	x
28	Kota Wisata	Bogor	460-750	v	v	v	v	v
29	Legenda Wisata	Bogor	750	x	v	v	v	v
30	Citra Grand *	Bogor	150	x	v	v	v	v
31	Bukit Jonggol Asri	Bogor	30 000	x	x	x	v	x
32	Harvest City	Bogor	1 050	x	x	v	v	v

Source: Firman (2010) and Centropolis Utara (2022)

*= less than 500 ha, but has the potential to develop into a new residential activity center



Pantai Indah Kapuk



Pantai Indah Kapuk





Riverwalk Island

Golf Island

Gold Coast Apartment

Gold Coast Office



P.Bidadari

P.Kelor

P.Onrust

P.Cipir

Tokyo Riverside
Apartemen

Osaka

Tanjung
Pasir



P.Onrust
P.Kelor
P.Cipir
P.Bidadari

Green belt
PIK

Menara Syariah

Sungai
Tahang

Pantai Indah Kapuk



PIK KEY POINT

- Estuary from 9 rivers
- The Entry point to Kepulauan Seribu
- Home for mangrove forest
- 2.531 fisherman in Tanjung Pasir Village

10 Tons of Waste from Rivers in Jakarta Pile Up on Pari Island

Translator Editor

28 November 2018 09:52 WIB



Illustration of garbage ashore at beaches. TEMPO/Johannes P. Christo

TEMPO.CO, Jakarta - A total of 10 cubic meters of waste, equivalent to 10 tons, piled

Musim Penghujan, Sampah Kiriman dari Aliran Sungai dan Kali Jakarta Menumpuk di Kepulauan Seribu

Yohannes Tobing, MNC Portal - Jumat 01 Desember 2023 14:40 WIB



Sampah kiriman dari Jakarta menumpuk di Kepulauan Seribu/Foto: det

Artikel

Membersihkan Pulau Untung Jawa dari sampah kiriman

Oleh Abdu Faisai Selasa, 12 Desember 2023 07:05 WIB



Asip foto - Ratusan pengunjung memadati pantai wisata Pulau Untung Jawa, Kepulauan Seribu, Jakarta, Kamis (31/7). ANTARA FOTO/Rivan Awal Linggala/hz/pri

Sustainability



Source: Centropolis, 2019

Sustainability



6 **WATER**

ENSURE AVAILABILITY AND SUSTAINABLE MANAGEMENT OF WATER AND SANITATION FOR ALL

7 **ENERGY**

ENSURE ACCESS TO AFFORDABLE, RELIABLE, SUSTAINABLE AND MODERN ENERGY FOR ALL

11 **CITIES**

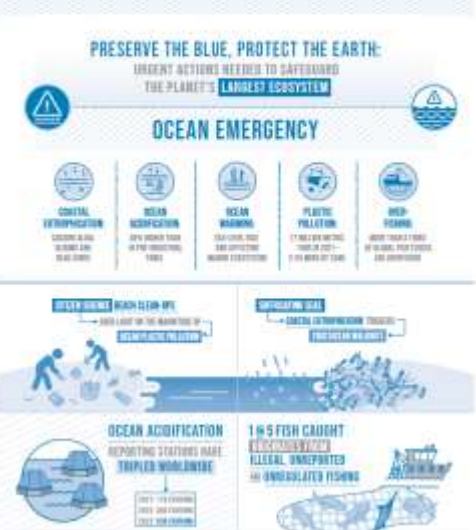
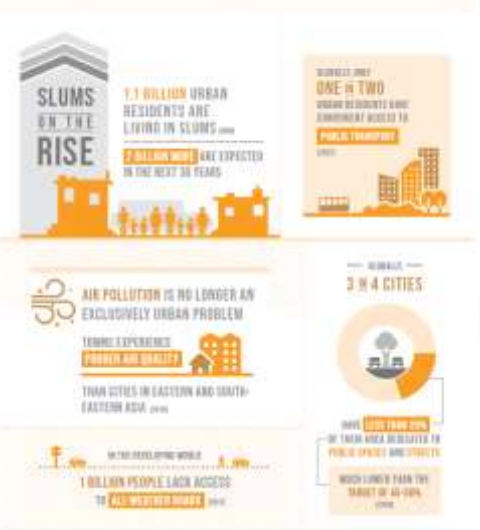
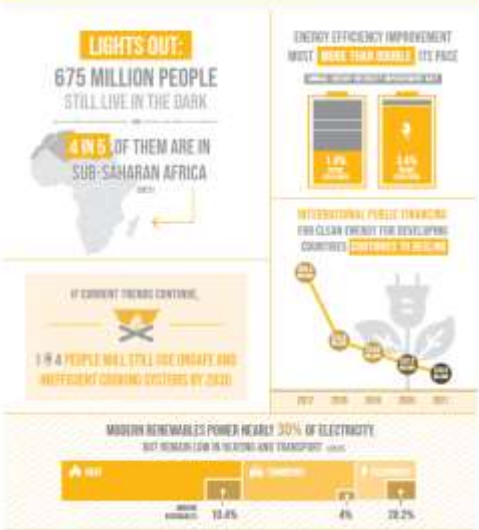
MAKE CITIES AND HUMAN SETTLEMENTS INCLUSIVE, SAFE, RESILIENT AND SUSTAINABLE

12 **CONSUMPTION**

ENSURE SUSTAINABLE CONSUMPTION AND PRODUCTION PATTERNS

14 **OCEANS**

CONSERVE AND SUSTAINABLY USE THE OCEANS, SEA AND MARINE RESOURCES FOR SUSTAINABLE DEVELOPMENT



WATER & SANITATION

ENERGY

TRANSPORTATION

WASTE

WATER & WASTE

Sustainability



<https://emeraldbe.com/sustainable-development-important/>

4

Green Society

3

Green Ecosystem

2

Green Estate Management

1

Green Building

Cities should be *socially inclusive, economically productive, environmentally sustainable, secure, and resilient to climate change and other risks.*

...

The management of existing and creation of new ecosystems, natural landscapes and urban greenspace is critical to meet the future multiple objectives of sustainable cities.



THANK YOU



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Jakarta, 2024

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MARCH 8 - 11, 2024, TOWNHALL, IDD PIK 2



CERTIFICATE OF APPRECIATION

Regina Suryadjaja S.T., M.T.

Dosen Perencanaan Wilayah dan Kota, Universitas Tarumanagara

Sebagai Pembicara di Synergy Green Building Festival
"Super Development and Sustainability of Society"

Minggu, 10 Maret 2024

Terima kasih Atas Partisipasinya.

The Creators of Synergy Exhibition

