



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 Untar)

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,

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?



MARVEL
SPIDER-MAN 2

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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

Millenium 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

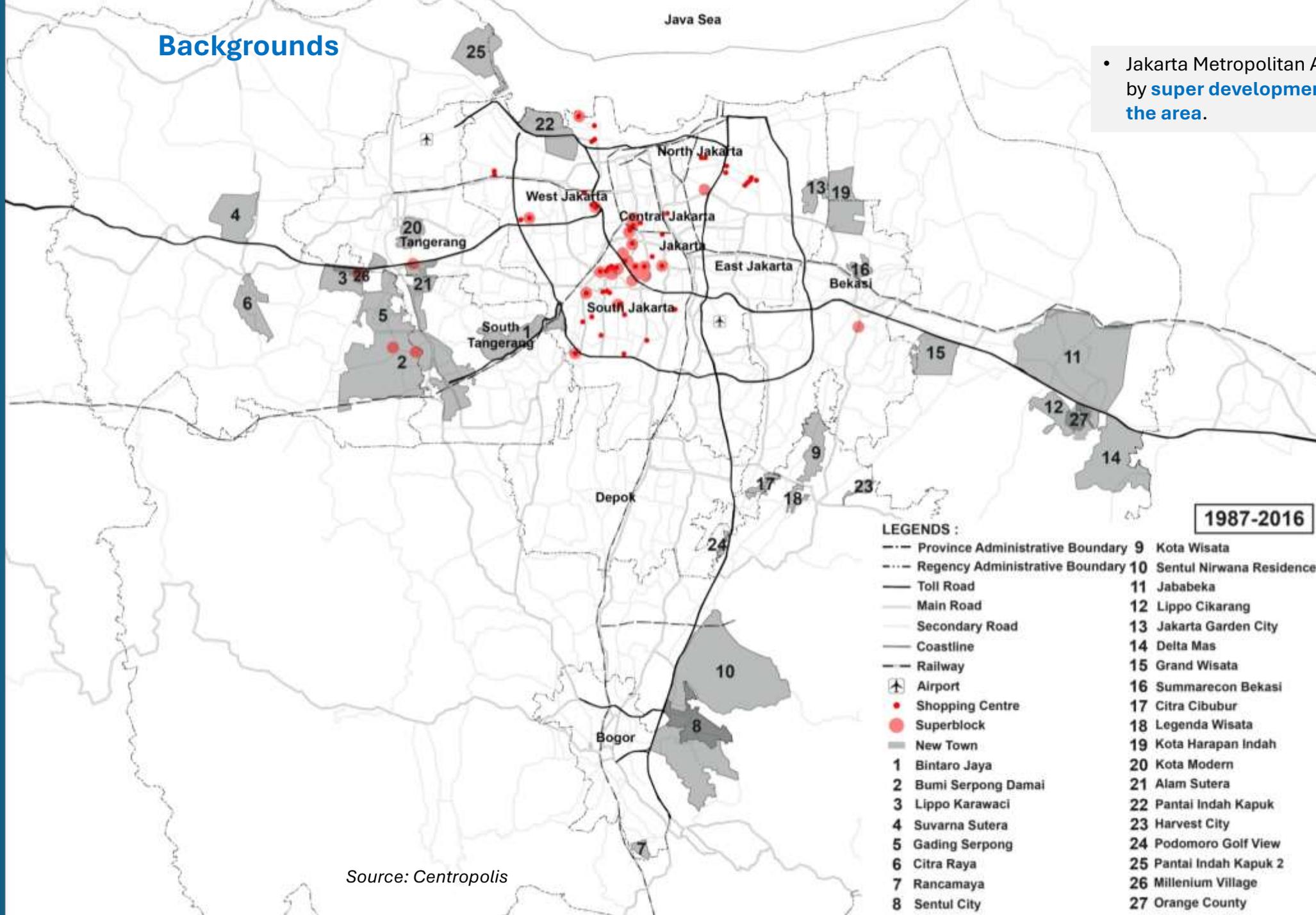
AN INTEGRATED ENVIRONMENT
FOR BUSINESS AND PLEASURE

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 Skaam Hospitals
7. The New LPH International
8. The New LPH "Honor Campus"
9. The New National Plus YPH
10. The New LPH College
11. The Japan College
12. The New Orange County Convention Center
13. The New Grand Chapel
14. The New SOU 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 Cinemaxx
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 Serviced Homes
30. The New Dormitory
31. Bitesn Bods
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,)

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

Java Sea

PIK

25

22

North Jakarta

West Jakarta

Central Jakarta

Jakarta

East Jakarta

South Jakarta

13

19

16

Bekasi

15

Meikarta

Karawang New Industrial City

Depok

17

18

23

24

Bogor

10

8

7

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

**East Area:
Neo Industrial Metropolis**

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

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

JMA SuperDevelopment

- **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.

10

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 Untar (2022)

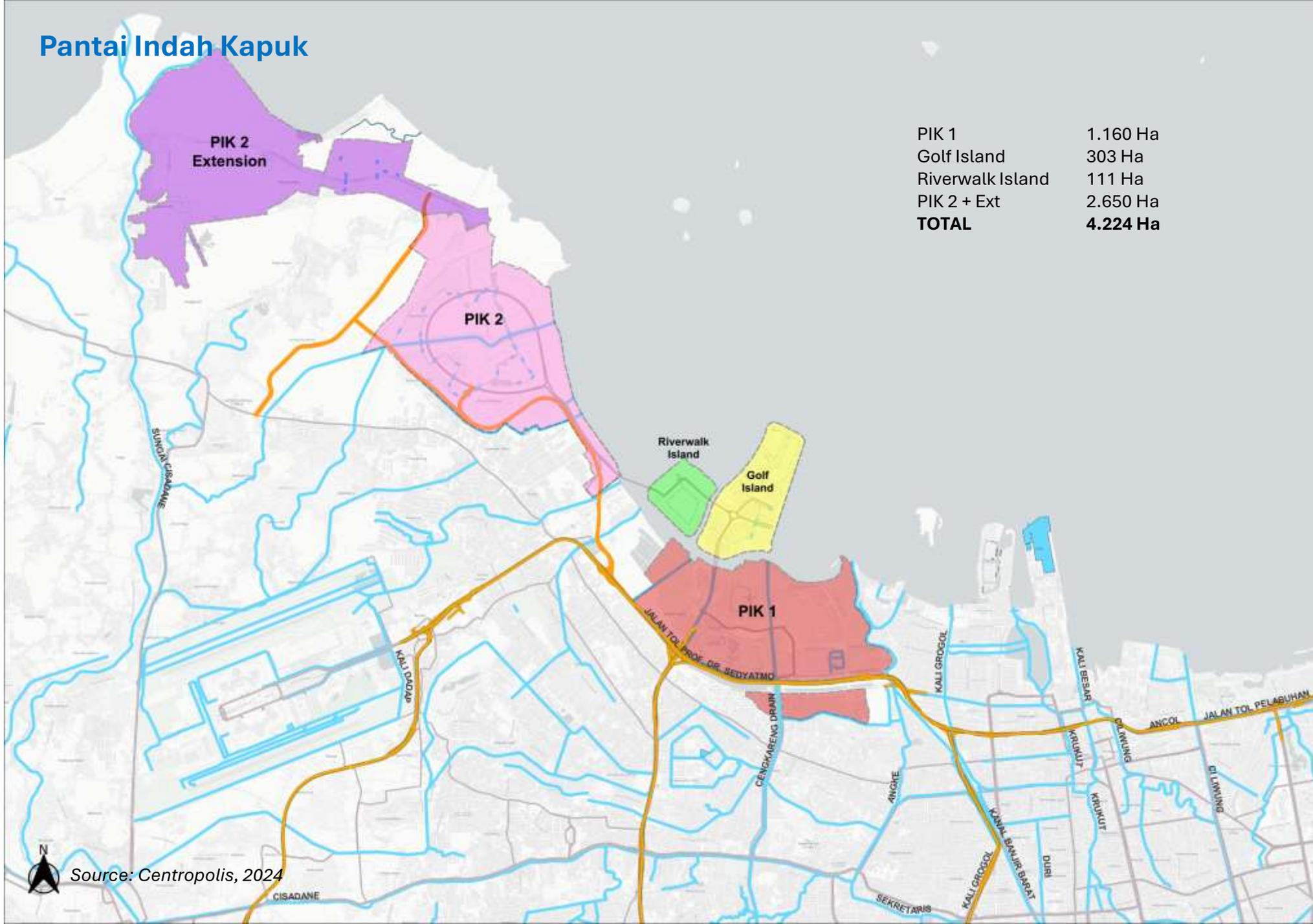
*= less than 500 ha, but has the potential to develop into a new residential activity center



DK2

THE NEW JAKARTA

Pantai Indah Kapuk



PIK 1	1.160 Ha
Golf Island	303 Ha
Riverwalk Island	111 Ha
PIK 2 + Ext	2.650 Ha
TOTAL	4.224 Ha



Source: Centropolis, 2024

Pantai Indah Kapuk



Source: Centropolis, 2024



Riverwalk Island

Golf Island

Gold Coast Apartment

Gold Coast Office

Source: Centropolis, 2022



P.Bidadari

P.Kelor

P.Onrust

P.Cipir

Tokyo Riverside
Apartemen

Osaka

Tanjung
Pasir



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

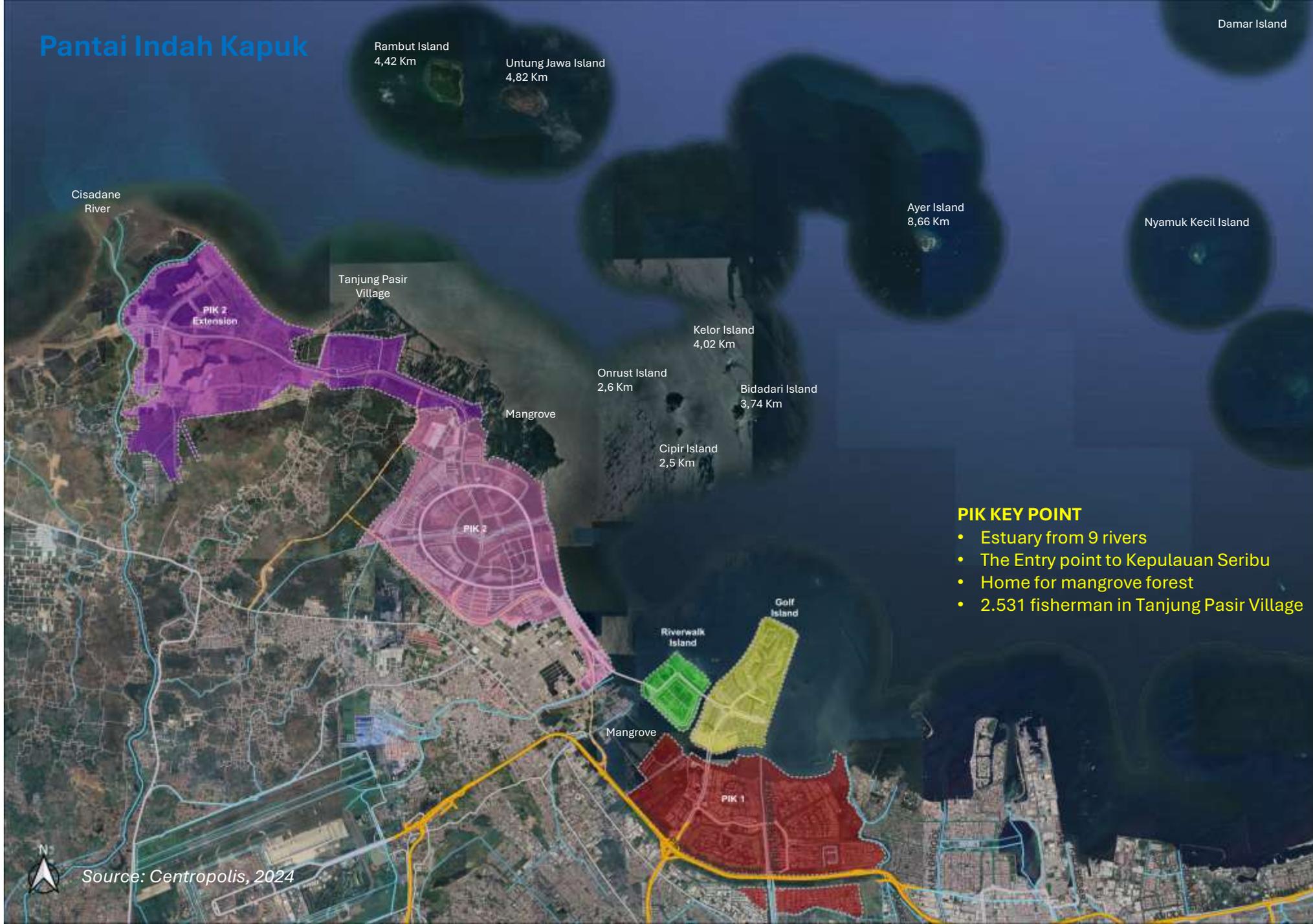
Green belt
PIK

Menara Syariah

Sungai
Tahang

Source: Centropolis, 2024

Pantai Indah Kapuk



Sustainability

TEMPO.CO INDONESIA Search News [input] TEMPO EXCLUSIVE Support Tem

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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

oke news

HOME NASIONAL MEGAPOLITAN INTERNASIONAL HUSKINTARA INFOGRAFI FOTO VIDEO INDEX

HOME // NEWS // MEGAPOLITAN

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: ist

ANTARA RASTOR ABALTA INDONESIA

HOME POLITIK HUKUM EKONOMI METRO SEPAKBOL

Artikel

Membersihkan Pulau Untung Jawa dari sampah kiriman

Oleh Abdu Faisal - Selasa, 12 Desember 2023 07:05 WIB



Arsip foto - Ratusan pengunjung memadati pantai wisata Pulau Untung Jawa, Kepulauan Seribu, Jakarta, Kamis (31/7). ANTARA FOTO/Rivan Awal Lingga/sahz/pt

ANTARA

Sustainability



Source: Centropolis, 2019

Sustainability



6. ENSURE AVAILABILITY AND SUSTAINABLE MANAGEMENT OF WATER AND SANITATION FOR ALL

SAFE DRINKING WATER, SANITATION AND HYGIENE

STILL OUT OF REACH FOR BILLIONS

BY 2030

- 2.2 BILLION PEOPLE LAUNDED SAFELY
- 3.5 BILLION PEOPLE LAUNDED SAFELY
- 2.2 BILLION PEOPLE LAUNDED SAFELY

TO MEET YOUR THIRST, EACH OF US NEEDS TO DRINK APPROXIMATELY 2 LITERS OF WATER EVERY DAY.

FOR SANITATION

HYGIENE

WATER & SANITATION

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

LIGHTS OUT: 675 MILLION PEOPLE STILL LIVE IN THE DARK

49% OF THEM ARE IN SUB-SAHARAN AFRICA

IF CURRENT TRENDS CONTINUE, 1 IN 4 PEOPLE WILL STILL LIVE IN DARK AND INEFFICIENT COOKING SYSTEMS BY 2030

ENERGY EFFICIENCY IMPROVEMENT MUST **DOUBLE YEARLY** BY 2030

INTERNATIONAL PUBLIC FINANCING FOR CLEAN ENERGY FOR DEVELOPING COUNTRIES **DOUBLED BY 2030**

MODERN RENEWABLES POWER NEARLY 30% OF ELECTRICITY, BUT REMAIN LOW IN RESIDENTIAL AND TRANSPORT

ENERGY

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

SLUMS ON THE RISE

1.1 BILLION URBAN RESIDENTS ARE LIVING IN SLUMS

2 BILLION MORE ARE EXPECTED IN THE NEXT 30 YEARS

AIR POLLUTION IS NO LONGER AN EXCLUSIVELY URBAN PROBLEM

YOUNG EXPERIENCES **POORER AND QUALITY**

3 IN 4 CITIES HAVE **LOW CARBON** PLANS

1 BILLION PEOPLE LACK ACCESS TO ALL-WEATHER ROADS

TRANSPORTATION

12. ENSURE SUSTAINABLE CONSUMPTION AND PRODUCTION PATTERNS

HIGH-INCOME COUNTRIES HAVE LARGER ENVIRONMENTAL FOOTPRINT

LOW-INCOME COUNTRIES MATERIAL FOOTPRINT PER CAPITA IS HIGH-INCOME COUNTRIES 10 TIMES

DESPIITE CALLS FOR A PHASE-OUT, FOOD, FUEL, FIBRE, TEXTILE AND HEAVY GOODS ARE NEARLY DOUBLED, THROTTLED BY GLOBAL CRISIS

ON AVERAGE, **EVERY PERSON** WASTES **120** KILOGRAMS OF WASTE PER YEAR

62 COUNTRIES + EU INTRODUCED **485 POLICIES** FOR SUSTAINABLE CONSUMPTION AND PRODUCTION PATTERNS

COMPANY SUSTAINABILITY REPORTING HAS **DOUBLED** SINCE 2018

WASTE

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

PRESERVE THE BLUE, PROTECT THE EARTH: URGENT ACTIONS NEEDED TO SAFEGUARD THE PLANET'S **LANDMAY ECOSYSTEM**

OCEAN EMERGENCY

- CORAL DESTRUCTION: 14% OF CORAL REEF ARE AT RISK OF COLLAPSE
- OCEAN ACIDIFICATION: 0.1 PH UNITS MORE ACIDIC SINCE 1980
- OCEAN WARMING: 0.6°C WARMER SINCE 1970
- PLASTIC POLLUTION: 11 MILLION TONS OF PLASTIC WASTE IN OCEAN SINCE 2010
- WILD SEAS: 100 MILLION TONS OF WASTE IN OCEAN SINCE 2010

DEEP-SEA MINING REACH CLEAN-UP

CONTROLLING OIL - OIL SPILLS CONTINUE TO BE A MAJOR SOURCE OF OCEAN POLLUTION

OCEAN ACIDIFICATION REPORTING STATUSES ARE **TRIPLED** WORLDWIDE

1 IN 5 FISH CAUGHT **ILLEGAL, UNREPORTED AND UNREGULATED** FISHING

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

