



History of Jakarta Urban Development and New Long Term Development Plan of Jakarta 2045

By: Atika Nur Rahmania

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HISTORY OF JAKARTA URBAN DEVELOPMENT

“Jakarta has been global since its inception”.

Betawi, or the Betawi people, **whom we continue to celebrate as an integral part of Jakarta’s identity, represents a hybrid culture.** Their cuisine and material traditions trace their roots to influences from the Dutch, Portuguese, Sundanese, Balinese, Ambonese, Bandanese, Arab, Chinese, Javanese, Indian, and other cultural heritages.”





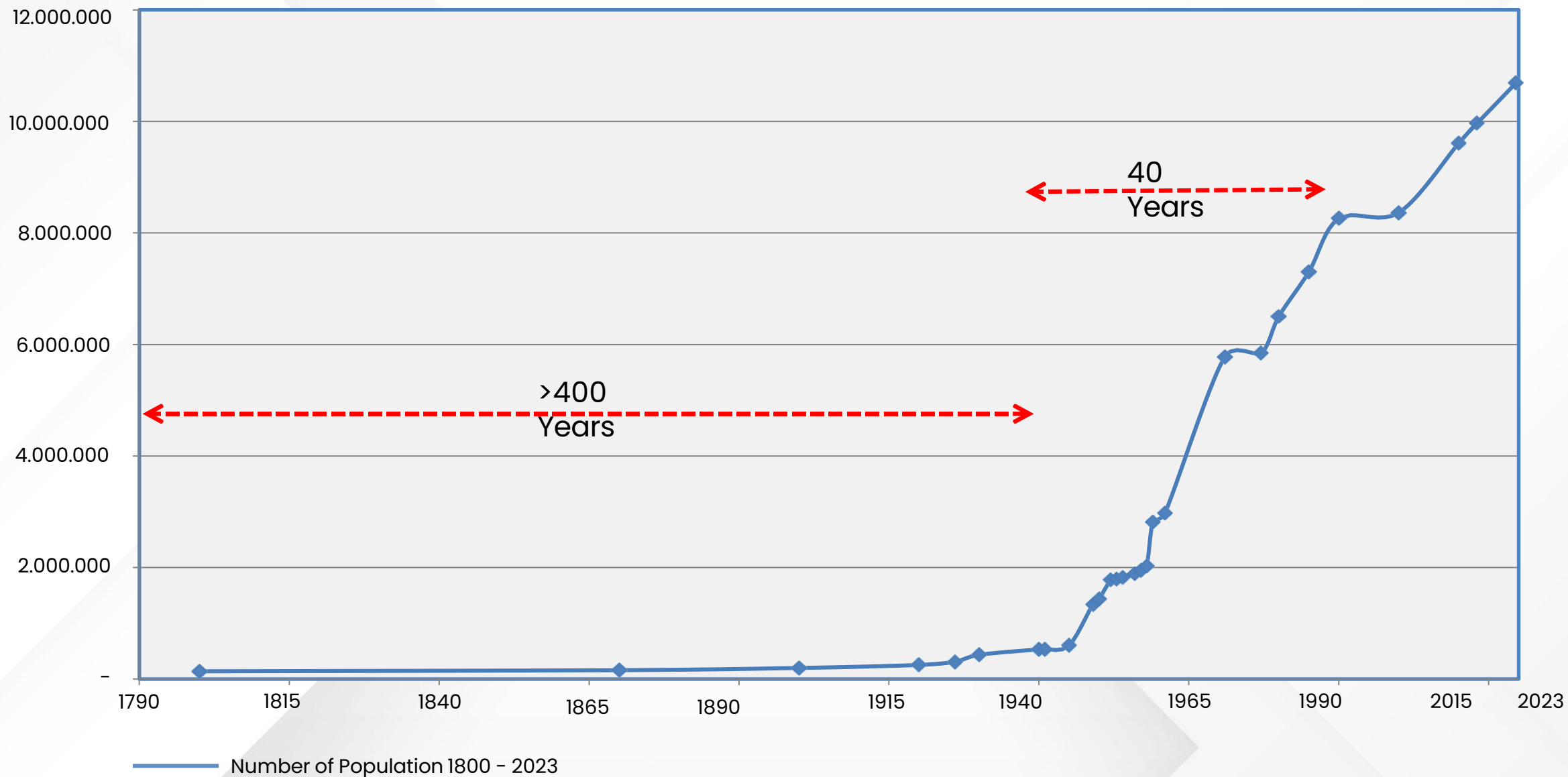
One of the iconic images of Batavia in the past, Andries Beeckman's painting

"Het Kasteel van Batavia" (The Castle in Batavia, 1662),

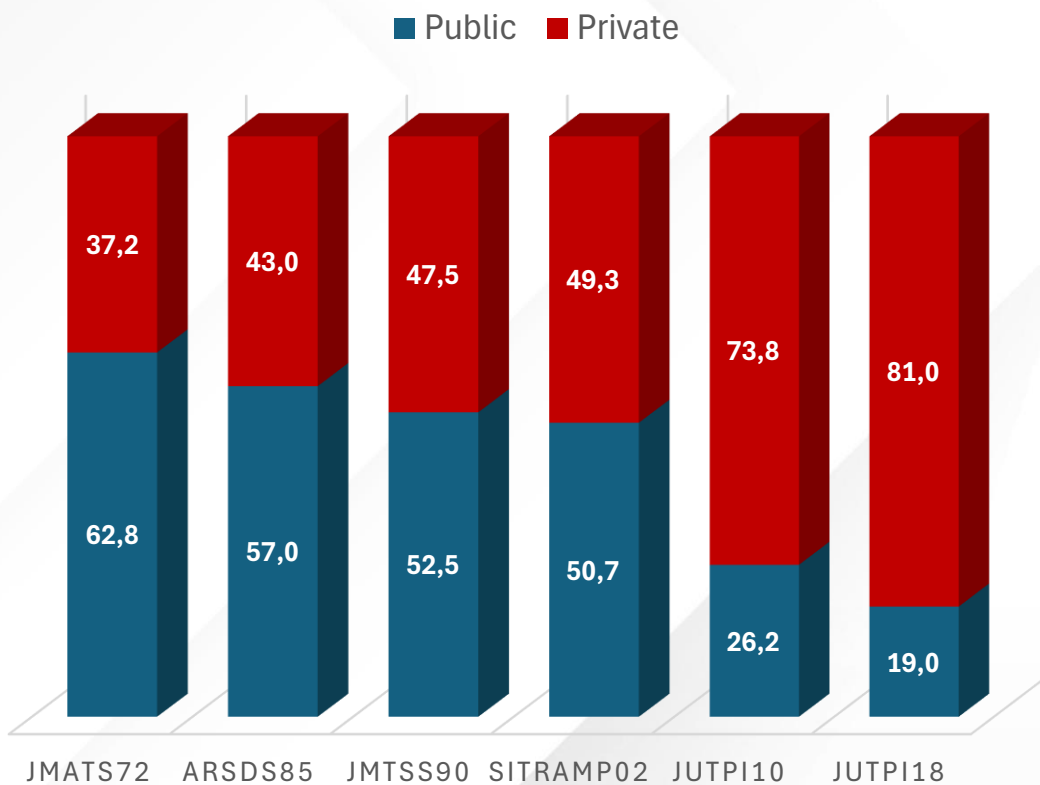
already **depicted Jakarta's global character**. The painting features local Javanese residents playing ball; two Chinese men exchanging greetings; a Japanese man in a blue kimono; Mardijkers (freed slaves); and Dutch nobles with their Asian wives, set against the backdrop of the Batavia Castle.



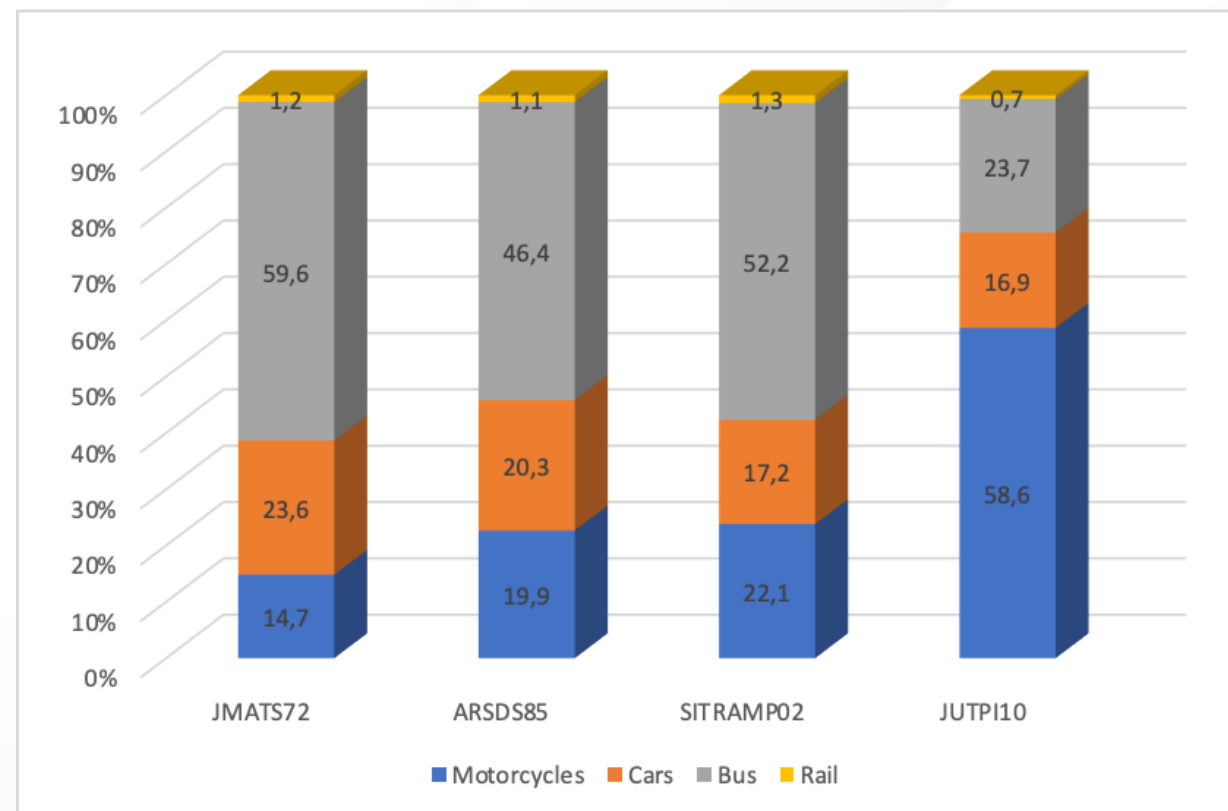
JAKARTA'S POPULATION GROWTH



MODAL SPLIT PUBLIC/PRIVATE



MODAL COMPOSITION



Construction of the Jagorawi Toll Road

Regional Regulation 4/1975 on Provisions for Multi-Story Buildings in the DKI Jakarta Area

Construction of **Cawang-Priok Elevated Toll Road**

Development of the **Jakarta Transportation Master Plan**

Construction of the **port toll road**

Construction of the **Kelapa Gading - Velodrome LRT**

Construction of the **Ciliwung-BKT Diversion Channel**

1960 - 1970

1970 - 1980

1980 - 1990

1990 - 2000

2000 - 2010

2010 - 2020

2020 - now

Establishment of Jakarta as a **Special Capital Region (DKJ)**

Designation of Pulogadung as the **Industrial Development Center**

Development of **the Jakarta Metropolitan Transportation Masterplan** through GTZ Grant

Jabotabek Railway Development Plan (Master Plan 1982-2002)

Spatial Plan (RUTR) 1985-2005

Construction of the **Blok M-Kota Busway**

Construction of **Banjir Kanal Timur**

Operation of the **MRT from Bundaran HI to Lebak Bulus**

Construction of **the MRT Extension (Bundaran HI-Kota)**

Integration of **Busway, MRT, and Commuter Train tickets**



LONG TERM DEVELOPMENT PLAN OF JAKARTA

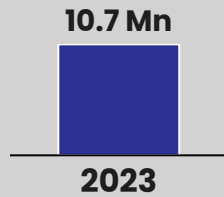
2025-2045

Jakarta stands as a key driver of Indonesia's economic growth, backed by its dynamic population and supporting infrastructure

Thriving population



Population size & growth



1% CAGR (2014-23)

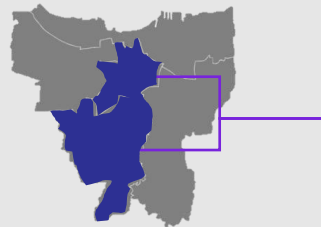
+2 Mn (vs. early 2000s)

73% (productive age %)

Economic powerhouse



Key regions' contribution



Central and South Jakarta contributes **~48% of the GRDP**

Adequate infrastructure



Transportation means



MRT, LRT, and BRT options



Tanjung Priok Port (~7 Mn TEU)



HLP Airport³ (~4 Mn passenger)

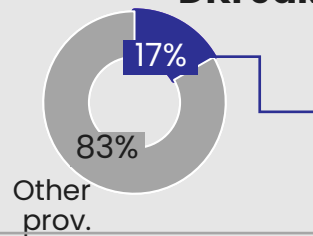
Densely populated regions

JKT city	Pop. density (#/ sq km)	National rank
Central	21,100+	1 st
West	20,800+	2 nd
East	17,900+	3 rd
South	15,400+	4 th
North	13,300+	7 th

Incl. under Top 10 national

Share of national economy

DKI Jakarta



Driven by sectors such as Wholesale & Retail, Manufacturing, and Financial Services

Educational and health infrastructure



7,400+ institutions housing **~2 Mn** students

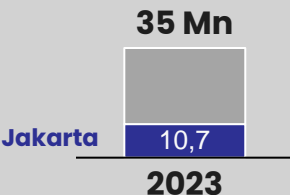


1.6K+ hospitals/ clinics, **~60K** med workforce



3,300+ ha green spaces (~5% area)

Part of larger agglomeration¹



2.9% CAGR (2021)

67% (productive age %)

A glimpse of ASEAN role



Jakarta alone contributes **~6%** of total ASEAN's GDP (2023)

Digital infrastructure

87% internet penetration

22% 5G network coverage

~40 Mbps Avg. download speed

Note: 1) Jabodetabekpunjur agglomeration; 2) All figures as of latest version, as applicable; 3) CGK excluded as its location in Greater JKT area. Source: BPS, Kemendagri, Kemenpan RB, Bappeda DKI Jakarta, ASEAN, Speedtest, APJII, Kearney



VISION TARGETS

01 Improvement of Human Resource Competitiveness

Human Development Index

02 Poverty and Inequality Reduction

Poverty Rate (%)

Gini Ratio (Index)

Provincial GDP Contribution (%)

03 Increase in Per Capita Income

GDP per capita (in million Rupiah)

Indonesia Blue Economy Index (IBEI)

Processing Industry GDP Contribution (%)

04 Establishment of Jakarta as a Globally Competitive City

Global City Rank, Economy Index

05 Reduction of Greenhouse Gas Emissions towards Net Zero Emission

Reduction in Emission Intensity (%)

MISSION

1

Social Transformation: Establishing Jakarta's Human Resources that are Excellent, Productive, and Prosperous

2

Economic Transformation: Establishing Jakarta's Economy that is Inclusive, Globally Competitive, and Sustainable

3

Governance Transformation: Establishing Regulations and Public Service Governance in Jakarta that are Quality, Harmonious, Adaptive, and with Integrity

4

Establishing Jakarta's Stability that is Strong and Influential on the Global Stage

5

Establishing Jakarta as a Livable City through Social, Cultural, and Ecological Resilience

6

Establishing Jakarta's Regional Development that is Equitable and Just

7

Establishing Jakarta's Infrastructure that is Quality and Environmentally Friendly

8

Establishing Jakarta's Development that is Synergistic and Sustainable

SHIFTS IN LEADING ECONOMIC SECTORS

2023

2045

- 1. Wholesale and Retail Trade
- 2. Information and Communication
- 3. Construction

- 1. Wholesale and Retail Trade
- 2. Information and Communication
- 3. Transportation and storage

- 1. Financial and Insurance
- 2. Professional, Scientific, and Technical Activities
- 3. Education
- 4. Accommodation and Food Services Activities

- 1. Human Health and Social Work Activities
- 2. Financial and Insurance
- 3. Professional, Scientific, and Technical Activities

- 1. Wholesale and Retail Trade
- 2. Financial and Insurance
- 3. Professional, Scientific, and Technical Activities

- 1. Financial and Insurance
- 2. Professional, Scientific, and Technical Activities

KEPULAUAN SERIBU
 2023 : 0,2%
 2045 : 10%

- 1. Mining and Quarrying
- 2. Agriculture, Forestry, and Fisheries

- 1. Accommodation and Food Service Activities
- 2. Wholesale and Retail Trade
- 3. Agriculture, Forestry, and Fisheries

WEST JAKARTA
 2023 : 16,9%
 2045 : 15%

CENTRAL JAKARTA
 2023 : 24,8%
 2045 : 15%

NORTH JAKARTA
 2023 : 18,2%
 2045 : 25%

- 1. Manufacturing
- 2. Construction

- 1. Accommodation and Food Service Activities
- 2. Arts, Entertainment, and Recreation

EAST JAKARTA
 2023 : 17,1%
 2045 : 15%

SOUTH JAKARTA
 2023 : 22,8%
 2045 : 20%

- 1. Manufacturing
- 2. Information and Communication
- 3. Education

- 1. Wholesale and Retail Trade
- 2. Manufacturing
- 3. Transportation and Storage



7 GAME CHANGERS RPJPD

1

Transformation of Jakarta into a Center of Excellence

2

Jakarta as a Major Contributor to Indonesia's Economy that is Well Integrated to the Global economy

3

Promote Research and Development (R&D) and Innovation in Development

4

Elevate Jakarta as a Tourism, Creative Economy & Cultural Hub

5

Upgrade the City Infrastructure to be Sustainable & Resilient

6

Develop Information Connectivity, Goods, and Jakarta's Role as a Regional and Global Transit Hub

7

Reform of Governance towards a Competitive Global City

STAGE 1: FUNDAMENTAL IMPROVEMENT



GRDP/Cap

458,23 – 512,10



HCI

0,67



HDI

85,66



Reduction of GHG Intensity

24,65%

GC 1 Human Capital

- a Strengthening **healthcare services for mothers, infants, children, and the elderly** at all community health centers.
- b Developing **research and innovation hospitals** in collaboration with universities and research institutions.
- c Enhancing and monitoring individual, family, and community **nutrition quality**, focusing on children's golden age development.
- d Completing **13 years of compulsory education** from early childhood to secondary education.
- e Promoting **higher education participation**, particularly in STEAM fields, to produce globally competitive human resources.
- f Strengthening **vocational education and training** tailored to local conditions, market needs, and regional advantages, along with improving collaboration with industries and businesses.
- g Providing **targeted educational operational and personal assistance** and increasing educational financing innovations.

GC 2 Economy

- a Development of **high-technology industrial sectors** that implement sustainable principles and are export-oriented through research and innovation.
- b Formation of **clusters for the development of MSMEs** based on location or industrial sector to enhance collaboration, innovation, and competitiveness.
- c Advancement of the **blue economy, marine technology, and aquaculture engineering** in the waters and coastal areas of Jakarta and Kepulauan Seribu.
- d Enhancement of **economic productivity through the utilization of ICT** across various key sectors.
- e Development of **diverse creative financing instruments and utilization of special authority** for the development of infrastructure megaprojects.

GC 3 R&D, Innovation

- a Development of **innovation centers and hubs** supported by reliable facilities and infrastructure.
- b Enhancement of **incentives and policy support** to create a research and innovation ecosystem that attracts national and global research talents.

GC 4 Tourism & Creative Economy

- a Development of **new tourism destinations**, such as urban tourism, heritage tourism, and coastal and archipelago tourism.
- b Development of **MICE industry** equipped with a variety of contemporary international-standard infrastructure that is competitive and adaptive.
- c Creation of **creative hubs as ecosystem spaces** to foster the growth of Jakarta's creative economy.

GC 5 Environment

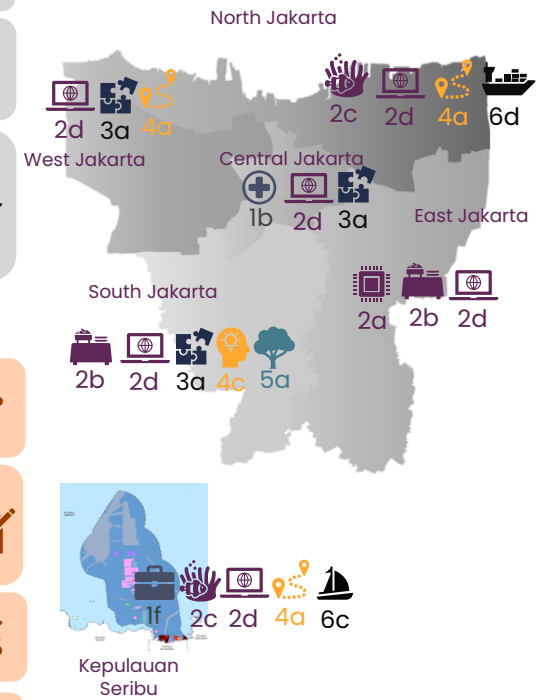
- a Improving the quantity and quality of **green open spaces (RTH) and blue open spaces (RTB)** with high ecological value to enhance the city's ecosystem.
- b Accelerating **access to safe sanitation** through the development of infrastructure and **centralized waste treatment systems (Jakarta Sewerage System) as well as decentralized systems.**
- c Sustainable **waste management** through the development and operation of environmentally-friendly waste infrastructure that **supports the creation of a circular economy.**
- d Ensuring **Access to Safe Drinking Water Services** providing sustainable access to safe drinking water in terms of quantity, quality, coverage, continuity, and reliability.
- e Enhancing the Capacity of **Water Supply Systems Improving the implementation, development, and management of large-scale water supply systems (SPAM)** including the utilization of technology to ensure the availability of raw water in Jakarta.
- f Developing and Strengthening **Disaster Management Infrastructure** Establishing and improving adequate infrastructure for disaster management.
- g Shifting Mobility Patterns Toward Environmentally Friendly Public Transportation Transitioning from private vehicle dependency to **environmentally friendly public transportation systems.**

GC 6 Connectivity

- a Increasing the **speed, capacity, and coverage of the internet** for all communities.
- b Strengthening **collaboration among cross-sectoral stakeholders** in enhancing global connectivity.
- c Strengthening **connectivity in coastal areas** and the Kep. Seribu area through improving water transport networks.
- d Development and improvement of **infrastructure and logistics systems** to optimize connectivity and **efficiency in the distribution logistics** at the city, regional, and global levels.

GC 7 Governance

- a Strengthening **collaboration and regional institutional frameworks for agglomeration** in cross-sectoral and cross-regional planning and governance.
- b Enhancing development **governance through the preparation of a grand design** oriented towards the realization of a global city, including the development of the Kepulauan Seribu area.
- c Transforming **governance, information systems, and simplifying procedures** for investment and business.
- c Utilizing technology based on the **IoT, machine learning, big data, and real-time communication** to improve the performance of public services.



STAGE 2: GLOBAL ECOSYSTEM TRANSFORMATION



GRDP/Cap

738,22 – 893,72



HCI

0,72



HDI

88,02



Reduction of GHG Intensity

39,65%

GC 1 SDM

- a Strengthening **healthcare services for mothers, infants, children, and the elderly** at all community health centers.
- b Developing **research and innovation hospitals** in collaboration with universities and research institutions.
- c Enhancing and monitoring individual, family, and community **nutrition quality**, focusing on children's golden age development.
- d Completing **13 years of compulsory education** from early childhood to secondary education.
- e Promoting **higher education participation**, particularly in STEAM fields, to produce globally competitive human resources.
- f Strengthening **vocational education and training** tailored to local conditions, market needs, and regional advantages, along with improving collaboration with industries and businesses.
- g Providing **targeted educational operational and personal assistance** and increasing educational financing innovations.

GC 2 Ekonomi

- a Development of **high-technology industrial sectors** that implement sustainable principles and are export-oriented through research and innovation.
- b Formation of **clusters for the development of MSMEs** base location or industrial sectors to enhance collaboration, innovation, and competitiveness.
- c Advancement of the **blue economy, marine technology, and aquaculture engineering** in the waters and coastal areas of Jakarta and Kepulauan Seribu
- d Utilization of **development brief as a guideline for investment** for potential development partners, focusing on fostering the region's potential growth.
- e Development of **new economic growth-generating areas** through the **sustainable utilization of state-owned assets (BMN)**, aimed at fulfilling spatial and activity needs of the community.
- f Development of **diverse creative financing instruments** and **utilization of special authority** for the development of infrastructure megaprojects

GC 3 Inovasi, R&D

- a Development of **innovation centers and hubs** supported reliable facilities and infrastructure.
- b Enhancement of **incentives and policy support** to create a research and innovation ecosystem that attracts national and global research talents.

GC 4 Parekras

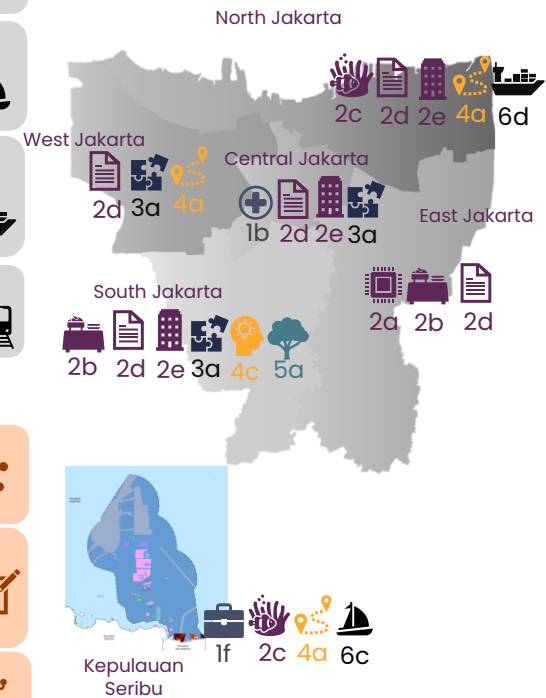
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- c Creation of **creative hubs as ecosystem spaces** to foster the growth of Jakarta's creative economy

GC 5 Lingkungan

- a Improving the quantity and quality of **green open spaces (RTH)** and **blue open spaces (RTB)** with high ecological value to enhance the city's ecosystem.
- b Accelerating **access to safe sanitation** through the development of infrastructure and **centralized waste treatment systems (Jakarta Sewerage System)** as well as **decentralized systems**.
- c Sustainable waste management through the development and operation of environmentally-friendly waste infrastructure that **supports the creation of a circular economy**.
- d Ensuring **Access to Safe Drinking Water** Services providing sustainable access to safe drinking water in terms of quantity, quality, coverage, continuity, and reliability.
- e Enhancing the Capacity of Water Supply Systems **improving the implementation, development, and management of large-scale water supply systems (SPAM)** including the utilization of technology to ensure the availability of raw water in Jakarta.
- f Developing and Strengthening **Disaster Management Infrastructure** Establishing and improving adequate infrastructure for disaster management.
- g Shifting Mobility Patterns Toward Environmentally Friendly Public Transportation Transitioning from private vehicle dependency to **environmentally friendly public transportation systems**.

GC 6 Konektivitas

- a Increasing the **speed, capacity, and coverage of the internet** for all communities.
 - b Strengthening **collaboration among cross-sectoral stakeholders** in enhancing global connectivity.
 - c Strengthening **connectivity in coastal areas and the Kep. Seribu area** through improving water transport networks.
 - d Development and improvement of **infrastructure and logistics systems** to optimize connectivity and efficiency in the distribution of logistics at the city, regional, and global levels.
 - e Increasing the **ease of access and travel time to and from airports** through the development of air transportation infrastructure.
- ## GC 7 Tata Kelola
- a Strengthening collaboration and regional institutional frameworks for agglomeration in cross-sectoral and cross-regional planning and governance.
 - b Enhancing development governance through the preparation of a grand design oriented towards the realization of a global city, including the development of the Kepulauan Seribu area.
 - c Utilizing technology based on the Internet of Things (IoT), machine learning, big data, and real-time communication to improve the performance of public services.



STAGE 3: GLOBAL EXPANSION



GRDP/Cap

1.094,64 – 1.389,57



HCI

0,78



HDI

90,44



Reduction of GHG Intensity

61,65%

GC 1 Human Capital

a Enhancing competitiveness through **skill certification**



GC 2 Economy

a Enhancing market penetration both domestically and internationally through the **export of goods and services with high added value.**



b Developing **food commodity distribution centers and cold storage facilities.**



c Developing and revitalizing Jakarta's **coastal areas with a waterfront city concept** that integrates economic and ecological functions.



d Utilization of **development brief as a guideline for investment** for potential development partners, focusing on fostering the region's potential growth.



e Development of **new economic growth-generating areas** through the **sustainable utilization of state-owned assets (BMN)**, aimed at fulfilling spatial and activity needs of the community.



f Development of **diverse creative financing instruments** and **utilization of special authority** for the development of infrastructure megaprojects



GC 3 R&D, Innovation

a Development of **innovation centers and hubs** supported reliable facilities and infrastructure.



b Enhancement of **incentives and policy support** to create a research and innovation ecosystem that attracts national and global research talents.



GC 4 Tourism & Creative Economy

a Development of **new tourism destinations**, such as urban tourism, heritage tourism, and coastal and archipelago tourism.



b Development of **MICE industry** equipped with a variety of contemporary international-standard infrastructure that is competitive and adaptive



GC 5 Environment

a Improving the quantity and quality of **green open spaces (RTH)** and **blue open spaces (RTB)** with high ecological value to enhance the city's ecosystem.



b Accelerating **access to safe sanitation** through the development of infrastructure and **centralized waste treatment systems (Jakarta Sewerage System) as well as decentralized systems.**



c Sustainable waste management through the development and operation of environmentally-friendly waste infrastructure that **supports the creation of a circular economy.**



d Ensuring **Access to Safe Drinking Water** Services providing sustainable access to safe drinking water in terms of quantity, quality, coverage, continuity, and reliability.



e Enhancing the Capacity of Water Supply **Systems improving the implementation, development, and management of large-scale water supply systems (SPAM)** including the utilization of technology to ensure the availability of raw water in Jakarta.



f Developing and Strengthening **Disaster Management Infrastructure** Establishing and improving adequate infrastructure for disaster management.



g Shifting Mobility Patterns Toward Environmentally Friendly Public Transportation Transitioning from private vehicle dependency to **environmentally friendly public transportation systems.**



GC 6 Connectivity

a Increasing the **speed, capacity, and coverage of the internet** for all communities.



b Optimization of **port potential as a hub** for national and international trade.



c Increasing the **ease of access and travel time to and from airports** through the development of air transportation infrastructure.

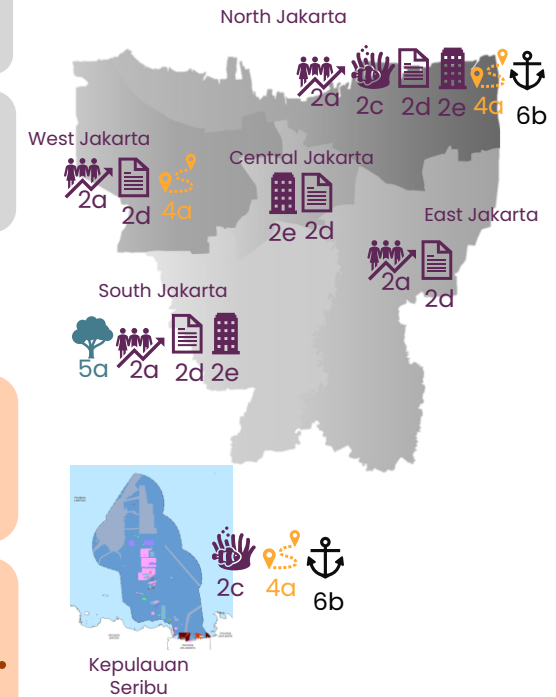


GC 7 Governance

a Strengthening collaboration and regional institutional frameworks for agglomeration in cross-sectoral and cross-regional planning and governance.



b Utilizing technology based on the Internet of Things (IoT), machine learning, big data, and real-time communication to improve performance of public services



STAGE 4: GLOBAL CITY ESTABLISHMENT



GRDP

1.464,62 – 2.405,05



HCI

0,84



HDI

92,93



Reduction of GHG Intensity

88,47%

GC 1 Human Capital

a Enhancing competitiveness through **skill certification**



GC 2 Economy

a Enhancing market penetration both domestically and internationally through the **export of goods and services with high added value.**



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GC 3 R&D, Innovation

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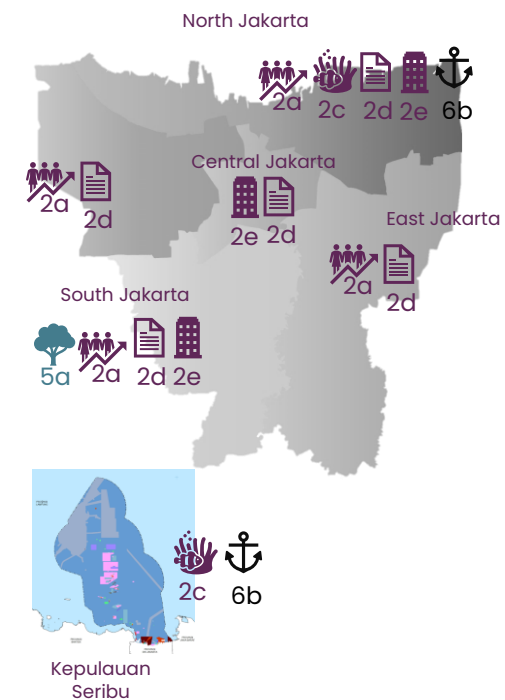


GC 7 Governance

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Indonesia
Eximbank

JAKARTA GLOBAL VISION

With the capital city moving to
IKN, Jakarta aspires to be a
global city

Following the ratification of **UU 3/2022** (IKN capital relocation), **UU 2/2024** was enacted, establishing **DKJ (Daerah Khusus Jakarta)**



DKJ is poised to become a global city and economic powerhouse for the nation

Home > Kilas Non Kementerian > Kabar Jakarta

Menyongsong Jakarta Kota Global Usai
Tak Lagi Jadi Ibu Kota Negara

NEWS / METROPOLITAN

**Menuju Global City, Jakarta Siap
Bertransformasi Menjadi Kota Bisnis dan
Budaya**

Saat ini Jakarta sudah memiliki modal besar untuk menjadi kota global.

PEMBANGUNAN JAKARTA

Jakarta Menuju Kota Global

Jakarta perlu menegaskan posisinya, mempunyai visi dan misi yang jelas menuju kota internasional. Sebagai kota langka lahan, penggunaan aset properti dari kantor pemerintah pusat harus direncanakan dengan cermat .

Jakarta's rank on several leading Global City Indices varies significantly, however overall, shows strong room for improvement

Globalization and World Cities Research Network (GaWC), 2024
Loughborough University

Alpha

Ranked on a scale of Sufficiency to Alpha++

Importance of Cities as Nodes in the World City Network



Global Power City Index (GPCI), 2024
The Mori Memorial Foundation

45

Out of 48 cities

Economy, R&D, Cultural Interaction, Livability, Environment, Accessibility



Global Livability Index, 2023
Economist Intelligence Unit (EIU)

139

Out of 173 cities

Stability, Healthcare, Culture and Environment, Education, Infrastructure



Global City Index, 2024
Kearney

74

Out of 156 cities

Business Activity, Human Capital, Information Exchange, Cultural Experience, Political Engagement



Deep dive in subsequent pages

Cities in Motion Index (CIMI), 2024
University of Navarra Business School (IESE)

135

Out of 183 cities

Human Capital, Social Cohesion, Economy, Governance, Environment, Mobility and Transportation, Urban Planning



Global Cities Index, 2024
Oxford Economics

284

Out of 1000 cities

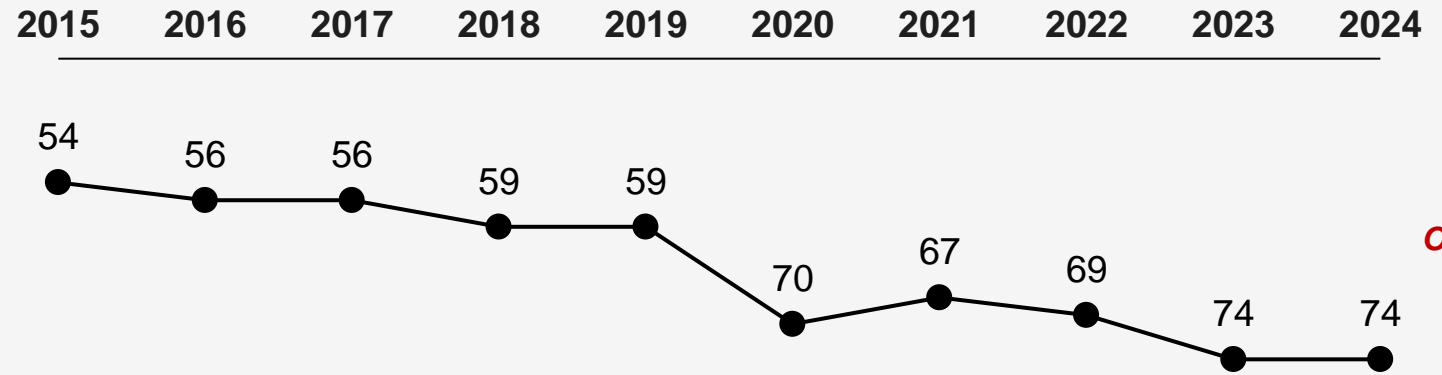
Economics, Human Capital, Quality of Life, Environment, Governance



Latest available/ published ranks across renowned indices

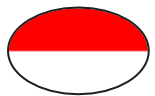
Jakarta's rank in Kearney's Global Cities Index (GCI) has been dropping from #54 to #74 over 2015-2024

Jakarta Overall Rank (2015 to 2024)



GCI Dimensions Ranking

Dimension	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Δ in ranking ('15-'24)
Business Activity	49	47	50	51	52	51	52	53	54	50	-1
Human Capital	61	65	65	70	77	89	83	68	84	89	-28
Information Exchange	53	50	48	53	55	67	71	74	73	109	-56
Cultural Experience	56	57	57	59	54	60	63	66	67	52	+4
Political Engagement	27	30	27	23	27	29	32	34	36	38	-11



Critical to revitalize Jakarta's position

For Jakarta as a global city Vision & Strategy development, we will leverage the proposed framework, ensuring all key considerations get covered

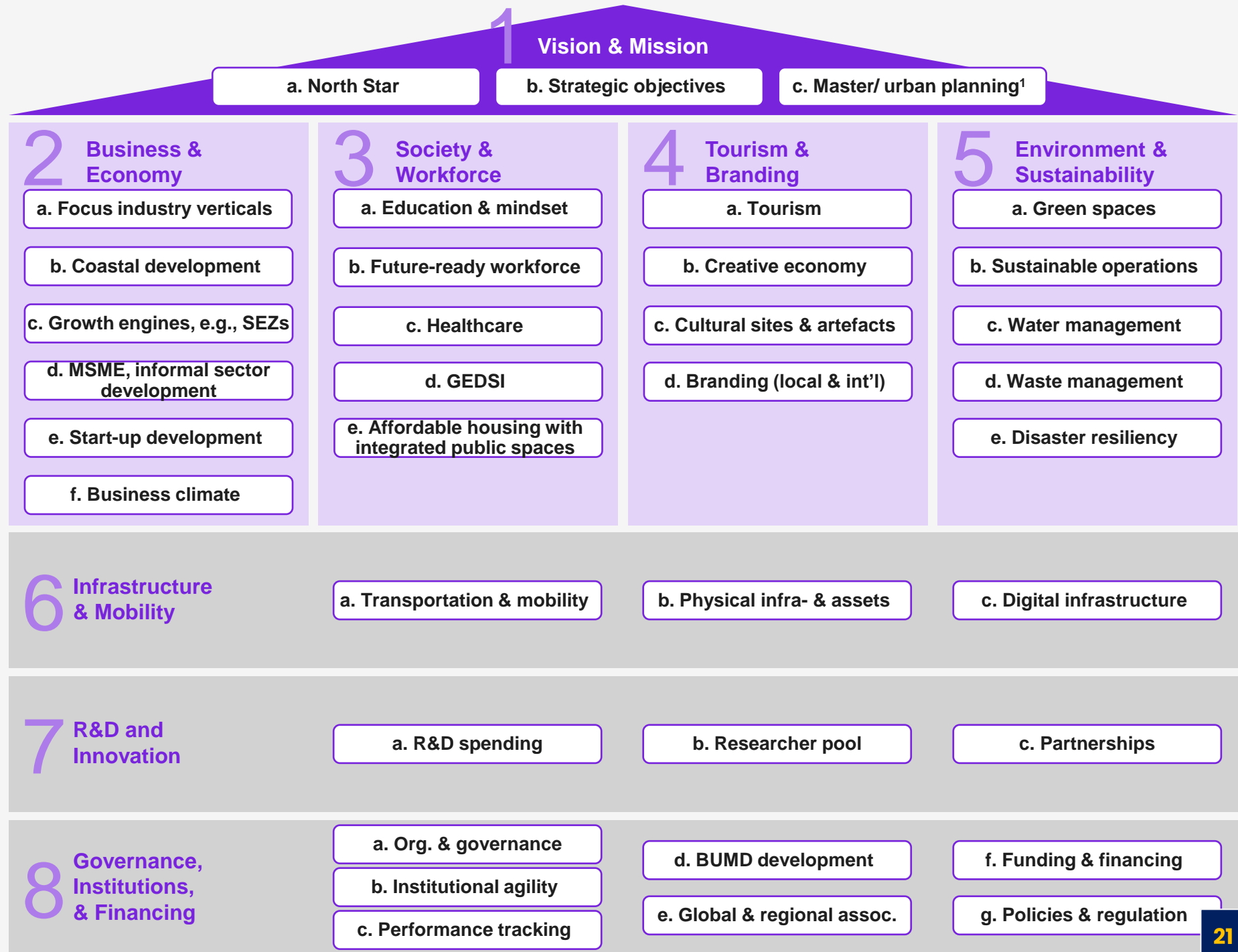
Jakarta's vision is to be among top 20 Kearney GCI by 2045



1) Details on various areas of Jakarta, e.g., Ancol, JIEP, KBN, agglomeration etc. to be covered within the masterplan/ urban plan

Pillars

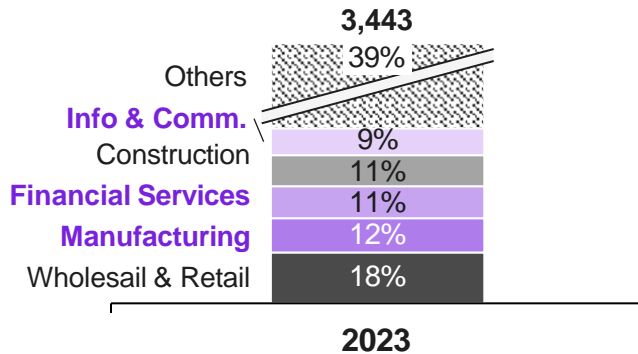
Enablers



Business & Economy: Jakarta has potential to shift to value-add industries, create new growth engines, and enhance ease of doing business

Shift to value-add industries

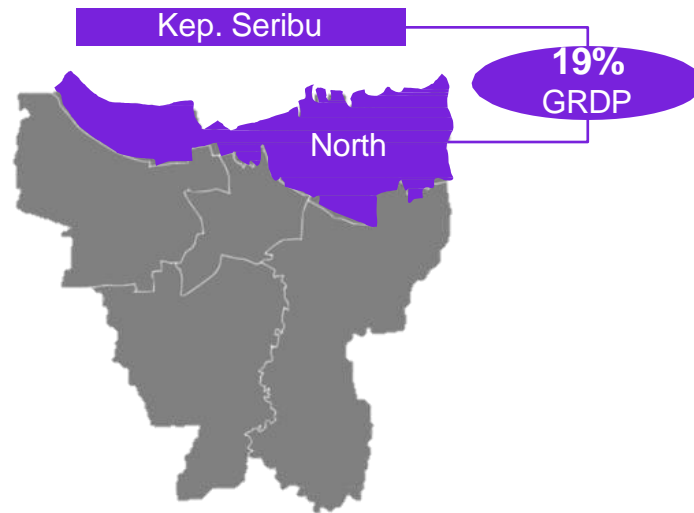
Jakarta's GRDP by industry (IDR Tn)



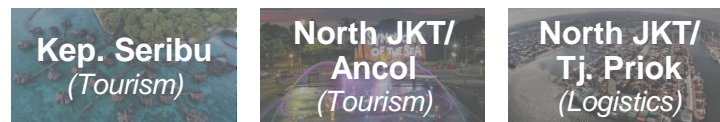
Key implications

- Create an active, vibrant, and more sophisticated **Financial Services** sector to attract global companies (e.g., Shanghai, New York at 19% GRDP)
- Create high-value jobs in high-tech industries (**Info- & Comm. and High-tech Mfg.**); inspired by San Francisco's 30% GRDP driven by talent incubators, research institutions, and government grants
- Empower **MSME and informal workers** through vocational training and financing access; boost MSME export contribution (Indonesia 15%, Thailand 29%, and Singapore 41%)

Create new economic growth engines

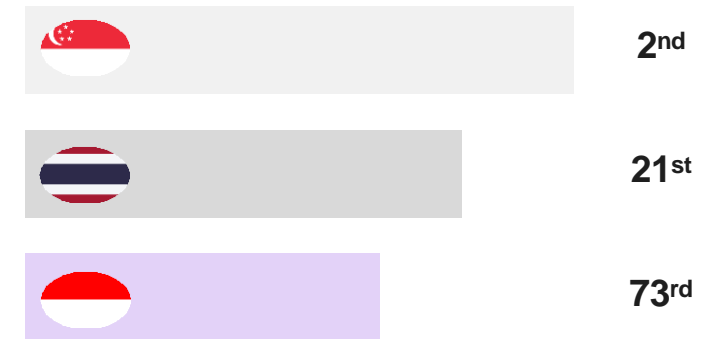


Develop **North JKT and Kep. Seribu** as new economic growth engines, leveraging tremendous potential in key sectors, e.g., tourism, logistics



Enhance ease of doing business

World Bank's ease of doing business rank



Select comparison on "starting a business"



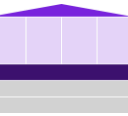
Strategic implications

Increased **high-value industries** contribution and jobs; enhanced support to MSMEs & informal workers

Realized untapped potential in North Jakarta and Kep. Seribu, e.g., tourism, logistics

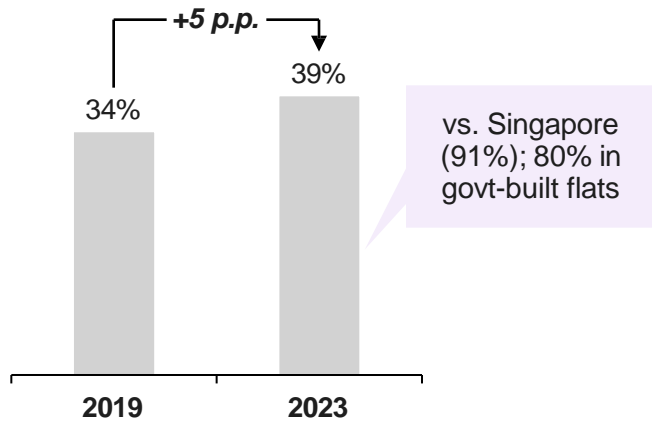
Streamlined procedures for businesses by **reducing regulatory barriers**

Infrastructure & Mobility: Jakarta needs to make available affordable housing, strategic transportation nodes, and convenient public transport



Ensure affordable housing availability

% household with decent housing in Jakarta



Key learnings from Singapore



Robust housing policies and grants for first-time buyers

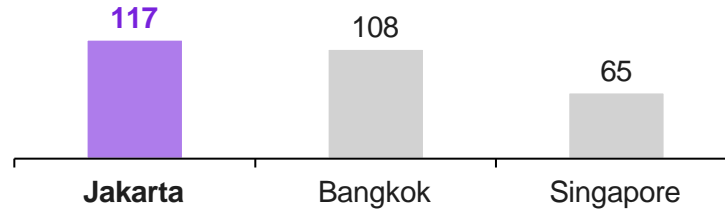


Vibrant community hubs to combine public amenities with mixed-use spaces

Build strategic transportation nodes

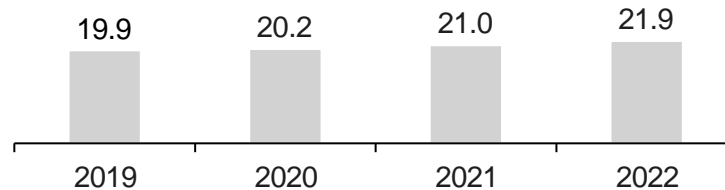
Jakarta faces severe congestion; 117 hours of yearly time loss (30th worst traffic globally)...

Time lost per year at rush hours (2023)



...Furthermore, challenge is compounded by consistently growing private vehicle ownership

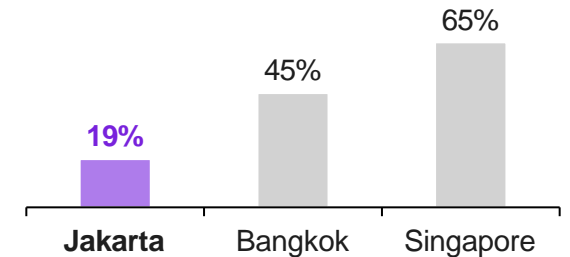
Vehicle ownership in Jakarta (2019-22, # Mn)



Potential to enhance transportation nodes considering population density, traffic patterns, and key economic hubs

Increase public transport adoption

Public transport adoption rate (%)



Key issues

Suboptimal promotion/
public engagement

Limited transfer support
across modes

Missing Transit Oriented
Development (TOD) propositions

Key learnings from Tokyo



Tokyo Station's TOD effectively handle million of passengers, easing congestion, and promoting public transport use

Strategic implications



Expanded **affordable housing** through favorable policy, incl. community hub dev't



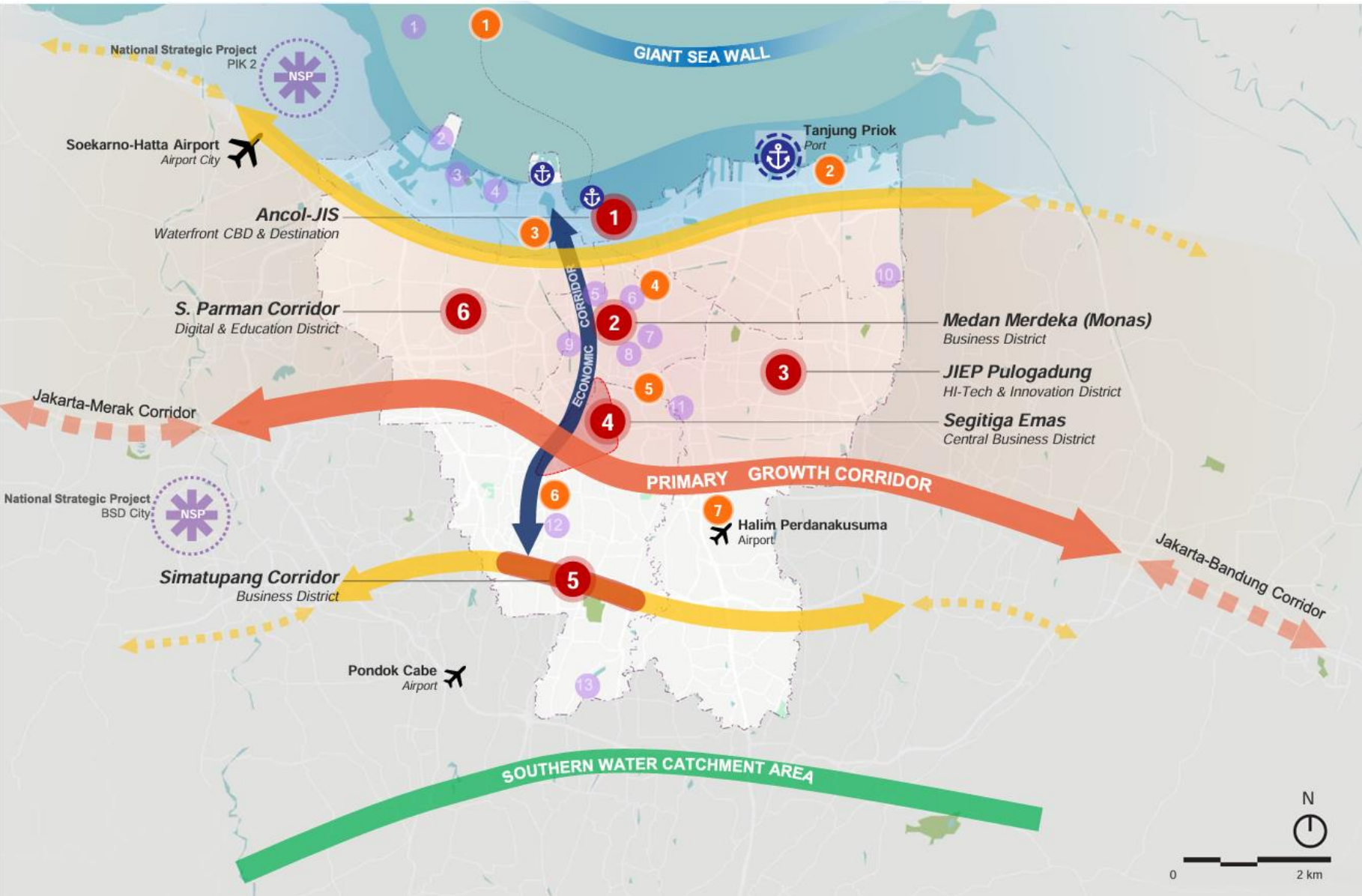
Strategic **transportation nodes** to reduce congestion and limit private vehicle growth



Improved **public transport adoption** through TODs and transfer support across modes

There are views being created in the Global City Vision & Strategy project around Jakarta's future growth corridor

- **Primary Strategic Zone:** Highest development priority with the greatest potential for economic & social value creation
- **Secondary Strategic Zone:** Second highest dev. priority with significant potential for economic & social value creation
- **Tertiary Strategic Zone:** Third highest development priority with substantial potential for economic & social value creation



- **Primary Global City Strategic Zone**
 1. Ancol-JIS
 2. Medan Merdeka¹
 3. JIEP Pulogadung
 4. Segitiga Emas
 5. TB Simatupang Corridor²
 6. S. Parman Corridor²

Deep dive available

- **Secondary Strategic Zone**
 1. Kepulauan Seribu
 2. Tj. Priok Area (incl. KBN)
 3. Kota Tua
 4. Kemayoran
 5. Manggarai (Tebet)
 6. Blok M
 7. Halim – TMII area

- **Tertiary Strategic Zone**
 1. Pulau Tidung
 2. Pantai Kita, Maju, Bersama
 3. Pluit-Angke
 4. Pesisir Utara bagian Barat
 5. Glodok
 6. Pasar Baru
 7. Cikini
 8. Menteng
 9. Tanah Abang
 10. Rorotan
 11. Jatinegara
 12. Kebayoran Baru
 13. Situ Babakan

¹ Strategic Zone to be proposed to improve the Special Zone in Medan Merdeka (Kawasan Khusus)
² Strategic Zone to improve the current economic corridor responding to the Global City Index
 Note: Map excludes the key connectivity points between diff. areas

Potential financing for each 2025 project has been identified based on four key assessment criteria (1/2)

PRELIMINARY;
FOR DISCUSSION

Approach:

1. Identify the preferred potential financing type for each of the four criteria (as defined on page 3)
2. Propose financing type for the project based on an overall view in line with majority of the assessment criteria

 Deep dive in subsequent pages

Legend:

Criteria best served through:

PSO PPP Private

#	Project	Key Description	① Assessment Criteria				② Potential Financing Type
			Capital Intensity ⁴	Revenue Potential	Nature of Work	Gov't Control	
1	Disaster Management	Enhancing capacity of regional resilience against disasters and fire hazards	Low (Rp 2 Tn)	Low (intangible benefit)	Critical (safety-related)	High (public safety)	PSO – minimal investment required and essential in nature (public safety)
2	Digital Transformation	Development of smart city and implementation of integrated GovTech (KomDigi, BPS, BSSN)	Low (Rp 3 Tn)	Med (~10% margin)	Non-Critical (focus on telco sector)	High (focus on public service)	PSO/PPP – private can support digital infrastructure development and can monetize some projects ⁵
3	School Construction/Rehab	Rehab of existing 151 K-12 school units and development of 5 new schools	Low (Rp 7 Tn)	Low (non-profit business)	Critical (education, basic need)	High (focus on public service)	PSO – minimal investment, critical sector, with low profitability (leverage int'l grant, if required)
4	Regional Gov't Building Construction	Construction and rehabilitation of 80+ local gov't building to adhere green building and accessible for disability	Med (Rp 12 Tn)	Low (Intangible benefit)	Critical (basic gov't infra.)	High (focus on public service)	PSO/PPP – basic infra with low capital; private can fund building(s) repurposed for commercial (e.g., cafe)
5	Waste Management System	Procurement of waste mgt. facility , incl. ITF ¹ , RDF ¹ , waste filter, landfill, heavy machinery	Med (Rp 14 Tn)	Med (~10% margin)	Critical (related to public-health)	High (access to sanitation)	PPP – through SOE assignment (e.g., Jakarta Propertelindo ²) as social responsibility obligation
6	Water Mgt. System (SPAM)	Extension of water pipeline network for prone-to-drought area in Jakarta	Med (Rp 14 Tn)	Med (~10% margin)	Critical (related to public-sanitation)	High (water access as basic rights)	PPP – assignment to related ROE ³ (i.e., PAM Jaya as existing provider)
7	Flood Control System	Development/ revitalization of flood system , incl. polder, coastal levy, reservoir, and drainage system	Med (Rp 15 Tn)	Low (Intangible benefit)	Critical (safety-related)	High (public safety)	PSO – basic infrastructure for public safety (leverage int'l grant, if required)

1. ITF: Intermediate Treatment Facility; RDF: Refuse Derived Fuel; 2. Based on existing practice; 3. Regional-Owned Enterprise
 4. Capital intensity assessment is based on the following threshold: (i) Low: Rp <10 Tn, (ii) Med: Rp 10-50 Tn, (iii) High: Rp >50 Tn
 5. Barcelona Smart City Infrastructure Development, PPP between Barcelona City Council and Cisco, Schneider Electric, Telefonica, and Local IT SMEs

Potential financing for each 2025 project has been identified based on four key assessment criteria (2/2)

PRELIMINARY;
FOR DISCUSSION

Approach:

1. Identify the preferred potential financing type for each of the four criteria (as defined on page 3)
2. Propose financing type for the project based on an overall view in line with majority of the assessment criteria

 Deep dive in subsequent pages

Legend:

Criteria best served through:

PSO PPP Private

#	Project	Key Description	① Assessment Criteria				② Potential Financing Type
			Capital Intensity ⁴	Revenue Potential	Nature of Work	Gov't Control	
8	Road Construction & Maintenance	Construction/ capacity expansion/ maintenance of road, flyover, bridge and street-lighting ³	Med (Rp 28 Tn)	Med (~10% margin)	Critical (basic public infra.)	High (basic public infra.)	PPP – essential as <i>public infrastructure</i> with potential income for the developer from the toll road operations
9	Housing/ Settlement Area (PKP)	Construction of new 50K+ housing unit in Transit Oriented Development area, incl. rehab of 200+ community units (RW)	Med (Rp 47 Tn)	Med (~10% margin)	Critical (basic needs)	High (access to housing)	PSO/PPP – funding option subject to target segment (e.g., housing for med-income pop through PPP)
10	Light Rapid Transit (LRT)	Construction of new LRT line that cover additional ~60 Km railways, incl. north (PIK) and east line (Pulogebang)	High (Rp 80 Tn)	High (+20% margin)	Non-Critical (enable economic activities)	Med (can be managed by 3P)	PPP/Private – high capex with expected IRR of 11%; Currently still seeking for private partner ¹
11	Jakarta Sewerage System (JSS)	Development of sewerage system across 14 zone to manage domestic wastewater mgt. system	High (Rp 90 Tn)	Low (no income project)	Critical (related to public-health)	High (access to sanitation)	PSO – basic infrastructure to enable access to sanitation; (currently also leverage int'l fund, e.g., JICA, ODA)
12	Urban Green Space	Development of additional 2% of Jakarta land for city park and urban forest	High (Rp 98 Tn)	Med (~10% margin)	Critical (public health) ⁵	High (access to healthy env.)	PSO/PPP – funding option is subject to utilization (e.g., space used for outdoor café funded through PPP)
13	Coastal Levy System (PTPIN)	Construction of coastal levy of 33 km wide across North Jakarta area, integrated with toll road, rail ways, among others	High (Rp 123 Tn)	High (+20% margin)	Critical (safety-related)	Med (can be managed by 3P)	PPP – high capex with expected IRR of up to 14%; Currently still seeking for private partner ²
14	Mass Rapid Transit (MRT)	Management and construction of new MRT line , incl. north extension line and east-west line phase 1	High (Rp 124 Tn)	High (+20% margin)	Non-Critical (enable economic activities)	Med (can be managed by 3P)	PPP/Private – through consortium with <50% stake owned by private (as per existing plan)

1. Detailed partnership scheme is flexible upon the partners capacity and agreement; 2. PPP for toll road development; the levy construction would use PSO from national budget

3. Potentially including development of toll road, which could yield margin for the developer;

4. Capital intensity assessment is based on the following threshold: (i) Low: Rp <10 Tn, (ii) Med: Rp 10-50 Tn, (iii) High: Rp >50 Tn

5. Higher green space could impact to lower levels of air pollution

2025-2029

Readiness & Foundation Building

- **Kickstart growth engines**, e.g., develop northern coastal areas, set up SEZs such as Digital Ecoparks, empower MSMEs, include Gen Z preferences & ideas, scale up vocational training
- **Address bottlenecks** to leverage momentum, e.g., issue/ update required policies & regulations, streamline governance across relevant stakeholders

2030-2034

Innovative & Inclusive Growth

- **Progress socio-economic development** by leveraging innovation, technology, and creativity, e.g., step up R&D in focus industry verticals, continue to focus on job creation increase in income
- Elevate Jakarta into a **renowned cultural & creative destination**, e.g., expand number of cultural centers/ hotspots in the city

2035-2039

Sustainable Transformation

- Increase focus on **preserving natural resources & ecosystems**, e.g., expand green spaces, scale up waste recycling, enhance use of renewable energy
- Continue to **promote innovation & efficiency**, to ensure minimal strain on environment while achieving the required growth, e.g., reduce waste production

2040-2045

Elevated Regional & Global leadership

- **Drive/ lead industry/ economy/ society shaping discussions** at regional and global forums
- Continue to **promote Jakarta's brand** more actively regionally and globally with positioning as **economic powerhouse, cultural epicenter, talent & education hub, sustainable & environmental steward**

JAKARTA RISE#20 Global City

GCI Rank	58	44	31	20
GRDP Per Capita	IDR 458 – 512 Mn	IDR 738 – 893 Mn	IDR 1,094 – 1,389 Mn	IDR 1,464 – 2,405 Mn
Human Capital Index	0.67	0.72	0.78	0.85
Human Dev't Index	85.66	88.02	90.44	92.93
GHG Emissions Reduction	24.65%	39.65%	61.65%	88.47%

Jakarta can look up to these leading Asian global cities archetype...

Guangzhou
(52nd in
GCI 2024)

Bangkok
(34th)

Seoul
(11th)

Tokyo
(4th)

JAKARTA

RISE#20

Global City

2040-2045

Elevated Regional & Global Leadership

2035-2039

Sustainable Transformation

2030-2034

Innovative & Inclusive Growth

2025-2029

Readiness & Foundation Building

Top 20 Global City by 2045

By 2045, Jakarta will ascend as a leading global city, an influential, inclusive, and livable metropolis that excels on its global connectivity, economic power, and cultural richness.

Jakarta will inspire, lead, and set the standard for future of urban living. Together, we will realize a future where Jakarta shines as one of the top 20 global cities, a place where every resident can thrive, and every dream can be realized.

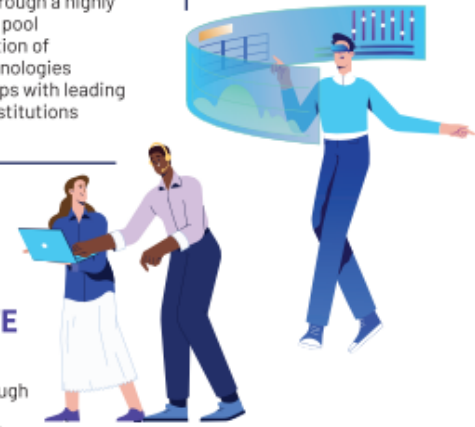
WORLD-CLASS INFRASTRUCTURE & CONNECTIVITY



- Robust and future-ready infrastructure integrating physical assets, multi-modal transport, housing, and commercial development
- Advanced digital networks providing ubiquitous, high-speed, reliable and secure connectivity to all

INNOVATION & TECHNOLOGY HUB

- Strengthened position in research and technology through a highly skilled researcher pool
- Accelerated adoption of cutting-edge technologies
- Robust partnerships with leading global and local institutions



DIVERSIFIED & ROBUST ECONOMY

- Dynamic and inclusive economy that benefits every resident
- Advanced and competitive industry verticals
- Empowered MSMEs and Startups, that attract local & global investments
- New growth engines such as coastal development, major infrastructure projects etc.



EMPOWERED COMMUNITIES & WORKFORCE

- Thriving and inclusive communities with access to affordable housing with integrated public community spaces, quality healthcare, and education for all
- Workforce equipped with future-ready skills to drive sustainable growth and innovation



AGILE & ADAPTIVE GOVERNANCE

- Responsive governance through strengthened orchestration, institutional agility, and continuous performance tracking
- Forward-looking with progressive policies and regulations
- Effective stakeholder collaboration combining strengths of government, industry and academia

ENVIROMENTALLY SUSTAINABLE & CLIMATE-RESILIENT

- City that balances growth with nature through expanded green spaces, and adoption of sustainable practices
- Enhanced disaster resilience with robust water and waste management, and biodiversity preservation
- Strategic urban revitalization projects across key Jakarta areas

RENOWNED CULTURAL & CREATIVE DESTINATION

- Regional and global beacon for tourism, blending rich heritage with iconic cultural sites and artefacts
- Dynamic creative economy, fostering innovation, talent development, and cross-sector collaboration



Let's take Jakarta to top 20 Global Cities





Thank You

