



Increasing Mobility, Improving Life Quality

MRT Transit-Oriented Development

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“The Good Global City Initiative for Jakarta (Re)Development”



PT MRT JAKARTA

THE MANDATES

Governor's Decree 53/2017: Assignment to MRT Jakarta (Manage Infrastructure & RS)

Vision: Increasing Mobility, Improving Life Quality

INFRASTRUCTURE DEVELOPMENT

Station, Depot, Railway,
and Rail of MRT Jakarta

OPERATION & MAINTENANCE

Station, Depot, Railway,
and Rail of MRT Jakarta

BUSINESS & Transit Oriented Development

Business/property at station
and around the location





JAKARTA URBAN & MOBILITY CHALLENGES

Car Oriented



**Congestion;
Time Travel Inefficiency**

No Connectivity



**Unsafe Pedestrian
Infrastructure**

Lack of Public Space



**Less Outdoor Activity
Under Utilized Park**

Single-use Building



**Constraining
Land Usage**

Segregation



**Narrow Pedestrian
Less Surveillance**



THE POTENTIAL OF JAKARTA

MRT Development as a Catalyst



urban
re-generation

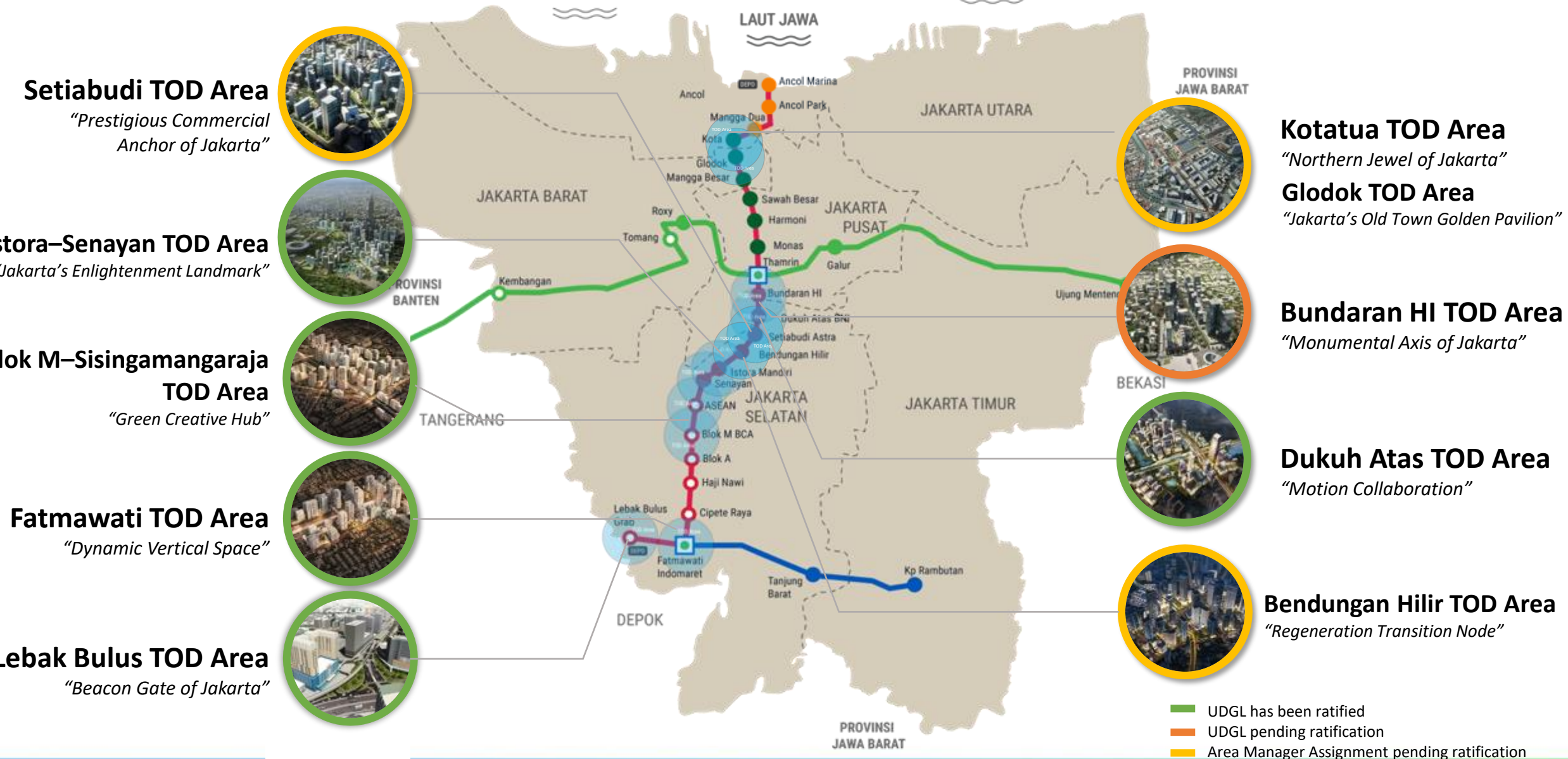
urban
economic
growth

new urban
lifestyle

The presence of MRT Stations can be the pioneer of **Jakarta urban regeneration** with transit oriented **(re)-development**

New Lines and 9 TOD Zone as a New Economic & Lifestyle Corridor

To Support Urban Regeneration, Sustainable City and Economic Growth



Catalyst For Urban Regeneration

With the principle of TOD (Transit-Oriented Development), PT MRT Jakarta actively engages in urban design by planning the station areas and their surroundings as an effort to enhance urban sustainability



Direct Connectivity to the MRT Station

Active involvement with private stakeholders to build direct connectivity, on the ground floor, underground, or elevated



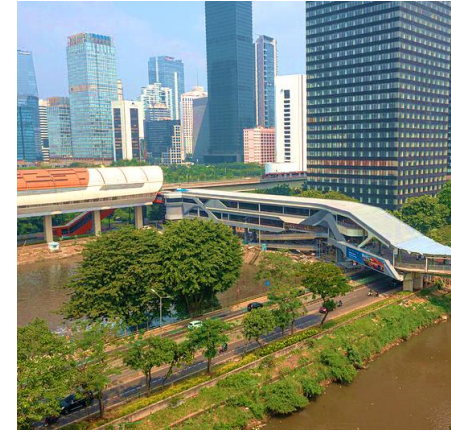
Improvement of Pedestrian Pathway

Enhancing walkability around the station area by providing comfortable and safe pedestrian infrastructure in the vicinity of the station



Revitalization of Public Open Space

Providing and enhancing the quality of third spaces around the station area



Improvement of Transit Facilities

Developing transit facilities around the station to facilitate and align intermodal connectivity

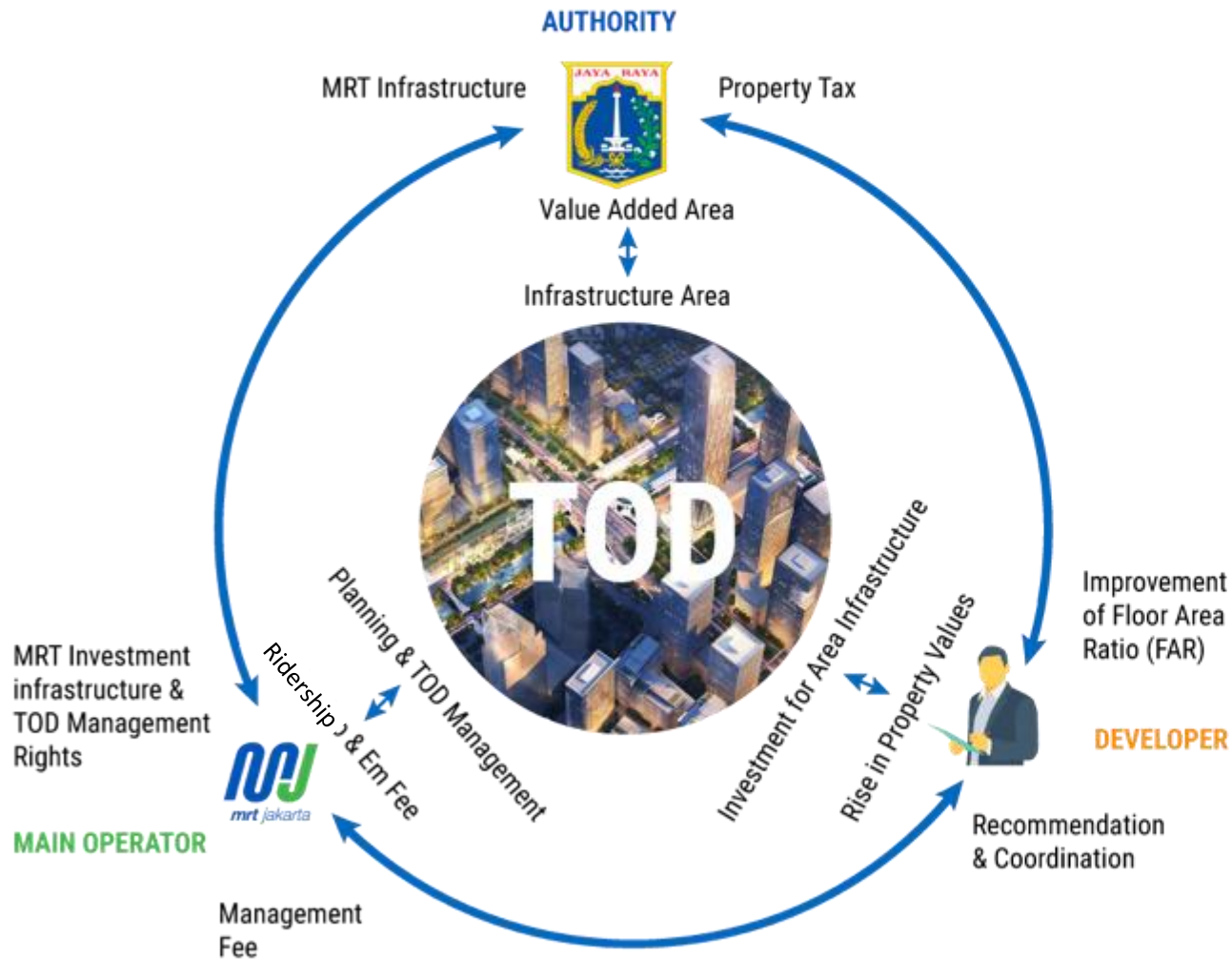


Mixed-use Development

Developing mixed-use functions in land development and areas as distribution and intensification of activities evenly in TOD areas

TOD MRT Jakarta Development

The Mechanics



Involvement

Jakarta Provincial Authority

- Assigned PT MRTJ as TOD Manager
- Incentive for public infrastructure development in TOD

MRT Jakarta

- To propose TOD area UDGL
- To manage public infrastructure development
- To direct development in private land to be in line with TOD's UDGL

Developers

- To contribute to public infrastructure development
- To follow the UDGL for development in private land
- To gain development incentive
- Cooperation with "Pengelola Kawasan"

Set of Regulation Supporting TOD Business

TOD Area Management

- **Jakarta Govt Regulation No.31/2022** (Detail Spatial Planning)
- **Jakarta Govt Regulation No.67/2019 Jo. 50/2021** (TOD Area Management)
- **Jakarta Govt Regulation No.15/2020 Jo. 65/2021** (MRTJ as TOD Manager)

Government Assets Utilization

- **Ministerial Regulation of Home Affair No.7/2024** (Utilization of Govt. Assets)
- **Ministerial Regulation of ATR/BPN No.18/2021** (Right to Manage)
- **Presidential Regulation No. 38/2015** (Public-Private Partnerships)

Land Value Capture

- **Presidential Regulation No.79/2024** (Infrastructure Financing through LVC)
- **Jakarta Govt Regulation No.31/2022** (FAR Contribution Scheme)

Asset Utilization for Urban Regeneration



Transformation



Exhibition



Transit Walkway



Event Activation



Cultural Tactical Urbanism



Same location, 5 years ago

- Public Space
- Retail Space
- Activation Space

CATALYST OF URBAN TRANSFORMATION

Project: Kendal Tunnel Pedestrianization





MIXED-USE TRANSFORMATION

Project: Dukuh Atas Transport Hub



ACTIVE FRONTAGE BUILDING ACTIVATION

Pati Juana Street Realignment and Transport Hub Bus Stop

Same location, 3 years ago





Dukuh Atas TOD Keyplan



URBAN STREET LIFE IMPROVEMENT

Blora-Kendal Pedestrianization

Same location, 2022



MULTI-MODAL INTEGRATION

Project: Dukuh Atas Skybridge



LRT
Jabodebek



Pedestrian
Bridge



Retail
Space



Café/
Resto



Bicycle
Ramp



KRL



Official Inauguration



Commercial Activation
"Gerbang Rasa"



Seamless Transit
Walkway



Transit Integration
Between Modes

Transformation



Event Activation & Partnership



Gathering Space



Public Space for All



Enhance Literacy



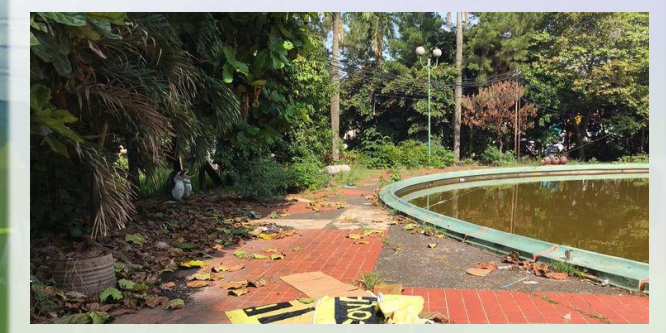
- Public Space
- Retail Space
- Activation Space
- Plaza Transit

PUBLIC SPACE REJUVENATION

Project: Martha Christina Tiahahu Literacy Park



Same location, 3 years ago





Public Space



Retail Space



Activation Space



Plaza Transit



Advertisement



CONNECTING THE LIFE OF JAKARTA

Project: Lebak Bulus Transit Plaza



Connected to Poins Square



Elevated Pedestrian-way

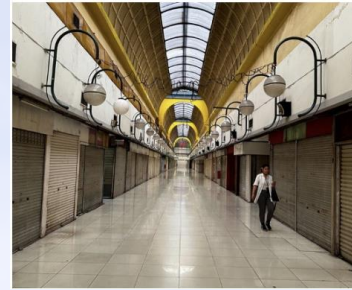


Transit Plaza



Retail and Ads Activation

Lokasi Eksisting Lahan Pengembangan Terminal Blok M



URBAN FABRIC REJUVENATION



Project: Terminal Blok M Mixed Use Development

Plaza
Transit



Public
Space



Retail
Space



Activation
Space



Living
Space



Resto



M.I.C.E





Parking



Plaza
Transit



Living
Space



Retail
Space



PUBLIC ASSET OPTIMIZATION



Project: Park&Ride and Mixed Use Development in Lebak Bulus

Lokasi Eksisting Lahan Pengembangan Park & Ride





STATION COMMERCIAL AREA EXPANSION

Bundaran HI and Fatmawati Extended Concourse



PANDUAN RANCANG KAWASAN STASIUN KOTA



Underground
Interconnection



Heritage
Transit Plaza



Urban Nodes



Mixed-use
Development



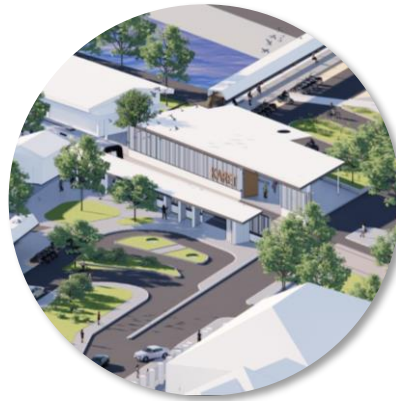
Pedestrian
Spine

Ongoing Projects

TOD MRT Jakarta



Aspen Peak by Rumapadu
Fatmawati
Tahap Konstruksi



Transit Plaza Karet Station
Dukuh Atas
Tahap Perijinan



Thamrin Nine Pedestrian Tunnel
Dukuh Atas
Tahap Konstruksi

Future Projects

TOD MRT Jakarta Phase I and Phase II



Blok M Terminal Mixed-Use
Blok M
Tahap Perizinan Aset



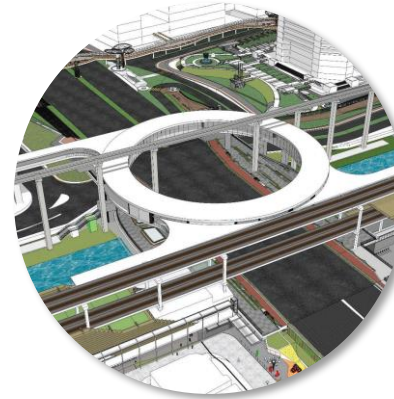
Ex-Glodok Mixed-Use
Kota Tua
Tahap Studi Awal



Extended Concourse
Bundaran HI & Fatmawati
Tahap Market Sounding



Mixed-Use and Park&Ride
Lebak Bulus
Tahap Perizinan Aset



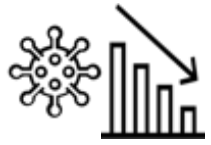
Pedestrian Deck
Dukuh Atas
Tahap Market Sounding



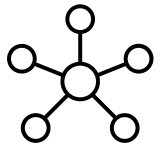
Waduk Setiabudi
Dukuh Atas
Tahap Studi Awal

CHALLENGES AND IMPROVEMENT TO THE MRT TOD AREA

CHALLENGES



The Covid-19 Pandemic which affects macro and micro economic conditions that affect the investment climate and property market in Indonesia



Development of public infrastructure is currently depending on incentives from FAR applicants



Policy and regulation that support the implementation of the contribution require more certainty and needs improvement



Policy regarding Government's assets utilization yet to support business dynamics



Availability and ownership of land by PT MRT Jakarta which is very limited to be used as an increase in transit-oriented area infrastructure

IMPROVEMENT BY MRT JAKARTA

Providing incentives that stimulates investment (e.g. easy conversion development, incentive FAR)

Pursuing multi-source and easy access to affordable financing (e.g., multilateral development agency and national banking sectors), implementing B2B scheme

Actively advocating for simplified business and permit process for development in TOD areas

Collaborating with Jakarta Provincial Authority in developing a scheme and simplification of business process for asset utilization (e.g. Land Tenure Up to 90 years per provision as IKN, etc.)

Focus on space rather than land, Collaborating with Ministry of Agrarian Affairs and Spatial Planning/National Land Agency and Jakarta Provincial Authority in encouraging Land Consolidation scheme and Idle Land Utilization in TOD areas with B2B scheme

WHAT'S NEXT ?



**Urban Design Guidelines
Implementation Control**



**Measurable
permit process**



**Public Infrastructure
Development**

As the TOD Area Manager, MRT Jakarta continue to create TOD development through collaboration with stakeholders, creates innovative business ecosystem and become the catalysator to increase the living quality in Jakarta.



**Government Asset
Utilization**



**Investment from Local or
International Partner**



**Specialties in Business
Management**



**TOD Land Consolidation
Concept**

TOD Forum 2024

20 November 2024



TOD Forum 2024

Tomang | Cideng | Senen | Pulo Gadung
MoU Signing for East-West TOD

Total	North-South	East-West
152	26	11
Participants	Stakeholders	Stakeholders

“Expanding Further”

Forum diskusi TOD dan *showcase* rencana pengembangan MRT Jakarta Lin Timur– Barat

Viewpoints and Panel Discussion
Wendy Haryanto | Michael Powell | Junkichi Kano | Colin Ward



Terima Kasih

Thank You



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COMET Community of Metros Benchmarking Group



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