Jakarta must build upwards for more space

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The advent of the mass transit system in Jakarta could make the capital’s land utilization significantly more efficient and housing more affordable. Agaric and Spatial Planning Ministerial Regulation No. 16/2017 promotes transit-oriented developments (POD) through densification around transit nodes. Thus, Jakarta is to create more floor space around MRT, light rail transit (LRT), bus rapid transit (BRT) and commuter train stations by building vertically.

This entails designing compact, mixed-use and mixed-income neighborhoods that are well-integrated with mass transit options while allowing open, green areas. While PODs are theoretically attractive, their implementation in Jakarta is challenging because of two key issues: lack of vision in Jakarta’s master plan and the high cost of land.

Jakarta’s 2000 master plan, published in 2014, is devoid of a spatial vision and offers projections on its population and economic growth that are too conservative. It assumed a population increase of merely 20 percent (from 8.4 to 10 million) between 2014 and 2030.

While it is true that Jakarta’s population only expanded by 20 percent (from 8.4 to 10 million) between 2000 and 2014, its economy grew astonishingly by 48% percent in real terms in the same period.

Indeed, most of the economy is still based in Jakarta, but the bulk of the population expansion happened in the suburbs: Tangerang, Bekasi, Bogor, Depok, etc.

Clearly, Jakarta cannot continue to rely on its suburbs to accommodate its population in low-density housing. We are already experiencing the tragedy of long commutes, not to mention the further loss of valuable clove plantations and fertile agricultural land.

The first step toward better planning is to acknowledge that population growth is inevitable.
Sequis Tower – the only one in Jakarta

the exception rather than the norm

HOW TO SCALE UP?

30%
extra investment in construction
Only these two cities have green building regulations in Indonesia:

Jakarta | Bandung

NO SET standards, technology and implementation

NOT linked to commercial value
NO INCENTIVES to innovate

• Investments in new technology for long term sustainability are usually high
• Building requirements are too rigid
• The process of amending regulations is onerous, slow and bureaucratic
• Building operators go green for cost efficiency reasons.

Example
Trading landed green footprint vs vertical green
many buildings in Jakarta already perform **REVERSE OSMOSIS**

Recycle brown/grey water; drinkable

But buildings **do not disclose** this process because:

1. Water utility company (PDAM) demand storm and sewer waters to be ‘deposited’ to them so they can process and resell for profits
2. Wudhu
The National Australian Built Environment Rating System

- National initiatives
- Mandatory certification
- Rating linked to commercial value
- Pilot in Jakarta but faced challenges
Discontinued certification

Being green is embedded into the day-to-day operations