The Dynamics of Jabodetabek Development: a Challenge of Urban Governance

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Objectives of the Study

1. To analyse the recent mega-urbanization process in Jabodetabek (Jakarta Metropolitan Region).
2. To discuss possible urban governance system to manage urban development in the region.
Organization of Presentation

1) The recent socio-economic and physical development in Jabodetabek: urban population, land conversion, new towns, industrial estates, infrastructure development, and potential impacts of climate change.

2) The need for urban governance institution for Jabodetabek under Indonesia’s new decentralization policy.

3) Concluding Remarks.
Population of Jabodetabek

1. Total Population of Jabodetabek was 28 million in 2010, with the rate of annual growth of 3.60%/year over the period 2000-2010.

3. Jakarta City, the core of Jabodetabek, had a population of 9.6 million in 2010, but in daytime another estimated 2 million commuters to added.

4. Jabodetabek is a Primate City, where 6 of 12 millionaire cities in Indonesia in 2010 were located, including Jakarta (9.5m), Tangerang (1.8m), Bekasi (2.3m), Depok (1.7m), South Tangerang (1.3m), and [Bogor, 0.95m]. Jabodetabek produces about 25% of the national GDP.

5. The Proportion of Jakarta City population to the total Jabodetabek population declined over time, from 54.6% in 1990 to only 35.5% in 2010. This reflect the suburbanization process in the peripheral areas.

5. Rate of annual population growth (2000-2010) in Kota (City) and District (Kabupaten) in the peripheral areas of Jabodetabek are much higher than in Jakarta City.
Land Use Conversion

1. Built-up areas in Jakarta City increased from 560 to 594 sq kilometer over the period 2000-2010, with an annual growth rate of 0.6%, including shopping malls, offices and apartments.

2. There were 14,900 condominium units from 40 completed projects which had been available in the market from 2002-2012.

3. There were as many as 40 large shopping malls in Jakarta, by 2010 while another 7 others are to be built from 2013 to 2016.

4. Urban land-use in the peripheral areas of Jabodetabek increased significantly from 544.2 to 849.7 sq kilometer, during 2000-2010, with an annual growth rate of 4.6%, including new towns and industrial estates.

5. There were 27 large new town projects developed in Jabodetabek by 2010, ranging from 500 to 8,000 hectares in size. A number of smaller new towns have been developed in hilly and temperate Bopunjur area, although it had been designated as conservation area due to its function for water catchment.

6. Industrial estates in Jabodetabek reached 18,000 hectares, mostly concentrated in Kabupaten Bekasi dan Karawang.
Land Use Development in Jabodetabek, 1972-2010

Source: Ministry of Public Works
From 1105 km² in 2000 to 1444 km² in 2010

Urban expansion in the capital territory of Jakarta, Indonesia 2000 - 2010
Source: Regina Suryadjaja, 2012
Puri Casablanca Apartment, Jakarta
Jakarta Metropolitan Area/ Jabodetabek, 2010
Source: Herlambang, 2011
A Luxury House in a Jabodetabek New Town
Infrastructure Facilities in Bumi Serpong Damai (BSD) New Town

infrastructure facilities

- Toll Roads
- ROW 40
- Shuttle Bus
- Executive Train
- Water Treatment Plant
- Sewage Treatment Plant
- Free Local Newspaper
- Waste Management
- Fire Fighter
- 24 Hour Security
- Road Cleaning Trucks
- Nursery
Site Plan and Main Entrance of ‘Telaga Golf Sawangan’ Gated Community in Depok
KASUS STUDI GATED COMMUNITIES DI METROPOLITAN JAKARTA

THE GREEN BSD

ARGENIA SENTUL CITY

PURU BOTANICAL RESIDENCE

Source : Syamsirina, 2013

DISERTASI
PROGRAM DOKTOR ARSITEKTUR ITB
Plan of Infrastructure Development in Jabodetabek (MPA – Metropolitan Priority Area) to be started in 2013

1. Improvement and expansion of Tanjung Priok Port.
5. Jakarta mass rapid transit (MRT).
7. Expansion of the Soekarno-Hatta Airport.
9. Improvement of the road network in Jabodetabek.
10. Improvement of the Jabodetabek commuter railway system.
11. Development of water supply projects.
12. Construction of the West Java regional solid waste treatment and final disposal.
9. Reconstruction of east Pump Station at Pluit.
Vulnerabilities of Jakarta Coastal Areas.

1. Flood (local rain, rising sea level, abnormal rain, and river flood in the upstream region).
2. Sea level Rise (SLR) on Jakarta Bay has reached 5.7 mm/year (S. Hadi, n.d. ITB).
3. Land subsidence.
4. Salt water intrusion on fresh water supply.
5. Water pollution.
7. Environmental damages on the coastal areas.
8. Concentration of socio-economic activities, including low-income settlements, trading, industrial, business in the coastal areas.
9. Damage to infrastructure, human settlements, and economic activities.
Projection of Innundated Areas in Jakarta, 2100
(Source: Suroso and Sofian, 2010).
Flood in Pluit, Jakarta, 26 Nov. 2007
(Source: Jakarta Coastal Defense Strategy, 2013)
Tidal Floods (Rob) in some areas of North Jakarta
(source: Jakarta Coastal Defense Strategy, 2013)
The Need for Jabodetabek Urban Governance

1. The Management is implemented by BKSP (Cooperating Agency) for Jabodetabek, with members of all heads of provincial and local governments in the area. The daily operation is managed by an executive secretary appointed by the Ministry of Home Affairs.

2. BKSP does not have the authority on implementation of development in JMA. This has made the BKSP powerless and ineffective in coordinating and monitoring the development program in the region.

3. Three possible options for mega-urban governance for Jabodetabek:
   a. Single authority which would include all the provincial and local government in the region, just like Tokyo Metropolitan Area
   b. Two-tier regional municipality, with legislative and executive function, administered by a Mayor who should work in cooperation with a regional municipality council, as adopted in Greater Vancouver, Canada.
   c. Enhancing the role and function of BKSP Jabodetabek to make this institution more effective, especially on transport, watershed, solid waste management, and spatial development.
Concluding Remarks


3. The most recent development of Jabodetabek is reflected in the high urban population growth, intensifying land use conversion, growing apartment and infrastructure projects in Jakarta City, and new town and industrial estate development in the fringe areas.

5. Jabodetabek region is vulnerable to natural disasters, including floods and rising sea water, and man-made calamity, such as excessive groundwater, water and air pollution.

7. On the whole, the recent development of Jabodetabek reflects how the globalization of economy has greatly affected pattern of mega-urban development, in which private sectors play a dominant role.

5. One of the biggest challenges in Jabodetabek mega-urban development is how to build an appropriate mechanism of governance.

6. The most visible option is to enhance the role and function of BKSP Jabodetabek in order to make this institution more effective in coordinating and supervising the development in this region.