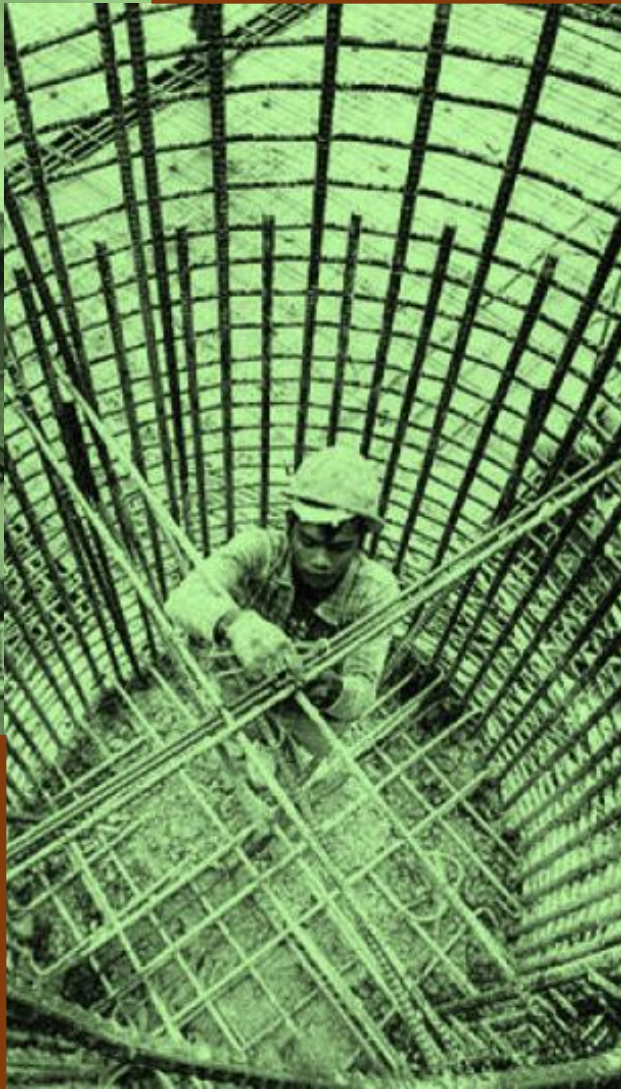




Potential Investment in BOGOR REGENCY



Regional Planning, Research and Development Agency



BOGOR VISION

2023



Towards the most developed, coziest and civilized community



BOGOR SEHAT
HEALTHY

SMART
COMMUNITIES



BOGOR CERDAS

ACCELERATE
GROWTH



BOGOR MAJU

BALANCED
DEVELOPMENT



BOGOR
MEMBANGUN

CIVILIZED
COMMUNITY



BOGOR
BERKEADABAN

GOALS:

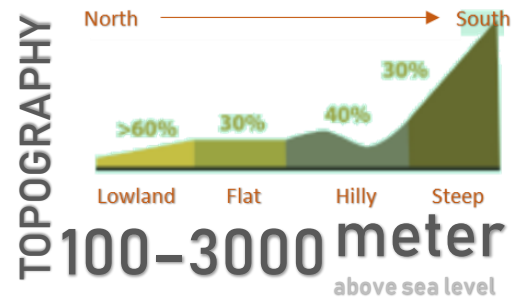
1. IMPROVEMENT OF QUALITY OF LIFE
2. SUSTAINABLE AND COMPETITIVE REGIONAL ECONOMIC
3. ENSURE BALANCED, FAIRNESS AND SUSTAINABLE REGIONAL DEVELOPMENT
4. CIVILIZED SOCIETY
5. IMPROVEMENT OF GOVERNMENT BUREAUCRACY MANAGEMENT

WELCOME TO BOGOR

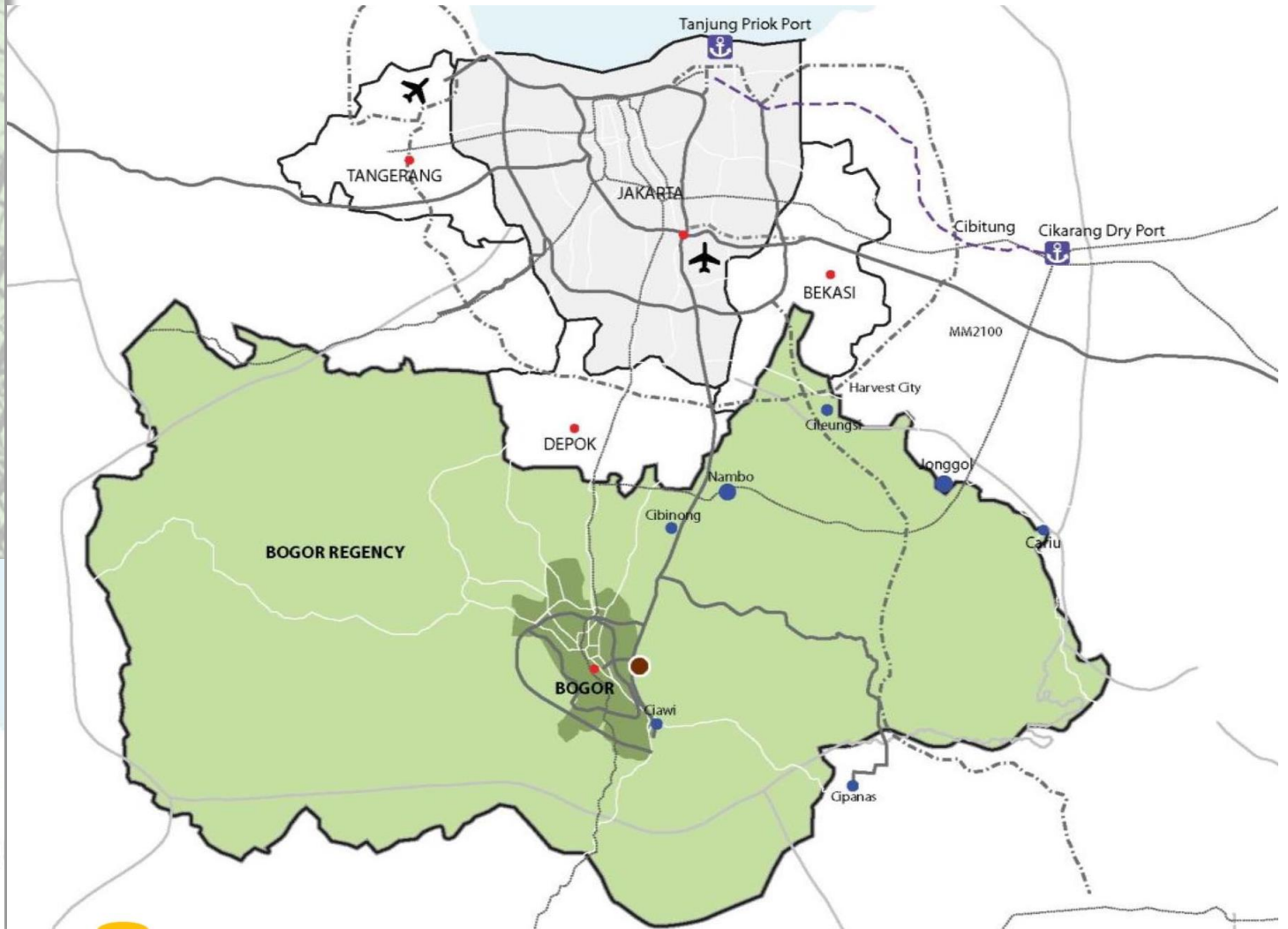
2,900 km² area 5,8 million population

CLIMATE
28°C temperature
1.5k-5k mm/year rain intensity

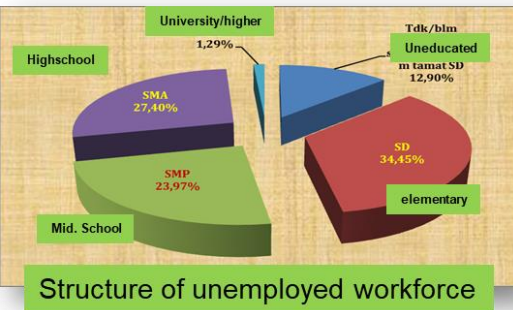
GEOGRAPHICAL CONDITION



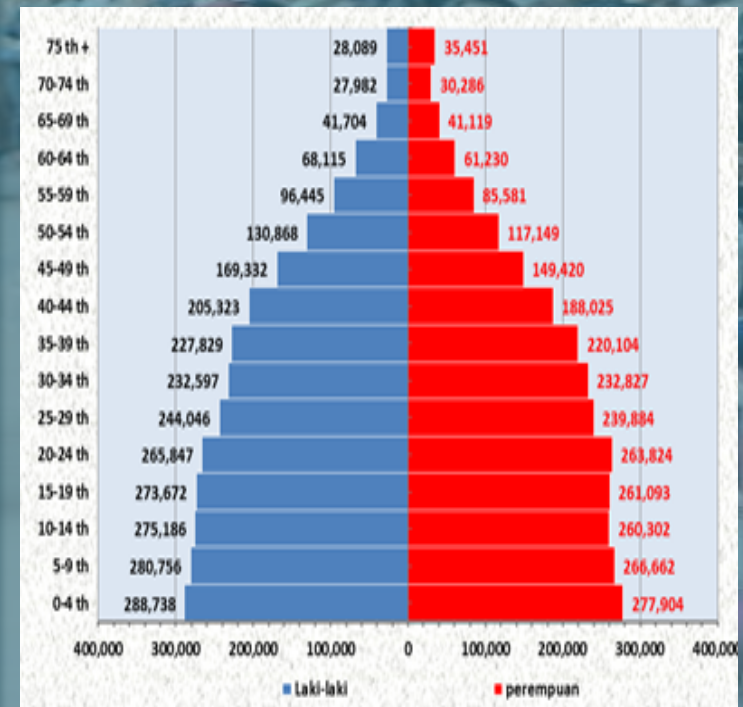
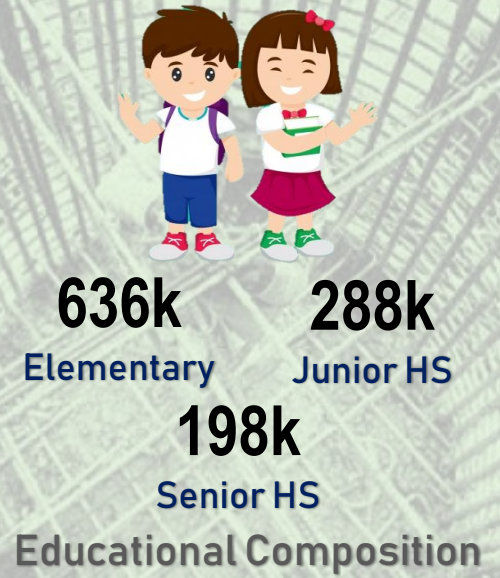
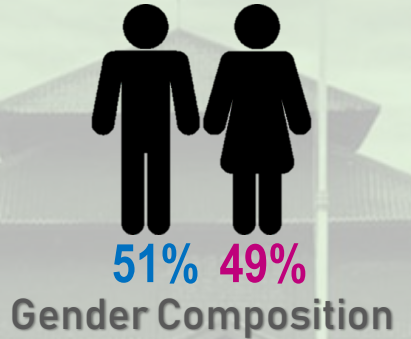
- Located in 40 km to South of JAKARTA, The Capital City of Indonesia.
- This Region consist of **40 Districts, 19 Urbanized Villages and 416 Villages**.
- Based on Statistical Agency, There are **more than 5.8 million people** living in Bogor Regency in 2018.
- Strategic regional function to support Indonesian Capital City as **Residential Area, Provision for Agriculture and Water Conservation Area**.



DEMOGRAPHY & WORKFORCE



- The most populated regency in Jabodetabek (Biggest Metropolitan Area in Indonesia)
- Population contributed for 11,7% of West Java Population and 17,53% of Jabodetabek population.
- Local minimum wage is about 268 US\$/month (or around 311.6k Kr.Won/month)



Demography Structure of Bogor Regency create a **Expensive Pyramid** dominated by groups of young age structure. This **Demographic Bonus** become a **Great Potency** in workforce and **Challenges** to provide new jobs opportunity.

ECONOMIC STRUCTURE

GRDP 2017

201.9 Trillion
Rupiah

GRDP/CAPITA

35.3 Million
Rupiah

GRDP STRUCTURE



53,26%

Manufacture Industry



13,42%

General Trade and Service



9.93%

Construction

ECON. GROWTH

6,21%

YEAR OF 2018

HIGHEST
GROWTH SECTOR

10.28%

INFORMATION, COMMUNICATION &
TECHNOLOGY

GRDP BOGOR REG.

3rd HIGHEST

IN WEST JAVA

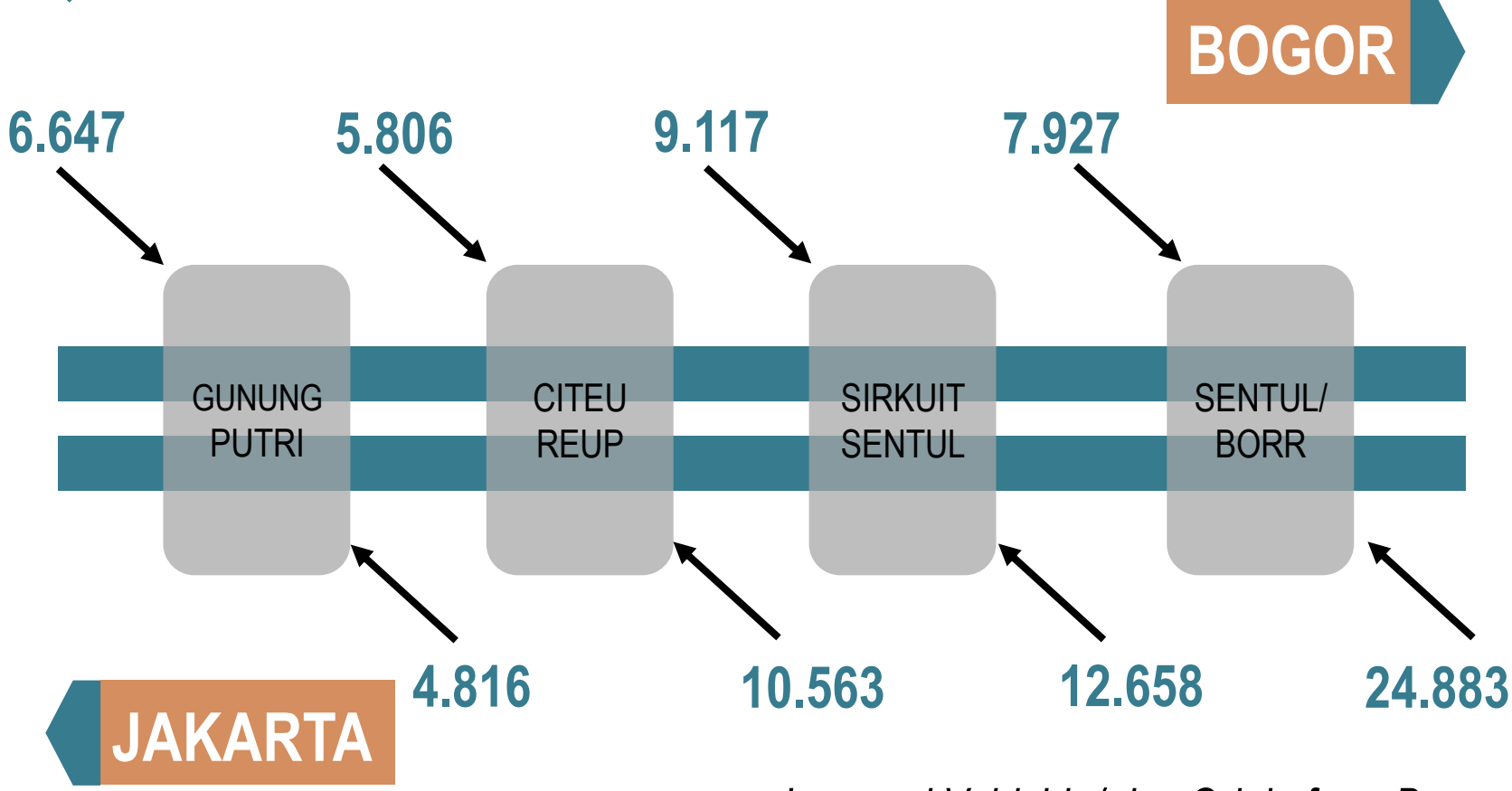
GRDP CONTRIBUTION

20,07%

OF GDRP JABODETABEK



TRANSPORTATION



Jagorawi Vehicle/ day Origin from Bogor

2,7 M
Trip / day

73
Angkot Routes



17.330
Bus and Public Transport



12.744
Truck



16.556
Cars

TOURISM POTENCIES

8.7 million
Tourist/Year

8.6 Domestic tourists

0.1 Foreign tourists

One of potential sector in Bogor Regency Development.

Numerous tourism destination including natural, cultural and man made sites (ex: theme park).

Accessible from the Capital City of Indonesia, Jakarta.

Increasing growth of domestic and foreign tourists.

Tourism activities encourage its derivative industries.

NATURAL SITES



Beautiful Hilly Area, Numerous Waterfalls, Challenges Rivers and Biggest Tropical National Park Forest in Java

CULTURAL SITES

Traditional Villages, Historical & Religious Sites



MANMADE SITES



Theme Park, Botanic Garden and Natural Zoo Site.

FUTURE DEVELOPMENT



THE CITY OF SPORT AND TOURISM

DEVELOPMENT OF INTERNATIONAL STANDARD SPORT FACILITIES

NATIONAL GEOPARK OF PONGKOR (To be promoted as Unesco Global Geoparks/UGG)

SPECIAL CULTURAL TOURISM: CENTER OF CIMANDE MARTIAL ART



INTERNATIONAL SPORT FACILITIES SUCH AS FOOTBALL STADIUM, GOLF COURSE, RACE CIRCUIT, & PARALAYANG

INTRODUCING A POST-UNDERGROUND MINING EDUCATION SITES INSIDE OF A TROPICAL FOREST ECOSYSTEM WITH NATURAL ENDEMIC FLORA AND FAUNA



CIMANDE

DESTINASI WISATA MINAT KHUSUS BERBASIS BUDAYA

TRADITIONAL MARTIAL ART, THE WELL KNOWN "PENCAK SILAT". THIS SPORT GIVES THE MOST MEDALS IN THE LAST ASIAN GAMES FOR INDONESIA

AGRICULTURE DEVELOPMENT



- HOME OF FARMERS.
- CENTER FOR HUMAN RESOURCE DEVELOPMENT IN AGRICULTURAL TECHNOLOGY, CLASS ROOM TRAINING, GREEN HOUSES, COMPOSTING, VERTICULTURE, LIVESTOCK & FISHERIES AND FARMING TOURISM.
- SUPPORTED BY BOGOR INSTITUTE OF AGRICULTURE AND R&D OF MINISTRY OF AGRICULTURE

AGROTECHNOPARK FOR CENTER OF AGRICULTURE DEVELOPMENT

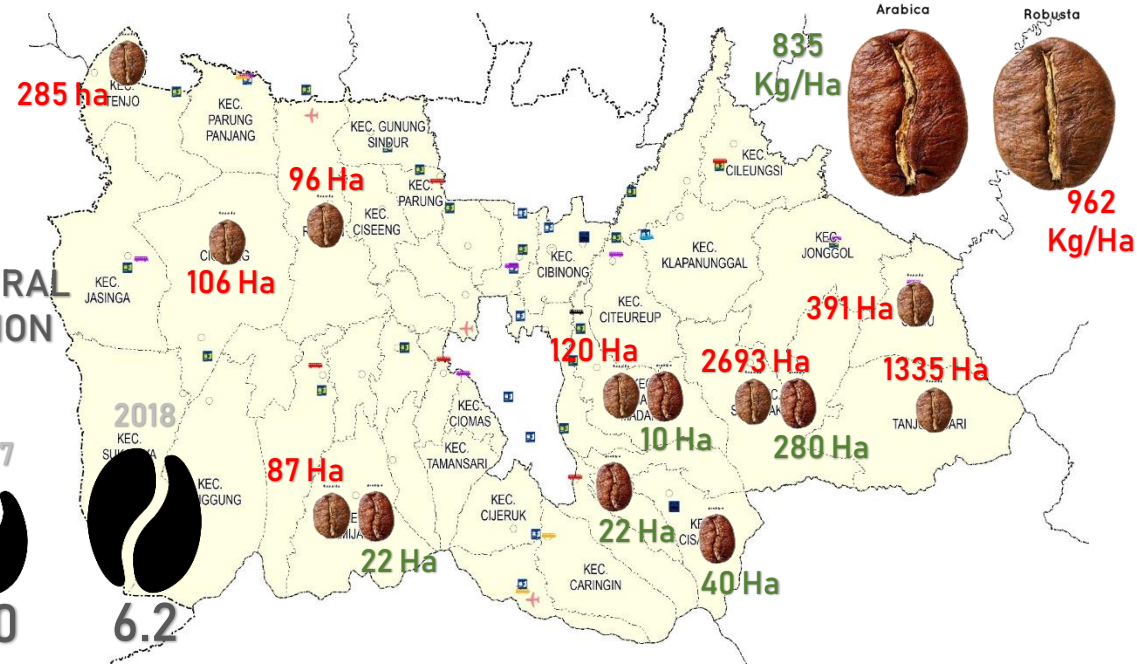
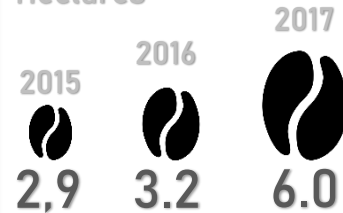
BOGOR COFFEE DEVELOPMENT

MINAPOLITAN



A PLACE FOR NATURAL COFFEE PLANTATION

In Thousand Hectares



AGGLOMERATION AREA OF FRESHWATER FISHERIES IN 2.5 THOUSAND HA OF AREA. THIS AREA IS SUPPORTED WITH CENTER FOR FRESH WATER FISHERIES THAT SUPPORT FARMERS FOR TRAINING IN FISHERIES FARMING AND PROCESSING THE FISHERIES PRODUCT. THE CENTER HAD THE NATIONAL BEST MINAPOLITAN MANAGEMENT IN 2015



DEDICATED LAND FOR INDUSTRIAL ACTIVITY

10.000 HECTARES OF AREA
Dedicated Area for Industry
BOGOR REGENCY DECREE NO. 11/2016 OF
REGIONAL SPATIAL PLAN 2016-2036

WEST REGION

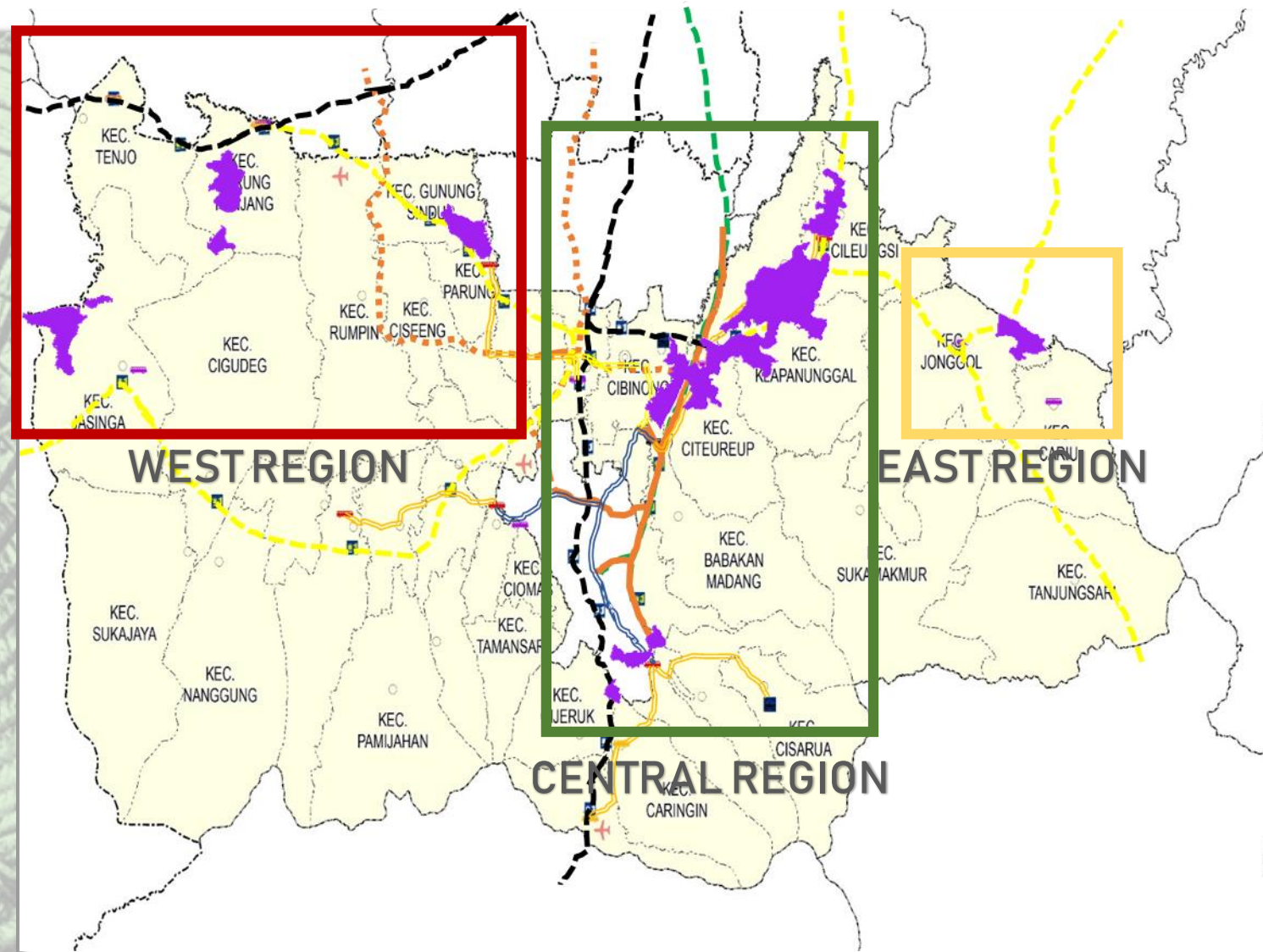
- 2.700 Ha of Area with occupancy rate less than 10%
- Will be develop in next 10 years ahead because lack of infrastructure access.
- Future access is connection to Balaraja Timur Toll (Tangerang) and National Road connection from Tangerang Selatan to Lebak
- Problem in raw water resources.

CENTRAL REGION

- 6.700 Ha of Area with occupancy rate more than 70%
- Industrial area in this region already well developed both for industrial zones and managed industrial area.
- Available lands are scattered or can be found in available lots in several managed industrial areas
- Infrastructure accessible by Toll Roads connection.

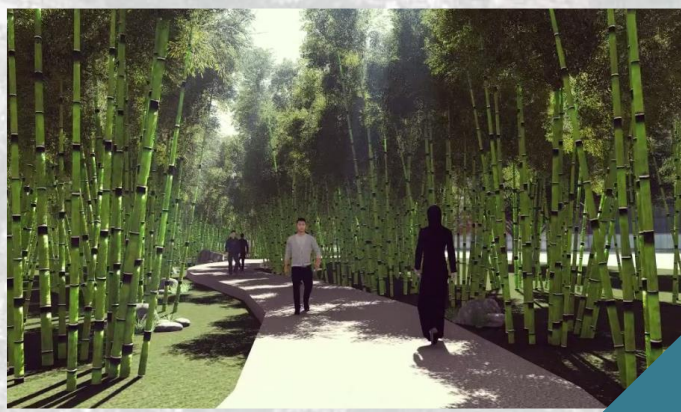
EAST REGION

- 600 Ha of Area of undeveloped land.
- Will be develop in next 5 years ahead following to bordered industrial area in Deltamas (Bekasi)
- Accessible by provincial road but difficult o accessed caused by high traffic to get into the toll road.
- Nearest toll road plan is JAPEK II Toll Road Plan in Bekasi



CITY CENTER DEVELOPMENT

- Located in the central Cibinong, Capital of Bogor Regency.
- **Provides** ± 14 Ha of Areas
- Planned as integrated bamboo garden combined with a high intensity commercial center.
- Separated into 3 types of ownership which is government owned land (south), local people (middle) and private company (north)

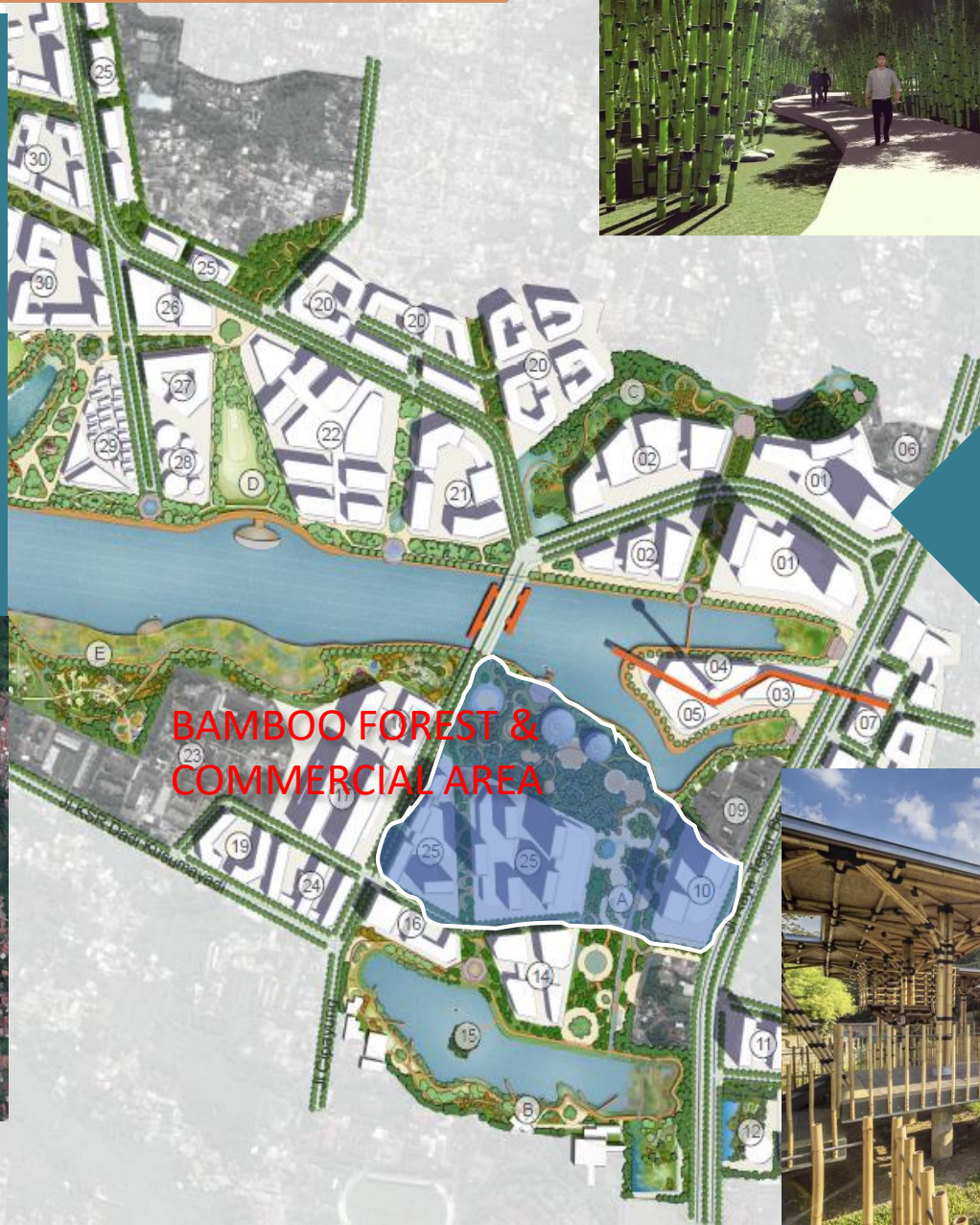


SITU FRONT CITY CIBINONG

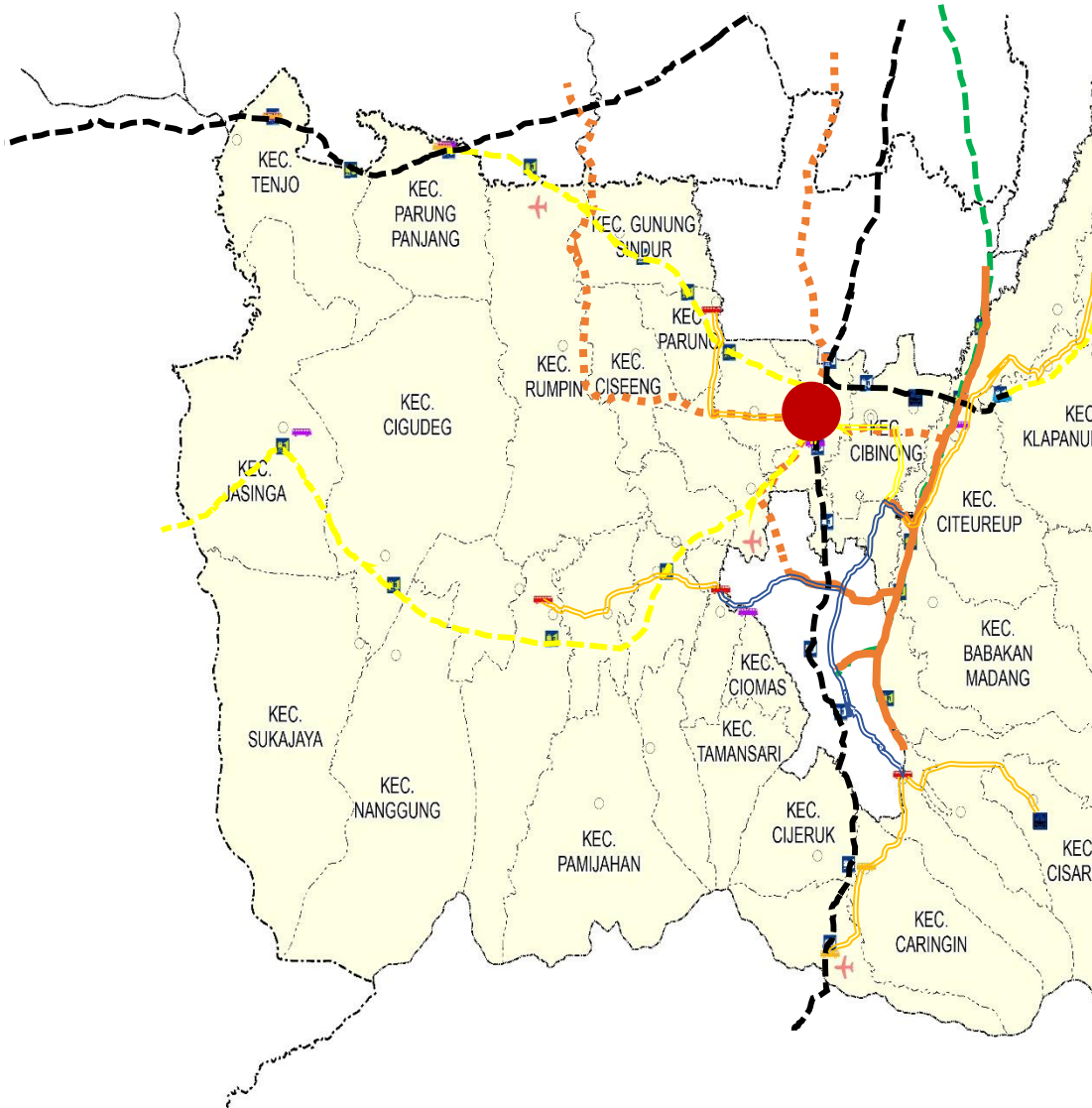
Following project was proposed to generate the City Center as a New Regional Growth Center. These will need a City Branding to strengthen City character and identity. The City Brand conducted to increase urban value in social, economic and environmental.

Watch on Youtube :

<https://youtu.be/vOUP7dRg65l>

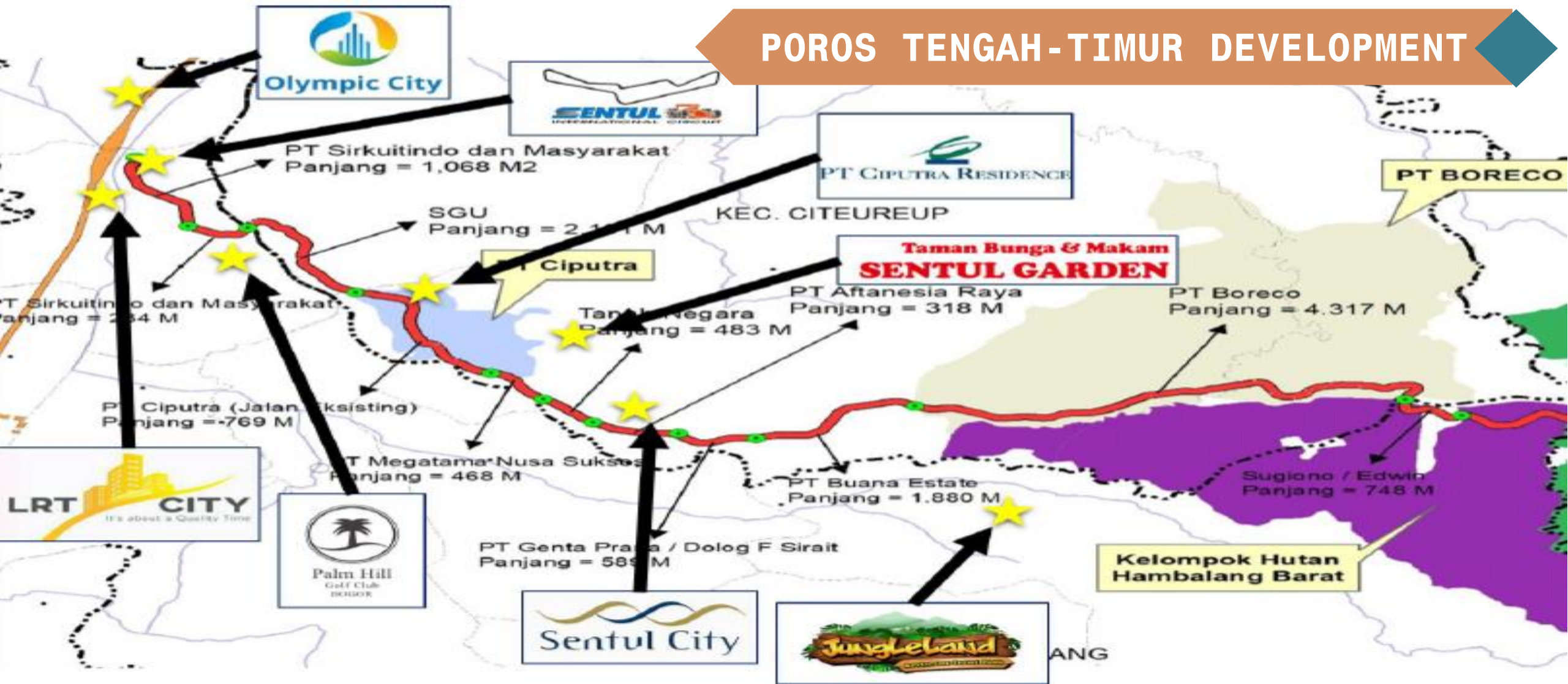


TOD SUSUKAN



- **Located** in Susukan Village, Bojonggede District
- **Provides** ± 125 Ha Areas
- **Planned** as a TOD development area that combines road and railway transport facilities with high intensity mixed use area.
- Bus terminal, railway station, Park & Ride, Community Plaza, Pedestrian mall, hotel & shopping mall, business center
- Available land is owned by local people, but by law the land development is controlled by special permit for TOD Development
- Incentive development applied for FAR addition and infrastructure support for integrated transport facility

POROS TENGAH-TIMUR DEVELOPMENT

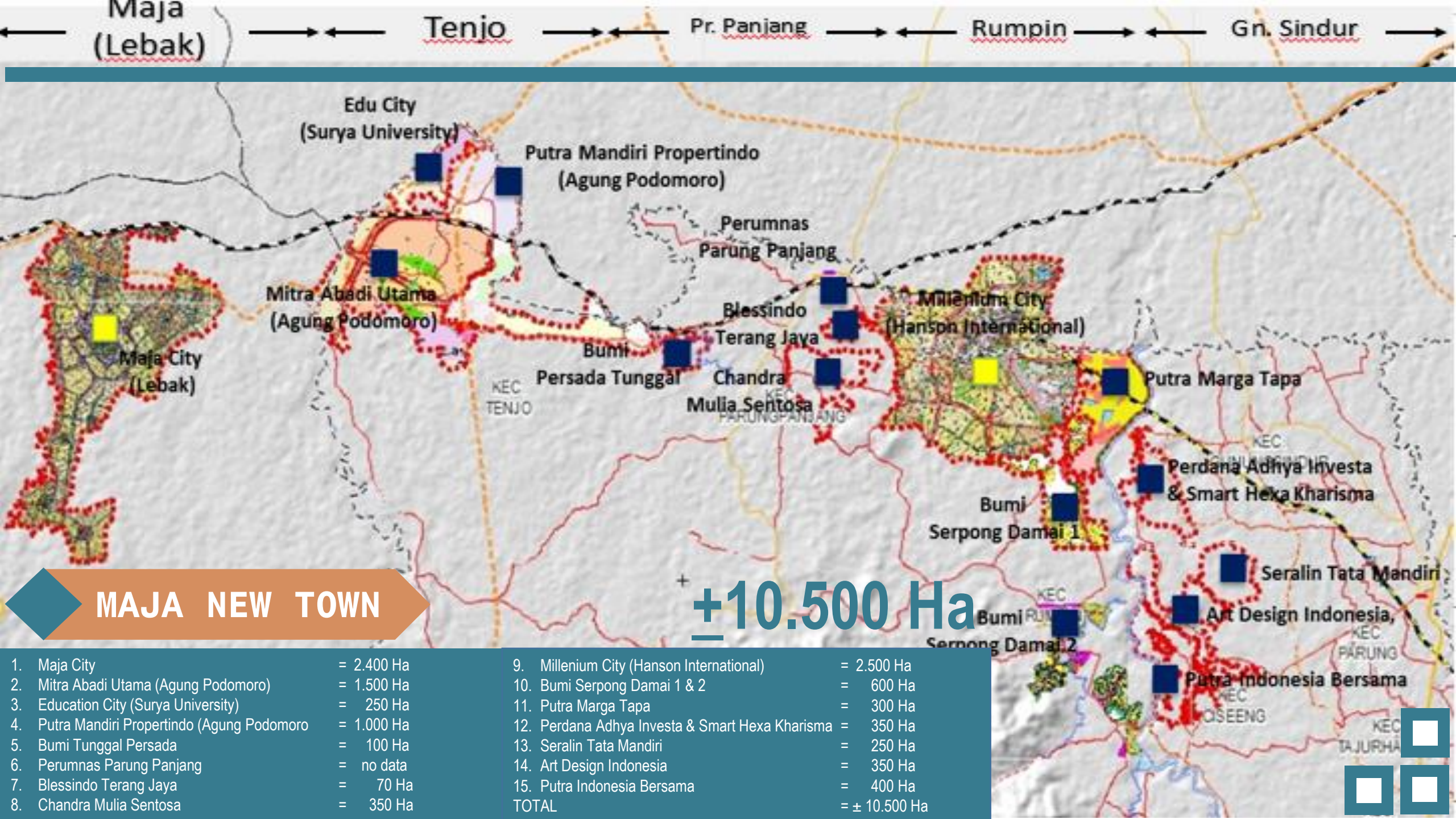


Dev't. Potential

- Length Total \pm 56 km
- Phase 1 : 31 km
- 200k Populations Covered
- 15% Distance Efficiency

Challenges

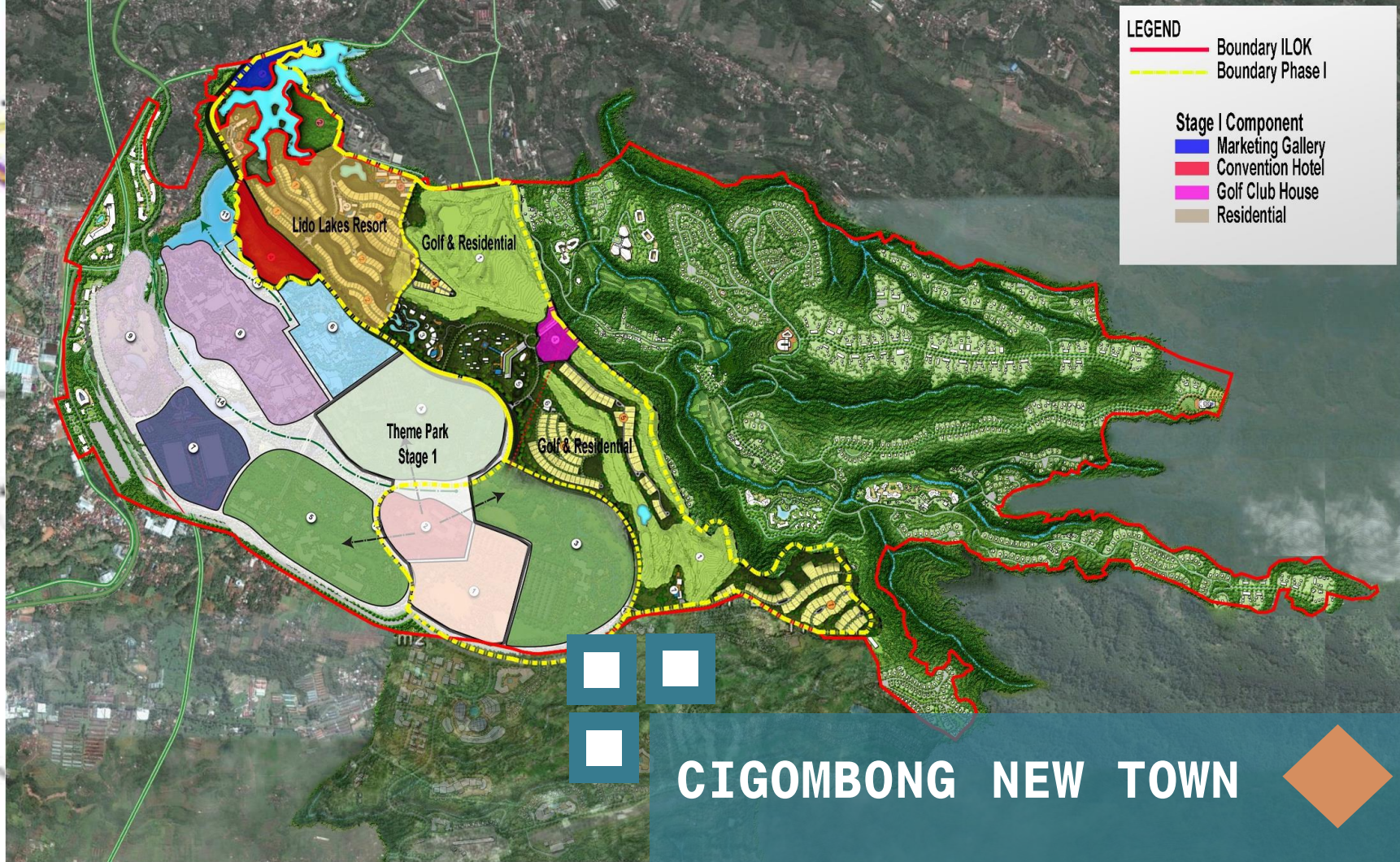
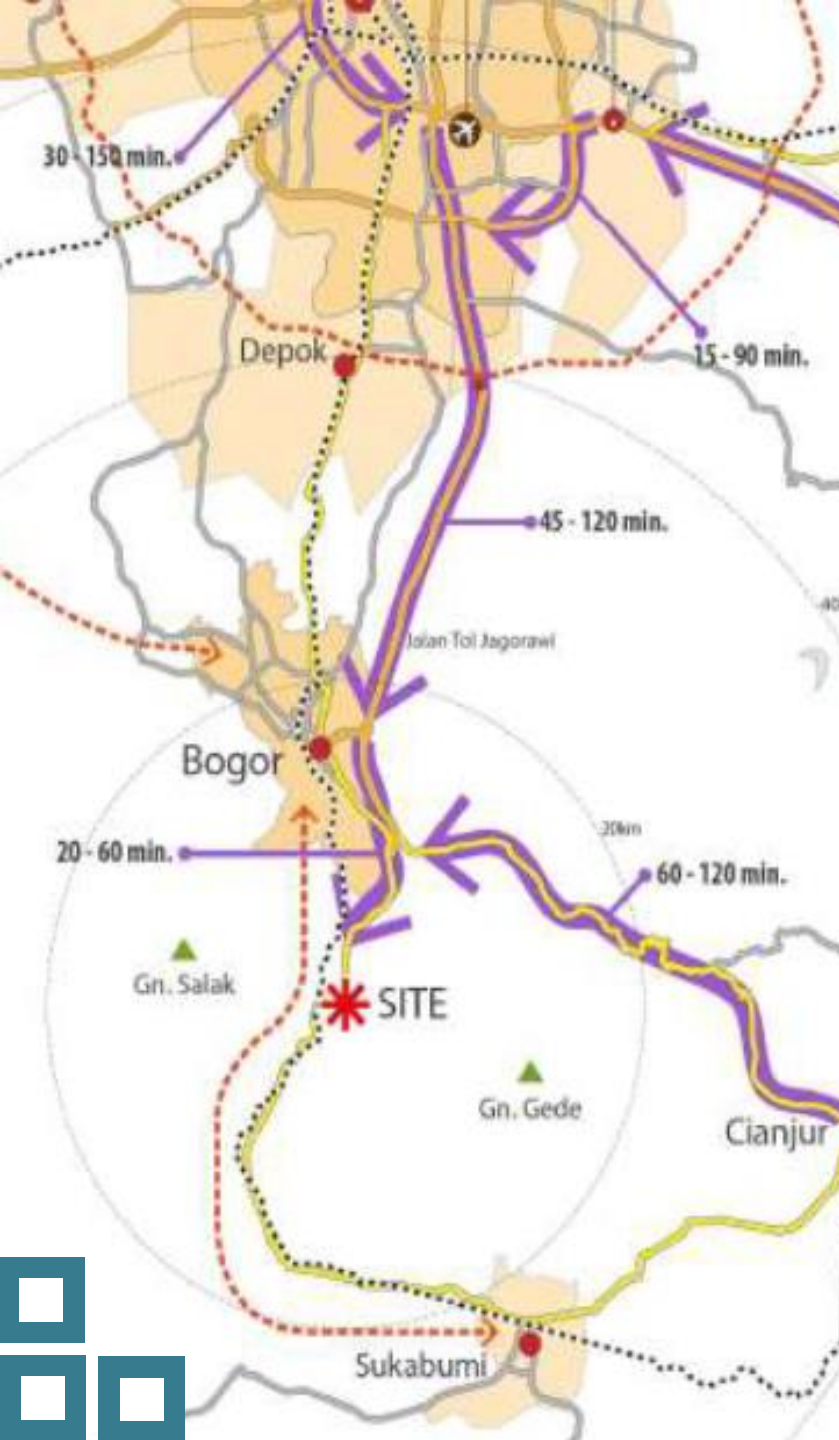
- Decision Making of Jagorawi Toll Road Access
- Several Land Haven't Been Finished yet
- Financial Cost of Road Development
- Control of Land Utilization



MAJA NEW TOWN

±10.500 Ha

1. Maja City	= 2.400 Ha	9. Millenium City (Hanson International)	= 2.500 Ha
2. Mitra Abadi Utama (Agung Podomoro)	= 1.500 Ha	10. Bumi Serpong Damai 1 & 2	= 600 Ha
3. Education City (Surya University)	= 250 Ha	11. Putra Marga Tapa	= 300 Ha
4. Putra Mandiri Propertindo (Agung Podomoro)	= 1.000 Ha	12. Perdana Adhya Investa & Smart Hexa Kharisma	= 350 Ha
5. Bumi Tunggal Persada	= 100 Ha	13. Seralin Tata Mandiri	= 250 Ha
6. Perumnas Parung Panjang	= no data	14. Art Design Indonesia	= 350 Ha
7. Blessindo Terang Jaya	= 70 Ha	15. Putra Indonesia Bersama	= 400 Ha
8. Chandra Mulia Sentosa	= 350 Ha	TOTAL	= ± 10.500 Ha



CIGOMBONG NEW TOWN

Cigombong New Town developed in 2 administrative regency. Bogor Regency (± 1.000 Ha) will have theme park, resort, hotel, convention hall and golf development and Sukabumi Regency (± 1.000 Ha) as settlement area.



BAPPEDALITBANG

KABUPATEN BOGOR, 2018

THANK YOU