

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Town Centre Development (43 ha) in Kelapa Gading, Indonesia	TOWNLAND was commissioned to develop an Innovative Commercial Mixed-Use Complex on a 43 ha site.	PT. Sumber Mitrarealindo	TOWNLAND		1997
Master Layout Plan and Concept Plan for Residential Development (7 ha), Indonesia	Post-Evaluation of a Master Layout Plan for Mitra Gading Apartments and preparation of an alternative Concept Plan for a 12 storey residential development on a 7 ha site.	PT. Sumber Mitrarealindo	TOWNLAND		1997
Urban Design and Coordination of Master Planning for a 200 ha New Town Development in Purwakarta, Indonesia	TOWNLAND was commissioned to develop the Project on a 200 ha site about 100 km from Jakarta. The New Town comprises predominantly residential uses and supporting facilities. Future development includes a business park and a tertiary education facility.	PT. Bakrieland Development	TOWNLAND		1999
Golf Courts Proposal, Indonesia	Innovative Golf Court Concept and Framework Landscaping to Golf Court, Driving Range and Ancillary Facilities.	PT. Pulo Mas Jaya	TOWNLAND	2	2000
Warehouse and Commercial District Master Plan (13.5 ha) in Kapuk Kamal Raya, North Jakarta, Indonesia	Preparation of a Master Layout Plan for a 13.5 ha site within the 100 ha Pluit Distribution Centre in Northwest Jakarta. Uses include light industrial, warehousing and supporting commercial facilities.	PT. Waringin Multicipta	TOWNLAND	5	2000
Mega Kebon Jeruk Development, West Jakarta, Indonesia	The Project envisioned to lay down the development principles for an environmentally friendly residential extension to a mixed upper-income/low income urban area. The provision of urban public spaces responsive to the existing environment was a key requisite. TOWNLAND provided a planning and development assessment, starting from a survey of the existing environment and resulting in urban design guidelines for future development.	Premier Les Nouveaux Constructeurs	TOWNLAND	1	2001
Development of a 21.1 ha Residential Area (R15) in Bukit Sentul, West Java, Indonesia	TOWNLAND was commissioned to prepare the Conceptual Layout Plan, Site Plan, Grading Plan, Landscape Plan and Urban Design Guidelines for the Project.	PT. Bukit Sentul	TOWNLAND	6	2002
Washington Park in Legenda Wisata Cibubur, West Java, Indonesia	TOWNLAND was commissioned to prepare the Concept Plan, Landscape Plan and Specification for the Project.	PT. Misaya Properindo of Sinar Mas	TOWNLAND	3	2002
Advisory Services to New Town Developer, Indonesia	TOWNLAND was commissioned to provide Consultancy Advisory Services to a New Town Developer.	PT. Panca Wiratama Sakti	TOWNLAND	21	2003
National Forest Park of Mount Sinabung – Sibayak, Kara Regency, Province of North Sumatra, Indonesia	TOWNLAND was commissioned to assist in the Development of Tourism in the Park.	Selapan Jaya Group	KPMG	3	2003
Concrete Pre-Cast Plant/Pre-cast Housing Scheme (300 Low-Income Units), Batam Island, Indonesia	TOWNLAND was engaged to provide Consultancy Services to the Project.	Interbeton	TOWNLAND	3	2003

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Provincial Master Plan (to year 2020), Riau Province, Sumatra, Indonesia	TOWNLAND led a multi-disciplinary consortium of International and Indonesian Consultants responsible for producing a comprehensive Master Plan for Riau Province, Indonesia. The Master Plan provided a consensus platform for long-term decision making on physical, economic and social development in the Province up to 2020. Expert opinions were delivered in some 25 fields of development from planning mechanisms to tourism development, from international economic co-operation to health care development. The Project took place during a process of decentralisation by the Indonesian Parliament, which returned a substantial access to local resources and revenues to the Regency administrations and local authorities. A series of executable 5 year Action Plans of prioritised investments, underscored with appropriate institutional development recommendations, were developed as a key component of the Master Plan.	PT. Caltex Pacific Indonesia / University of Riau	TOWNLAND	11	2003
Development Consultancy Advisory Services to Thiess Contractors in Their Tender to Provide Contracting Services, Indonesia	A strategic Planning Report was prepared for Construction Services to be provided by Thiess covering, inter alia, details on key local Government, community, industry and other personnel; advice on local capability to undertake work by subcontract including civil works, piping and mechanical works, structural steel fabrication and erection and electrical and instrumentation, including assessment on local management capability, financial capability and commercial skills; details on supporting infrastructure available; key actions required to facilitate success in securing the construction services contract.	PT. Thiess Contractors Indonesia	TOWNLAND	N/A	2003
Social/Community Risk Mitigation, Company Darajat Plant 3, Garut, West Java, Indonesia	The Service Assignment was focussed upon concerted actions vis-à-vis the local community in the vicinity of the new Plant and within Kabupaten Garut. The actions were geared towards creating mutual benefits for the Company and for the local population as a result of the construction of the new Plant including, inter alia, risk mitigation and non-disturbance of the construction schedule. Phase 1 was a short survey assignment sufficient to formulate a clearer understanding of the scope of potential issues and to make proposals for Phase 2, a multi-disciplinary study of options. Subsequent Phases dealt with setting up mitigation activities, mitigation during construction and community relations during operations.	Amoseas Indonesia Inc.	TOWNLAND	N/A	2004
Pre-design Open Competition of Ngasem Market Tourism Area, Yogyakarta, Central Java, Indonesia	TOWNLAND prepared a design entry for the Ngasem Market Tourism Area in the central district of Yogyakarta. The design focused on meeting the daily needs of local residents through the provision of traditional market activities and on attracting tourists to the Market through the provision of spaces for the sale of local arts and crafts, the integration of gathering and performance spaces, and through unique architectural and landscape design. FIRST PRIZE AWARDED.	The Urban & Regional Development Institute for Yogyakarta / Local Government	TOWNLAND	2	2004
710 ha of Land at Cikande, Serang, West Java, Indonesia	TOWNLAND prepared a Conceptual Plan and MLP for Comprehensive Business Use/Industrial Development with Supporting Uses on the Site.	PT. Mustika Lodan	TOWNLAND	3	2004

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Private Garden (8000 m ²), Jl. Widia, Candra VIII, Kebayoran, Jakarta, Indonesia	TOWNLAND prepared a Landscape Concept Plan, Landscape Plan, Working Drawings and Specification Document for the Private Garden.	Mr Kwee Cahyadi Kumala)	TOWNLAND	3	2005
Boulevard Redesign and Theming, Cikarang, New Town, Bekasi, West Java, Indonesia	TOWNLAND was commissioned to develop themes and detailed designs for streetscape upgrading within an established residential and industrial estate on the fringe of Jakarta. The Project was intended to contribute to the marketability of the Cikarang Estate as a high end residential enclave.	PT. Kawasan Industri Jababeka TBK	TOWNLAND	8	2005
Bintaro Urban Design Study (16 ha) for Retail and Entertainment Destination, West Java, Indonesia	TOWNLAND were commissioned to develop design themes and a Master Layout Plan for a landmark retail and entertainment destination in Bintaro, Jakarta. The innovative design comprised a combination of themed indoor and outdoor retail spaces, with entertainment functions centred along a scenic and comprehensively landscaped riverwalk.	PT. Jaya Realty Propertindo	TOWNLAND	3	2005
Royal Bali Resort (425 ha), Nusa Perida, Bali, Indonesia	TOWNLAND in association with Vincent j.h. Lo Chartered Architect was tasked with the preparation of a Master Layout Plan for a proposed Casino, Theme Park, Hotel and Marina Development on Nusa Perida Island in Bali. The development will incorporate a world class Casino, supported by three 18 hole Golf Courses, a Convention / Exhibition Centre, a series of themed Hotels, an Outdoor Theme Park and Elephant Sanctum, a Marina, Floating Restaurants and High End Retirement Housing.	Private Sector Consortium	Vincent j.h. Lo Chartered Architect	2	2005
New Jababeka Toll Road Gateway, Land Use Planning and Traffic Assessment, Jakarta, Indonesia	TOWNLAND were commissioned to undertake a Study to assess options for a new Gateway to Jababeka New Town which would provide direct access to the major toll road abutting the Site. The Study included a preliminary land use planning / planning interface assessment, a traffic assessment and broad cost estimates for several options for the location of the new Gateway.	PT. Kawasan Industri Jababeka	TOWNLAND	1	2005
Conceptual Layout Planning for Modern Cikande Industrial Estate - Phase 3 (400 ha), Jakarta, Indonesia	TOWNLAND was commissioned to prepare a Conceptual Layout Plan for Phase 3 (400 ha) of the Modern Cikande Industrial Estate in Cikande, Jakarta, Indonesia. The Project featured high quality industrial uses, supported by a range of new uses including a club house and driving range for managers and commercial and retail development to service tenants. TOWNLAND also examined the possibility of introducing a new public transport system to service industrial tenants.	PT. Puncak Ardimulia Realty	TOWNLAND	2.5	2006
Illustrative Master Layout Plan Preparation for the New Jababeka Area (5,600 ha Approx), Jakarta, Indonesia	TOWNLAND was commissioned to prepare an Illustrative Master Layout Plan for 5,600 ha of land in the New Jababeka Area. The Illustrative Master Plan is intended to complement the Land Use Planning Study for the New Jababeka Area (5,600 ha) which was undertaken in parallel by TOWNLAND.	PT. Kawasan Industri Jababeka	TOWNLAND	3.5	2006

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Land Use Planning Study (5,600 ha) and Development Parcel Guidelines (3,000 ha) for the New Jababeka Area, Jakarta, Indonesia	TOWNLAND was commissioned to prepare a long term strategic and land use Planning Study and Development Parcel Guidelines (i.e. development regulations) for the 5,600 ha New Jababeka Area, a major extension of one of Jakarta's premier industrial estates. The Strategic / Land Use Plan sets out the overall development direction and the physical framework for the implementation of a new vision for Jababeka, which shifts its position from that of an industrial estate to that as a self-sufficient New Town.	PT. Kawasan Industri Jababeka	TOWNLAND	3.5	2006
Site Planning of Sectors 3 and 4 (200 ha), Kota Deltamas, Jakarta, Indonesia	TOWNLAND was commissioned to prepare a comprehensive Site Plan for a 200 ha mixed use extension of the Kota Deltamas New Town in Jakarta. The Site is proposed for integrated residential development, a commercial corridor and social / educational area, recreation and green belt uses and areas for public services. In addition, TOWNLAND also prepared a Detailed Site Plan and Urban Design Guidelines for a 20 ha first phase of residential development from within the Site. The planning and design for the Site sought to cater to a socially diverse population and to create a vibrant, high quality and sustainable environment with a unique image and sense of place.	PT. Pembangunan Deltamas	TOWNLAND	3	2006
Conceptual Landscape/ Streetscape Design of Kemayoran Main Boulevard (4km) and Key Areas, Jakarta, Indonesia	TOWNLAND was commissioned to undertake the Conceptual Landscape/ Streetscape Design for the Main Boulevard (4Km in length) and a series of key areas including (i) the Lake Recreation Area (11.7 Ha); and (ii) the Food Leisure Area (2.8 Ha). The Project will establish Kemayoran as an attractive and memorable CBD Destination within Jakarta by strengthening the place branding elements to introduce a new vision and brand for the Site.	Palazzo Group	TOWNLAND	2.5	2007
Masterplan, Concept Architecture and Floodhandling Measures for Siemens Headquarters Site In Pulo Mas, Jakarta, Indonesia	TOWNLAND was commissioned to prepare a Master Layout Plan, Site Plan, Flood Handling Measures and Concept Architecture for the SIEMENS Indonesia headquarters property owned by PT Siemens Indonesia in Pulo Mas, Jakarta. The Site comprises approximately 24,000 square metres of land accommodating office/administration, manufacturing and warehouse uses. The Master Layout Plan prepared by TOWNLAND set out phased options for the further extension of office space on the Site to accommodate staff being relocated elsewhere in Jakarta and for business growth and was supported by detailed Site Plans and a Concept Architectural Design for a new office building of 12,800 sqm GFA. Flooding was a key consideration on the Site and flood handling measures were formulated to mitigate the risk of on site flooding.	Siemens Real Estate GmbH & Company OHG	TOWNLAND	2	2007

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Review and Revisit of the Master Plan Prepared for the 'Bintaro Lifestyle Centre (21 ha), Indonesia	TOWNLAND was commissioned by PT Jaya Real Property Tbk. to undertake a review and to revisit the Master Layout Plan prepared for the Bintaro Lifestyle Centre, to take into account changing market and development trends. The Site area comprised some 21 ha of land and is located in the Bintaro CBD. A new concept was developed for the Lifestyle Centre which envisaged an 'urban eco-village' comprising of low, medium and high rise garden offices, serviced apartments, a hotel and convention centre, a spa / health village and sports club and a comprehensive and innovative themed retail mall set around a "rainforest" landscape enclosed by a glass canopy.	PT Jaya Real Property Tbk	TOWNLAND	1	2008
Master Layout Plan and Urban Design Guidelines for 3.3 ha of Land in Kota Modern, Tangerang, West Java, Indonesia	TOWNLAND was commissioned to prepare a Master Layout Plan, Macro Guidelines for Housing and Urban Design Guidelines for a 3.3 ha residential neighbourhood in Kota Modern, Jakarta. TOWNLAND assessed various master plan layouts for the Site with a view to maximising its development potential, whilst at the same time ensuring the establishment of a high quality residential neighbourhood supported by appropriate retail and community facilities and open space. In addition TOWNLAND prepared macro and urban design guidelines to guide subsequent implementation stages on the Site.	PT. Modernland Realty Tbk	TOWNLAND	3	2008
Conceptual Landscape Planning and Landscape / Streetscape Design of Sorowako Town, South Sulawesi, Indonesia	TOWNLAND was commissioned to undertake Conceptual Landscape Planning and the Landscape/Streetscape Design for the Main Green Corridor of Sorowako Town (5-7 km approx, including connections to the Waterfront) and a series of key areas including (i) the Town Centre (4.4 ha approx); (ii) the Educational Area and Nursery (16.2 ha approx); (iii) the Two Lake Front Recreation Areas (12 ha and 7.3 ha, respectively); and (iv) the Dormitory Area (13.3 ha). The Conceptual Landscape Plan illustrates the overall open space system and the pedestrian and cyclist network whilst landscape/streetscape design elaborated the indicative designs for special features including hardscape and softscape elements, such as water features, planting and vegetation arrangements, public art, lighting, street furniture and signage.	PT. International Nickel Indonesia Tbk	TOWNLAND	3	2008
Landscape Working Drawings for Three Key Areas to Include: 'Ide Beach; (2)Town Centre; and (3) Dormitory Area, Sorowako Town, South Sulawesi, Indonesia	TOWNLAND was commissioned by PT. International Nickel Indonesia, Tbk., to undertake landscape consultancy services in relation to the preparation of Landscape Working Drawings for 3 Key Areas within Sorowako Town, to include: (1) 'Ide' Beach (+/- 1.3 ha); (2) the Town Centre (+/- 1.5 ha); and (3) a Dormitory Area (+/- 5,000 m ²). TOWNLAND prepared the design themes/ interventions for the landscape and streetscape design of the Project and project managed and assisted in the preparation of Landscape Working Drawings for the implementation of the Conceptual Landscape Design for the 3 Key Areas.	PT. International Nickel Indonesia, Tbk	TOWNLAND	4	2008

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Land Use Planning for 410 ha of Land in Phase 2 Kota Modern, Tangerang, Indonesia	TOWNLAND was commissioned to undertake a Land Use Planning Study with the vision of an Aerotropolis City. TOWNLAND proposed a strategic land use plan comprising a new airport-linked community integrated with logistics businesses to include a Free Trade Zone, International Enclaves and Distribution Centre to attract the airline related businesses and foreign investment.	PT. Modernland Realty, Tbk	TOWNLAND	3	2008
Formulation of Conceptual Design Ideas / Vision and Preparation of an Illustrative Conceptual Layout Plan of Citragrand City (150 ha), Palembang, South Sulawesi, Indonesia	TOWNLAND was commissioned to prepare an Illustrative Conceptual Layout Plan of a New Town development which consists of several housing clusters, commercial development and public facilities. The strategic location of the Study Area, at the primary access to the Airport, will be advantageous to the future growth of the Town.	PT. Ciputra Development, Tbk	TOWNLAND	2	2008
Master Layout Planning for New Urban Centre and Residential Facilities on +/- 250 ha. of Land in Bekasi, Jakarta, West Java, Indonesia	TOWNLAND was commissioned to undertake a Master Layout Plan for a +/- 250 ha Site to the north of Bekasi City Centre, West Java. The primary objective in respect of the Master Layout Plan is to develop a new urban centre and residential facilities aimed at the mid to high-end market. The new development will generate a distinctive high quality urban development that will act as a catalyst for the emergence of a new City Centre within the Bekasi Region. The development consists of three major precincts including two residential neighbourhoods and a Town Centre. The Town Centre will be a vibrant high-density development that will include a mixture of mid to high rise mixed-use buildings. Uses will included shopping centres, office buildings, a hotel and apartment towers. Also catering for the Regional market, this precinct will become the new urban City Centre that will showcase a range of contemporary urban spaces and architecture. In comparison, the two surrounding residential neighbourhoods will consist of low-density residential develop-ments, providing housing within a more green and tranquil suburban environment. In the initial planning for the overall structure of the development, the proposed flyover toll road (that bisects the southern part of the Site) was utilised as a catalyst to implement the concept of Transit Oriented Development (TOD) as the development's overriding urban theme. Existing water bodies were also retained and enhanced to provide residential neighbourhoods with green focal points. The development is a mixture of an efficient land utilisation and an organic spatial arrangement to create a pleasant urban experience for both residents and visitors alike.	PT. Summarecon Agung Tbk	TOWNLAND	3	2009

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Layout Planning for The Springs Residential Development (+/- 120 ha.) in Tangerang, Indonesia	TOWNLAND was commissioned to undertake a Master Layout Plan (MLP) for a 120 ha Site in the south-eastern part of Summarecon Gading Serpong District, Tangerang. The main objective of the MLP is to create a new residential district to cater to a high end market demand in this emergent area. The MLP achieves a competitive advantage in marketing the residential district compared to those elsewhere in Tangerang District, whilst achieving added value for the future residents. The layout is arranged such that a cluster of residential neighbourhoods integrate well with the natural features of the Site and its surrounds, at the same time promoting an active and healthy lifestyle. Each neighbourhood benefits from a centrally located Clubhouse, generous landscape treatment and efficient interconnected network of open space corridors, so that the future residents can enjoy community facilities, sports and leisure centre, lakeside park, central community park and riverside park. Convenient retail and commercial facilities are also provided for the residents in the southern portion of this new residential district. These facilities are located on the main road to increase both their visibility and viability without disturbing the ambience of the residential neighbourhoods themselves.	PT Summarecon Agung Tbk	TOWNLAND	3	2009
Master Layout Planning for +/- 21 ha. of Land at Cengkareng, Tangerang, West Java, Indonesia	TOWNLAND was commissioned to undertake Site Planning for a 21 ha Site at Cengkareng, West Jakarta. The main objective of the Site Planning was to create a quality residential development in a relatively high density urban area. The development needed to provide a residential environment to cater to a high end market. The development scheme offers a distinctive urban arrangement with the main Boulevard feature creating a "sense of arrival" and "sense of place" and ample green open spaces embellishing the individual residential neighbourhoods within the development. To soften the appearance of the built form, there is a strong emphasis on the "organic" created by the curved form of the Boulevard leading to the hub of the Site, which comprises a Community Park, Lake and exclusive Club House. The Community Park has a striking golf theme to set this Residential Community apart from others in the area and to enhance its attraction. Mini Golf Facilities are provided and the landscape features resemble fairways and sand pits for a distinctive style. Also of note are the shop houses which flank the Site's boundaries to the west and south with ready public access and good visibility from the arterial and collector roads to enhance their attraction and economic viability. Within the Site, the individual residential neighbourhoods also enjoy greater privacy and a buffer from traffic pollution as a result.	PT Agung Sedayu Group	TOWNLAND	3	2010

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Kota Baru Parahyangan Design Competition for Town Centre (60 ha. of Land), Indonesia	<p>TOWNLAND was commissioned to undertake a Master Layout Plan study for 60 ha of land at the centre of Kota Baru Parahyangan, West Java. The main objective was to develop a Master Layout Plan for a Town Centre as a new generator for further development in the District. The future development was to convey Kota Baru Parahyangan's image as an education hub as well as a vibrant commercial centre that serves greater Bandung and beyond.</p> <p>The primary design strategy was to create a strong identity for the Town Centre with unique yet clear structure of urban fabric with four major integrated development catalysts that are: Creative Hub; Lifestyle Centre; Living and Leisure Precinct; and Creative Industry Village. The Creative Hub, as the centre of higher education, is to be the main development generator, whilst Lifestyle Centre and Living and Leisure Precinct will create a vibrant ambiance to the development. Moreover, Creative Industry Village has a unique function that responds to the emerging creative industry in Bandung by providing artists with an inspiring environment.</p> <p>The arrangement of the Master Layout Plan has an organic form facilitating smooth and flowing movement of people and activities between buildings, along pedestrian links, and within open spaces, thereby reflecting the endless stream of energy and creativity that the Development has to offer. Furthermore, the structure incorporates two West Java iconic natural landmarks (Mount Tangkuban Perahu and Lake Saguling) as the major visual axis to signify appreciation of nature.</p>	PT. Belaputera Intiland - Subsidiary of Lyman Group	TOWNLAND	8	2010
Master Layout Plan of 48.8 ha of Land in Kelapa Gading (The Grand Orchard Development), North Jakarta, Indonesia	<p>TOWNLAND has been commissioned to undertake a Master Layout Plan Study for a self-sufficient residential neighbourhood. It comprises several high-end villa clusters and a neighbourhood centre with area for social interaction which will provide the community with their daily needs. TOWNLAND is promoting an environmentally friendly residential neighbourhood by introducing an urban linear community park with strong pedestrian connectivity while maintaining the commercial viability of the development. The design phase is completed and the Project is currently under construction. FIABCI AWARD RECEIVED from the Federation Internationale des Administrateurs de Biens Conseils et Agent Immobiliers / International Real Estate Federation for the Grand Orchard Development as the Best High-end Real Estate Development in Indonesia 2009. The "green spine" and the high quality of residential environment are the major features acknowledged by the Jury. TOWNLAND's major contribution as Master Planners to this Development is recognised in the Award.</p>	PT. Summarecon Agung, Tbk	TOWNLAND	2	Ongoing
Conceptual Design Ideas/Vision; Conceptual Layout Plan; and Broad Urban Design Guidelines for 200 ha of Land in Citra Grand City, Palembang, Indonesia	<p>TOWNLAND is responsible for preparation of the design ideas and illustrations for marketing purposes, for the Conceptual Layout Plan and for a set of broad urban design guidelines to satisfy the Government requirements in respect of 200 ha of land in Citra Grand City, Palembang.</p>	PT. Ciputra Development, Tbk	TOWNLAND	2	Ongoing

TOWNLAND
EXAMPLES OF PROJECTS IN INDONESIA



Date: 21 April 2011