

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Master Planning for Town Centre Development (43 ha) in Kelapa Gading	TOWNLAND was commissioned to undertake the Master Planning of an Innovative Commercial Mixed Use Complex on a 43 ha Site.	PT. Sumber Mitrarealtindo	TOWNLAND		1997
Post Evaluation of the Master Layout Plan and Preparation of a Concept Plan for Residential Development (7 ha) at Kelapa Gading, Jakarta	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 Mitrarealtindo	TOWNLAND		1997
Urban Design and Coordination of Master Planning for a 200 ha New Town Development in Purwakarta	TOWNLAND was commissioned to undertake the Urban Design and Master Planning for the Project, comprising 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, Tbk	TOWNLAND		1999
Landscape Design for Golf Courts Proposal, Pulo Mas, East Jakarta	TOWNLAND prepared an Innovative Golf Court Concept and Framework Landscaping to Golf Court, Driving Range and Ancillary Facilities.	PT. Pulo Mas Jaya	TOWNLAND	2	2000
Master Layout Planning for Warehouse and Commercial District Master Plan (13.5 ha) in Kapuk Kamal Raya, North Jakarta	TOWNLAND prepared the 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
Urban Design Guidelines for Mega Kebon Jeruk Development, West Jakarta	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
Master Planning, Site Planning, Landscape Design and Urban Design Guidelines for Development of a 21.1 ha Residential Area (R15) in Bukit Sentul, West Java	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, Tbk	TOWNLAND	6	2002
Conceptual Planning and Landscape Design for Washington Park (0.1 ha) in Legenda Wisata Cibubur, West Java	TOWNLAND was commissioned to prepare the Concept Plan, Landscape Plan and Specification for the Project.	PT. Misaya Properindo of Sinar Mas	TOWNLAND	3	2002
Consultancy Advisory Services to New Town Developer	TOWNLAND was commissioned to provide Consultancy Advisory Services to a New Town Developer.	PT. Panca Wiratama Sakti, Tbk	TOWNLAND	21	2003
Planning and Design Consultancy Services for National Forest Park of Mount Sinabung (50,000 ha), Sibayak, Kara Regency, Province of North Sumatra	TOWNLAND was commissioned to assist in the Planning and Design for Development of Tourism in the Park.	Selapan Jaya Group	KPMG	3	2003
Planning and Design Consultancy Services for Concrete Pre-Cast Plant/ Pre-cast Housing Scheme (300 Low-Income Units), Batam Island	TOWNLAND was engaged to provide Planning and Design Consultancy Services to the Project.	Interbeton BV	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 (87,023 sq km), Sumatra	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	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 Advisory Services, Company Darajat Plant 3, Garut, West Java	The Consultancy 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 Incorporated	TOWNLAND	N/A	2004
Pre-design Open Competition of Ngasem Market Tourism Area (1.28 ha approx.), Yogyakarta, Central Java	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
Master Planning of 710 ha of Land at Cikande, Serang, West Java	TOWNLAND prepared a Conceptual Plan and Master Layout Plan for a Comprehensive Business Use/Industrial Development with Supporting Uses on the Site.	PT. Mustika Lodan	TOWNLAND	3	2004
Landscape Consultancy Services for a Private Garden (8,000 sqm.), Jl. Widia, Candra VIII, Kebayoran, Jakarta	TOWNLAND prepared a Landscape Concept Plan, Landscape Plan, Working Drawings and Specification Document for the Private Garden.	Mr Kwee Cahyadi Kumala	TOWNLAND	3	2005

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Boulevard Redesign and Theming, Cikarang, New Town, Bekasi, West Java	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 will 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 and Master Planning (16 ha) for Retail and Entertainment Destination, West Java	TOWNLAND was 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
Master Layout Plan for Royal Bali Resort (425 ha), Nusa Perida, Bali	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
Planning Consultancy Services for New Jababeka Toll Road Gateway, Land Use Planning and Traffic Assessment, Jakarta	TOWNLAND was 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, Tbk	TOWNLAND	1	2005
Conceptual Layout Planning for Modern Cikande Industrial Estate - Phase 3 (400 ha), Jakarta	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 Ardumulia Realty	TOWNLAND	2.5	2006
Illustrative Master Layout Plan Preparation for the New Jababeka Area (5,600 ha), Jakarta	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 ,Tbk	TOWNLAND	3.5	2006
Land Use Planning Study (5,600 ha) and Development Parcel Guidelines (3,000 ha) for the New Jababeka Area, Jakarta	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, Tbk	TOWNLAND	3.5	2006

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Site Planning of Sectors 3 and 4 (200 ha), Kota Deltamas, Jakarta	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 (4 km) and Key Areas, Jakarta	TOWNLAND was commissioned to undertake the Conceptual Landscape/ Streetscape Design for the Main Boulevard (4 km 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
Master Plan (2.4 ha), Floodhandling Measures and Concept Architecture for Siemens Headquarters Site In Pulo Mas, Jakarta	TOWNLAND was commissioned to prepare a Master 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 sqm. 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
Review and Revisit of the Master Plan Prepared for the 'Bintaro Lifestyle Centre (21 ha)	TOWNLAND was commissioned by PT Jaya Real Property Tbk to undertake a review and to revisit the Master 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	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

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Landscape Planning and Landscape / Streetscape Design of Sorowako Town, South Sulawesi	TOWNLAND was commissioned to undertake Conceptual Landscape Planning and the Landscape/Streetscape Design for the Main Green Corridor of Sorowako Town (7 km), including connections to the Waterfront) and a series of Key Areas including (i) the Town Centre (4.4 ha); (ii) the Educational Area and Nursery (16.2 ha); (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	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 sqm.). 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
Land Use Planning for 410 ha of Land in Phase 2 Kota Modern, Tangerang	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	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

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Master Layout Planning for New Urban Centre and Residential Facilities on 250 ha of Land in Bekasi, Jakarta, West Java	TOWNLAND was commissioned to undertake a Master Layout Plan (MLP) for a 250 ha Site to the north of Bekasi City Centre, West Java. The primary objective in respect of the MLP 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 include 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 developments, 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
Master Layout Plan of 48.8 ha of Land in Kelapa Gading (The Grand Orchard Development), North Jakarta	TOWNLAND was commissioned to prepare a Master Layout Plan (MLP) 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. The FIABCI AWARD WAS RECEIVED BY TOWNLAND 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 recognized in the Award.	PT. Summarecon Agung, Tbk	TOWNLAND	2	2009

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Master Layout Planning for The Springs Residential Development (120 ha) in Tangerang	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
Site Planning for 21 ha of Land at Cengkareng, Tangerang, West Java	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 Master Layout Planning of the Town Centre (60 ha of Land)	TOWNLAND was commissioned to prepare a Master Layout Plan (MLP) for 60 ha of land at the centre of Kota Baru Parahyangan, West Java. The main objective was to develop an MLP 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. 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. The arrangement of the MLP 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.	PT. Belaputera Intiland - Subsidiary of Lyman Group	TOWNLAND	8	2010
Conceptual Design Ideas/ Vision; Conceptual Layout Plan; and Broad Urban Design Guidelines for 200 ha of Land in Citra Grand City, Palembang	TOWNLAND was 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.	PT. Ciputra Development, Tbk	TOWNLAND	2	2010
Conceptual Land Use Plan for 1,187 ha of Land in Palembang	TOWNLAND was commissioned to undertake a Conceptual Land Use Plan for land abutting CitraGrand City, Palembang. The development objective was to assess the potential for further expansion of the City and integration with the successful Township. One of the most important concepts was how to incorporate the existing wetlands as an attractive feature in the development, as well as an eco-tourism destination while still preserving the natural habitat and educating people on how important the mangrove forest is for the environment. Another development highlight is the creation of an agro-tourism area in line with the Government Plan.	JO.Citra Asrigriya and PT. Ciputra Development, Tbk	TOWNLAND	1.5	2011
Conceptual Land Use Plan for 94.3 ha of Land in Citra Garden City 8 th Extension, West Jakarta	TOWNLAND was commissioned to undertake Conceptual Land Use Planning for one of the last areas within the Citra Garden City in West Jakarta. The design concept for the City has undergone major changes as a result of a new Government plan prohibiting residential development within a certain radius of Soekarno-Hatta International Airport. The major land use adopted for the development is a warehouse estate and complementary commercial and mixed use development. A significant portion of the Site that is perpendicular with the Airport's runway has been proposed as lawn and urban forest.	PT. Cakradigdaya Lokaraya and Ciputra Development, Tbk	TOWNLAND	1.5	2011

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning of a 1,500 ha Property Development in East Java	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a new Satellite City for Surabaya, one of the most developed cities in Indonesia. The Site's major strategic features include a toll ramp from the new Surabaya-Mojokerto toll road, meaning that travel time from the City's CBD to the new development will take a considerably shorter time. The overall development is envisioned as a new and contemporary Township with integrated land uses for residential, commercial and industrial estates. Along the toll road frontage, a series of prominent development features will be visible to passing motorists and will present a strong image for this high profile development project.	PT. PP (Persero), Tbk and PT. Jasa Marga (Persero), Tbk	TOWNLAND	3.5	2011
Master Planning for Port Expansion (467 ha) for Tanjung Priok Jakarta	TOWNLAND was commissioned to prepare an Illustrative Master Plan for the expansion of Jakarta's Main Port at Tanjung Priok to cater to strong growth at the Port and to facilitate its role as one of the premier working waterfronts in South East Asia. The Project consists of several strategic developments, including: a high profile New Port at Kali Baru, a new Bekasi Inland Port, a new Marunda Inland Port and Depot and the expansion of the Jakarta International Container Terminal 2.	PT. Hutchison Ports Indonesia Tbk and Hutchison Ports Holdings	TOWNLAND	2	2011
Master Plan for 120 ha of Land, Modernland Jakarta East Estate	TOWNLAND was commissioned to prepare a Master Plan for 120 ha of land at Modernland Jakarta East Estate. The Site is strategically located on land in East Jakarta, amongst other residential real estate developments and takes advantage of strong residential sales opportunities in this popular area.	PT. Modernland Realty, Tbk	TOWNLAND	3	2011
Landscape Working Drawings of BSD Southern Gateways and Schematic Design of BSD Phase 2 Main Boulevard	TOWNLAND was commissioned to undertake Landscape Working Drawings and Schematic Design of the BSD Southern Gateways and Main Boulevard to enliven BSD's new image as a fast growing Township in Serpong, Tangerang. The new Gateways will be visible from a prominent regional highway and signify BSD's image to a wide potential market. The BSD Main Boulevard will be a prototype for BSD's new Boulevard network in the new expansion areas. The design of the Main Boulevard conveys the development concept of a lush green tropical Township.	PT. Bumi Serpong Damai, Tbk	TOWNLAND	2	2012
Site Planning of 2 Residential Clusters of Summarecon Bekasi (12 ha) in Bekasi, West Java	TOWNLAND was commissioned to undertake Site Planning for Summarecon Bekasi's first development phase. To cater to the mid-end and upper mid-end market, two clusters were designed to fit in with the overall development objective as a new prominent Township in Bekasi region. The upper mid-end cluster is positioned next to a lake, providing residents with attractive linear lakeside parks.	PT. Summarecon Agung, Tbk	TOWNLAND	1	2012
Conceptual Master Layout Plan of Phase 2 (700 ha) of Kota Baru Parahyangan, Padalarang	TOWNLAND was commissioned to prepare a Conceptual Master Layout Plan for the Phase 2 development of Kota Baru Parahyangan. The area is characterised by beautiful terrain featuring stunning views and a signature golf course next to Lake Saguling. The Site is proposed to be developed as a mountain resort with upscale residential real estate. The overall structure for the Master Plan follows the existing landscape features including streams, valleys and ridges to retain the Site's natural beauty, to ensure an ecologically sound development approach and to be cost effective.	PT. Dutaraya Investindo, PT. Bela Parahyangan Investindo and PT. Puterajaya Intiland	TOWNLAND	3.5	2012

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Master Plan for 410 ha of Land in Phase 2 Kota Modern, Tangerang	TOWNLAND was commissioned to prepare a Master Plan for 410 ha of land in Phase 2 of Kota Modern, Tangerang. The Project has a prominent location at a regional road intersection. A land use programme was formulated to capitalise on the Site's proximity to the nearby International Airport and direct access to and from toll roads.	PT. Modernland Realty, Tbk	TOWNLAND	3	2012
Conceptual Land Use Plan and Conceptual Master Plan For 600 ha of Land in Jambi, Sumatra	TOWNLAND was commissioned to prepare a Conceptual Land Use Plan and Conceptual Master Plan for a 600 ha Site in Jambi. The Project was CLIENT's largest Township development in Sumatra. A sustainable approach was adopted for the development incorporating the natural features of the Site.	PT. Cakrawala Respati	TOWNLAND	4	2012
Comprehensive Landscape Design Services for Main Roadway and Associated Arterial Roads (15 ha), Summarecon Bekasi	TOWNLAND was commissioned to prepare comprehensive Landscape Design Services for a 15 ha Site along the Main Boulevard in the new Township of Summarecon Bekasi. TOWNLAND's Services covered the upgrading of existing streetscapes as well as the design of main and secondary entrances and areas under fly-overs and roundabouts. TOWNLAND's services included Conceptual Landscape Design through to the Tender Documentation stage and Periodic Site Inspections during the construction period.	PT. Summarecon Agung, Tbk	TOWNLAND	2	2012
Conceptual Master Plan For Residential Development on 57 ha of Land In Pangkal Pinang, Kepulauan Bangka, Belitung	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a residential development in Pangkal Pinang. The development concept for the Project drew on the influences of the nearby botanical garden.	PT. Ciputra Sukses Property	TOWNLAND	5	2012
Conceptual Landscape Planning and Landscape Design Guidelines for 680 ha of Land at CitraRaya City, Jambi, Sumatra	TOWNLAND was commissioned to undertake the Conceptual Landscape Planning and to prepare Landscape Design Guidelines for the new Township of CitraRaya, Jambi. TOWNLAND reviewed the Conceptual Master Plan and formulated Landscape Design Themes for the Project, which sought to emphasise the natural environment of the Site ("Design with Nature" being the theme) and to create an environment reflective of an International Lifestyle Township.	PT. Ciputra Development, Tbk and Citra Mendalo Prima KSO	TOWNLAND	8	2012
Master Planning and Urban Design Guidelines for the Regional Commercial Centre (60.4 ha) and Town Centre (84.6 ha) and Conceptual Master Layout Planning of Phase 2 of Kota Baru Parahyangan, Padalarang District, West Bandung	TOWNLAND was commissioned to undertake Master Planning and to prepare Urban Design Guidelines for the Regional Commercial Centre and Town Centre and Conceptual Master Layout Planning of Phase 2 of Kota Baru Parahyangan (KBP). TOWNLAND's design introduced unique concepts to ensure that these two important areas, being the major commercial district and civic centre of KBP, are exciting and memorable in their outlook. A strategic development plan was formulated for the short, medium and long term development of the Regional Commercial Centre and Town Centre.	PT. Belaputera Intiland	TOWNLAND	4	2013
Site Planning for 48 ha of Land At Phase 2 of Kota Baru Parahyangan, Padalarang District, West Bandung	TOWNLAND was commissioned to undertake Site Planning Services for 48 ha of land at Phase 2 of Kota Baru Parahyangan (KBP), Padalarang District, West Bandung. The Project represents the first development in Phase 2 KBP and emphasis was placed on identifying the right housing product mix, on integration of a green infrastructure system and on maximising lake view plots.	PT. Bela Parahiyangan Investindo	TOWNLAND	3	2013

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Plan for Warehousing, Housing and Commercial Uses (260 ha), Benowo, Surabaya	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a warehouse estate with commercial and residential uses on 260 ha of land in Benowo, Surabaya. The Project Vision was to create a prominent and well-designed warehouse estate in Greater Surabaya. The Site affords good connections to major roads (e.g. the toll road and Surabaya ring road) and a good development frontage. Together with a diverse mix of warehouse products, the Conceptual Master Plan exhibits a clearly thought out development structure, which integrates well with surrounding development.	PT. Mitra Karya Multiguna	TOWNLAND	4	2013
Site Planning For 13 ha of Land (Clusters 8, 9 & 10) at Citraland Makassar, South Sulawesi	TOWNLAND was commissioned to undertake Site Planning for 13 ha of land at Citraland Makassar. The Project adopted a unique and innovative development structure and a strong emphasis on open space allocation, at the same time ensuring both good saleability and market return.	PT. Ciputra Fajar Mitra	TOWNLAND	2	2013
Conceptual Master Planning For New Town Development of 900 ha of Land In Ciseeng, Bogor	TOWNLAND was commissioned to prepare Conceptual Master Planning for a New Town development on land at Ciseeng, Bogor. A variety of land uses were proposed to take best advantage of the existing and surrounding natural features of the Site. A distinctive development concept was formulated to compete with existing new Townships in the vicinity of the Project.	PT. Putra Indonesia Bersama	TOWNLAND	3	2013
Preliminary Conceptual Master Plan For 150 ha of Land In West Lombok	TOWNLAND was commissioned to develop a Preliminary Conceptual Master Plan for 150 ha of Land In West Lombok. The Project represents an important element in the strategic planning of the emerging Island of Lombok. Emphasis was placed on identifying an appropriate development mix to meet future development needs as well as to capitalise on the development of a new International Airport.	PT Tarangga Indonesia	TOWNLAND	2	2013
Conceptual Master Planning for 30 ha of Land of Anaamaya Resort, Sanur, Bali	TOWNLAND was commissioned to prepare Conceptual Master Planning for a large scale integrated Resort in the prestigious tourist destination of Sanur in Bali. The Project's main objective was to develop a new image for tourism within the Sanur area by developing a destination which would cater to new target markets. As the Site is in a prominent location with scenic views of Sanur Beach, the overall concept focused on enlivening Balinese heritage over a range of facilities which consisted of a five star condotel, resort villas, a cultural centre, a shopping arcade, an exhibition centre, a serviced apartment complex and a beach club. The development concept applies an ecological approach through the retention and incorporation of the Site's valuable existing trees.	PT. Anaamaya International	TOWNLAND	3	2013
Conceptual Master Planning for 50 ha of Land in Pamulang, Banten	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a 50 ha residential and commercial development in Pamulang, Banten. The design process for the development placed a strong emphasis on identifying the appropriate target market for the area and the development of products that correspond with the market's needs. The design concept for the Project drew on the concept of lotus philosophy to create an innovative and attractive development structure.	PT. Sinar Sukses Lestari	TOWNLAND	3	2013

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Landscape Planning for 40 ha of Land in Lakarsantri, Surabaya, East Java	TOWNLAND was commissioned to prepare Conceptual Landscape Planning and Landscape Design Guidelines for a new Township development at Lakarsantri in Surabaya, East Java. The main concept of the Project focused on changing the negative perception of the area caused by the existence of the high tension lines. A variety of different thematic public open spaces were proposed including an Urban Festival and Agrotourism Area, Urban Scenic Area, an Urban Eco-Park and an Urban Play-Park.	JO. Ciputra Mutiara Cemerlang Abadi and PT. Ciputra Development, Tbk	TOWNLAND	2	2013
Conceptual Master Planning for 32 ha of Land in Situ Cihuni in Tangerang, Banten	TOWNLAND was commissioned to prepare a Conceptual Master Plan for an area surrounding and within Lake Cihuni. To maximize the land value within the Project and to capitalize on lake views, a high density development was proposed with a strong lakefront character. A variety of development features were created to add to the attractiveness of the development, including artificial islands, floating restaurant, a green lifestyle centre and iconic bridges.	Mahanaim Group	TOWNLAND	3	2013
Signage Design for Summarecon Bekasi	TOWNLAND was commissioned to undertake the design of a signage system and hierarchy for the whole area of Summarecon Bekasi. TOWNLAND's package of signage design included identity signage, directional signage, information signage and regulatory signage. The design theme adopted for the Project sought to increase the Summarecon Brand's visibility and recognition and to support better way finding within the new emerging modern Township of Summarecon Bekasi.	PT. Summarecon Agung, Tbk	TOWNLAND	2	2013
Conceptual Master Planning for 19 ha of Land in Lampung, Sumatra	TOWNLAND was commissioned to undertake Conceptual Master Planning for a Mixed Use Complex on 19 ha of land in Lampung. The Project aims to develop a large scale and unique commercial destination in Lampung.	PT. Lingkarindo Buana Raya	TOWNLAND	3	2013
Preliminary Conceptual Master Plan for 1,250 ha of Land of Mandalika Resort In Lombok	TOWNLAND was commissioned to prepare a Preliminary Conceptual Master Plan for the Mandalika Resort in Lombok. The Project represents a strategic component of the emerging tourism development in East Indonesia and attention was focused on deriving an appropriate tourism product mix and a strategic development structure in line with the short term, medium term, and long term development plan.	PT. Global Land Development, Tbk	TOWNLAND	2.5	2013
Landscape Design of Sunkyoung Golf View Cluster (2 ha), Summarecon Serpong	TOWNLAND was commissioned to prepare comprehensive Landscape Design Services for one of the most prestigious residential clusters, the Emerald Cove, at Summarecon Serpong. TOWNLAND's Services included for Conceptual Landscape Design through to the Tender Documentation stage and Periodic Site Inspections during the construction period. The Design encompassed the Main Gateways within the development as well as streetscape design within each development cluster. The design theme for the Project drew on the concept of tropical resort living, that combines lush tropical planting with a modern high-end residential ambience.	PT. Serpong Cipta Kreasi	TOWNLAND	5	2013
Landscape Design of Bromelia Cluster (2.6 ha) at Casa Jardin Residence, W. Jakarta	TOWNLAND was commissioned to undertake Landscape Design from the Conceptual Landscape Design Stage up to Landscape Tender Drawings and Implementation Specifications for the Bromelia Cluster at the Casa Jardin Residence, West Jakarta. The intention in respect of the Project is to upgrade the development to a high-end residential cluster by implementing high quality landscape design.	PT. Global Budi Perkasa	TOWNLAND	3	2013

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning for 20 ha of Land in Senggigi, West Lombok	TOWNLAND was commissioned to undertake the Conceptual Master Planning for a resort in the well-known tourist destination of Lombok. The design concept is focused on the creation of a signature development and a new destination catering to the high-end tourist market and featuring a host of leisure facilities including: a four star family hotel, resort villas, an integrated spa and wellness centre, a cultural hub and a food and beverage area. The development is focused on the Site's abundant natural beauty and scenic views of the beach and Lombok Strait, the picturesque estuary of Kerandangan River, the mangrove forest and also views of the distant highlands.	PT. Pantai Indah Kerandangan	TOWNLAND	3	2013
Landscape Design Hotel Grand (0.44 ha), Sahid Jaya Jakarta	TOWNLAND was commissioned to undertake a comprehensive renovation of the landscape design for the five-star Grand Sahid Jaya Hotel in Jakarta, from Conceptual Landscape Design up to Tender Documentation and Periodic Site Inspections during the construction and maintenance periods. The Project aims to revive this heritage Hotel by emphasizing royal Javanese culture within the design concept, which creates a perfect harmony between charming ancient philosophy and luxury modern urban indulgence.	PT. Hotel Sahid Jaya International, Tbk	TOWNLAND	3.5	2013
Conceptual Master Planning for 8 ha of Land in Ngaliyan, Semarang, Central Java	TOWNLAND was commissioned to prepare a Conceptual Master Plan for the last piece of land in the Permata Puri residential estate in Semarang. The main objective of the Project is to increase land value significantly taking into account the Site's context and market in order to cater to the new emerging market of middle class residents. The development is proposed as the new hub for the entire estate and will provide new and attractive facilities as well as a garden concept of housing that fits with the Government's requirement to preserve the area as a water catchment for the entire City.	PT. PP (Persero), Tbk	TOWNLAND	3	2013
Conceptual Master Planning for 40 ha of Land in Cirebon, West Java	TOWNLAND was commissioned to prepare a Conceptual Master Plan for Ciputra's new development in Cirebon. The development objective is aimed at providing a well-designed residential estate complemented with a variety of public facilities to provide residents with high quality services that live up to the Developer's image. The Conceptual Master Plan adopts an organic structure which will create a pleasant ambience for residents.	PT. Ciputra Development, Tbk	TOWNLAND	3	2013
Soft Landscape Design of The Main Gateway and Mall in Citra Gran Cibubur, West Java	TOWNLAND was commissioned by the Ciputra Group to undertake comprehensive Soft Landscape Design Services for the Main Gateways and Mall in CitraGran Cibubur. TOWNLAND's Services included Conceptual Soft Landscape Design through to the Tender Documentation stage and Periodic Site Inspections during the Construction Period. The Project is for renovation of the Main Gateways of this Residential area and the Commercial Arcade along the Main Boulevard, as well as the design of the al-fresco dining, lobby drop-off and parking areas within the Mall Complex.	PT. Sinar Bahana Mulya	TOWNLAND	5	2013

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Landscape Planning for ±47 ha of Land in Medan, North Sumatra	TOWNLAND was commissioned to undertake Conceptual Landscape Planning and Landscape Design Guidelines for a new residential area in Medan, North Sumatra. The area comprises several clusters of landed housing, shophouses, a mall and supporting facilities, which are targeted for the high-end market. The design focuses on the creation of attractive open space areas in between the different land use functions that serve as the showcase for tropical landscape in the Indonesian archipelago. TOWNLAND's Services included also Conceptual Landscape Design through to the Tender Documentation stage and Periodic Site Inspections during the Construction Period for one of the clusters, for the main boulevard and for the main open space area in between the clusters.	PT. Bukit Makmur Land	TOWNLAND	2	2013
Landscape Design for ±4 ha of Land and Conceptual Landscape Design of the Main Gateway in Barombong, Makassar, South Sulawesi	TOWNLAND was commissioned to undertake Conceptual Landscape Design Services for the Main Gateways of a new residential area in Barombong, South Makassar. The design makes a grand and state-of-the-art entrance statement. The challenge of the Project lay in the creation of an iconic feature within limited available space. An optimal combination of native planting and cost-effective hard materials was chosen for the design solution.	PT. Lippo Karawaci Tbk	TOWNLAND	0.75	2013
6 ha of Land in Uluwatu Cliffs, Bali	TOWNLAND was commissioned to prepare a Master Plan for a Villa and Suite Resort on a spectacular 6.5 ha Site on the Uluwatu Cliffs in Bali. The Resort comprises 56 Villas and 30 Suites, various food and beverage outlets, event spaces and spa facilities, all set within lush tropical landscaping. Hotel Villas are terraced down towards the cliff edges to maximize ocean views, whilst stacked building volumes are cut into the cliff faces for the Hotel Suites to create an iconic and unique Development, a first in Bali. In addition, Resort swimming pools are terraced from the highest point on the Site, down towards the cliff edge to create the unique spatial experience of falling water.	Orang Tua Group	TOWNLAND	3	2013
Conceptual Master Planning for 13 ha of Land in Batam, Kepulauan Riau	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a 13 ha Site in Batam, an emerging industrial island in the vicinity of Singapore. The Site's strategic location next to a busy and prominent harbour and right inside the local Government quarter is a strong impetus for the development's marketability. The Vision for the Project is to prepare an innovative Conceptual Master Plan which capitalises on the scenic views of the Bay and adjacent mangrove island, and to formulate the right development product mix which will attract a foreign market to Batam with an emphasis on Singapore.	PT. Dwi Tunggal Surya Jaya	TOWNLAND	3	2013
Conceptual Master Planning for ±23 ha of Land at Kelapa Gading, North Jakarta	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a Mixed Use development at Kelapa Gading. The Project was aimed at capitalising on the Development's high-profile location, on dovetailing with Jakarta's very tight Government Spatial Planning Regulations and to match the market demand prevalent at the time. Several obstacles were overcome through design solutions including the integration of separate land parcels and interface issues with existing settlements, all the while maintaining an upscale image of the overall Development.	PT. Teguh Timur	TOWNLAND	3	2013

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design of Scientia Office Park (5.65 ha), Summarecon Serpong	TOWNLAND is commissioned to undertake comprehensive Landscape Design Services from Conceptual Landscape Design up to Tender Documentation and Periodic Site Inspections during the construction period for the Scientia Office Park in Summarecon Serpong. The Vision for the Project emphasises the establishment of a landscape environment which will contribute to a sustainable lifestyle within the context of an Ecological Office Park. The Project aims to achieve a Gold Certificate from the Green Building Council Indonesia.	PT. Kharisma Intan Properti	TOWNLAND	3.5	2014
Preliminary Conceptual Master Plan for ±60 ha of Land in Citra Gran 2, Cibubur	TOWNLAND was commissioned to prepare a Preliminary Conceptual Master Plan for an extension of the already established CitraGran Cibubur, one of Ciputra's well-known developments on the outskirts of Jakarta. The main purpose of the Project was to create a plan that maximised the Site's future potential as a mid-density Mixed Use Development, taking into consideration the Site's adjacency to a main regional access road, Cikeas Riverbank and its interesting topographic setting.	PT. Sinar Bahana Mulya	TOWNLAND	2	2014
Site Planning for ±21 ha of Land in Citra Gran Cibubur, West Java	TOWNLAND was commissioned to undertake the Site Planning for the last piece of land at CitraGran Cibubur. CLIENT envisioned the land as the most prominent cluster in the development and targeted the same for the high-end and upper mid-end target market. The main design principles were: (1) to incorporate existing topography with the high-end housing products by creating "upslope" and "downslope" typologies; and (2) to maximize views to the Cikeas River.	PT. Sinar Bahana Mulya	TOWNLAND	2	2014
Conceptual Master Planning for ±17 ha of Land at Grand Bangka City, Pangkal Pinang, Kepulauan Bangka Belitung	TOWNLAND was commissioned to prepare a revised Conceptual Master Plan for 17 ha of land in Grand Bangka City. The main challenge of the Project was to integrate the existing constructed buildings (a Modern Market and four Shop Houses) into a revised design approach. Since the Site is not directly visible from the main regional road and as it is located on higher ground which people associate with being "lucky", the area was developed as housing clusters for the upper mid-end target market. Each cluster is given a sense of place by a Grand Gateway and defined Neighbourhood Park to emphasise comfortable living. The Development also features a shophouse strip to capitalize from possible connections to existing roads.	PT. Pinang Jaya Murni	TOWNLAND	3	2014
Conceptual Master Planning for ±240 ha of Land at Kota Harapan Indah, Bekasi, West Java	TOWNLAND was commissioned to prepare Conceptual Master Plans for two Sites within Kota Harapan Indah - a large scale Township development in Bekasi. The first Site is located at Setia Asih Village, and is targeted for upper high-end residential development with prominent open spaces featuring man-made lakes. To comply with the objective of an environmentally sound development, water sensitive urban design principles are applied, which gives added value to the Development. The second Site is located at Segara Jaya Village and is allocated for mid-low end residential development which will be compatible with the surrounding context of warehousing estates.	PT. Damai Putra Group	TOWNLAND	3	2014

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning and Broad Urban Design Guidelines for ±30 ha of High Density Residential Area at Summarecon Bekasi, West Java	TOWNLAND was commissioned to prepare a Conceptual Master Plan and Broad Urban Design Guidelines for the first Transit Oriented Development in Bekasi and notably in Greater Jakarta. CLIENT's Vision is that in the near future, Jakarta's inhabitants will desire a different lifestyle with a focus on high density residential complexes serviced by public transportation. A Transit Oriented Development system is proposed focused on a BRT system and connections to a regional railway network. Upon development, this high density residential Development will accommodate more than 30,000 people. To create a pleasant and sustainable living environment, a large and well-designed lake is created at the centre of the Development for both water retention and as a community open space leisure facility.	PT. Summarecon Agung Tbk	TOWNLAND	4	2014
Preliminary Conceptual Master Plan for ±4 ha of Land at Balikpapan, East Kalimantan	TOWNLAND was commissioned to prepare a Preliminary Conceptual Master Plan for a development at Balikpapan, the fastest growing City in Borneo. The key concepts applied to the Master Plan are to create a distinct structure plan that utilises the existing topography of the Site to create a resort-like residential enclave and which capitalises on the narrow frontage along the main regional access for commercial uses.	PT. HK Realtindo	TOWNLAND	2	2014
Preliminary Conceptual Master Plan for ±48 ha of Land in Villa Bukit Raya, Tangerang, Banten	TOWNLAND was commissioned to prepare a Preliminary Conceptual Master Plan for a new lifestyle hub and supporting uses next to a small cargo airport. The Site's surrounding context was very promising as a renowned area for mid to high-end residential development in Southern Jakarta. To capitalize on this opportunity, a series of land uses was proposed including a terraced open air Mall, Resort Apartment Complexes, Shophouses and Riverside Residential Clusters. To enliven the Development's character, the architectural expression of the buildings adopted a tropical modern concept in line with overall spatial planning for the Development.	PT. Bakti Alam Sentosa	TOWNLAND	3	2014
Conceptual Landscape Planning and Landscape Design Guidelines for ±55 ha of Land in Villa Bukit Raya, Tangerang, Banten	TOWNLAND was commissioned to undertake Conceptual Landscape Planning and Landscape Design Guidelines for a new residential area on the outskirts of Jakarta. The Development aims to be a new one-stop destination for the area and represents a modern integrated urban hub, comprising several clusters of landed housing, commercial strips and highrise developments in the form of apartments, a hotel and a mall, which are targeted for the high-end market. The design focused on the creation of liveable open space areas. TOWNLAND's Services also included Conceptual Landscape Design through to the Tender Documentation stage and Periodic Site Inspections during the Construction Period for the Main Gateways, Marketing Office, and the renovation of the Gateways into the existing residential cluster.	Wiraland Property Group	TOWNLAND	2	2014
Conceptual Master Planning for ±16 ha of Land of Kraton Residence at Krian, Sidoarjo	TOWNLAND was commissioned to prepare a Conceptual Master Plan for an existing unsuccessful residential estate at Krian, a well-known Industrial Area not far from Surabaya. The development approach was to thoroughly revisit the design and layout of the Site in the context of its surrounding land uses which consist predominantly of industrial related functions and warehouse estates, and to prepare a realistic Conceptual Master Plan which responded to the same.	PT. Ready Indah	TOWNLAND	3	2014

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning for ±900 ha of Land at Pantai Indah Kapuk, North Jakarta	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a Township development which was a part of a comprehensive mega scale development in northern Greater Jakarta. The development concept includes a unique structure with a strong high-density CBD at the centre overlooking a 3 km long Central Park bisected by a major river. A lively and attractive waterfront open air lifestyle centre features in the Park. Two meandering canal systems are proposed to enliven the Development which maximises the waterfront for canal view type housing. Dedicated bicycle paths are also incorporated into the Plan offering residents and visitors exciting cycling experiences which promote a healthy lifestyle and more sustainable living.	PT. Kukuh Mandiri Lestari	TOWNLAND	3	2014
Landscape Design for ±1.6 ha of Land at Lake Area, Trivium Lakeside Park, Lippo Cikarang, Bekasi	TOWNLAND was commissioned to prepare comprehensive Landscape Design Services for a Mixed Use development in Lippo Cikarang. TOWNLAND's Services included an Existing Tree Survey and Conceptual Landscape Design through to the Tender Documentation stage. The Project comprised the development of a Lifestyle Centre, Townhouses, a Hotel and an Office Complex and sought to create liveable open spaces along the waterfront of the lake. A key objective of the Project was the preservation of high quality mature trees on Site.	PT. Waska Sentana	TOWNLAND	4	2014
Conceptual Master Planning and Site Planning for ±22 ha of Land in Lippo Cikarang, Bekasi	TOWNLAND was commissioned to prepare a Conceptual Master Plan and Site Plan for the Trivium Development, a sub-centre of Lippo Cikarang, one of the biggest industrial Townships in the east part of Greater Jakarta. The main feature of the Trivium Development is a natural lake and the special structure adopted in the Master Plan oriented to the same, creating an integrated lakefront development. The Development consists of a variety of uses including a Business Loft Complex, Townhouse Clusters, a SoHo Complex, a Waterfront Lifestyle Centre, Mini Office Towers and a Sports Centre. Many of these products are unique and provide a new development product for the CLIENT.	PT. Lippo Cikarang	TOWNLAND	3	2014
Site Planning for ±10 ha of Land in Bengkuring, Samarinda, East Kalimantan	TOWNLAND was commissioned to prepare a Site Plan for a low-end residential development on the outskirts of Samarinda, the Capital City of East Borneo Province. The main challenge of the Project was to design a very efficient layout whilst still maintaining the Site's interesting contour.	PT. HK Realtindo	TOWNLAND	1	2014
Preliminary Conceptual Master Planning for ±388 ha of Land in Loa Janan, Samarinda, East Kalimantan	TOWNLAND was commissioned to prepare a Preliminary Conceptual Master Plan for a Township development at Samarinda, the capital of East Borneo Province. The Site features an interesting topography and is adjacent to a picturesque golf course overlooking the famous Mahakam River. The Site is also divided by a future regional road connecting the southern part of the City to the City Centre via a landmark bridge. The Development is designed as a vibrant commercial centre and also provides for various housing types for the mid to high-end markets.	PT. Ciputra Karya Mandiri	TOWNLAND	2	2014
Site Planning for ±30 ha of Land at Serang, West Java	TOWNLAND was commissioned to undertake Site Planning for a residential estate at Serang in West Java. The Development is aimed at providing a new property product for the City, which includes private enclaves for upscale housing typologies.	PT. Bandara Mega Wiratama	TOWNLAND	2	2014

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design for ±0.15 ha of Land at Grand Dadap City Tangerang, Banten	TOWNLAND was commissioned to prepare Conceptual Landscape Design for one of the largest Mixed Use developments on the western outskirts of Jakarta, an area where most of the development is comprised of warehouse compounds. The Development comprises of a Mall, Shophouses and Apartments. The landscape design interventions include designing a large community garden on a podium deck, the creation of a grand entrance statement around the lobby area and greening along roadside areas. The combination between contemporary Chinese design features and modern architecture is the key design theme adopted for the Project.	PT. Graha Cemerlang	TOWNLAND	0.5	2014
Landscape Design for ±0.4 ha of Land for Ammi Hotel in Cepu, Central Java	TOWNLAND was commissioned to undertake Landscape Design for the first 5-Star Ammi Cepu Hotel in Cepu, a small oil block Town in Central Java. TOWNLAND's Services included Conceptual Landscape Design through to the Design Development stage. The Project comprises the design of the entrance gateway, the drop-off lobby and perimeter boundaries, the swimming pool area and the dining pavilion. The concept creates a colonial style spatial experience, which is well-integrated with the modern amenities and the natural setting of the surrounding Central Java village.	PT. Lintas Insana Wisesa	TOWNLAND	2.75	2014
Conceptual Master Plan for ±31.3 ha of Land at Elysium, Lippo Cikarang, Bekasi	TOWNLAND was commissioned to prepare a Conceptual Master Plan for the Elysium Mega Cluster at Lippo Cikarang. The Development is aimed to enliven the area's disadvantaged location, through the creation of connections to the main regional access; through the utilisation of existing rivers as attractive natural features; and through an efficient yet pleasant layout for commercial and residential uses.	PT. Lippo Cikarang	TOWNLAND	3	2014
Preliminary Conceptual Master Planning for ±10 ha of Land In Kelapa Gading, North Jakarta	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a Mixed Use area at the most sought after location in Kelapa Gading. The Development Concept comprises landmark high rise residential towers set above a commercial podium which will stand out from the surrounding developments through a unique architectural expression.	PT Citra Abadi Mandiri	TOWNLAND	3	2014
Conceptual Master Planning for ±15 ha of Land in Cilegon, Banten	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a mid-density mixed use development in the Industrial City of Cilegon. The Development Strategy adopted capitalises on the future growth of this emerging City with a modern, compact and integrated development. Part of the Development is proposed to be marketed to expatriates, and emphasis is placed on identifying suitable development products that stand out from competing developments. Key features incorporated into the Project include "garden view" Apartment Complexes and a terraced open air Lifestyle Centre. Also incorporated is the existing railway line and a new train station, underlining the concepts of urban living and Transit Oriented Development.	PT. Lumbung Usaha Sejahtera	TOWNLAND	3	2014
Conceptual Master Planning for ±25 ha of Land at Gunung Anyar - Surabaya, East Java	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a mid-density development at the south of Surabaya. The development concept capitalises on the City's fast-growing property development market, especially for high-density Mixed Use development. A vast and interconnected open space system is created across the Site, with a Central Park surrounded by Colonial Hotels at its heart. The Open Space System provides for a pleasant ambience for residents as well as acting to mitigate flooding.	PT. Cakrawala Sinar Mulia	TOWNLAND	3	2014

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning for ±40.6 ha of Land in Sarang Halang, Pelaihari, South Kalimantan	TOWNLAND was commissioned to prepare a Preliminary Conceptual Master Plan for an area at a remote Town of Pelaihari in South Borneo. The Development provides a contemporary high quality destination focused on outdoor family leisure, an open air Lifestyle Centre and a 4 Star Hotel overlooking an attractive lake. A series of lakefront Residential Clusters and a teaching Hospital Complex are also proposed.	PT. Perembee	TOWNLAND	2	2014
Preliminary Conceptual Master Planning for ±6.6 ha of Land at Marina Bay and the Puncak Waringin Hotel, Labuan Bajo, Flores	TOWNLAND was commissioned to prepare Preliminary Conceptual Master Layout Plans for the Marina Bay and Puncak Waringin Hotel Developments in Labuan Bajo, Flores, the Gateway to the very popular Komodo and Flores Islands. The Marina Bay Development set on 23.2 ha of land is planned to comprise 3, 4 and 5 Star Condotels, Retail, Food and Beverage Outlets, a Cruise Terminal, a Marina / Yacht Club for 80 Yachts and 4 Megayachts and supporting Marina Service Facilities. The Puncak Waringin Hotel, set on a Site of 0.39 ha is envisioned as a modern 3 Star Hotel which will add to quality accommodation offerings in Labuan Bajo.	PT. Mahanaim	TOWNLAND	2	2014
Conceptual Master Planning for ±18 ha of Land in Garut, West Java	TOWNLAND was commissioned to prepare a Conceptual Master Layout Plan for ±18 ha of Land in Garut, West Java. The Project comprises various components including an Agricultural Tourism Resort, an Integrated Leisure & Medical Resort for the Elderly, a Commercial Complex and a Corporate Hotel for exhibitions, conferences and meetings. The Site features areas of steep topography and careful planning was required in order to minimise cut and fill and corresponding costs for the same, whilst at the same time maximising views.	PT. Langgeng Makmur Perkasa	TOWNLAND	3	2014
50 ha of Land in Kepulauan Bangka Belitung, Pulau, Belitung	TOWNLAND was commissioned to prepare a Master Plan for an exclusive Resort on a 50.5 ha beachfront Site on Belitung Island. The Resort comprises a Villatel, Boutique Villas, Private Villas for Sale and a future Land Bank, various Food & Beverage Outlets, Event Spaces and Spa Facilities, all set within lush tropical landscaping and a substantial conservation forest.	Private Sector	TOWNLAND	2	2014
Landscape Design of Kensington Residences in Kelapa Gading (1.4 ha), North Jakarta	TOWNLAND was appointed to undertake the Landscape Design of Kensington Residences in Kelapa Gading, North Jakarta with a landscape area of ±1.4 ha. TOWNLAND's Services included Conceptual Landscape Design through to the Tender Documentation stage and Periodic Site Inspections during the construction period. Being widely known as one of the most luxurious apartments in the northern part of Jakarta, the landscape design of the Kensington Apartments delivers high quality living with manicured outdoor spaces that represent a natural tropical landscape..	PT. Summarecon Agung, Tbk.	TOWNLAND	3	2014
Conceptual Master Planning for +/-3 ha of Land at Jl. Lingkar Luar Barat, West Jakarta	TOWNLAND was commissioned to prepare Conceptual Master Planning for a mixed use complex on +/-3 ha Site in Lingkar Luar Barat, West Jakarta, Indonesia. The Project comprises a Parking Area (Basements 1, 2, and 3), one Office Tower of 33 Floors and two Apartment Blocks of 33 Floors.	Orang Tua Group	TOWNLAND	3	2014

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning for ±18 ha of Land in Garut, West Java	TOWNLAND was commissioned to prepare a Conceptual Master Layout Plan for ±18 ha of Land in Garut, West Java. The Project comprises various components including an Agricultural Tourism Resort, an Integrated Leisure & Medical Resort for the Elderly, a Commercial Complex and a Corporate Hotel for exhibitions, conferences and meetings. The Site features areas of steep topography and careful planning was required in order to minimise cut and fill and corresponding costs for the same, whilst at the same time maximising views.	PT. Langgeng Makmur Perkasa	TOWNLAND	3	2014
Conceptual Master Planning for ±300 ha of Land, Makassar Energy Centre, Makassar, South Sulawesi	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a waterfront Township development in Makassar. The development concept focuses on the creation of a vibrant waterfront destination inspired by World famous coastal developments and also rooted in Makassar's famous maritime culture. In addition to a vast oceanfront, the Development also features extensive "lagoonfronts" enabling the creation of attractive development features throughout, such as a well-designed promenade.	PT. Asindo Energi Indonesia	TOWNLAND	3	2014
Conceptual Master Planning for ±12 ha of Land in Kota Wisata, Cibubur, West Java	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a residential enclave at Cibubur. The Development is adjacent to a well-known Township development by a prominent Developer and a creative design strategy was applied to enhance its competitive values.	PT. Gentana Creative Natural	TOWNLAND	3	2014
Landscape Design Apartment Viola Home (0.64 ha), East Jakarta	TOWNLAND was commissioned to undertake comprehensive Landscape Design Services from Conceptual Landscape Design up to Tender Documentation and Periodic Site Inspections during the construction and maintenance periods for an Apartment Complex, Viola Home, in East Jakarta. The landscape design concept introduces a new urban lifestyle, where the residences blend with a spacious green environment (Urban Forest).	PT. Sahid Inti Dinamika	TOWNLAND	3.5	2014
Conceptual Master Planning for +/- 43 ha of Land in Semarang, Central Java	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a ±43 ha Reclamation on the coast of Semarang, Central Java. Through close collaboration with CLIENT, an extensive number of development scenarios was explored - from low density and exclusive residential waterfront housing, to primarily commercial developments to a mix of relatively dense landed housing combined with a lifestyle mall. Ultimately, CLIENT opted for an Option where the Site's spectacular waterfront is reserved for the development of landed housing, while the 'in-land' is reserved for a commercial development - a parcel that not only services the future 325 dwellings within the Site, but also provides a new destination shopping mall of approximately 150,000 m ² GFA that fits within the Lippo Group's portfolio of shopping malls around the Country, and includes a Hotel, Hospital and School.	PT. Gempita Cipta Bersama (Subsidiary of Lippo Group)	TOWNLAND	3	2014
Landscape Design of Kirana Commercial Avenue Mixed Used Development (2.36 ha), Kelapa Gading, North Jakarta	TOWNLAND was commissioned to prepare comprehensive Landscape Design Services for a new iconic and prominent Mixed Used Development in Kelapa Gading. TOWNLAND's Services included Conceptual Landscape Design through to the Tender Documentation stage and Periodic Site Inspections during the construction and maintenance periods. The Project comprises a Lifestyle Centre, Offices, Retail and a Hotel (operated by Swiss-Bell) and required TOWNLAND's Landscape Design Services on a variety of podium levels.	PT. Nusa Kirana	TOWNLAND	3.5	2015

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning for ±42 ha of Land in Mataram, West Lombok	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a "mini" Township development at Mataram, the capital City on Lombok Island. As an emerging Tourist Destination, Lombok lacked contemporary property development, and the Development Concept for the Site sets a new precedent for high quality modern urban development incorporating commercial and residential uses.	PT. Ciputra Karya Mandiri	TOWNLAND	3	2015
Conceptual Master Planning for ±150 ha of Golf Development, and Site Planning for for ±40 ha of the Lido Lakes Resort and for ±80 ha of Golf Residential in Lido, Bogor, West Java	TOWNLAND was commissioned to prepare Conceptual Master Planning for a +/-150 ha of Golf Development, Site Planning for for ±40 ha of the Lido Lakes Resort and Site Planning for ±80 ha of Golf Residential in Lido, Bogor, West Java, Indonesia. The Development is projected to become a 5-Star, high-quality development, comprised of: an International- and PGA-standard 18-hole Golf Course under Ernie Els' signature brand; and residential areas and hospitality facilities, such as Golf Clubhouse, Golf Hotel, SPA Resort, etc. With its amazing potential, it is expected to be one of the best Lakes Resorts and Golf Developments in West Java - a spectacular sport-tourism destination and residential getaway for more than 5,000 people, which will enliven the area, boost the Tourism Sector, and support Bogor Regency.	PT. Lido Nirwana Parahyangan	TOWNLAND	3	2015
Conceptual Master Planning for ±285 ha of Land in Kota Samarinda Baru, Samarinda, East Kalimantan	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a Township development at Samarinda, East Borneo. The Site featured very challenging topography which provided a benefit in terms of achieving a unique overall development character. The Development comprised of a mixed use complex along the cliffs featuring "hanging" buildings on stilts, creating a "grand gesture" at its main entrance. A CBD was proposed at the centre of the Development, surrounded by a primary loop road lined with commercial development which sought to distribute commercial activities evenly throughout the Development. To prevent flooding, vast polders were proposed and the same were proposed to be used as a platform for upscale lakeside housing clusters.	PT. Diya Inti Persada Raya	TOWNLAND	3	2015
Conceptual Master Planning for ±18.7 ha of Land at Bukit Intan, Pangkal Pinang, Bangka, Belitung Island	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a Mixed Use area in Pangkal Pinang on Belitung Island. With increasing competition from prominent Developers, the Development had to create an attractive spatial planning layout and new development products which would attract the mid to high-end markets. The main land uses proposed in the Development were a contemporary Open Air Mall, a Financial District, a Mixed Use area with Function Hall, a Hotel, Apartments, and "garden-like" Residential clusters. Several natural and man-made water features were utilized in the design to create interesting open spaces throughout.	PT. Tiga Kota Semacang	TOWNLAND	3	2015

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning for ±103 ha and Conceptual Landscape Planning for ±266 ha of Land at Jakarta Garden City, East Jakarta	TOWNLAND was commissioned to prepare a Conceptual Master Plan for the Central Business District of Jakarta Garden City, a prominent Township in East Jakarta. The CBD is envisioned as one of Jakarta's vibrant high-density new centres. A prominent feature of the Development included a main junction with landmark buildings interconnected between towers via a circular pedestrian bridge. TOWNLAND was also commissioned to prepare Conceptual Landscape Planning for the Project with an emphasis on applying water sensitive urban design principles and creating a lush "garden" character throughout the Township.	PT. Modernland Realty Tbk	TOWNLAND	3	2015
Conceptual Landscape Design for 2.3 ha of Land for a Club House at The Sagamore Hills in Taman Dayu in Pandaan, East Java and Conceptual Landscape Design for 2.2 ha of Land at Main Gateway to Taman Dayu in Pandaan, East Java	TOWNLAND was commissioned to undertake Conceptual Landscape Design Services for the beautification of the main Gateways and design of the Clubhouse area in Taman Dayu, Pandaan, East Java. The beautification of the main Gateways comprised of the re-design of roadside berms, medians and waterbodies. Iconic entrance statements were used for the Gateways and the landscape itself served as the sculpture throughout the open space areas as derived from Charles Jenks' concept of sculptural mounding. The design of the Clubhouse focused on the Swimming Pool area, Main Entrances and Parking Areas.	PT. Ciputra Surya Tbk.	TOWNLAND	1	2015
Conceptual Master Planning for ±100 ha of Land at Gunung Putri, Bogor Regency, West Java	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a residential estate at Bogor Regency. The area was identified as being favourable for family living due to its desirable micro climate and high environmental quality. The main challenge of the Project was identifying an appropriate Project positioning and development mix, including new development anchor / attraction and new housing products which would compete with surrounding established developments.	PT. Bahteramulia Propertindo	TOWNLAND	3	2015
Preliminary Conceptual Master Planning for ±115 ha of Land at Ciputra Krian, Sidoarjo, East Java	TOWNLAND was commissioned to prepare a Preliminary Conceptual Master Plan for Ciputra's new development at the Industrial Area of Krian. A key focus of the Project was to identify the best use for the Site based on analysis of its local and regional context.	PT. Ciputra Nusantara	TOWNLAND	2	2015
Conceptual Soft Landscape Design for ±2.56 ha of Land at a Residential Area in Pontianak, West Kalimantan	TOWNLAND was commissioned by the Ciputra Group to undertake Conceptual Soft Landscape Design Services for a residential cluster in Pontianak, West Kalimantan. TOWNLAND's landscape interventions included the design of roadside berms, medians and focal areas including gateway design. The soft landscape design was expected to support the existing hard landscape design and enrich the spatial experience along the main roadway in the Project.	Citra Fortuna, Jo.	TOWNLAND	1	2015
Conceptual Landscape Design of the Access Road and Gateway of a Residential Area (with a Landscape Area of ±750 m in length) in Samarinda, East Kalimantan	TOWNLAND was commissioned by the Ciputra Group to undertake Conceptual Landscape Design Services for the beautification of the entrance road to a new residential Project in Samarinda, East Kalimantan. TOWNLAND's Services comprised of the beautification of the existing roadside berms, medians and gateways areas as well as the design of the new adjacent road approaching the area. The concept integrated a classical art-deco style with shaded tropical planting, which responds to the challenging contours of the Site.	Citra Sukses, Jo.	TOWNLAND	1	2015

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning for ±60 ha of Land and Landscape Design of Entrance Boulevard at Ciputra Kendari, Southeast Sulawesi	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a Township development at Kendari, the Capital City of Southeast Sulawesi. The development concept sought to strengthen the Site's role as part of the City's new "centre", where a new Provincial Government Complex was to be located. The Development overall was intended to set a new benchmark for a contemporary and well designed urban development in this developing City.	PT. Ciputra Abdi Persada	TOWNLAND	3	2015
Preliminary Conceptual Master Planning for ±187.5 ha of land at Ciputra Mekarsari, Bogor Regency, West Java	Ciputra Mekarsari is a lakeside Residential Project to be developed by Ciputra Group as a luxury residential destination in a natural setting with a comprehensive set of commercial and community infrastructure. Mekarsari does not have adequate commercial and community facilities. Ciputra Group will correct this shortfall and use the provision of commercial and community facilities as a catalyst for attracting tenants and for contributing to high quality development in the Bogor Regency. Upon development, the Project will be home to 5,673 families, housed in 6 mega clusters. Each mega cluster will feature parks, gardens, lakes and play areas, whilst overall, the Development will feature Hospitals, a Library, Parks and Schools. A compact commercial area will consist of a wide range of Commercial uses and an Urban Lifestyle Centre which plays an important role in defining the image of the Development.	Ciputra Group	TOWNLAND	3	2015
Conceptual Master Planning for ±100 ha of Land in West Kerawang, West Java	TOWNLAND was commissioned to undertake Conceptual Master Planning Services for a 100 ha Site in West Kerawang, West Java, to comprise of Residential (landed housing and apartments), Commercial and Mixed Use Development (office park, shopping mall and lifestyle centre), a Culinary Institute and a Sports Centre, all set within extensive green open space.	PT. Agung Podomoro Land, Tbk	TOWNLAND	3	2015
Baseline Review and Analysis and Alternative Development Concepts for a 60 ha of Land Parcel at Cimahi, West Java	TOWNLAND was commissioned to undertake a Baseline Review and Analysis and to prepare Alternative Development Concepts for a 60 ha land parcel at Cimahi, West Java. Various development concepts were explored for the Project including Resort-like housing and agricultural, leisure and commercial uses in the form of a vibrant Lifestyle Centre, TOWNLAND's concepts for the Site optimise the use of the undulating topography and create a landmark development for the area.	HK Realtindo	TOWNLAND	1	2015

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Plan for ±36.6 ha of Land at Ciputra Lampung, Lampung	Ciputra Group, a leading Developer in Southeast Asia and specifically in Indonesia commissioned TOWNLAND to design CitraLand Bandar Lampung as their second residential development in Bandar Lampung City. Given the prime qualities of its property and previous successes in Bandar Lampung, Ciputra Group will develop this property for the mid to high-end landed residential market. The Development is designed for a residential population of more than 3,000 living in 824 terraced residential units, each designed to maximize ocean and mountain views. The Development will have a neighbourhood square and shopping street with shopping and lifestyle entertainment facilities and venues, making it the first of its kind in the City. A large central green open space structures the Development and acts as the primary outdoor recreation area. It is connected with the Clubhouse thereby creating a core for sports and social activities at the heart of the Development. The gardens will be grand, lush and tropical with a lake at the lowest area of the Site functioning as a water retention facility as well as contributing to the aesthetics of the Site.	Ciputra Group	TOWNLAND	3	2015
Conceptual Master Plan for ±40 ha of Land at Cakung, East Jakarta, Indonesia.	TOWNLAND was commissioned to prepare a Conceptual Master Layout Plan for an integrated Mixed Use CBD Development in Cakung, East Jakarta, Indonesia. Located strategically between two rapid growth areas of East and North Jakarta, with a direct link to Jakarta Outer Ring Road, this ±40 ha area is one of the last available large properties with extraordinary investment potential. This highly valuable land is much sought after and highly profitable for dense Mixed Use development. The Project is designed to accommodate up to 65,000 inhabitants in a "One-Stop Living" town that integrates work and play. The Development is supported by a host of facilities including a Lifestyle Centre, Schools, a Hospital, Mosques, Offices and Hotels. The Project is a transit-oriented development, accessible to the Jakarta Outer Ring Road and a train station within 5 minutes via an integrated shuttle bus system with bus stops within 5 minutes walking distance of most homes. A continuous green network that encircles the Centre will be an "oasis" in this high density Development. A series of open spaces and lush landscapes will encourage residents to walk and participate in outdoor activities. A bicycle and footpath system will reduce vehicle trips by ±25%. This well integrated transportation system and green link will increase the livability and value of the area.	PT. Anugerah Cemerlang Lestari (PT. Saligading Bersama)	TOWNLAND	6	2015

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning for ±7 ha of Land at Cibinong, Bogor Regency, West Java	TOWNLAND was commissioned to prepare a Preliminary Conceptual Master Plan for a Mixed Use Development on 7.2 ha of land in Cibinong, Bogor Regency, West Java. The Site is located near the main City Stadium and is envisioned to be an exclusive gated community with a high quality of living and green environment. A compact Commercial Area consists of a modern supermarket, a semi-outdoor food court, and Mixed Use apartments, strategically located at the front of the Development. This Commercial Area also plays a strong role in defining the Project's image as a premium Development. A High-end Residential Cluster provides a lively neighbourhood with active open space as the centre of activities. Located at the heart of the Development, the Clubhouse is designed to be a vibrant neighbourhood activity centre with sports and fitness facilities for residents. Cibinong mixed use Development will be a new benchmark of high quality living and leisure in Bogor Regency.	CV. Pesona Wisata	TOWNLAND	2	2015
Conceptual Landscape Planning for 420 ha of Land at Pekanbaru, Riau, Sumatra	TOWNLAND was commissioned to undertake the Conceptual Landscape Planning for the overall development of the new Township of CitraGrand City, Pekanbaru, Riau, which also involved the formulation of Development Themes.	PT. Cakrawala Respati and PT. Ciputra Development, Tbk	TOWNLAND	1	2015
Preliminary Conceptual Master Plan for 420 ha of Land in Pekanbaru, Riau, Sumatra	TOWNLAND is commissioned to develop a Preliminary Conceptual Master Plan for a Site of 420 ha in Pekanbaru, one of the main cities in Sumatra. The Project is focused on the creation of a new Township that fulfils the City's pressing need for high quality and ecologically conscious development to live, work and play. The development concept capitalises on the adjacent lake as its main development feature. To emphasise the ecological features of the Site, a series of interconnected green corridors were proposed to provide residents with convenient linear parks for various activities and to encourage walking as a mode of transport.	PT. Cakrawala Respati and PT. Ciputra Development, Tbk	TOWNLAND	1.5	2015

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design for ±1.8 ha of Land at Allium Arum Hotel, Cepu, Central Java	TOWNLAND was commissioned to undertake Conceptual and Schematic Landscape Design, Landscape Design Development and Periodic Inspection and Monitoring during the Construction Period for the Allium Arum Hotel in Cepu, Central Java. The Project is a Business Resort Complex with 3 Star and 4 Star Hotels. It targets Indonesian and International business travellers with interests in the oil and gas sector as Cepu is the commercial centre of the Cepu Block, which is a multi-billion dollar oil and gas exploration concession. The Resort Complex has been designed to facilitate conventions, exhibitions and training events with a purpose built ballroom and event gardens. The Complex is also suitable for wedding/birthday parties, music concerts, outdoor business events, seminars and workshops. The landscape has been designed to facilitate these business and event needs in a sophisticated lush tropical garden setting that envelops the colonial architecture. Guests can stroll and jog in the gardens, while having opportunities to meet in several outdoor meeting areas. The ballroom has been designed to open up into the landscape, thereby extending the cocktail and dining ambiance. A boutique pool is located in the centre of the business resort complex and has a tropical colonial character. Lush tropical gardens envelop the boutique pool and provide privacy to guest rooms at the ground floor level. The other side of the pool is bordered by the terraced landscapes with an outdoor amphitheatre, inspired by the indigenous paddy field surrounding the Resort Hotel Complex. To integrate and complete the setting, a footpath traverses the property linking guests to a viewing deck, outdoor dining garden and a natural pond.	PT. Lintas Insana Wisesa (Samali Hotels Group)	TOWNLAND	8	2015
Preliminary Conceptual Master Planning for ±5 ha of Land at Pendaunan Residential Estate, North Belitung	TOWNLAND was commissioned to prepare a Master Plan for a nature based Resort Destination on Belitung Island. Surrounded by a well-preserved mangrove forest and river ecosystem in North Belitung, Sijuk Village offers an intriguing design that captures the beauty of its natural surroundings. The beautiful landscape setting of this 5 ha Mangrove area has played a substantial role in forming the peaceful yet exciting nature-based Tourist Destination in Belitung Island. Envisioned to be a new mid-end family resort destination, the Development encompasses a Riverside Leisure Complex combined with exclusive Mangrove Villas, a Riverside Restaurant, Lifestyle Shop Houses, an F&B Complex, Nature Expeditions and Commercial Land for future development. The Development products will bring new lifestyle opportunities to Belitung and create a symbiotic relationship with the adjacent exclusive Belitung Highland Resort/Entertainment complex.	PT. Aneka	TOWNLAND	3	2015

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning for ±6 ha of Land at the Residential Resort in Tanjung Kelayang, North Belitung	TOWNLAND was commissioned to prepare a Preliminary Conceptual Master Plan for a Residential Resort on a 12.5 ha area of flat beautiful beach land in Tanjung Kelayang, Belitung Island. The Kelayang Resort is envisioned to become a high-quality development offering a combination of family oriented accommodation and leisure facilities. It capitalizes on the breathtaking beach scenery and provides a peaceful yet exciting tropical beach experience in the North of Belitung Island. The Kelayang Resort provides a perfect family retreat catering to both the local community and visitors and features family leisure activities including Water Sports, Beachfront Dining, Diving and Relaxed Living. The Resort experience offers three types of Villa clusters including Signature Beach Villas, alluring Garden Villas and the lush Forest Villas. The Villas are to be developed privately, with the possibility of operational services being provided by a hospitality partner.	PT. Aneka	TOWNLAND	3	2015
Landscape Design Sahid Jogja Lifestyle City (1.02 ha), Jogjakarta	TOWNLAND was commissioned to undertake comprehensive Landscape Design Services from Conceptual Landscape Design up to Tender Documentation and Periodic Site Inspections during the construction and maintenance periods for the development of a Mixed Use Complex comprising of a shopping mall, a convention centre, a hotel, a condotel and serviced apartments. The landscape design interventions include for various levels of podium floor landscape. The main landscape concept for the Project is derived from traditional Javanese spatial arrangements.	PT. Koba Pangestu	TOWNLAND	3.5	2015
Conceptual Master Planning, Site Planning, Landscape Planning and Perspectives for 43 ha of Land in Semarang, Central Java	TOWNLAND was commissioned to undertake the Conceptual Master Planning, Site Planning, and Landscape Planning for a 43 ha reclamation area in Semarang. Envisaged as the most prestigious waterfront development in Semarang, the Master Plan will elevate the value of the land by capitalizing on the waterfront views (sea views and marina views), by introducing cutting-edge ideas and an innovative development structure, and by incorporating products that will attract an upmarket CLIENTele.	PT. Sun Property Abadi and PT. Lippo Karawaci, Tbk	TOWNLAND	3	2015
Conceptual Master Planning for 800 ha of Land and Site Planning for 100 ha of Land in Tanjung Bunga, Makassar, South Sulawesi	TOWNLAND was commissioned to undertake the Conceptual Master Planning and Site Planning for a new 800 ha reclamation area in Tanjung Bunga, Makassar, the fastest growing City in Eastern Indonesia. Tanjung Bunga in terms of its size and strategic location is considered as the new integrated "City Centre" with more contemporary urban structure, yet maintaining a pleasant spatial experience. The overall reclamation area is being designed to maximize waterfront frontage and scenic views, thereby significantly uplifting the land value.	PT. Gowa Makassar Tourism Development, Tbk and PT. Lippo Karawaci, Tbk	TOWNLAND	4.5	2015

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning for 700 ha of Land and Site Planning for 100 ha of Land in Padang, West Sumatra	TOWNLAND was commissioned to undertake the Conceptual Master Planning and Site Planning for a new 700 ha reclamation area in Padang to incorporate low and medium density residential development, two tourism waterfront anchors, a CBD extension area and extensive areas for recreation. The City underwent a severe earthquake in 2009 and suffered from a corresponding tsunami. It is therefore a major challenge to plan for a waterfront development which will gain back the public's confidence in the City's future growth on the waterfront. In this regard, much attention was given to adopting best practice earthquake and tsunami mitigation strategies from around the World in the design of the Project. In addition, emphasis was given to establishing an innovative development structure that capitalises on the waterfront in order to uplift property values and to integrate the Development with the existing City, including the old Dutch Quarter, Chinatown, the Tourist Harbour, the famous Mentawai Island and most importantly Padang's CBD.	PT. Padang Indah City and PT. Lippo Karawaci, Tbk	TOWNLAND	4.5	2015
Preliminary Conceptual Master Planning for ±329 ha of Land in Karang Joang, Balikpapan, East Kalimantan	TOWNLAND was commissioned to undertake Preliminary Conceptual Master Planning for a Township development at Balikpapan, an emerging City in East Borneo. The Development Concept focused on utilising the exciting views of an existing Golf Course as its main competitive advantage, in order to create the first Golf Resort Township in the City. Drainage was a key issue to be solved in the design process as the Site is crossed by more than a dozen small creeks.	PT. Ciputra Karya Mandiri	TOWNLAND	2	2015
Preliminary Conceptual Master Plan for ±4,700 ha of Land at Rempang Island, Batam	TOWNLAND was commissioned to prepare Conceptual Land Use Options, a Preliminary Conceptual Master Plan, Development Benchmarks and Parametres for a New Town of nearly 5,000 ha of land on Batam Island. TOWNLAND envisioned an Integrated and Comprehensive New Town with significant industrial and tourism opportunities known as "Rempang City," and featuring a New Township for 250,000 residents, an Inter-Modal Tourism Destination, Industrial & Technological Parks, Business Districts, Residential Estates, upscale Resorts, small Ports and a Private Airport. A Key consideration in planning for the Site was the protection of the Island's beautiful mangrove forests.	PT. Rempang International Resort	TOWNLAND	2	2015
Conceptual Master Planning for ±13 ha of Land at Parung Serab, Ciledug, Tangerang	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a Residential Estate in southern Greater Jakarta, in an area predominantly known as a "dormitory" town. To be able to compete with surrounding developments, a high quality spatial concept was proposed with a focus on maintaining compatibility with identified target markets.	PT. Ciledug Lestari	TOWNLAND	3	2015
Conceptual Master Planning for ±11 ha of Land at Ciputra Manado, North Sulawesi	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a residential enclave at Manado, the Capital City of North Sulawesi Province. The Site featured a unique character with extreme topography, picturesque views of distant mountains and close proximity to a strategic regional road intersection. The Master Plan sought to create a distinct and exclusive residential compound over hilly terrain, that would stand out amongst other competing developments.	PT. Ciputra International	TOWNLAND	3	2015

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design for ±0.78 ha of Land at Holiday Inn and Suites In Jl T.B. Simatupang, South Jakarta	TOWNLAND was commissioned to undertake comprehensive Landscape Design Services for the Holiday Inn in South Jakarta. TOWNLAND's Services included Conceptual Landscape Design through to the Tender Documentation stage and Periodic Site Inspections during the Construction Period. The Project included the design of a large open space area which can be utilised as an outdoor wedding lawn and specialty restaurant as well as the design of the soft perimeter boundaries of the Site. The design theme adopted was one of modern urban indulgence and lush tropical landscape elements were used throughout.	PT. Bina Srikandi Propertama	TOWNLAND	9.5	2015
Landscape Design of Taman Simpruk, Lippo Cikarang, West Java	TOWNLAND was commissioned to prepare Conceptual Landscape Design, Schematic Landscape Design, Landscape Design Development, Landscape Design Tender Drawings and Implementation Specifications for the streetscapes and main gateway of this green and high-density integrated Mixed Use Development, which will be Surabaya's first comprehensive Satellite Business District outside its CBD. The Satellite Business District will include a Government Centre, Offices, a Business-to-business Complex, Hotels, an Education Hub, Apartments and other urban residential typologies. The Landscape has been designed to integrate the Development and is based on a tropical design style. The style is characterized by sequential lengths of simple, clean and linear forms that are juxtaposed by decorative focal points with resort-like characteristics and vivid tropical plants. Designed for modern urban living, the streetscapes provide public green facilities and amenities such civic gardens, dedicated and shared bicycle lanes, outdoor gathering hubs and jogging lanes. This urban landscape also plays an important role for the overall township identity.	PT. Lippo Cikarang Tbk.	TOWNLAND	3	2015
Landscape Design of Private House (0.13 ha of Land) in South Jakarta	TOWNLAND was commissioned by the CEO of the Samali Group to undertake Landscape Design Services for the extension of his private residential dwelling in South Jakarta. TOWNLAND's design comprised of the beautification of the existing gateway and porte-cochere as well as the landscape design of the extension area featuring an Outdoor Swimming Pool, an Event Lawn and a Fruit and Herb Garden. TOWNLAND's Services included Conceptual Landscape Design and Schematic Landscape Design. The design integrated a royal classical Javanese style with lush tropical planting.	PT. Saligading Bersama	TOWNLAND	1.75	2015
Landscape Design for ±0.8 ha of Land for Apartment Complex at Pantai Indah Kapuk, North Jakarta	TOWNLAND was commissioned to undertake comprehensive Landscape Design Services for a high-end Apartment Complex in Pantai Indah Kapuk, North Jakarta. The Project consisted of two apartment towers. TOWNLAND's Services included Conceptual Landscape Design through to the Tender Documentation stage and Periodic Site Inspections during the Construction Period. The Project focused on the Swimming Pool Area and a Terraced Garden which supported leisure, sport and play facilities. The design themes adopted sought to integrate a modern urban setting with a lush tropical landscape as an oasis for inner city living.	PT. Mentari Bukit Makmur	TOWNLAND	9.5	2015

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning for ±200 ha and Preliminary Conceptual Master Planning for ±250 ha of Land of Summarecon Makassar, South Sulawesi	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a Township development at Makassar, the Gateway City of Eastern Indonesia. The Township features a 17 ha CBD superblock at its core and Residential Units for 25,500 residents including Landed Houses and Multi-storey Apartments. Facilities have been designed for its residents and the larger Makassar catchment and include a Shopping Mall, Lifestyle Centre, Offices, Schools, University and Hospital. All facilities and public areas are well connected and integrated with a sophisticated multi-modal public transportation system. The Design for the Township sought to take best advantage of its proximity to the International Airport and City Centre. Other important considerations were the integration of a planned regional road and future railway lines to create a Transit Oriented Development (TOD) concept and the preservation of Mangrove Forest along the riverbank. TOWNLAND was also commissioned to prepare a Preliminary Conceptual Master Plan for a ±250 ha land bank directly north of Summarecon Makassar New Town (200 ha) as Phase 2 of the Development. The Site has 1.2 km ocean frontage and a 2.8 km river and garden frontage, making it ideal for a resort-like urban environment. Summarecon Makassar Phase 2 will provide housing for 11,800 residents in 1,200 Landed Houses and 6,700 Sea-side Apartment Units. A 50-storey landmark Hotel, Exhibition Centre, and Lifestyle Centre will serve as the anchor facilities. A continuous greenbelt linkage from the river to the ocean front structures the overall Development and links with Summarecon Makassar Phase 1 Development. The 4 km greenbelt links ocean, river and garden landscapes and will include various types of Hiking, Jogging and Cycling Trails in Nature Areas, Thematic Gardens, Sports Areas and an Ocean Promenade.	PT. Summarecon Agung, Tbk	TOWNLAND	6	2015
Review, Advice and Inputs to Landscape Design Aspects for ±5.7 ha of Land at The Pertamina Energy Tower, Jakarta	TOWNLAND was to act as the Local Landscape Architect for the development of a national flagship Office Complex for the Pertamina Energy Group. Upon development, the Project will be the third tallest building in the World. TOWNLAND's Services covered Review, Advice and Inputs to Landscape Design Aspects from Conceptual Landscape Design through to the Tender Documentation stage and Periodic Site Inspections during the Construction Period. The Project comprises the Pertamina (national state owned oil company) Headquarter Building, Pertamina Pavilion, a Central Energy Plant, a Mosque and a Field House. The design themes adopted were inspired by the diversity of geography, environment and culture of the Indonesian archipelago.	Thomas Balsley Associates	Thomas Balsley Associates	19	2015

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning for ±2.5 ha of Land at Padang-Padang Bay, Labuan Sait, Bali	Situated on top of a 50 metre cliff is the "Seven Heaven" Luxury Resort, PT Danau Winata Indah's newest Luxury Resort in Padang-Padang Bay, Bali. TOWNLAND was appointed to prepare the Preliminary Conceptual Masterplan for this exciting and World Class Site, and developed a Plan that not only capitalizes on the magnificent views but also creates an entrance and arrival experience for guests of the future development at the base of the cliff. The Resort is envisioned as a high quality Villa and Condotel Development, offering 336 5-star Rooms, 8 Penthouse Suites and 8 Resort Villas, all in a lush tropical setting with extensive waterscape to stimulate the senses and increase the guest's experience. The design delivers a unique guest and visitor arrival experience, orients the building to maximize views, offers a programme and function allocation which ensures privacy and exclusivity and utilises the Site's intrinsic character to maintain and frame the spectacular views. The Plan incorporates a host of World Class amenities to pamper visitors, and includes a "Hanging Tree" Restaurant, a Scenic Sunken Pathway, a Floating Lounge & Bar, a Cliff Restaurant, a Cave Spa, a Terraced Swimming Pool, and an Infinity Pool right on the Cliff's edge. The extensive waterscape includes Reflection Pools, Water Curtains and Fountains and, at strategic locations, Viewing Platforms which enable guests to capture views of the sunset while reflecting light from the surrounding water features adds an additional magical sparkle.	PT.Danau Winata Indah	TOWNLAND	3	2015
Landscape Design of Ammi Hotel (2 ha) In Uluwatu, Bali	TOWNLAND was commissioned to undertake comprehensive Landscape Design Services for the design of the 5-star Ammi Uluwatu Resort Hotel in Uluwatu, Bali. The Project consisted of Private Villas, Restaurants, a Chapel, a Spa and a Gym. TOWNLAND's Services included Conceptual Landscape Design through to the Tender Documentation stage. The concept aims to combine natural features such as a waterfall and a lush tropical garden with modern resort indulgence.	PT. Indo Karya Teknik	TOWNLAND	3.5	2015
Architectural Design of Ammi Hotel In Uluwatu, Bali	TOWNLAND was commissioned by PT Indo Karya Teknik to prepare Architectural Design for the Ammi Hotel in Uluwatu, Bali, to include Conceptual and Schematic Architectural Design, Architectural Design Development and preparation of Tender Drawings and Implementation Specifications. The Project is located on the South-Western tip of the Bukit Peninsula in Bali.	PT. Indo Karya Teknik	TOWNLAND	6	2015

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design for ±1.62 ha of Land at Resort Hotel at Ungasan, Bali	TOWNLAND was commissioned by the Samali Group to undertake comprehensive Landscape Design Services for the design of the 5-star Ammi Ungasan Resort Hotel in Ungasan, Bali. The Project consisted of Condotel Towers, Private Villas, Restaurants, a Chapel, a Spa and a Beach Club. The Site is located next to a cliff with a challenging contour providing up to 80 metre level differences. An impressive Entrance Gateway was proposed into the Hotel towards the opening of the cliff and served as the main welcoming feature into the hotel lobby. The landscape design also focused on the communal open space areas including the Swimming Pool, Swimming Ponds, Cave Restaurant and other Leisure Facilities. A breathtaking cliff trail was also proposed to connect to the Beach Club within the Hotel. TOWNLAND's Services included Conceptual Landscape Design through to the Tender Documentation stage. The Concept aimed to integrate the natural setting of the Site as the valuable design resource with modern resort indulgence.	PT. Kharisma Sukseslestari	TOWNLAND	3.5	2015
Conceptual Landscape Planning and Design Guidelines for CitraLand Waterfront City (±106.53 ha) in Makassar, South Sulawesi, Indonesia	TOWNLAND was commissioned to prepare Conceptual Landscape Planning and Design Guidelines for CitraLand Waterfront City, a 106.53 ha Township in Makassar. The Project is one of the largest reclamation projects in Indonesia and is proposed for a mix of facilities which will form a new icon for Makassar. The City is divided into three landscape development themes: (i) Mangkasara Gateway - comprises an area connecting the Main Boulevard and the Main Public Open Space and is proposed to adopt a modern aesthetic landscape character, which is accentuated with elements of local culture; (ii) Maritime Mandala – comprises the Commercial and CBD area of the City and a unique and hi-tech landscape character is proposed, which draws on elements of Makassar's maritime history; and (iii) Coastal Terrace – utilises a landscape theme with a strong coastal character and capitalises on direct open views to Losari Beach.	Ciputra Yasmin JO (Ciputra Group)	TOWNLAND	3	2015
Comprehensive Landscape Design Services for the SpringLake Apartment Complex in Summarecon Bekasi, Bekasi, West Java	TOWNLAND was commissioned by the Summarecon Group to undertake comprehensive Landscape Design Services for the SpringLake Apartment Complex in Summarecon Bekasi. The Development consists of four Apartment Towers located next to an existing Lake. TOWNLAND's Services included Conceptual Landscape Design through to the Tender Documentation stage. The Project focuses on large open space areas on the Podium Deck between the Apartment Towers, which serve as spaces for the Swimming Pool and other Leisure, Sport and Playground Facilities. The Project also focuses on designing liveable open space areas along the waterfront of the Lake, where various public facilities are located. The concept of the Water Sensitive Urban Design has been introduced to the Project for a more sustainable development approach.	PT. Summarecon Agung Tbk	TOWNLAND	6	2015

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning for ±40 ha of Land at Muara Baru, North Jakarta	PT HK Realtindo together with Perum Perikanan Indonesia commissioned TOWNLAND to prepare a Preliminary Conceptual Master Plan to develop a reclamation area in Muara Baru into an Integrated Marine Industry Development. The main functions to be provided for in this area revolve around the Marine Industry and its supporting functions, including residential and entertainment facilities. A clear segregation and circulation are proposed between Industrial Areas and other functions to improve each other's privacy and functioning. A Waterfront Living District is proposed in a more secluded area and utilises the sea-frontage to generate views and create a spacious feeling. The Industrial Area utilizes the direct access from the ocean to allocate a port component, which also connects to an existing port. The Waterfront Living District consists of High End Apartments along a wide Promenade that provides a unique spatial experience; from an ecological floating park to an artificial beach that ultimately connects to the Maritime Tourism Destination Area. A new modern fishery market is also developed as a unique and differentiating commercial product and provides a special characteristic to the Development.	PT HK Realtindo	TOWNLAND	3	2015
Landscape Design of The Springlake 3, Bekasi, West Java	TOWNLAND was commissioned to prepare Conceptual Landscape Design for Springlake 3, an extension of the Springlake compound in Summarecon Bekasi. The Development comprises of a Mixed Use area of 27,486 m², combining residential apartments and a shopping arcade along the main street. The Landscape Design focuses on creating a human-scale environment completed by high quality landscape, with Elegant Retro as the over-riding design theme, which creates a contrast between organic and geometric shapes. The area includes 1 signature apartment tower, 2 other apartment towers, and 1 tower of service apartments, integrated with a signature 100 metre shared semi-private pool. As a shared featured facility, the semi-private pool is designed to be accessible by all four towers through a card accessed gate. The lakeside area is utilized as both a semi-public and a private area. The semi-public area is designed with community spirit for all ages with a lakefront pocket plaza and a playground area. The private area is designed as an outdoor lounge for residents with exclusive elevated views to the lake. The planting composition comprises of lush tropical plants to create a comfortable and liveable environment.	PT. Summarecon Agung, Tbk.	TOWNLAND	3	2015

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design for ±2.68 ha of Land at MNC Media Centre, Jakarta, Indonesia	The MNC Group is upgrading its MNC Media Centre to international standards, suitable for its image as the largest media group in South East Asia. The overall development includes the renovation of several existing towers and the introduction of new towers, including MNC Group's Headquarters and the Park Hyatt Hotel Jakarta where all facilities will be located in a park-like media campus with the landscape as the integrating element. TOWNLAND was commissioned to prepare the Conceptual Landscape Design, Schematic Landscape Design, Landscape Design Development, Landscape Design Tender Drawings and Implementation Specifications, Tree Survey Report, Periodic Site Inspection during Landscape Construction and Periodic Site Inspection during Maintenance for the Project. The landscape for this media campus has been designed for broadcasting activities in a variety of gardens that will be conducive for creative thinking and outdoor corporate activities. The landscape has been designed to scale with the towers and form paved and green open plazas. Soft landscape treatments introduced are tropical, vivid and low-maintenance, while organic lines create relaxing ambiances. Art works and contemporary water fountains bring character to focal points.	PT. MNC Land Tbk.	TOWNLAND	3	2016
Landscape Design for ±1.9 ha of Land at Streetscape and Main Gateway Area in Gunung Anyar	TOWNLAND was commissioned to prepare Conceptual Landscape Design, Schematic Landscape Design, Landscape Design Development, Landscape Design Tender Drawings and Implementation Specifications for the streetscapes and main gateway of this green and high-density integrated Mixed Use Development, which will be Surabaya's first comprehensive Satellite Business District outside its CBD. The Satellite Business District will include a Government Centre, Offices, a Business-to-business Complex, Hotels, an Education Hub, Apartments and other urban residential typologies. The Landscape has been designed to integrate the Development and is based on a tropical design style. The style is characterized by sequential lengths of simple, clean and linear forms that are juxtaposed by decorative focal points with resort-like characteristics and vivid tropical plants. Designed for modern urban living, the streetscapes provide public green facilities and amenities such civic gardens, dedicated and shared bicycle lanes, outdoor gathering hubs and jogging lanes. This urban landscape also plays an important role for the overall township identity.	PT. Cakrawala Sinar Mulia	TOWNLAND	3	2016
Landscape Design for ±3.1 ha of Land at Low Rise Apartments in The Springs, Summarecon Serpong, Tangerang	TOWNLAND was commissioned by the Summarecon Group to undertake Landscape Design Services for a low-rise apartment complex (Rainbow Springs CondoVillas) in Summarecon Serpong. The Project comprises of 3.1 ha of rolling green open spaces, thematic gardens and lush natural settings. The landscape design for this Development has been envisaged as a lush lake-side residential neighbourhood which combines the convenience of living in a modern villa estate with sophisticated outdoor facilities in a luxurious first class apartment compound. TOWNLAND's Services included Conceptual Landscape Design through to the Design Development stage.	PT. Summarecon Agung, Tbk.)	TOWNLAND	4	2016

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Soft Landscape Beautification for ±5.2 ha of Land at The Main Boulevard in Summarecon Serpong, Tangerang, Banten	TOWNLAND was commissioned by the Summarecon Group to undertake comprehensive Landscape Design Services for the beautification of the Main Boulevard in Summarecon Serpong. TOWNLAND's Services included Conceptual Landscape Design through to the Tender Documentation stage and Periodic Site Inspections during the Construction Period. The Project comprised of the beautification of roadside berms, medians and important nodes such as roundabouts and gateways. Design solutions were proposed to overcome the issue of double ownership in some areas on the Site.	PT. Serpong Cipta Kreasi	TOWNLAND	6.5	2016
Landscape Design of Nifarro Apartment (1.24 ha) in South Jakarta	TOWNLAND prepared Conceptual Landscape Design, Schematic Landscape Design and Landscape Design Development, and undertook Construction Inspections for the Nifarro Park Development in South Jakarta. The Development is an Integrated Mixed Use Development by PT. Sekar Artha Sentosa, a part of the Samali Group. The Site includes an Office Tower, Apartments and a future Hotel and has been designed as an integrated modern tropical landscape. The target market of this Development is the Indonesian upper-middle class and the employees of the Company who will work in the Office Tower itself. The Development comprises an integrated open plaza in between the buildings, a semi-outdoor restaurant, a sitting out and display platform and an at-grade parking lot. The landscape is designed with an urban style geometry which uses straight lines, simple forms and structural features to create a modern welcoming impression for residents and visitors. The planting idea is based on a tropical monochromatic palate, which uses lush-broad leaved plants with diverse green colours and hints of neutral white, to create the atmosphere of a professional and integrated Office and Apartment Complex.	PT. Sekar Artha Sentosa – Samali Group	TOWNLAND	12	2016
Landscape Design of Entrance Gateway and Boulevard (4 ha of Land) and Conceptual Landscape Planning and Landscape Design Guidelines for an Additional Area of 74 ha at Citraland Bagya City, Medan, North Sumatra	TOWNLAND was commissioned to prepare comprehensive Landscape Design Services for a new Township Development in CitraLand Bagya City in Medan, North Sumatra. TOWNLAND's Services included the preparation of Conceptual Landscape Planning and Landscape Design Guidelines for the overall Development and the Conceptual Landscape Design up to Tender Documentation and Periodic Site Inspections during the Construction Period for the Main Boulevard that consists of a bridge, a roundabout and residential gateways. The Landscape Design Vision for the Project focussed on the concept of International resort living within the residential and commercial areas.	JO. Ciputra Karya Panca Sakti Nugraha and PT. Ciputra Development, Tbk	TOWNLAND	5	2016
Conceptual Master Planning for ±6.5 ha of Land and Preliminary Conceptual Master Planning for ±23 ha in Countrywoods, Rengas, Banten	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a new extension of the Countrywoods Residence, an expatriate compound south of Jakarta, and a Preliminary Conceptual Master Plan for the entire Development to include the seamless integration of existing buildings. The Site's Development Concept focused on a boutique development which would give an "edge" and differentiation to the competition.	Djoko Andreas Djunaedi	TOWNLAND	3	2016

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design for ±4.4 ha of land at Arkadia Office Park, Jakarta	TOWNLAND was commissioned to undertake Landscape Design Services including an Existing Tree Survey and Conceptual Landscape Design up to the Landscape Design Development Stage for the Arkadia Office Park in South Jakarta. The landscape design interventions included the effective re-arrangement of the vehicular and pedestrian circulation within the compound and the creation of active open space areas in between new and existing buildings. The integration between the new modern-look design elements and the existing classical-Mediterranean features of the Development, as well as the preservation of the high quality existing planting on Site was a key strategy applied for the Project.	PT. Loka Mampang Indah Realty	TOWNLAND	3.25	2016
Landscape Design for ±0.4 ha of Land at Wilmar Tower in Kuningan Persada, South Jakarta	TOWNLAND was commissioned by the Ciputra Group to undertake comprehensive Landscape Design Services from Conceptual Landscape Design through to the Tender Documentation stage for the Wilmar Tower in South Jakarta. The landscape design interventions included the effective re-arrangement of vehicular and pedestrian circulation within the compound and the creation of active open space areas between the new and existing towers. The design themes adopted are representative of a modern urban office environment.	PT. Ciputra Multivision	TOWNLAND	3.5	2016
Preliminary Conceptual Master Planning for ±3.6 ha of Land in Kutabumi, Tangerang, Banten	TOWNLAND was commissioned to prepare a Preliminary Conceptual Master Plan for a high-density development at Tangerang. The development strategy was to capitalize on the nearby International Airport's rapid growth, by creating a Mixed Use Development. Key features of the Development included a continuous strip of outdoor alfresco dining to cater to a contemporary lifestyle of airport visitors and residents.	PT. Starindo Kapital Indonesia	TOWNLAND	2	2016
Conceptual Master Planning for ±45 ha of Land and Landscape Design of Entrance Boulevard at Ciputra Jayapura, Papua	TOWNLAND was commissioned to prepare a Conceptual Master Plan for an integrated development at Jayapura, the Capital City of the easternmost Province in Indonesia. The Site features an interesting topography and stunning surroundings with views over the famous Jayapura Bay. The overall spatial structure for the Project sought to optimize the topography and views offered by the Site. TOWNLAND was also commissioned to prepare Landscape Design of the Entrance Boulevard within the Project.	PT. Ciputra Nusantara	TOWNLAND	3	2016
Landscape Design for ±3.3 ha of Land for Mixed Use Complex in Kota Harapan Indah, Bekasi, West Java	TOWNLAND was commissioned to undertake comprehensive Landscape Design Services for the high-end Kota Harapan Indah Mall in Bekasi, West Java. The Project consisted of a Mall and an Office Tower. TOWNLAND's Services included Conceptual Landscape Design through to the Tender Documentation stage and Periodic Site Inspections during the Construction and Maintenance periods. The Project focused on open space areas in between the Mall and the Office Towers and created a green oasis featuring a Performance Stage and Al-fresco Dining. The concept integrated a modern architecture design with a lush tropical landscape ambience.	PT. Citra Damai Putra	TOWNLAND	21.5	2016
Conceptual Master Planning for Residential Development on 31 ha of Land in Sentul City, West Java	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a luxury residential villa development in Sentul, West Java. The Project comprises of a variety of residential typologies on 1,000, 2,000 and 5,000 sqm lots, supported by a high-end clubhouse. The design intention of the Project was to optimize the land value by making use of the existing topography and incorporating sustainable and environmentally friendly development concepts.	Codefin Group	TOWNLAND	2	2016

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Seven Gateways Design for ±1.25 ha of Land in Gading Serpong and Landscape Design of Main Gateway in Summarecon Serpong	TOWNLAND was commissioned by Summarecon Serpong and Paramount Serpong to undertake comprehensive Landscape Design Services for the beautification of seven main Gateways in Gading Serpong. TOWNLAND's Services included Conceptual Landscape Design through to the Tender Documentation stage. The Project comprised of the beautification of roadside berms, medians and important nodes including roundabouts and gateways. The Design Concept envisages iconic entrance statements signifying a modern new Township with a high quality green environment.	KSO Paramount Serpong	TOWNLAND	3.5	2016
Conceptual Landscape Planning and Landscape Design Guidelines for ±1.2 ha of Land at Papinka Mall in Pangkal Pinang, Bangka Belitung	TOWNLAND was commissioned to undertake Conceptual Landscape Planning of Papinka Valley and Landscape Design of Papinka Mall in Pangkal Pinang, Bangka Belitung. The Development aims to become a one-stop Destination for the area and a modern integrated urban hub. The Development comprised of several clusters of Landed Housing and Commercial Strips as well as Apartments, Hotels, a Mall and other supporting facilities. The concept of Water Sensitive Urban Design was applied to the overall design strategy for the area. TOWNLAND's Services included also for Conceptual Landscape Design through to the Tender Documentation stage for the Mall, which took the form of an open-air mall.	PT. Tiga Kota Semarang	TOWNLAND	5.25	2016
Conceptual Master Planning for ±7 ha of Land at Solo Baru, Solo, Central Java	TOWNLAND was appointed to develop a Conceptual Master Plan for a 7 ha Site in Solo Baru. Based on a detailed background study, an opportunity was identified for the development of an integrated Mixed Use development that provides a traditional mix of residential and commercial development, and capitalizes on the need for entertainment and facilities for its residents and the larger Solo Community. The Conceptual Master Plan established over 135,000 m ² Gross Floor Area for Apartments, and a 75,000 m ² Entertainment & Lifestyle Centre that includes a cinema, bowling alley, function hall and café. To support the residents' lifestyle, a Clubhouse with a fitness area, outdoor basketball court, indoor badminton court and an indoor pool to olympic standard are provided. The major challenge of an existing High Voltage Power Line dissecting the Site was overcome by utilizing this controlled space for the car parking, and a high quality park with garden and leisure facilities.	PT. Propertindo Mulia Ivestama (Samali Group)	TOWNLAND	4	2016

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Review and Preliminary Conceptual Land Use Planning & Panel Review Services for ±900 ha of Land at Pantai Indah Kapuk 2 (PIK2) Tangerang, West Java	Pantai Indah Kapuk 2 is a highly successful Township Development, for which TOWNLAND was commissioned to prepare a Conceptual Master Plan by leading Developer, PT Kukuh Mandiri Lestari (a subsidiary of Agung Sedayu Group), in 2013. In 2016, in response to changing market conditions, TOWNLAND was asked to review and revise the Conceptual Master Plan to accommodate a renewed demand for commercial development plots. TOWNLAND worked in close collaboration with engineers, traffic consultants and CLIENT to review and revise the Conceptual Master Plan. Key features and principles contained in the original Conceptual Master Plan, including minimal interruption of the 4 km long Central Park; an integrated green and blue network; pedestrian oriented development; and public transport systems where further optimized and enhanced. The Preliminary Conceptual Land Use Plan was further diversified from what was originally a primarily suburban and low-rise residential development, to contain a range of commercial, Mixed Use and residential developments, including waterfront highrise apartment complexes, integrated public amenities, as well as large 'big box' commercial developments. Upon completion of the Review and Preliminary Conceptual Land Use Planning, CLIENT engaged TOWNLAND to develop the Urban and Landscape Design Guidelines for the Township.	PT Kukuh Mandiri Lestari (a subsidiary of Agung Sedayu Group)	TOWNLAND	3	2016
Summarecon Bandung Entrance Gateway (3.77 ha), West Java, Indonesia.	TOWNLAND was commissioned to prepare Conceptual Landscape Design for the Entrance Gateway of Summarecon Bandung by a subsidiary of PT. Summarecon Agung, Tbk. The Entrance Gateway is planned to be a new City landmark, which represents the celebration of an inspiring 40 year voyage of Summarecon as one of the most renowned Property Developers in Indonesia. It serves also as an icon to Bandung itself. Summarecon Bandung is a part of the Bandung Technopolis, an iconic mega project in Bandung. The Development strives to reflect the local Vision of the City and transform it into a Central Business District for techno-entrepreneurs and also includes the new Bandung City Government Centre. The man-made lake features a green hillside in front of it to become one of the main features of the entrance gateway. Two large structures at 50 metres tall represent a 'gateway' that brings people into Summarecon Bandung. The row of dynamic poles represent the 40 years journey of Summarecon Group.	PT Mahkota Permata Perdana (PT. Summarecon Agung, Tbk)	TOWNLAND	8	2016

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design for Sadia Residence at Ammi Uluwatu (3.4 ha), Bali, Indonesia	TOWNLAND was commissioned to prepare Landscape Design for the Sadia Residence at Ammi Uluwatu, Bali by PT Indo Karya Teknik. The Project is located on the South-Western tip of the Bukit Peninsula in Bali. Although the Site doesn't have a direct access to the beach, it has views over beautiful scenery. Located above a rocky hilltop, Sadiya displays the essence of Bali inside a compound through the design of its architecture and landscape elements. The creation of a Balinese Village is the key design idea for the architecture of the building as well as for the overall landscape design. The luxurious Beach Pool and the exotic Swimming Pond in the middle of the compound are designed for the guests who want to enjoy a beach lifestyle, even though they are staying on a rocky hilltop. A strong axis is formed from the drop off area to the 'Kul-Kul' tower and becomes one of the main focal points of the spatial arrangements within the compound. Beautiful paddy fields can be seen from the drop off area, which is terraced down to the pool with gazebos along a foot path in between the fields. A private Lagoon Pool is also designed for buyers who need total privacy and seclusion. Lush tropical landscape elements strengthen the feeling of a Balinese Village throughout the Project.	PT. Indo Karya Teknik	TOWNLAND	3	2016
Conceptual Master Planning for ±2,600 ha of Land and Urban Design for its ±600 ha Core Area in Tangerang, Banten Province, Indonesia	This Conceptual Master Plan creates the framework for long-term development of a ±2,600 ha integrated Township and self-sustaining Satellite City to Jakarta that includes not only residential and commercial facilities, but also hotels, a convention centre and light industrial and R&D developments. This was an invitation-only International Design Competition and TOWNLAND won SECOND PRIZE .	PT CFLD Indonesia Real Estate Development	TOWNLAND	3	2016
Conceptual Master Plan for a Resort Project on 2 ha of Land in Puncak, Bogor Regency, West Java, Indonesia	Puncak Resort, located in Bogor Regency, West Java, Indonesia, is planned as a Villa and Hotel Suite Destination. It comprises 2 ha of land with approximately 14,000 m² GFA. The Land Uses are categorized into 4 main typologies: Retail Shophouses (Ruko), Hotel, Villa and Resort Gardens. Puncak Resort will have 101 Hotel Rooms, 15 Private Villas and 12 Retail Shophouses (Ruko). There will be 2 types of Hotel Rooms: Deluxe at 32 m² and Suites at 48 m². There will be also 2 types of flexible Private Villas: Small Flexible Villas with a lot size of 252 m² and Large Flexible Villas with a lot size of 540 m². Villas have valley, mountain and garden views. The Retail Shophouses (Ruko) are 2 storey buildings with a Gross Floor Area of 150 m² each. The design concept of the Development offers unique experiences and extravagant resort ambiances, for both Domestic and International tourists. Attractive yet picturesque spatial experiences have been developed with various themes for the Development products including a Middle-Eastern atmosphere for the Retail Shophouses (Ruko) and Hotel area, a lush tropical ambience within the Resort Garden, and a green modern feeling for the private Villas.	Mr.Fouad Al-Nomani	TOWNLAND	5	2016

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual and Schematic Landscape Design (22 ha) at Summarecon Makassar, South Sulawesi, Indonesia	TOWNLAND was commissioned by a subsidiary of PT. Summarecon Agung to prepare Conceptual Landscape Design and Schematic Landscape Design for the Entrance Gateways, Main Boulevard and Residential Boulevards of Summarecon Agung Tbk's first Township development outside Java. This Township, for which TOWNLAND previously prepared the Conceptual Master Plan, will comprise 450 ha of land near the Sultan Hasanuddin International Airport, with direct toll road access to the CBD of Makassar. The Entrance Gateways and Main Boulevard and other open space areas jointly comprise a landscape area of 22 ha. Summarecon Agung Tbk has decided to develop and implement this 22 ha area as the first phase of its construction works at Summarecon Makassar. This will be followed by the construction of a Marketing Gallery, Clubhouse and the first Residential Development Cluster. The toll road entrance adopts a city-scale Archway in a modern interpretation of the European Classic style. The landscape strategy adopted for the Project has selected high quality soft landscape materials featuring canopy trees along the Main Boulevard, vast Lawns and harmonious Tropical Planting Arrangements which enhance the feeling of a tropical green atmosphere. Flowering and shade trees are used along the Residential Boulevard as well as along Local Roads. Fast-growing and easy maintenance species have been chosen to compliment the Classic European concept of the architecture of the Marketing Gallery, Clubhouse and the Residences.	PT Sinergi Mutiara Cemerlang (PT. Summarecon Agung)	TOWNLAND	9	2016
Existing Valuable Tree Survey and Tree Design Guidelines For ±20 ha of Land of Summarecon Bali	Summarecon Uluwatu will be an Integrated Resort comprising of four Resort parcels. It is located in the prime tourism destination of Uluwatu, Bali and has outstanding views to the Indian Ocean. The Site has a natural forest with numerous medium and large trees with a high conservation and aesthetic value that will be protected during land preparation and clearing. TOWNLAND carried out the tree survey and assessment of valuable trees and prepared preservation, transplantation and tree design guidelines. Preservation criteria included: unique architectural tree form, medium to mature size, health and rare species. The Valuable Tree Preservation and Transplantation Guidelines are written to provide guidance to protect, maintain and/or transplant the preserved trees during the pre-construction and construction stages. The Tree Design Guidelines for Main Boulevard and Open Spaces provide standard guidance for planting and maintenance practices in the initial development areas during the marketing stage as well as in the future development stages.	PT. Bukit Permai Properti (subsidiary of PT. Summarecon Agung, Tbk.)	TOWNLAND	6	2016

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning for ±25 ha of Land (SD Inpres) and ±5 ha of Land (Flamboyan) at Rancamaya Golf Estate, Bogor, West Java	Rancamaya Golf Estate is a Residential Estate and Resort located in Bogor, West Java. The Developer, PT. Suryamas Dutamakmur, Tbk appointed TOWNLAND to prepare a Conceptual Master Plan for its Rancamaya Extension (Kingsville), comprising 25 ha of land (SD Inpres) and for 5 ha of land (Flamboyan) representing the first vertical living cluster at the Rancamaya Golf Estate. The Kingsville is envisioned as a high quality residential area which capitalises on its strategic location and provides a range of product offerings; including clusters of Residential Landed Houses, a Club House, a Leisure Park, Commercial Lots, Shop Houses and an International School. The green and blue systems within clusters offer a comprehensive connection for pedestrians, while thematic parks within each cluster add to the overall ambience of the Project. The Flamboyan will become Rancamaya's Pilot Project for delivering luxury condo villas. The five-storey towers all offer views to Mount Salak and are set on top of natural hilly land with an existing stream flowing through the Site. The Development aims to provide exclusive low-density living in tranquil surroundings. The Conceptual Master Plan for both Sites integrates natural features into the Development and focuses on pedestrian experiences through the introduction of major green pathways allowing people access to the entire Site on foot.	PT. Suryamas Dutamakmur, Tbk	TOWNLAND	3	2016
Landscape Design for PAL City Mixed Use Development in Palmerah, Jakarta	TOWNLAND was commissioned to prepare Conceptual and Schematic Landscape Design, Landscape Design Development, Landscape Tender Drawing and Specifications, Periodic Inspection and Monitoring During Construction for PAL City (14,870 m² Landscape Area), a Mixed Use Complex comprising a Shopping Mall, a Hotel and Apartments in Palmerah, Jakarta. The landscape spaces are located on the ground floor, podium and on sky garden levels. The Project is designed for the mid-end young family market and is proposed to have a modern character. The Landscape Design is characterized by bold urban lines and an urban geometry that extends from the architecture into the landscape, where the lines form grand and luxurious open spaces. Sleek modern details strengthen the simple and yet elegant landscape design, and are in harmony with the modern architecture. The carefully planned outdoor spaces feature a host of outdoor facilities including a Swimming Pool, a Kids' Pool, Children's Playgrounds, a Jogging Track, a Sky Garden, an Outdoor Lounge and Open Lawns catering to social activities, sports and leisure.	PT.Arta Prima Properti (Orang Tua Group)	TOWNLAND	8	2016

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning for ±200 ha of Land at Malang, East Java	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a new ±200 ha Integrated Township Development located on the flanks of Mount Bromo, East Java, Indonesia. This Township is envisioned to become a new subcentre for the growing City of Malang, one that capitalizes on the proximity of the future toll road to Surabaya and its strategic location near universities and for tourists that want to visit and explore Mt. Bromo. The Development will accommodate approximately 37,500 inhabitants; 1,000 residents living in 400 landed houses and 36,500 residents living in multi-storey apartments. Driving the success and differentiating it from its competitors are the Project's two commercial cores, which each have a unique theme. The first is a 'Resort Lifestyle Centre' which is focused on tourism and entertainment and consists of functions such as a Resort Hotel, a Convention Hall, a Theme Park, a Water Park, an F&B Centre and various outbound facilities. The second core is the 'Central Business District' which is envisioned to become a generator for regional economic development, and provides diverse functions such as a Lifestyle Mall, Retail Shops, Offices, Hotels, a Hospital and an International School, as well as a Business Park. The two unique cores, together with the ample provision and mix of residential development, provide the framework for the Project to become a new landmark development within Malang, an Integrated subcentre and a Satellite Township for Malang.	PT. Bulan Terang Utama	TOWNLAND	6	2016
Preliminary Land Use Planning for Integrated Resort Development on 20 ha of Land of Summarecon Bali, Uluwatu, Bali, Indonesia	TOWNLAND was commissioned by PT. Bukit Permai Properti (Subsidiary of PT. Summarecon Agung), to undertake an initial zoning study to determine the best possible land use configuration for this spectacular site in a prime Tourism Destination. Capitalizing on the Site's location, access, topography and natural assets, TOWNLAND proposed 4 lots for development; (i) Lot 1 – 6.1 ha, located on the highest elevation point, with the best natural views of surrounding terrain; (ii) Lot 2 – 3.8 ha, located on the 2nd lowest elevation point, with the stunning natural views of surrounding terrain; (iii) Lot 3 – 6.9 ha, located on the 3rd lowest elevation point, with the quality views to the ocean and surrounding terrain; and (iv) Lot 4 – 3.2 ha, located on the lowest elevation point, with the stunning natural views of the existing river. The resulting Land Use Zoning Plan offers a guideline and framework for PT. Bukit Permai Properti to develop an Integrated Resort of International standard that maximizes the opportunities that the Site offers.	PT. Bukit Permai Properti (PT. Summarecon Agung)	TOWNLAND	5	2016

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Land Use Planning for ±100 ha of land at Benoa Bay, Bali	TOWNLAND was commissioned by PT. Nusa Mega Penida for a Preliminary Land Use Plan Study for the development of a new reclamation island within Benoa Bay. The objective of the assignment was to, in a very short timeframe, develop a Preliminary Land Use Plan that could serve as an alternative for a large reclamation development proposed within Benoa Bay, and which had received significant public opposition. The Preliminary Land Use Plan responds to CLIENT's Brief and general tourism trends within Bali by providing an integrated hub for marine transport and its ancillary facilities – the main driver for development is the allocation of a 17 ha Cruise Terminal, suitable for berthing large International cruise ships with up to 3,000 passengers. Supporting this main Cruise Terminal, the Preliminary Land Use Plan also proposes to allocate a fast-ferry terminal to provide links and connections to the various Islands around Bali, as well as a leisure yacht marina. To support the operations of the marine transport node, various public and commercial land use plots are proposed, that can be further detailed and zoned in future stages. A 100 m wide mangrove buffer is proposed to mitigate the impact of the Development of this reclamation.	PT. Nusa Mega Penida	TOWNLAND	2	2016
Conceptual Master Planning for ±7.4 ha of Land at Makassar, South Sulawesi	Tanjung Layar Lagoon is envisioned as a new benchmark for high quality waterfront living in Makassar, South Sulawesi. TOWNLAND was commissioned by PT. Creative Softhouse to develop a Conceptual Master Plan to capture the development potential of this highly strategic waterfront Site close to the city of Makassar. The region is well-known for tourism development and is home to various high-end and boutique hotels. Based on extensive site and regional research and various discussions with CLIENT, TOWNLAND identified the opportunity for development of a Residential Destination. The Conceptual Master Plan allocates a range of high-end residential development products, from villatels to mid-rise high-end apartments and a hotel, and is supported by high-end boutique shophouses and an exclusive beach club. The proposed architectural style of the Development is inspired by its waterfront location. The 7.4 ha Site will contain a total Gross Floor Area of 230,000 sqm; while a site coverage of only 27% will ensure that there is ample space for playgrounds, gardens, water features and other public amenities.	PT. Creative Softhouse (Subsidiary of Samali Group)	TOWNLAND	9	2016
Preliminary Conceptual Master Planning for ±11 ha of Land at Padang-Padang Bay, Bali	"Ocean Rock" is located near Padang-Padang Bay in Bali. The 11 ha slightly undulating Project Site is located atop a 50 metre high cliff offering spectacular views across the Indian Ocean and includes a range of tourism, retail and residential offerings, including a 5-Star Hotel, two Villa Clusters, and 1,500 'Condo-villa' Apartments. "Ocean Rock" provides an alternative and unique offering to the existing tourism and leisure products available in Bali, and is envisioned to become the Destination of choice for residents and tourist alike looking for one-stop experience of all that Bali has to offer.	PT. Bangun Bali Indah	TOWNLAND	6	2016

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning for ±50 ha of Land at Agung Sedayu City, Kelapa Gading, Jakarta	One of the last large undeveloped areas of land in North Jakarta, this 50 ha Phase 3 of Sedayu City has a development potential to become a high quality and sought-after Residential and Mixed Use Development. TOWNLAND was commissioned by Agung Sedayu Group to prepare a Conceptual Master Plan to unlock this potential. The resulting Conceptual Master Plan capitalizes on the strategic Site location, its proximity to existing residential developments and future City distributors. It responds to existing Site conditions and an existing Master Plan for already (partially) developed earlier phases of the Sedayu City Project, by integrating its road and open space network and proposing complimentary land uses. A commercial shop-lined boulevard forms a central spine that integrates and connects the Development with earlier phases of Sedayu City, while the "Crown Jewel" for the Project is a proposed pedestrian oriented & outdoor retail and F&B Lifestyle Centre that will service not only the future residents, but also adjacent developments. Three residential clusters, with a total of 897 units and one large shared Clubhouse, are separated by an integrated open space and green network that provides pedestrian linkages to an existing river front park.	PT. Citra Abadi Mandiri (Subsidiary of Agung Sedayu Group)	TOWNLAND	5	2016
Comprehensive Landscape Design for the Iris Residence Apartments (1.1 ha) in Bandengan, West Jakarta	TOWNLAND was commissioned to prepare Conceptual and Schematic Landscape Design, Landscape Design Development and Landscape Design Tender Drawings and Implementation Specifications for the Iris Residence in West Jakarta, Indonesia. The Project is a high-end apartment development with comprehensive community facilities and amenities. Located near the Jakarta Inner Ring Road, the Project is designed for both Indonesian Nationals and Expatriates and features an Olympic-size Swimming Pool, Children's Playgrounds, Outdoor Cafes, a Barbeque Area and Thematic Gardens. The Landscape Design creates an intimate atmosphere with a clean and modern look, setting a new trend for quality living in West Jakarta. The soft landscape sets the scene for a luxurious green oasis inside a modern vertical living compound, which extends through the podium floor to the sky gardens. The Ground Floor is designed for Commercial Use with a host of outdoor facilities including an Al-fresco Dining Area with an Open-air Stage and Mini Amusement Park for kindergarten children. The Podium Floor features various outdoor activity areas, creating a space for its residents to play and spend quality time with friends and family members. This includes a 50 metre Olympic-size Swimming Pool and Kids' Pool, a Children's Playground and a Barbeque Area.	PT. Darwin Indonusa Utama	TOWNLAND		2016

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design for the Primrose Condovilla Low Rise Apartment Complex (6 ha), Bekasi, West Java	TOWNLAND was commissioned to prepare Conceptual and Schematic Landscape Design, Landscape Design Development and Landscape Design Tender Drawings and Implementation Specifications for the Primrose Condovilla residential cluster, developed by Summarecon Bekasi on 6 ha of land. Some 60% of the land area is dedicated to landscape and garden areas. The Apartment Buildings of 6-storeys extrude in between open spaces and within lush tropical natural settings. Using a theme centred around the creation of tropical gardens, the landscape area features four thematic parks with a range of community functions, including a Pedestrian Walk which connects the Parks and Jogging Track around the Gardens. Amenities provided include a Barbeque Area, a Children's Playground, Cabanas, an Amphitheatre, and a Multipurpose Lawn. Four Themed Parks are connected to each other by a Pedestrian Walk giving residents easy access to open space. The landscape design also features two Educational Gardens which include a Fruit Garden with edible plants (mango, rose apple, and herbs) and an Aromatic Garden featuring scented plants. The Clubhouse features a Boutique Swimming Pool and a Kids' Swimming Pool with panoramic lake views.	PT. Summarecon Agung, Tbk.	TOWNLAND		2016
Landscape Design of The SpringLake View, Bekasi, West Java, Indonesia.	TOWNLAND was commissioned to prepare Conceptual and Schematic Landscape Design, Landscape Design Development, Landscape Design Tender Drawing and Specifications and Periodic Inspection and Monitoring During Construction for several development stages of The Springlake View in Summarecon Bekasi. The SpringLake View is a Mixed Use area of 0.78 ha, combining Apartments and a Shopping Arcade along the Main Street. The landscape design approach adopted focuses on creating a human-scale environment completed by high quality tropical landscapes for the various residential units. The Public Open Space provides a host of amenities which include Playgrounds, Swimming Pools, a Jogging Track and Fishing Decks. Various water sensitive urban design measures have been proposed to collect, treat and store surface water run-off.	PT. Summarecon Agung, TBK	TOWNLAND	12	2016
Landscape Design of Main Gateway at Solo Baru, Solo, Central Java	TOWNLAND was commissioned to prepare the Landscape Design of the Main Gateway and the Marketing Gallery Plaza of The Kahyangan in Solo. This Development, for which TOWNLAND previously prepared the Conceptual Master Plan, comprises of ±7 ha of land. The Landscape Design is inspired by the existing urban sculpture at the Main Gate, the figure of the Great Gatot Kaca from Javanese mythology. The Main Gateway serves as a linkage between the Development area and the City of Solo. A combination of tropical modern softscape and Javanese hardscape detail are proposed along the boulevard. Big canopy trees are chosen to enhance the concept of tropical green and the Main Gateway itself takes The Javanese Colonial style as its inspiration. The epoch story of Gatotkaca carved in the urban sculpture located on the roundabout in front of the Main Gateway area is highlighted to strengthen the Classical Javanese concept.	PT. Propertindo Mulia Investama (Subsidiary of Samali Group)	TOWNLAND	3	2016

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Land Use Planning for ±5,000 ha of Land at Tanjung Burung, Tangerang, Banten.	Following the great sales success of Pantai Indah Kapuk 2, TOWNLAND was appointed by CLIENT to develop a Vision and Preliminary Conceptual Land Use Plan for the adjacent 5,000 ha area with the objective of creating an overarching Vision for the Pantai Indah Kapuk Megacity. The overall concept of the Development is driven by its proximity to the Soekarna-Hatta International Airport and is developed based on TOD principles, with various high density and differently themed core development districts. Each district contains a range of supplementary landuses and development functions - including residential, commercial, public facilities and entertainment, and can be developed independently. An integrated public open space network links all the various districts together and promotes walking and cycling, while in addition to the main LRT network, a secondary public transport network of busways links the various subdistricts to each other. This overall Aerotropolis Development, will have three uniquely themed core areas: PIK 2 as a CBD for Business, PIK 3 as an Entertainment City, and PIK 4 and 5 as Edu-Smart Cities. In addition, there is a future reclamation island which has been zoned a future seaport terminal, and is linked via freight rail to an inland port. As such, the Development is uniquely differentiated and offers a range of development themes and products that can entice and attract a wide range of investors and development partners.	PT Kukuh Mandiri Lestari (a subsidiary of Agung Sedayu Group)	TOWNLAND	2	2017
Landscape Design for the Grand Dharmahusada Lagoon, Surabaya, Indonesia	TOWNLAND was commissioned to prepare Conceptual Landscape Design, Schematic Landscape Design, Landscape Design Development and Landscape Design Tender Drawings and Implementation Specifications for the Grand Dharmahusada Lagoon, a superblock featuring Apartments and a Lifestyle Mall in East Surabaya. It provides a high quality living experience and also serves as a place for business activities. The landscape Vision of Grand Dharmahusada Lagoon is "Weaving nature into urban living, creating space as a Green Oasis". The landscape is designed as a place to encourage healthy lifestyles by providing social spaces and experiences within a variety of outdoor facilities. People will be able to wander into the spacious central open spaces, along the playful stream that leads to the Grand Lagoon, all enveloped by lush greenery. A central open space is directly connected to the commercial spaces of the Lifestyle Mall to enliven the superblock and to provide access to facilities. The podium level of the Apartment buildings feature swimming pools, a playground and sports areas exclusively provided for residents. Facilities are linked by lush tropical garden plants to provide shade.	PT. PP Properti, Tbk.	TOWNLAND	12	2017

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Pantai Indah Kapuk II – Modern Waterfront Lifestyle City (900 ha) in Tangerang, Banten	Pantai Indah Kapuk 2 (PIK2) is a strategic new Satellite Township near the Soekarno-Hatta International Airport. Following great sales success as one of Indonesia's most successful property developments in 2016, TOWNLAND was appointed by CLIENT to further revise, update and detail the Conceptual Master Plan for the +/-900 ha Pantai Indah Kapuk 2 Development, and to subsequently prepare Broad Urban Design Guidelines. Both Documents will provide the CLIENT, as Master Developer, with the necessary control documents to ensure that the implementation of the Project follows the Master Plan as envisioned – including its City wide integrated pedestrian and cycle networks, green and park spaces, waterfront residential and commercial areas and its definition of urban space through skyline planning, landmarks, plaza's and vistas.	PT Kukuh Mandiri Lestari (a subsidiary of Agung Sedayu Group)	TOWNLAND	6	2017
Review and Preliminary Conceptual Land Use Planning for ±118 ha of Land at Reclamation Island, Tangerang, West Java.	Agung Sedayu's Riverwalk Island is one of Jakarta's most anticipated Development Projects. The reclamation Island off the coast of North Jakarta has long been planned and envisioned as a landed housing estate, however changing market requirements have caused Agung Sedayu to rethink their positioning and development of the Site. TOWNLAND was commissioned to carry out a Review and Preliminary Conceptual Land Use Plan to prepare a development alternative for consideration by CLIENT. Based on a broad-brush regional positioning analysis and after close discussion with CLIENT, the revised land use for the Site has been proposed as a commercial sub-centre for North Jakarta; a function warranted by its future connectivity with toll roads and MRT lines, the current lack of integrated and centralized commercial development in North Jakarta, as well as its relative head start of reclamation versus other reclamation projects. The Preliminary Conceptual Land Use Plan defines a simple and clear development framework that consists of a central U-shaped main boulevard linking to the future northern part of the Island, incorporating development parcels that have already been sold based on a previous layout plan, and integrating a water and green network that supports the marketing name of the Project: Riverwalk. Major development considerations such as building heights under the flight path restrictions for the nearby International Airport as well as future bridge and toll alignments were considered in the further zoning. A key feature for the Development is a central park and waterspace that is flanked by residential and mixed use parcels that can support an active and lively development at all times of the day and all days of the year.	PT. Kapuknaga Indah (Subsidiary of Agung Sedayu Group)	TOWNLAND	6	2017

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design of Darmo Hill Apartment, Surabaya, East Java	TOWNLAND was commissioned to undertake the Conceptual Landscape Design, Schematic Landscape Design, Landscape Design Development and Design Coordination for the Darmo Hill Apartment Complex, one of the most prestigious estates in East Surabaya. This superblock consists of 7 Apartment Towers, connected by a vast landscaped podium. The Landscape Design Concept focuses on a Tropical Riverine, to support modern vertical living, enveloped by contrasting lush green spaces. The landscaped Podium is intended as the main facility for residents and is designed as a grand open space with large water features including "floating" Swimming Pools, which connect with a Koi Pond and a Kids' Water Park. The Swimming Pools are complemented by sunken lounges, playground areas and green mounds. The softscape elements are inspired by a hillside resort ambiance. Plants provide shade, whilst the sleek green mounds and terraces convey the ambiance of modern living.	PT. Dharmabhakti Adijaya (member of PT. Lamicitra Nusantara Tbk.(Persero))	TOWNLAND	6	2017
Conceptual Master Planning for ±100 ha of Land at Marunda, Bekasi, West Java	PT HACACA Logistics commissioned PT Meinhardt Indonesia in association with TOWNLAND to prepare a Conceptual Master Plan for an International-standard Business and Logistics Park on ±100 ha of land in Marunda, Bekasi Regency, West Java. Located on a Site with good connectivity and proximity to Tanjung Priok Port and the new Kalibaru Port, HACACA Business and Logistics Park is envisioned to become a New Benchmark for Integrated Warehousing Development that attracts and caters for International investors and tenants. HACACA Business and Logistics Park offers a variety of logistics products complemented with supporting facilities and housing for workers. The Logistics products offered vary in size, from 300 m² to 10,000 m². The Plan provides for up to 428 warehousing units providing employment for up to 5,500 workers. At the core of this Integrated Warehousing Development, supporting facilities are located, such as a Food Court, a Clinic, a Mosque, and a Fire & Police Station as well as the Marketing Gallery and HACACA's Office. Besides providing integrated and supportive services, the Project differentiates itself from many of its competitors by providing on-site housing for its future workers. For the blue collar workers, housing is provided in Dormitories, while for the white collar workers, there are Executive Apartments and Landed Housing. A green network is integrated throughout the Site, providing not only for water retention ponds, but also a 2 km jogging track that links the business area and the residential area.	PT HACACA Logistics	PT Meinhardt Indonesia	6	2017
Conceptual Master Planning for ±23 ha of Land at South Sudimara, Ciledug, Tangerang, Banten	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a Residential Estate in southern Greater Jakarta, in an area which is well known as a "dormitory" town. To be able to compete with surrounding developments, a high quality spatial concept was proposed with a focus on maintaining compatibility with identified target markets. A key development challenge was the integration of separate sites divided by local roads, into one identifiable Development.	PT. Maju Sukses Sentosa	TOWNLAND	3	2017

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning for ±220 ha of Land at Summarecon Serpong, Tangerang	Following the success of its earlier developments in Gading Serpong (Pondok Hijau Golf, The Springs, and Scientia Garden), Summarecon Agung Tbk. appointed TOWNLAND to develop a Preliminary Conceptual Master Plan for the 220 ha Summarecon Cijandra. Summarecon Cijandra will become an Integrated Township, providing over 23 mid to high end clusters of landed housing, and supported by a Lakefront Lifestyle Centre, a Fresh Market, Shophouses, a Hospital, 2 Schools, and Public Parks. Over 16 ha of the Site Area has been designated as lake for water catchment and retention. At the heart of the Development, a Lakefront Lifestyle Centre functions as a commercial magnet and service area for the Project and wider context. It capitalizes on the waterfront along the main lake and is linked via pedestrian and cycle networks to other facilities, such as the Fresh Market, School, Hospital and Shophouses. Landed housing in Summarecon Cijandra is distributed across 23 Clusters, which will accommodate for approximately 25,800 residents. Each Residential Cluster will have its own security gate and a Clubhouse facility. Some of the higher-end Residential Clusters are nestled surrounding a Lake Park, where the residents can enjoy living in a Lakeside environment.	KSO Summarecon Serpong (as subsidiary of PT. Summarecon Agung, Tbk)	TOWNLAND	6	2017
Conceptual Master Planning for ±43 ha Comprising Six (6) Parcels of Land at Kemayoran, North Jakarta	PT PP Persero Tbk. commissioned TOWNLAND to prepare a Conceptual Master Plan to redevelop six parcels of land of predominantly landed residential area in Kemayoran, North Jakarta, into Mixed Use / higher density developments. Three of the land parcels are empty, while the remaining parcels are built with landed housing and a local commercial complex. Parcel 1 (1.7 ha) and Parcel 2 (10.9 ha) will be developed into Rusunawa (Government-Operated Apartment Complexes). Parcel 3 (11.1 ha) will be developed into Mid-end Apartments and Mixed Use Development consisting of Office and Apartments. Parcel 4 (3.1 ha) will be developed into High-end Apartments. Parcel 5 (8.7 ha) will be developed into an Office Complex and Parcel 6 (0.4 ha) is reserved as a land bank. All development parcels utilise an optimum GFA based on the maximum Plot Ratio allowed by the Government.	PT PP Persero Tbk.	TOWNLAND	3	2017
Site Planning and Conceptual Landscape Design for 56 ha of Land at The Heaven Cemetery Complex at Jonggol, West Java	TOWNLAND was commissioned to undertake Site Planning and to prepare Conceptual Landscape Design for a cemetery compound at Jonggol, West Java. The Development was aimed at the upscale market and focused on a well-designed spatial arrangement which optimised the natural features of the Site, utilising terraced structures overlooking the river.	PT. Nirwana	TOWNLAND	3	2017
Landscape Design of Sentosa Umalas (5.3 ha), Bumbak, Bali	TOWNLAND was commissioned to undertake comprehensive Landscape Design Services from Conceptual Landscape Design up to Tender Documentation and Periodic Site Inspections during the construction and maintenance periods for a luxury Resort Villa Complex, the Sentosa Umalas in Bumbak, Bali. The Project scope covers the design of public/communal open spaces as well as open spaces for each individual villa.	PT. Mandiri Aditama Perkasa	TOWNLAND	3	2017

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Land Use Planning for ±3,000 ha of Land and Preliminary Conceptual Master Planning for ±500 ha (Phase 1) of Land in Tangerang	MNC SMART City is the newest addition to PT MNC Land's portfolio of Integrated Township Developments in Indonesia. The ±3,000 ha Site is envisioned as a truly integrated SMART City, themed and differentiated by an Integrated Sports Facilities network. MNC SMART City aspires to be a new benchmark for Integrated Live, Work and Play environments in Indonesia. The Development is structured with 3 Centres, 1 Central Core at the heart and 2 Sub-Centres in the North and South of the Project Site. The North Sub-Centre will accommodate R&D oriented facilities, while the South Sub-Centre will capitalize on an existing train station and will be developed as a TOD-based development node. Located in the middle of the Site, the Central Core will benefit from direct access to the future Serpong-Balaraja Toll Road which will provide a direct connection to Jakarta City Centre and the Soekarno-Hatta International Airport. The ±500 ha Central Core is designated to be the centre of Business & Entertainment for the area, and comprises of a wide range of commercial development products, from commercial superblocks - consisting of shopping malls, offices, hotels and apartments; and MICE facilities - to smaller commercial plots, shophouses and supermarkets. The Central Core will provide ±24,700 apartment units and ±5,900 landed housing units, which will house approximately 122,400 future residents. All residential units in the area will have easy access to the Central Park through an integrated green network.	PT MNC Land Tbk	TOWNLAND	3	2017
Pantai Indah Kapuk II – Modern Waterfront Lifestyle City (900 ha) in Tangerang, Banten	TOWNLAND was commissioned to prepare Conceptual Landscape Planning and Landscape Design Guidelines in parallel with the Conceptual Master Plan for the +/-900 ha Pantai Indah Kapuk 2 Development, a strategic new Satellite Township near the Soekarno-Hatta International Airport. The Landscape Design Guidelines were prepared as a control measure to ensure that the implementation of the landscape works within the new Waterfront City will adhere to the key landscape concept for the Development – which features an Iconic Township Scale Landscape, Wide-Open-Integrated Cycle and Pedestrian Walkways, Continuous Open Space Linkages and Zone Based Landscape Character. Each Zone is distinguished into different themes, inspired by the luxury of gemstones, which is translated into the overall ambiance and landscape elements in synergy with each gem stone's character. The districts and parcels within each Zone also convey the identity of its Zone, through the arrangement of the landscape spaces, transitions and also through the careful selection of landscape elements and materials.	PT Kukuh Mandiri Lestari (a subsidiary of Agung Sedayu Group)	TOWNLAND	3	2017

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design of Streetscape Area (11.35 ha) at Batam, Riau Archipelago	TOWNLAND was commissioned to undertake Conceptual Landscape Design, Schematic Landscape Design and Landscape Design Development for streetscapes within the Bukit Permata Residential Cluster on the northern side of Batam. Batam is a small Island in Indonesia's Riau Archipelago in the North Natuna Sea. Located only a short boat ride from Singapore, it is a strategic place for many travellers and businessmen. The Site is located on a hill facing the Singapore Straits with a view of the Marina Bay Sands Complex Singapore in the distance. The first phase of Bukit Permata has been established since early 2000 and is now home to many expatriates, especially Singaporeans. PT. Ekadi Trisakti Mas is planning to continue the development of Bukit Permata Batam and the second phase will be named the Permata Riverview. TOWNLAND's focus was on the redesign of the existing streetscape and creation of new streetscape design for the area in the foothills which is designated as the main open space area for Bukit Permata. Bukit Permata is envisioned to be a high end Residential Cluster. In order to enhance the concept of luxury, the landscape area is designed using tropical style plants. The outdoor facilities are concentrated in the foothills facing the Clubhouse, with the concept of an Urban Forest, consisting of Multipurpose Lawns, a Mini Amphitheatre, a Jogging Track, a Mountain Bike Trail and a Childrens' Playground.	PT. Ekadi Trisakti Mas	TOWNLAND	6	2017
Landscape Design of the Streetscape and Gateway Area (0.67 ha) at Samala Park Entrance, Cilegon, Banten	TOWNLAND was commissioned to prepare Conceptual and Schematic Landscape Design for the streetscape and gateway area of the Samala Park Township, a 15 ha development by PT. Lumbung Usaha Sejahtera. The Project is strategically located at the heart of Cilegon. Cilegon is known as the Industrial City and the largest steel producer in Southeast Asia. It is also the City in which the bustling Merak Harbour is located. The Development is targeted to both locals and expatriates who work in the industries around Banten. The entrance area of Samala Park consists of a 200 metre main boulevard with two main roundabouts and an alfresco dining area around the Marketing Office in front of the Samala Park Apartment Development. It is designed with a tropical and vibrant landscape supported by rows of canopy trees, which make it an oasis in the midst of an arid Industrial City. The main boulevards feature pedestrian friendly walkways and integrated bike lanes. The alfresco dining area is designed as a big open plaza to accommodate modern lifestyle aspirations and to enhance the oasis concept of the entire Township Development.	PT. Lumbung Usaha Sejahtera (Samali Group)	TOWNLAND	6	2017

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning for the Yarra Gombel Hill Development (±13 ha) In Semarang, Central Java	Located in a strategic location with 360° views of the City of Semarang, its hinterland and the Ocean, the Yarra Gombel Hill Project is envisioned as a new Benchmark for high Quality "Urban Forest" Living in Semarang. TOWNLAND was appointed by Yarra Group's Subsidiary PT. Intimakmur Mitra Selaras, to develop a Conceptual Master Plan to unlock the 13 ha Site's potential. Based on extensive background study and context analysis, a development programme of Landed Housing, Apartments and a Boutique Commercial Food and Beverage (F&B) Centre have been allocated within the Site. The existing natural environment, both contours as well as valuable trees, have been utilized and retained to maximize development value and create an instant effect to support the "urban forest" living concept. The Final Conceptual Master allocates six towers with 15-Storeys per-Apartment Tower with a total of 540 Apartments, 72 Landed Houses (150-400 m²) and 15,488 m² GFA Boutique F&B and Commercial Centre within the Site. The latter is located in a highly visible and strategic location and will not only support the future residents of the Project, but also the wider Semarang Context.	PT. Intimakmur Mitra Selaras (Yarra Group)	TOWNLAND	3	2017
Preliminary Conceptual Master Planning for ±29 ha of Land at Taman Dayu Boulevard, The Taman Dayu, East Java	After successfully completing a large part of the Taman Dayu Residential and Golf Resort Complex, (including Taman Dayu CBD, a Golf Course, a Hotel, a Waterpark and several Residential Clusters), Ciputra Tbk. is planning to further complement the existing Township by developing the land adjacent to its entrance boulevard, and appointed TOWNLAND to prepare a Preliminary Conceptual Master Plan and a Vision for its Development. The Vision for the Boulevard capitalizes on the excellent connectivity of the Site and its high quality existing tree stock of Samanea Saman (rain trees) and illustrates the development of a "Street of the World" – capturing and furthering existing themes of the Taman Dayu CBD (Little Shanghai and Persia). The Development provides an integrated Destination that offers highly Themed Food and Beverage (F&B), Retail and Tourism products that will further the Taman Dayu Development's regional and national positioning as a benchmark Project. The Final Preliminary Conceptual Master Plan allocates ten plots within 9.6 ha of developable land, including a Clinic Centre (0.37 ha), Little Venice F&B Cluster (1.15 ha), Gardens of Asia (1.12 ha) with a unique Aviary as anchor attractions, River & Bird Nest Dining (0.54 ha), a Lifestyle Centre & Boutique Hotel (1.48 ha), a Specialty Restaurant (0.88 ha), a Condotel (1.43 ha), a Wellness Facility (1.14 ha), an Elderly Centre (0.92 ha) and a Beauty Clinic (0.66 ha).	PT. Ciputra Development Tbk	TOWNLAND	2	2017

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design of Main Boulevard at Paradise Serpong City, Tangerang, Banten	TOWNLAND was commissioned to prepare the Landscape Design of Main Boulevard at Paradise Serpong City, Tangerang, Banten. This Project has an emphasis on boulevard beautification and redesigning of the main gateway on the north side of Paradise Serpong City. The objective of the Landscape Design is to create a new and fresh atmosphere for this residential development which differentiates it from surrounding developments. One of the strategies applied is to provide maximum visibility from the main access road by demolishing the existing gate and creating a major entrance statement in the form of a large scale signage wall that serves as the identity to the Development as well as for advertising media. The focus of the boulevard beautification is to develop a more pedestrian friendly environment throughout with wider and more convenient pedestrian walkways, including shared bike and pedestrian pathways. An essential consideration is the preservation of the existing trees and palms to maintain the ambience of a modern yet green suburban development.	PT. Subur Progress	TOWNLAND	12	2017
Landscape Design of Magna Walk and Streetscape R1 (ROW 18) in Summarecon Bandung, West Java	TOWNLAND was commissioned to prepare Conceptual Landscape Design and Soft Landscape Tender Drawings for an area of roadway in Summarecon Bandung, West Java. The focus of the design was on a Streetscape with a Right of Way of 18 metres, which forms one of the gateway areas into Summarecon Bandung. This street consists of a Marketing Gallery, Show Units and an Entrance Corridor. Improvements in the landscape design quality were achieved through the introduction of a strong welcoming entrance statement and vibrant soft landscape design featuring lush planting compositions, as well as through the incorporation of green nodes as an interesting landscape with public spaces. TOWNLAND also prepared the Landscape Design for Magna Walk, a pedestrian strip in the Magna Commercial Zone, which forms a ±750 m corridor connecting nine different thematic areas, including: a Campus Plaza, a Peddler Walk, a Seating Plaza, an Appetizing Walk, a Central Crossway, a Central Plaza, an Uptown Walk, a Biz Walk and a Biz Pocket Garden. The design includes vibrant soft landscape design (shrubs and trees) modern floor patterns and raised pedestrian crossing walkways, modern urban furniture, connected outdoor plazas, as well as an integrated canopy design along the walkway.	PT. Mahkota Permata Perdana (Summarecon Bandung)	TOWNLAND	6	2017

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Land Use Plan for ±786 ha of Land at Kota Baru Parahyangan, Padalarang, West Java	TOWNLAND was commissioned by its longstanding CLIENT PT Beluputera Intiland and its partners to carry out a Preliminary Conceptual Land Use Plan for its landmark Integrated Township Development outside Bandung, West Java, Indonesia. TOWNLAND had previously prepared a Conceptual Master Plan for the Project, however changing market conditions, renewed regional road networks and updated Government requirements resulted in CLIENT wanting to carry out a review of the existing Master Plan in order to maximize development opportunities, as well as to facilitate development by its various stakeholders. Considering the complex topography and the renewed baseline information and requirements, the existing Master Plan was updated to provide additional commercial facilities (capitalizing on the increased regional accessibility), renewed cluster subdivision planning (providing ease-of-development by the various corporate entities) and renewed overall circulation to reflect on new development within the Site (built works such as an 18-hole PGA standard golf course).	PT. Belaputera Intiland	TOWNLAND	3	2017
Preliminary Conceptual Master Planning for ±385 ha of Land at Tanjung Gunung, Bangka Belitung Islands.	PT PAN Semujur is planning to invest in and develop the ±385 ha Tanjung Gunung Site on Bangka Island into a new Strategic Special Economic Zone; and a new Integrated Tourism Destination that supports and complements the existing Special Economic Zone on Tanjung Kelayang, Belitung Island. Tanjung Gunung is envisioned as an Integrated Coastal Entertainment and Resort Destination. TOWNLAND was commissioned to prepare a Preliminary Conceptual Master Plan for the Site. Maximizing the offerings of the Site conditions and its regional positioning, the plan envisioned proposes a multitude of entertainment facilities, hotels, commercial and residential products that complement the natural and ecological resort offerings that exist on the nearby Belitung Island. The main development features proposed in the Preliminary Conceptual Master Plan are the Entertainment facilities, which range from very active in the form of a Theme Park and Water Park, to more passive and educational in the form of a Wetland Park, and from the celebration of Culture and History in the Old Town Garden to leisurely activities on the Lifestyle and Festival Beach areas, as well as the Hillcrest Park. A variation of accommodation facilities throughout the Site offer various experiences to support the successful development of the Project, and promote repeat visits and longer staying tourists. The integrated Destination also provides commercial facilities, including a MICE & Mall Development, as well as Arts & Crafts Market that provide local souvenirs, handicrafts and local foods and beverages prepared by the local community.	PT PAN Semujur	TOWNLAND	2	2017

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design for the Royal Park Apartment, Kebayoran Lama, South Jakarta, Indonesia	ABMA Land, a distinguished Property Developer in Jakarta specializing in high-end vertical residential development, commissioned TOWNLAND to develop Conceptual Landscape Design for their latest prestigious Project in South Jakarta, the Royal Park Apartment. Located on a green riverfront corridor (Pesanggrahan River) in Cipulir District, Royal Park Apartment promotes modern riverfront living within the urban context of Jakarta. Water Sensitive Urban Design was used as the main approach for the overall design (site planning, architecture and landscape). This approach was expected to further increase the value of the Project, which has a potential and promising site location and excellent accessibility being adjacent to future mass transportation routes as well as in close proximity to the prominent business and commercial districts in Jakarta. In order to create a high-end ambience, the Landscape Design for the Royal Park Apartment utilised a Tropical Resort theme, unifying five apartment towers and one commercial centre. The organic shape of the hard landscape elements and lush planting selection for the soft landscape elements are chosen in order to create a feeling of leisure for residents. The Development has a 75% green ratio and features shaded boulevards and convenient access for pedestrians and bicycle users.	PT. Trixindo Selaras (Subsidiary of ABMA Land)	TOWNLAND	3	2017
Landscape Design for ±2.36 ha of Land at Residential Area Balikpapan, East Kalimantan	TOWNLAND was commissioned by HK Realtindo, a state owned company, to undertake comprehensive Landscape Design Services for a residential area in Balikpapan, East Kalimantan. TOWNLAND's Services included Conceptual Landscape Design through to the Tender Documentation stage and Periodic Site Inspections during the Construction Period. The Project required specific design solutions to tackle the challenging contours of the Site. Landscape interventions covered for the design of residential and commercial areas.	PT. HK Realtindo	TOWNLAND	9.5	2018
Landscape Design for ±2.5 ha of Land at Lakeside Area at Citra 6, West Jakarta	TOWNLAND was commissioned by the Ciputra Group and the Mitsui Corporation to undertake comprehensive Landscape Design Services for an Apartment Complex next to an existing lake in West Jakarta. TOWNLAND's Services included Conceptual Landscape Design through to the Tender Documentation stage and Periodic Site Inspections during the Construction Period. The Project focused on the large open space areas in between the apartment towers, which function as the swimming pool area supported by leisure, sport and playground facilities. A variety of design treatments were proposed along waterfront areas including a Mini Zoo, Eco Corner and thematic Japanese Gardens. The design themes adopted sought to integrate modern urban architecture with the natural setting of the waterfront area.	PT. Cakrawala Respati and PT. Citra Menara Megah	TOWNLAND	1.5 and 4.5	2018

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design Service of Tokyo Riverside Apartments, Tangerang, Banten	Tokyo Riverside Apartments is located in Pantai Indah Kapuk 2 Tangerang, which is being developed as a modern Township, surrounded by a prominent commercial area. It is a Mixed Use Building Complex consisting of eleven Apartment Towers with commercial facilities located on the ground floor of each Tower, integrated with its surrounding neighbourhood. These commercial facilities are used as entrance statements together with public areas. The landscape design area includes the entrances, as well as the plazas, and outdoor seating in between the Towers, which can be interpreted as a large communal space. “Urban Casual” is chosen as the overall landscape design theme in order to bring out the concept of casual living in a modern urban environment dedicated for small families and children. In visual terms, the design theme is expressed by the irregular yet simple forms, such as the tectonic shape of planters, alfresco terraces, pedestrian pathways, as well as an organic entrance plaza and pocket gardens. The casual nature of the design is also defined by informal and flexible facilities and activities, such as outdoor alfresco terraces, a childrens’ playground, sitting-out-areas and gardens, small plazas and a clubhouse. TOWNLAND was commissioned to prepare the Conceptual Landscape Design, Schematic Landscape Design, Landscape Design Development, Landscape Design Tender Drawings and Implementation Specifications, together with Periodic Site Inspection and Reporting During the Landscape Construction Stage.	PT. Mandiri Bangun Makmur (Agung Sedayu Group)	TOWNLAND	12	2018
Conceptual Master Planning for ±20 ha of Land in Nipah Beach, North Lombok	Lombok Island is a popular Island in Indonesia for tourism and features beautiful natural beaches which attract Local as well as International tourists. PT Mulia Colliman International, with strong experience in resort development sees the Island as an opportunity to create an International Resort Destination along Nipah Beach. TOWNLAND was appointed as Master Planner to analyze the potential of the Site and to formulate an iconic and integrated Resort Destination to International standards. To differentiate itself from other surrounding developments, Nipah Bay Resort introduces a 1.5 ha artificial lagoon as its signature feature that will accommodate a variety of watersport activities and create a family friendly environment. Two types of accommodation (Hotels and Villas) are positioned to optimise ocean views and lagoon views. The Resort is further complemented by a Wellness Centre, F&B, Commercial Uses, and a Beach Club as amenities and entertainment facilities for visitors. The general design concept of this Development offers distinctive spatial experiences and unique facilities and accommodation. The green open space areas link the Hotels and Villas with their amenities and a commercial area by creating a dynamic and borderless experience, which also continues towards the Beach Club and Infinity Pool that looks over the sea. Thematic tropical gardens and a terraced pond meandre around the Site to create a unique identity for the Development.	PT Mulia Colliman International	TOWNLAND	6	2018

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design for ±1.65 ha of Land at Ammi Hotel In Medan, North Sumatra	TOWNLAND was commissioned by the Samali Group to undertake comprehensive Landscape Design Services for the 5-star Ammi Medan Hotel, in Medan, North Sumatra. TOWNLAND's Services included Conceptual Landscape Design through to the Tender Documentation stage. The Project focused on the design of waterfront areas along an existing lake which included a Swimming Pool, a Wedding Lawn and other leisure, sport and play facilities. The concept adopted for the Development sought the creation of a luxurious marina ambience, featuring outdoor dining activity overlooking the yachts on the lake.	PT. Lintas Insana Wisesa	TOWNLAND	3.5	2018
Landscape Design of Show Unit Village at Paradise Serpong City, Tangerang, Banten	TOWNLAND was commissioned to prepare Landscape Design for a Show Unit Village at Paradise Serpong City, Tangerang, Banten. The 3,411 m² of Show Unit Village is located on the south side of Paradise Serpong City's Marketing Gallery, a Township at South Tangerang. CLIENT's Brief for the Project was to create a new concept to showcase their show units, which is integrated with the surrounding landscape. It is also intended as a place to facilitate their marketing events. The concept for the Show Unit Village is "Tropical Suave" which incorporates organic expressions with lush greenery under a tropical resort theme. Visitors can traverse the viewing bridge where they can admire the Show Unit Village under preserved existing trees before accessing the Village from the Marketing Gallery. Visitors are welcomed to the Village by a cascading waterfall that integrates with stairs and a seating area. The spacious lawn at the centre of the area can accommodate various events held by Town Management. In front of the Show Units, a pedestrian pathway showcases the Development surrounded by beautiful and lush gardens. A backyard garden connects each Show Unit with seating areas, shaded with big trees. On the southern side, an open floating pavilion is featured, situated above a reflecting pond and accentuated by a cluster of Parahyba trees. Simple and elegant landscape furniture has been selected to complement the modern look of the Show Units.	PT. Subur Progress	TOWNLAND	6	2018
Landscape Design for ±3 ha of Land for Apartment in Summarecon Serpong, Banten	TOWNLAND was commissioned by the Summarecon Group to undertake comprehensive Landscape Design Services for an apartment complex in Summarecon Serpong. The project consisted of four Apartment towers in Midtown Signature and six Apartment towers in Midtown Residences. TOWNLAND's Services included Conceptual Landscape Design through to the Tender Documentation stage and Periodic Site Inspections during the Construction Period. The Project focused on the open space areas between the Apartment towers where the Swimming Pool and other leisure, sport and play facilities were located. The concept integrated a modern luxurious design with a lush tropical landscape ambience.	KSO Summarecon Serpong	TOWNLAND	3.5	2018

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design of World Capital Tower at Mega Kuningan, DKI Jakarta	World Capital Tower is a high rise Office Tower strategically located at the centre of Mega Kuningan Business District in South Jakarta. Being a prestigious global financial landmark, World Capital Tower emphasizes the idea of secure and modern design. The Development is designed to provide comforts for users and employees with leisure areas such as a café with outdoor seating and relaxing landscape settings. The landscape idea represents the flow of energy using curved lines corresponding to the outline shape of the Tower. Positioned 1.2 metres above road level, the landscape area is transitioned with colourful cascading planting at its frontage and feature artworks and water features. The planting composition is designed using a combination of six large Champion Trees and colourful shrubs to give a vibrant urban ambience as a welcoming entrance feature. Vertical gardens are used to transition from the front to the back of the property. TOWNLAND prepared the Conceptual Landscape Design, Schematic Landscape Design, Landscape Design Development, Landscape Design Tender Drawings and Implementation Specifications and undertook Periodic Site Inspections and Reporting during the Landscape Construction Stage.	PT. Mega Kuningan Pinnacle	TOWNLAND	12	2018
Conceptual Master Planning for ±12.4 ha of Land at Tembalang, Semarang, Central Java	TOWNLAND was commissioned by PT. Dasa Wilis Raya to develop a Master Plan for a ±12.4 ha extension of the existing Graha Estetika Development in Semarang, Central Java. The Project Site is located in the South East of the City of Semarang, in close proximity to the large and well-known Diponegoro University, and close to the regional Toll-road linking Semarang to Solo. TOWNLAND developed several options for development of the Site, initially focusing on capturing the growing demand for apartment type housing, and subsequently revising this to be mostly landed housing – similar to the existing Graha Estetika Development. Existing HV powerlines, Government water retention areas and connections to adjacent development were all considered while maximizing development opportunities. The central waterbody required for Government irrigation/retention is proposed to become a central feature for the Site's future residents, while the HV powerline is screened by and integrated into a wide boulevard, flanked by shophouses. Ultimately CLIENT decided that the market requirements consist of both landed housing and apartments and decided to submit a hybrid of TOWNLAND's design options to the Authorities for approval.	PT. Dasa Wilis Raya	TOWNLAND	3	2018

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning for ±221 ha of Land at Singhasari, Malang, East Java	ITDC (Indonesia Tourism Development Corporation) and its partner PT Intellegensia Grahataama aspire to benefit from Indonesian Central Government's policy to use Tourism Development as one of the main economic drivers to grow and support local economies, and its associated incentive programme of development of Special Economic Zones (SEZ) for Tourism Townships. The Project, Singhasari Integrated Tourism Complex (SITC), is proposed as one of these SEZ's: an Integrated Tourism Destination that promotes historical tourism through interactive visitor parks, and implementation and integration of cutting-edge digital technologies. Inspired by Singhasari's relics in the vicinity of the Site and to honour its amazing heritage, SITC will further unearth Singhasari's history and legacies, and will create a Tourism Destination that revolves around the glory of Singhasari's Kingdom and what it could bring to further develop Indonesia's future. TOWNLAND prepared a Preliminary Conceptual Master Plan for SITC which provides a journey through time and space. This journey is implemented through the development products within the development area. "The Past" is implemented in an entertainment area that will celebrate and showcase the glory of Indonesia's and Singhasari's history. "The Present" is reflected by the facilities and functions that enable and support the development of the Tourism Destination, and "the Future" is represented by a Technopark where the future is developed in R&D and co-working spaces.	PT ITDC (Indonesia Tourism Development Corporation)	TOWNLAND	3	2018
Conceptual Master Planning For ±20 ha of Land In Bandung, West Java	TOWNLAND was commissioned by PT. Multi Megah Persada to prepare a Conceptual Master Plan for a ±20 ha new Township adjacent to a new toll road that connects the regional City of Bandung with the suburb Township of Soreang in West Java. The Project Site is located in the Southwest of the City of Bandung, in close proximity to the Soreang Central Government and Cultural Centre, and will directly connect to a new toll road, linking Soreang to Bandung. TOWNLAND developed several options for the Site, initially focusing on capturing the growing demand for landed housing with various target markets due to the new toll road construction. Existing access to the Site, the new toll exit location, future potential land extensions and a new modern market planned across the toll road were all considered while maximizing development opportunities for the Project. An existing irrigation channel within the Site is proposed to become a green belt feature for this residential area, creating a new water feature and retention area.	PT. Multi Megah Persada	TOWNLAND	6	2018

TOWNLAND EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design of Synthesis Residence Bona Indah Project, Lebak Bulus, Jakarta Selatan	TOWNLAND was commissioned to undertake the Conceptual Landscape Design of the Synthesis Residence located in Lebak Bulus, a strategic development area in South Jakarta. The Site is surrounded by International schools, hospitals, office complexes, commercial areas, and an MRT Station, which will be fully operational by 2020. The Development consists of 2 existing towers and a further 3 towers will be developed on the south side of the Site. The existing landscape area is shaded by mature trees, which are intended to be preserved as part of the valuable assets within the Site. A "Tropical Escape" theme is chosen to complement the ambience of West Nusa Tenggara, specifically Sumba, as per CLIENT's preference. The landscape area is divided into 2 zones; a Relax Area (Site A) on the northern side and an Active Area (Site B) on the southern side, separated by a lagoon-like pool in between the zones. The Relax Area is designed for tenants who enjoy walking, doing Yoga, or having their feet massaged on the reflexology path while feeding fish in the fish pond. The building features take their shape from the traditional Sumba house, Uma Mbatangu, with modern concrete screening. On the other side, the Active Area is designed to be more playful, providing various adventure play experiences for children, where they can climb on grass mounding, explore the tunnel underneath, and walk up a canopy trail. At the entrance to the southern towers complex, Sumba's vibe is delivered through an iconic sculpture on the roundabout, resembling famous horsemen from Sumba's history, surrounded by savanna-like shrubs. The ambience is completed by a diversity of decorative elements and ornaments derived from traditional Sumba accessories.	PT. Synthesis Karya Pratama	TOWNLAND	6	2018

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning, Architectural Design and Landscape Design of Resort Development in Pulau Bira Besar, Kepulauan Seribu, DKI Jakarta	Pulau Bira Besar, one of the '1000 Islands' off the coast of Jakarta, is aiming to set a new eco resort benchmark and to become a tourism icon in the Region. TOWNLAND was commissioned to prepare the Preliminary Conceptual Master Plan, followed by Architecture Design and Landscape Design. The opening is slated for 2018. The ±30 ha Island is planned and designed as a combined 4 and 5 Star Eco-Resort that provides privacy and maximizes views from the cabins, respects and restores nature, attracts and entertains visitors and as such provides an integrated Eco-Resort Destination. The first phase of the Resort will be focused on the development of a glamorous style of camping. The existing natural environment with extensive vegetation is mostly maintained, and the majority of the structures are proposed to be built on the periphery of the Island – maximising views and with direct access to its white sandy beaches and shallow seas with coral reefs. Architecture using natural materials and specialist bamboo construction techniques seamlessly blend into the natural environment. Access to the 5 different ecosystems from lakes, forests, beaches, a coral reef and deep ocean makes Pulau Bira a complete package for an Island Tourism Destination. Within the Resort, a selection of high quality villa accommodation is proposed - to cater to the family and corporate market - as well as exclusive beachfront, forest and floating villas for the high-end spenders (total 177 keys). This accommodation is completed with a Day Visitors Area, Dive and Watersport Centre, Destination Restaurants, Meeting Rooms and various Outdoor Facilities. The Island offers the first integrated Resort experience within Kepulauan Seribu and its immediate vicinity.	PT. Patra Jasa	TOWNLAND	12	2018
Conceptual Master Planning for ±12 ha of Land at Ngaliyan, Semarang, Central Java	TOWNLAND was commissioned by PT PP Properti, TBK to prepare a Conceptual Master Plan for a ±12 ha extension of the Payon Amarthia Housing Complex in Semarang (for which TOWNLAND prepared the Permata Puri Conceptual Master Plan in 2013). This new Development is envisioned to capture the market in the City of Semarang and its surroundings, and fulfill and facilitate the commercial needs of the adjacent Payon Amarthia Area and Region. To achieve this Vision, several strategies have been applied in formulating the Conceptual Master Plan, including : (1) utilizing Site features; (2) unique space making for branding; and (3) provision of a mix of development products to capture a variety of users. The resulting Conceptual Master Plan consists of 125 Landed Housing Units, 5 Apartment Towers with a total of 4,000 units, a Thematic Public Park, a unique Hillside Waterpark, a 3-star Boutique Hotel, Open-air Riverside Food and Beverage options, 49 Shop Houses, an International School, and at the centre of the Site, a combination of a Residential Clubhouse & Wedding Venue, including a unique 10 metre high Waterfall that will become the signature and branding feature for the Site.	PT. PP Properti, Tbk	TOWNLAND	6	2018

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning for ±23.9 ha of Land at Cihuni Gading Serpong – Tangerang, incl. Conceptual Landscape Design for ±11.2 ha of Land, Gading Serpong, Tangerang, Banten	The development of the ±23.9 ha Lausanne Residences at Cihuni, Gading Serpong is designed as a luxurious modern living enclave, with exclusive and integrated neighbourhood outdoor spaces. The Site is developed to be a fully landed residential area, where the total saleable area is 11.6 ha (47.1 %). The residential area is divided into three clusters, with one centrally located clubhouse, which is aimed at the high-end target market and will be the most high-end residential development of Paramount Land. As one of the key development features, an integrated Green Spine Network has been incorporated, where all green open spaces within the Site are connected with each other by means of the pedestrian linkages. To create a vibrant neighbourhood, thematic gardens and landscape features are distributed throughout the Green Spine Network (both in Green Parks and Green Corridors), as well as throughout the streetscapes. During the design process, key design considerations included the exclusivity of the Development to create a special living experience, the luxury of the amenities in the common outdoor areas, the premium quality of the materials used, the creation of sophisticated outdoor spaces to support a high-end modern lifestyle, and the ultimate privacy of the Development. TOWNLAND was commissioned to prepare the Conceptual Master Planning and Conceptual Landscape Design.	PT. Paramount Enterprise International (Paramount Land)	TOWNLAND	3	2018
Landscape Design of The Riviera at Puri in West Jakarta	TOWNLAND was commissioned to prepare Conceptual Landscape Design, Schematic Landscape Design, Landscape Design Development, Landscape Design Tender Drawings and Implementation Specifications and to undertake Periodic Site Inspections and Reporting during the Construction Period for the ±3 ha The Riviera located adjacent to the Metland Puri. The Riviera serves as one of the most exclusive residential clusters in the area. The overall Vision for the landscape design is to support the creation of a lively tropical residential area where different thematic gardens activate and animate the open spaces. Neighbourhood facilities that can be used by all people of all ages at all times of the day are provided. These features differentiate The Riviera from all other residential developments in Jakarta. The ambience of an exotic, yet luxurious tropical resort supported by an active public realm is developed as the main landscape theme for this cluster. It is represented by the grand design of the Main Gateway that combines lush greenery in the form of striking planting arrangements, artworks and outstanding lighting and sculpture. Communal gardens are created at the south side of the Site and are shaded with tropical trees which act as a fascinating green backdrop for the entrance. Continuous jogging tracks along pleasant green spines lined with shady tropical trees surround the entire Site and represent a pedestrian friendly environment. A series of 7 Thematic Gardens: Leisure Garden, Eco-Explore Garden, Enchanting Garden, Sensory Garden, Adventure Garden, Harvesting Garden and Inspiring Garden provide a diverse and relaxing atmosphere and a pleasant place to live.	Keppel – Metland Joint Operation	TOWNLAND	12	2018

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning for ±53 ha of Land at Villa Puncak Tidar, Malang, East Java	TOWNLAND was commissioned to prepare a Conceptual Master Plan for a 53 ha extension area of the pre-existing Villa Puncak Tidar residential complex in Malang. Located on hilly terrain, Villa Puncak Tidar Extension is envisioned as a high quality residential development that capitalizes on its natural assets, maximizes views and offers a variety of development products for future buyers. The Development is characterized by an exclusive Hilltop Villas complex, ten Residential Clusters and one Boutique Apartment parcel with a School, a Clubhouse, and a Mosque. Ultimately, the Villa Puncak Tidar Extension will provide 1,300 landed houses and 370 apartment units for approximately 6,700 future residents. The main challenge of the Site is its extreme topography with an approximately 140 metre level difference from the lowest and highest points, and more than a third of the area consisting of very steep slopes (>15° gradient). To optimize the Development, some of the contours are proposed to be reshaped while still generally retaining the Site's basic natural landform. The concept of the Conceptual Master Plan does this by arranging "upslope – downslope" housing, allowing each house to have views. The Site's natural features are also integrated into the Conceptual Master Plan by allocating a green spine along an existing river valley, creating a Central Park for the Development. Retaining the valley will also ensure surface water run-off can be discharged naturally. The Conceptual Master Plan also allocates small green buffers, via medians and pocket parks, to catch and guide stormwater run-off, and applies Water Sensitive Urban Design principles.	PT Podo Joyo Masyhur	TOWNLAND	3	2018
Design of Puncak Resort at Bogor Regency, West Java	Puncak Resort, located in Bogor Regency, West Java, Indonesia, is planned as a distinctive villa and hotel suite destination with a strong middle-eastern character. It comprises 2.2 ha of land with approximately 30,800 m² GFA. TOWNLAND was commissioned to prepare the Conceptual, Schematic, Design Development, Design Tender Drawings and Implementation Specifications, and to undertake Periodic Site Inspections and Reporting during the Construction Stage in respect of the Architecture, Landscape Architecture, Structural Design, Mechanical/Electrical /Plumbing Design and Quantity Surveying of the Project. The land uses within the Project include Retail Shophouses (Ruko), a Hotel and Villas and Resort Gardens. Puncak Resort will have 111 hotel rooms, 30 private villas and 12 retail shophouses (ruko). There will be 3 types of hotel rooms: Deluxe at 32 m² and Suite as well as Suite with Garden at 48 m². There will also be 2 types of flexible private villas: Small Flexible Villas with a lot size of 90 m² and Large Flexible Villas with a lot size of 217.5 m². The villas have valley, mountain and garden views. The retail shophouses (ruko) are 2 storey buildings with a Gross Floor Area of 176 m² each. The overall design concept of the Development offers unique experiences and extravagant resort ambiances, for both domestic and international tourists. Attractive yet picturesque spatial experiences have been developed with various themes for the development products: contemporary Middle-Eastern atmosphere at the retail shophouses (ruko) and hotel area, lush tropical ambience at the resort garden, and green modern influences for the private villas.	PT. Alwaha Capital Resort	TOWNLAND	18	2018

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design for Streetscape Corridor Jend. Sudirman – Gatot Subroto, Jakarta	This 5 km of street corridor beautification Project is located at Jalan Jend. Sudirman and Gatot Subroto, a prime CBD area in the heart of Jakarta and adjacent to various important historical sites including the Semanggi Bridge and the Gelora Bung Karno Stadium. The Project is part of the Capital City's beautification to support the largest multi sport event in Asia, the Asian Games 2018. The intention behind the Project is to create a new concept for a streetscape corridor, which is integrated with the MRT system and the surrounding urban landscape. It is also intended as a place to facilitate various public activities. The concept for the street corridor incorporates line expressions with cultural ribbons, which represent the continuity of the traditional Betawi pattern along the pedestrian and bicycle lanes. Pedestrians can walk through a safe and comfortable urban environment, where they can also experience diverse public performances and various thematic cultural and education spots, whilst enjoying their stroll under new colourful planted trees along the green belt. Seating areas and bicycle racks are provided along the corridor to support better mobility for the public. The pedestrian pathway showcases simple and elegant street furniture, and is equipped with a smart system to complement the World's quality urban corridors, as well as to support a new urban lifestyle, where pedestrians, cyclists and vehicles can exist in harmony with each other.	PT. Wijaya Karya	TOWNLAND	6	2018
+/- 200 ha Maritime and Tourism Hub Special Economic Zone, Pangandaran, West Java	PT Pancajaya Makmur Bersama is planning to invest and develop a ±200 ha Site in Pangandaran, West Java into a new Strategic Special Economic Zone (SEZ) as a Maritime and Coastal Tourism Industry Hub. Inspired by a strong maritime culture and history, and known for beautiful long beaches, Grand Pangandaran is envisioned to revive the glory of Indonesia's maritime treasures through tourism and development of a marine business & research centre. In doing so, the area is striving to become a new economic and development generator for the southernmost region of West Java. Following the Vision, Grand Pangandaran is proposed as the new "Kota Pesisir" (Coastal City) that provides visitors with various types of accommodation - ranging from budget hotels to 5-star resorts, marine and ocean themed entertainment, a lifestyle mall, and a complete experience of local culture and culinary traditions in 'Bahari Town' (Mixed Use Area), which is fully pedestrianized and provides easy access to the nearby beach. One of the key features in this Development are the preserved paddy fields which are enhanced with boardwalks and Sundanese themed restaurants, creating a picturesque landscape and creating the new potential tourism hotspot in Pangandaran. To support and promote local economic development, Grand Pangandaran also provides a 'Marine Technopark' that will support research collaboration between multidisciplinary sectors with a focus on Marine Technologies. This will widen opportunities for incubator businesses and start-ups, as well as providing training for local people to develop their skills in the marine industry business. Together, this area is envisioned as a new 'Pusat Bahari' (Marine Centre) of West Java that will revive the glory of Indonesia's maritime treasures.	PT Pancajaya Makmur Bersama	TOWNLAND	3	2018

TOWNLAND EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning for ±12,000ha of Land at Jatitujuh, West Java	TOWNLAND was appointed by PT PP Properti Tbk. to prepare a Preliminary Conceptual Master Plan, including a Preliminary Feasibility Study to redevelop a ±12,000 ha Site comprising an old sugar factory and plantation in Jatitujuh, West Java. The Preliminary Conceptual Master Plan capitalizes on the Site's close proximity to the new International BIJB Airport and is envisioned as a Sustainable Aerotropolis development, offering 'live-work-and-play' through the provision of diverse Industrial facilities, an integrated and diverse open space network and a range of residential development typologies and commercial and public amenities. The Jatitujuh Site is planned into two main zones – Industrial and Township – with a clear North-South segregation and a lush green buffer in-between. The diverse Industrial zone has been allocated on lower ground, downwind to the Township zone, to mitigate potential negative environmental impacts as well as visual disturbance from Industrial activities. The Industrial zone will include an Office Park, Light and Heavy Industries, Argo-Industries, Logistics Park, and R&D Facilities. The Township zone is divided across six districts, and comprises of Mixed-Use, Commercial, Entertainment, Apartment, Landed Residential, Public Facilities, and two sizeable Golf Courses: a 27-hole and an 18-hole facility. The pre-existing sugar factory is also included in the Master Plan to be preserved and refurbished into one of Jatitujuh Township's iconic attractions. The plan promotes sustainable development through the allocation of significant land parcels for clean energy generation (thru solar plant farm) and sophisticated waste and water management systems.	PT. PP Properti, Tbk.	TOWNLAND	8	2018

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Collins Boulevard Mixed Use Development, Serpong, Tangerang	Collins Boulevard is a Mixed Use Development Complex consisting of Vertical Residential, Soho, Retail Outlets, Office Towers and Hotel. It is strategically located at the Serpong main road connecting South Tangerang and Tangerang City. Inspired by the prestigious Collins Street in Melbourne, the main concept is envisaged to be a Live-In Gallery, to give a unique urban living experience with an artsy environment. Diagonal lines and minimalist edges with a touch of contemporary artwork liven up the landscape ambience as an urban living neighbourhood. Divided into four main areas, each area is given a unique design style to allow eventful experiences for both private and public users. At Ground Floor Level, users will be directed from a lush green landscape along the public pedestrian corridor to a vibrant and edgy Avenue of the Stars Plaza that connects to the Retail Area seamlessly. Residents get the benefit of the landscape facilities at Podium Level, which contains a wide range of community-oriented facilities with a playful and child-friendly landscape, including two imposing swimming pools, outdoor terraces, an outdoor gym, a playground, yoga facilities and a kids' centre. Residents can also access the Sky Level, designed for maintaining well-being, with a looping jogging track, a yoga platform and a panoramic lookout. The planting composition for Collins Boulevard adopts an urban lush scenery with abundant choices of green shrubs and trees along the public pedestrian corridor, flowering trees as a welcoming gate, various palm trees decorating the podium level, as well as wind tolerant trees for the sky level. TOWNLAND was commissioned to do the Conceptual Landscape Design, Schematic Landscape Design, Landscape Design Development, together with the Periodic Site Inspections and Reporting During the Landscape Construction Stage.	PT. Triniti Menara Serpong	TOWNLAND	12	2019

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design for MPP Tower, Jakarta, Indonesia	TOWNLAND was commissioned to prepare Conceptual Landscape Design, Landscape Design Development and Landscape Design Tender Drawings and Implementation Specifications and to undertake Periodic Inspection and Monitoring during the Construction Period for a 59-storey premium-grade Office Tower located in the heart of Jakarta's CBD. The landscape design concept for this Project is 'Dynamic-Green-Modern'. The main objective is to extend the dynamic curved prow of the architecture design expression into the landscape area, and subsequently create the landscape as a sculptural urban green space. Inspired by the simplicity and modernity of Japanese design style, a series of low walls are arranged fluidly in the form of undulating lines combined with grass mounds and low dense shrubs with accent trees. Together this serves as the secure and dynamic green frontage for the Development and offers a unique human scale experience for the pedestrian passers-by and visitors. As the Site conveniently sits next to a newly upgraded grand pedestrian way along Jl. Jenderal Sudirman, the pedestrian entrance to the Office Complex is specially designed to welcome visitors through the provision of wide staircases completed with ramps for the disabled and marked by a special feature tree as a welcoming statement. The landscape space at the back of the Property provides a more casual green atmosphere for a more flexible use for the office tenants. At the 13th and 14th Floors, outdoor terraces are provided to complement the retail spaces with modern water features and greenery, which allows visitors to enjoy the stunning City views from above.	JO. Shimizu – BCK MPP Project (for Mori Building)	TOWNLAND	6	2019
Landscape Design of the Tokyuland Perintis Condominium, South Jakarta	Tokyuland Perintis Condominium is a luxurious apartment and condominium development in Mega Kuningan, a well known Central Business District in South Jakarta. The landscape area consists of a ground floor and a podium floor, which are designed as semi private areas with facilities for apartment users and visitors. TOWNLAND was commissioned to review the Initial Conceptual Landscape Design and to develop the Schematic Landscape Design and Landscape Design Development, as well as to conduct the Construction Site Inspection and Design Coordination. Located in Mega Kuningan CBD and also adjacent to the residential area, security is a key consideration in the design of the Project, in addition to privacy, luxury and comfort. Well-designed Site perimeter treatments using cascading walls serve as a security barrier and also as a visually attractive landscape feature. Strong Japanese influences can be experienced in the minimalist and functional form with simple yet luxurious material finishings. A vast semi private green open space is seamlessly connected with a retail terrace to give an inside-outside integrated experience. At the Podium Floor, a Water Forest concept is introduced with a similar inside-outside connection, with a large organic shaped swimming pool, a Japanese-style Jacuzzi and several leisure spots within the lush gardens.	SHIMIZU-Bangun Cipta JO	TOWNLAND	9	2019

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning, Conceptual Landscape Design, Review and Design Coordination, and Landscape Construction Inspections for Resort Development in Lembang, Cisarua, West Bandung.	Dusun Bambu Family Leisure Park is an integrated Eco and Cultural Tourism Destination in West Java. Located just outside of Lembang in the highlands and featuring fresh air, a natural environment and panoramic views, the Site provides a welcome escape from the hustle and bustle of hectic city life in Bandung and Jakarta. The Site's diverse, nature inspired and culturally sensitive programme of activities is highly family oriented and attracts just over a million visitors annually. Due to its high popularity, the Owner wishes to review its current operations and layout, add more facilities and expand the overall development. The Vision for the Project is to become the leading eco, cultural and educational Tourism Destination, not only in West Java, but within the South East Asia Region. Inspired by the strong Vision and mission, TOWNLAND worked closely with the Owner-operator and others to develop a unique concept to elevate Dusun Bambu's branding and identity. This was achieved by weaving strong thematic traditional stories and values into the overall development of the Master Plan, its landscape and architectural elements, as well as facilities and activities. The concept is inspired by the captivating storyline of '9 Pusaka' (the 9 Relics, a storyline inspired by Sundanese Folklore). This is translated onto the Site by creating several spatial zones. Each of them is infused with uniquely different themes, facilities and activities. And, as a reference to the Dusun Bambu name, each zone will be characterized by a different species of bamboo. The overall facilities and programme will include integrated pedestrian circulation with sequential experiences, culinary spots, traditional play-gardens, an outdoor performance stage, an arboretum and a variety of outdoor play areas, as well as a cultural museum. All of these are supported by carefully-designed landscape features that use modern technology to enable sustainable development.	PT. Lawang Angin	TOWNLAND	12	2019

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning for ± 90 ha of Land at Siamur, Bekasi Regency, West Java	PT Hasana Damai Putra plans to develop a ±90 ha Site in Siamur, Bekasi Regency, West Java into a new integrated residential area with a high quality environment. TOWNLAND was appointed to develop the Conceptual Master Plan which envisions this Development as 'Living in Harmony with Nature'. The Development is proposed to incorporate a sustainable environmental concept by integrating a stormwater management system and green open spaces to mitigate potential flooding on this low-lying and flat Site. To promote pedestrian and bicycle activities, a pedestrian and bicycle network has been integrated with the open space system, providing easy connectivity between the residential and commercial areas. This Development provides various development products and supporting facilities for its residents, as well as the surrounding community and includes 14 clusters of landed residential housing comprising of 3,453 units. The clusters are designed with a cul-de-sac system and each contains a central open space that can be used as a children's playground and community space. The Development also offers a Mixed Use area which is a combination of apartments and commercial functions that capitalize on its lakeside location. A Food and Beverage area is also located at the lakeside and is envisioned to become a new destination providing entertainment and leisure for residents and visitors.	PT. Hasana Damai Putra	TOWNLAND	3	2019
Conceptual Master Planning for ±16.4 ha of Land at Transyogi, Cibubur, West Java	The Cibubur area is known as a District with great potential for Residential and Township Development and functions as a Satellite City to Jakarta. As the area is supported by the existing Jagorawi Toll Road and a planned Light Rail Transit System, the area has great accessibility to and from Jabodetabek. Recognizing this opportunity, PT. PP Properti Tbk commissioned TOWNLAND to prepare a Conceptual Master Plan for a High Density Mixed Use development at Jl. Alternatif Cibubur, also known as Jl. Transyogi. The Transyogi Development is envisioned to become a new integrated Residential and Lifestyle Retail Destination for the Cibubur area. This Development will not only provide a range of high-rise residential product offerings, but also provide supplementary and support facilities and functions. The high density mixed use development complex provides a range of apartment development parcels that are serviced and differentiated by an integrated open space network and unique commercial offerings. The design and development approach proposes to integrate an active open space throughout the Site, which will improve the quality of life in an otherwise relatively high density area. The Vision of a high quality living environment in an integrated, diverse and active public realm is further enhanced by a pedestrian and bicycle network that provides access to the amenity spaces and links all the development parcels, creating an integrated public open space full of leisure opportunities. An integrated stormwater management system is proposed within the green open space network to improve water quality, and to further support a sustainable environment in the Development.	PT. PP Properti	TOWNLAND	6	2019

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning for ± 70 ha of Land at Sawangan, Depok, West Java	TOWNLAND was commissioned by PT. Pakuan to undertake Preliminary Conceptual Master Planning for ±70 ha of existing Golf Course and unused Hotel Complex. The Site has a quality environment with mature trees and is next to the Sawangan Lake. It is envisioned to be developed as an integrated mid-to-mid-low rise Residential Development. Spread across 9 clusters and with a Neighbourhood Park nestled inside each cluster, the Development will comprise of 2,295 landed housing units, which will accommodate approximately 9,180 residents. The Site features a reshaped natural water body and a collection of existing trees at its centre, creating an instant high quality open space, which serves as an integrated green network connecting all clusters. This approach facilitates an active and animated Public Realm that connects people's homes to the surrounding public, commercial and entertainment facilities. The Residential Development will be supported by Commercial facilities (Retail and 89 units of Shop Houses), Public facilities, including an International School and a Clubhouse that serves all clusters. A 2.2 ha apartment complex provides approximately 3,750 dwellings. A future connection to Jl.Raya Parung-Ciputat and proximity to a future toll road greatly improve the Site's regional accessibility and development land value. The first phase of the Development will be a Waterfront Family Entertainment Destination to boost the image and brand of the Development. It occupies 17.3 ha of land in the northernmost part of the Site, capitalizing on the presence of the surrounding lake and creating an attractive active outdoor waterfront Entertainment Destination. The area will accommodate a range of dining facilities, a watersports area, fishing decks, go-kart racing, horseback riding and other activities to attract and entertain visitors.	PT. Pakuan	TOWNLAND	4	2019
Visioning Master Planning for ± 57 ha of Land at Marunda, Cilincing, North Jakarta	TOWNLAND was commissioned to prepare a Visioning Master Plan for a 57 ha Site in Marunda, North Jakarta. The Site is currently an under-developed greenfield site and will have a future Toll Road aligned across it providing a direct connection to the Tanjung Priok Seaport as well as major industrial areas around East Jakarta and Bekasi. CLIENT saw this as an opportunity to rezone the originally planned residential area into an Inland Container Terminal. A central distribution centre will increase the time efficiency of goods distribution, by moving the sorting process inland, away from the congested seaport. With the idea of applying a 'Toll Road Rest Area' concept, the Site is envisioned as an Inland Container Terminal that offers direct and exclusive access from the Toll Road. The Marunda Inland Container Terminal will be facilitated with 10 truck lanes, an administration office, 120 truck parking lots, a container freight station, a maintenance area and a container yard that is designed to hold up to 33,642 TEU (Twenty-feet Equivalent Unit) containers. Aside from the efficient layout that will increase the flow of cargo and streamline processing, the Marunda Inland Container Terminal is also designed to be a highly secure facility and a fully gated development with one controlled in-and-out access point.	PT. Waskita Karya Realty	TOWNLAND	1	2019

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design for Sanctuary, Sentul, West Java	TOWNLAND was commissioned to prepare Full Service Landscape Design for Sanctuary Sentul, a new development located in Bogor, a mountainous region in West Java. The 24.5 ha Site features a large river crossing from west to east, and a smaller stream flowing from north to south. Many public amenities including a hospital, an educational institution and entertainment facilities are located near to the Site, as well as various natural attractions including hot springs and a pine forest. With the upcoming Light Rail Transit that is expected to be operational by 2020, the Sentul area will become a strong option for those who seek a residence with fresh mountain air, yet with good accessibility to the city centre of Jakarta. Mountains and rivers are the two most important assets around the Site. The landscape design concept focuses on bringing these two natural elements into the Site. Water bodies are created as prominent features in the landscape design and a "Mountain Resort Theme" has been selected as the overall landscape theme for the Development. Adopting the "Mountain Resort Theme", the R1 Cluster (4.2 ha) features natural stone, wood and earth coloured materials in the hard landscape finishing elements. Ferns and conifers predominate the planting palette. Upon entering the R1 Cluster, Residents will be welcomed by a Clubhouse building and a roundabout featuring iconic trees and stone features. The R1 Cluster also features a BBQ Corner and a Herb Garden, a Serenity Corner, a Rain Garden and two different Outdoor Gyms catering to both youth and seniors. The Clubhouse features a half-olympic size swimming pool and a kid's pool with a spacious play area next to it.	PT. Bhakti Bangun Harmoni (Subsidiary of Perennial Real Estate Singapore)	TOWNLAND	6	2019
Preliminary Conceptual Land Use Planning for ± 38 ha of Land at Cicalengka, West Java	TOWNLAND was appointed by the Orang Tua Group to develop a Preliminary Conceptual Land Use Plan for the Group's Corporate Retreat as well as an Agrotourism Destination on ±38 ha of land at Cicalengka, West Java. Situated ±1,300 meters above sea level, Tanjungwangi Hills is envisioned as a highland 'hide-away' destination for relaxation, healing and wellness that capitalises on Cicalengka's natural terrain and scenic hillscape setting. Tanjungwangi Hills will feature a Hotel, Bungalows and a Wellness Facility, an Integrated Farm, a Fruits & Flowers Park, as well as Hiking and Camping activities. Hotel Accommodation is placed strategically on the higher land, overlooking the overall Development and the mountainous backdrop. The Hotel is integrated with corporate support facilities, which include Meeting Rooms, a Multifunction Hall and Outdoor Gathering Areas, as well as a Wellness Facility that incorporates spa and hydrotherapy treatments. A series of recreational activities are programmed into the Development, featuring an Integrated Farm - where visitors can learn about agriculture, harvest crops and enjoy fresh delicacies in the Farm-to-Table Restaurant - and a Fruits & Flowers Park, featuring Thematic Gardens and Greenhouse Domes. A Pedestrian footpath sequentially continues from the Fruits & Flowers Park to a hiking trail that leads to the other side of the mountain and reveals a hidden campsite at the end of the journey.	PT Tanjungwangi Farmindo (Subsidiary of Orang Tua Group)	TOWNLAND	6	2019

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Ragunan Zoo Revitalisation (147ha), Jakarta	Since it opened officially in 1966, Ragunan Zoo has been a popular attraction for Jakarta's Citizens, providing a nature-based recreational and educational area. Spread over 147 ha, it is one of the largest zoos in the World and plays an important role as a green open space, providing a green buffer for the lower areas of the City of Jakarta. Due to its strategic importance, the Government of Jakarta held a Design Competition with the aim of revitalising the Zoo to enhance its facilities towards the creation of a World Class Zoo which will take pride of place in the City. The Competition required each participant to present ideas, not only in relation to the design aspects, but also in relation to various integrated aspects of zoo management, including animal conservation, ecology, landscape, transportation, graphics and financial feasibility to ensure that the Zoo is sustainable in the long term. TOWNLAND enthusiastically participated in the Competition and collaborated with various specialists in developing a design focused on conservation, education and People. Our Design was selected as one of the top six finalists and we were given the opportunity to present our ideas and concepts to the Jury and to the Governor of Jakarta at the final stage. Even though not selected as the Winner, we are pleased to have been selected as a Finalist out of more than 40 Teams who submitted entries for the Competition. Our Design focused on a holistic approach which establishes an Integrated Wildlife Habitat and City Park with a rich diversity and mix of vibrant uses which will improve the quality of life for animals and plants, will provide for a variety of open space functions for Jakarta's Residents and will contribute to flood control in the City. Creating a recreation area which can educate Visitors was the fundamental driving concept of our design.	Government of Jakarta	TOWNLAND	2	2019

TOWNLAND EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preparation of Master Plan for the 'SPU', 'DC', and 'BRS' Areas of a Central Bank, Jakarta	Bank Indonesia (BI) shortlisted PT Meinhardt Indonesia (Infrastructure Services) in association with TOWNLAND (Master Planning & Landscape Services) and Hill & Associates (Security Services) to prepare a Visioning Master Plan for a Bank of Indonesia Complex on ±60 ha of land in Karawang Regency, West Java. The Development is envisioned to become a benchmark for Bank Indonesia's Regional Money Management Centres and Data Processing Offices, and to ensure the smooth distribution of money to over 14 Bank Indonesia branches spread across the Nation. TOWNLAND led the Planning and Design Team to develop a high-tech and green Visioning Master Plan with a maximum level of security, ensuring national banking operations are not disrupted by any threats, whilst being complemented by supportive 'public' facilities and an attractive, pleasant and sustainable working environment inspired by the history and landscapes of the Indonesian Archipelago. Through the implementation of Bank Indonesia's layered security concept (SISPAMBI), the Development Complex contains multiple security zones, especially towards the 3 main building functions within Site; namely a Money Management Centre (SPU), a Data Centre, as well as the Business Resumption Site (BRS) and an IT Office. The supporting functions are planned to ensure a self-sustained complex. Facilities for employees include low-rise Apartments with playing fields, a Common Centre and a Mosque, and are supported by Command Centre, Management Office and a state-of-the-art utility system, waste treatment and fire fighting system for the entire Development. Photovoltaic systems are maximized to generate 100% of public electricity use, while all rain and grey-water is collected, treated and stored in a 3 ha retention lake, ready for re-use. A mini-forest park is also created, including putting greens, creating leisure areas for employees.	Bank of Indonesia	TOWNLAND	2	2019

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
National Design Competition for Indonesia's New Capital on ±250,000ha of Land in East Kalimantan	TOWNLAND participated in a National Design Competition for the Visioning of Indonesia's proposed New Capital City on ±250,000 ha of Land in East Kalimantan, which envisions relocating it from Jakarta, which has grown to face multiple issues, including flooding, high traffic and air pollution and a poor environment for the running of sound good Government. Competition entries were developed based on three design criteria: (1) to reflect national identity and the advancement of civilization; (2) to be economically, socially and environmentally sustainable; and (3) to be designed as a 'smart' and modern city of International standards. TOWNLAND's Visioning Master Plan was formulated with the tagline of 'Nusantara Satu' or 'One Archipelago'; a New Capital envisioned as a future City that represents unity of the Nation, as well as aiming to be a Pilot Project that sets the benchmark for green and sustainable development in Indonesia. This is achieved through 5 design strategies: (1) accessibility – by creating an integrated transportation network that promotes a pedestrian-oriented City and environmentally friendly modes of transportation; (2) city infrastructure – based on an efficient grid layout, sustainable water and waste management; (3) self-sufficiency – by cultivating agricultural land, renewable energy farms and clean water supply; (4) community engagement – by providing a network of public open spaces and diverse facilities for the community; and (5) conservation of nature & cultural heritage – by revitalizing pre-existing sites, including Tahura Bukit Soeharto National Park as the centre for Orangutan rehabilitation, nature conservation and research, 'Kampung Nelayan' Cultural Village as a cultural representation of East Kalimantan's traditional fishing villages and Sepaku-Semboja Agriculture Land as a modernized agricultural area integrated with renewable energy farms and waste-to-energy principles.	Indonesia Government (Ministry of Public Works and Housing)	TOWNLAND	2	2019
Tabanan Integrated Resort (50ha), Bali	TOWNLAND was appointed by PT Purimas Straits Resort to develop a Preliminary Land Use Plan for ±50 ha of Land in Tabanan, Bali - including the Conceptual Architectural Design for a Beach Club on ±3.5 ha of Land within the Integrated Resort. The overall Preliminary Land Use Plan envisions the Site to be developed into an Integrated Resort, containing a Beach Club, a Boutique Hotel, Villas as well as an Eco-Resort and Glamping area. The Project Vision capitalises on and anticipates the future growth of the Tabanan area, which is located along the organic 'growth corridor' of beach tourism on Bali's Southwest coastline. The Beach Club is to be (one of) the first developments on the Site and is envisioned as an Integrated Family Oriented Destination that will be active and animated throughout the day and night. The Beach Club will provide a unique, vibrant and diverse experience for a wide range of visitors – from large tour groups spending a few hours for entertainment, to young families with children, as well as elderly people wanting to enjoy spa facilities. In addition, MICE activities are planned adjacent to the Boutique Hotel. The Site's location right next to the famous and popular surfing Beach of Kedungu makes this an ideal location to promote and support surfing activities.	PT. Purimas Straits Resort (subsidiary of Santini Group)	TOWNLAND		2019

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning for 'The Genting Alam Sutera' Mixed-Use Development (11.8Ha), Alam Sutra Tangerang, Banten, Indonesia	Genting Property SDN BHD (Malaysia) was looking to acquire and invest in a strategically located and prime parcel of land in Alam Sutera (Tangerang, Indonesia) for the development of a new mixed use Project, including a 'Premium Outlet' by SIMON, and appointed TOWNLAND to carry out the Preliminary Conceptual Master Plan to illustrate the development potential for the Site. Located in one of the most prominent Townships in the West of Jakarta, the Project includes Indonesia's First Premium Outlet Store, supported by high rise Residential as well as Boutique Office components, creating a diverse Mixed Use environment and Development Model. The planning strategy aims to create both a pedestrian friendly and human scale development, as well as to facilitate smooth and efficient traffic flows for the high volume of private cars expected to visit the Premium Outlet at the weekends. A multifunctional central park forms the heart of the Development and is combined with the main carpark for the Premium Outlet Complex. The Final Preliminary Conceptual Master Plan includes 6 Apartment Towers, both mid and high-end, with 3,306 apartment units; a 273-room 4 Star Hotel; 35,000 sqm (GFA) of Boutique Offices spread over 6 mid-rise blocks; and a 4.9 ha Premium Outlet parcel providing approximately 48,000 sqm of GFA over three floors, including over 1,400 car parking spaces.	Genting Property SDN BHD	TOWNLAND	2	2020
Review of an Existing Land Use Plan and Preparation of Conceptual Infrastructure Planning for ±73.5 ha of Land, and Conceptual Landscape Planning, Site Planning, Detailed Engineering Design and BOQ for the ±21.87 ha Phase 1 of a Development at Sawangan Golf Hotel And Resort, Depok, West Java	Following the completion of a Preliminary Conceptual Master Plan for the 74ha Site in 2017, TOWNLAND was commissioned by PT. Pakuan in 2019 to review the existing Land Use Plan to accommodate updated regulations and market conditions, and to subsequently prepare Conceptual Infrastructure Planning and Conceptual Landscape Planning for the entire Site, followed by Site Planning and Detailed Engineering Design (including BOQ) for a ±22 ha Phase 1 of the Development. Following the original PCMP's Concept, the Revised Land Use Plan, Conceptual Landscape Plan and Conceptual Infrastructure Plan capitalise on the existing lakefront and creek, retain as much of the existing tree groups as possible and incorporate Water Sensitive Urban Design principles throughout. Special landscape design attention is given to the central water feature, providing access to the water whilst ensuring safety and security, while individual residential cluster parks are planned and designed with various activities to provide active and varied residential neighbourhood facilities. Unique cluster gateways are designed and proposed to reflect a green, lush and tropical environment, whilst recognizing the target market of the Project.	PT. Pakuan	TOWNLAND	6	2020

TOWNLAND EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Landscape Planning and Landscape Design Guidelines of the Tallasa City, Makassar, South Sulawesi	Tallasa City is located strategically within the City of Makassar in South Sulawesi, in close proximity to Hasanuddin Airport, Hasanuddin University and downtown Makassar as well as the well-known Losari Beach. Comprising of 70 hectares, the Project is envisaged as one of the most complete Townships in Makassar, incorporating a diversity of functions, including residential, commercial, industrial and other development types. As a modern Integrated Township, Tallasa incorporates an engaging blue network, green infrastructure, and human linkages based on Eco-concepts. The main landscape concept prioritises ecological considerations and preserves the natural environment and incorporates the natural elements of Metal, Light, Plants, Wind and Water as key symbols in each thematic zone. The two main Gateways into Tallasa at the northern and southern flanks of the Township serve as an important part of the Township's identity and are designed with Metal Elements as a sign of a new Township which is sturdy and prestigious. The Township places an emphasis on pedestrian and cycle connectivity and active linear corridors have been designed by TOWNLAND to connect open spaces, residential, commercial and other development components. Plant elements along road corridors are intended to support the Eco theme and to symbolize a dynamic growing Township. Water Elements are represented by the Tallo River that flanks on the west side of the Township, as well as small rivers that cross the Township leading to the Tallo River. Various non-active areas consisting of future development and other areas have been designed as public parks incorporating functions such as running and cycling in order to support an active and healthy lifestyle.	FKS Land	TOWNLAND	6	2020

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning for ± 630 ha of Land at Bekasi Regency, West Java	PT Waskita Modern Realti plans to develop a ±630 ha Site in Sukawangi, Bekasi Regency, West Java into an Integrated Township based on a Smart City concept that creates a high quality and liveable environment. TOWNLAND was appointed to develop the Conceptual Master Plan and envisions the Integrated and Smart Development as 'Vasaka City, Celebrating a Vibrant, Sustainable and Liveable Urban Oasis'. The proposed Conceptual Master Plan facilitates Smart City Development by the provision of ample space for utility corridors to implement Smart Technologies in future. The Spatial Planning for the site is further characterized by an integrated green and blue network that not only provides high quality outdoor environment for future residents, but also provides space for an integrated storm water management system to address potential impact of climate change and ensure development resilience. The integrated green network links the various residential neighbourhoods and supporting facilities with the central urban park, and a total of xxkm of jogging track and xxkm of dedicated bicycle lanes are provided in the Conceptual Master Plan. Besides the range of residential typologies, Vasaka City provides various development products that will support future residents of the Site, as well as the wider community, to live-work-and-play. Major commercial and mixed-use areas are mostly concentrated in the Central Lake CBD District and along the main road, while supporting public facilities are spread equally throughout the Development, and located next to or near the public open space network to promote pedestrian and bicycle activity. This Development will be a new sustainable urban oasis in Bekasi, providing a new Destination and Entertainment Area as well as a high quality living environment for future generations.	PT Waskita Modern Realti	TOWNLAND	3	2020

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Review and Revision of Existing Conceptual Master Plan for ±180 ha of Land and Site Planning for ±30 ha of Land in Bogor, West Java	TOWNLAND was commissioned by Summarecon, one of Indonesia's leading Developers, and its local partner and land owner 'Gunung Geulis', to review and revise an existing Master Plan for a ±218 ha Site in Gunung Geulis, Bogor Regency, West Java. Located on difficult and hilly terrain, the original Master Plan envisioned the Site to be a suburban Transit Oriented Development with a high density commercial core surrounded by low density suburban residential clusters, but did not sufficiently consider location, context and topographic conditions. After extensive Site Analysis and in close collaboration with CLIENT, TOWNLAND's Team prepared a Conceptual Master Plan that capitalizes on the Site's topography, excellent location and regional connectivity. The Plan captures the scenic and panoramic views of the hillside environment by carefully applying planning and design principles to the Site's steep slopes, creating a unique and attractive residential area, maximizing and framing spectacular views to the surrounding mountains, golf course, and even towards Jakarta. Existing forests and streams are retained to create and enhance a hillside forest experience and environment, and to improve the quality of life. The Conceptual Master Plan allocates 17 clusters of landed housing, containing a mix of typical plots ranging from 120-to-300 m² in size. Its future population of approximately 100,000 residents can make use of a full suite of supporting facilities that are nestled within the hillside development, including schools, hospital, markets, retail and F&B centers, as well as the existing golfcourse and hotels. A TOD based commercial core containing a regional mall, Park&Ride facilities, offices and local commercial facilities, will be the heart of the Development, utilizing its strategic access by LRT and Jagorawi Toll Road to Jakarta, Bogor and Puncak.	PT Summarecon Agung Tbk	TOWNLAND	6	2020

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning For ±100 Ha of Land At Tangerang, Banten	TOWNLAND was commissioned by Sino-Ocean Land (Hong Kong) Limited to prepare a Preliminary Conceptual Master Plan to explore development opportunities and efficiencies for the redevelopment of the existing, partially developed, ±100 ha Tataka Puri housing complex in Tangerang. The proposed Development is envisioned as a largely landed housing residential development, capitalizing on its location near major infrastructure and offering local public and small scale commercial amenities. To achieve this Vision, several strategies have been applied in formulating the Preliminary Conceptual Master Plan: i) creating focal points in the suburbs, ii) integrating a strong green structure through varied and interconnected open spaces, iii) offering a mix of uses and amenities and entertainment for branding; and iv) providing a mix of development products to cater to and attract a variety of users. The resulting Preliminary Conceptual Master Plan respects and integrates the existing residential clusters and major infrastructure already built, and allocates 5,708 new landed housing units, 10 apartment towers (with a total of 660,000 m² floor area), public parks, shop houses, and - at the centre of the Site - a combination of an open-air waterfront F&B and club house facility adjacent to a central lake envisioned to become a signature and branding feature for the Site. To complete the Development, supporting facilities have been planned to fulfil the requirements of the residents.	Sino-Ocean Land (Hong Kong) Limited	TOWNLAND	6	2020
Conceptual Landscape Planning and Landscape Design of First Phase Revitalization Areas at Taman Impian Jaya Ancol, North Jakarta	This Revitalization Project is located within a 120 ha area in Taman Impian Jaya Ancol (Ancol Dreamland) along the northern portion of Jakarta's Waterfront Area. This area is currently the largest recreation park in South East Asia, owned by the Government of Jakarta. The main objective of the Project is to revitalize streetscape corridors through the incorporation of diverse thematic zones which promote pedestrian connectivity and provide a place to facilitate various public events for all communities. The general concept is "A New Tale of Imagination", where nature meets with society and forms a collaboration between culture and technology to become a one stop destination for water experiences, leisure and recreation. Pedestrian linkages are designed such that visitors can walk in a safe and comfortable environment, and also experience various thematic spots. Seating areas are provided as well as diverse food and beverage stalls and bicycle lanes to support better mobility for the Public. The Site is divided into 5 thematic zones comprising of imagination: 1) The Magical Tale - an energetic and adventurous zone; 2) The Botanical Tale - a nature preservation zone comprising the existing Eco-Park; 3) The Cultural Tale - a special zone that promotes the refurbishment of the existing legendary Art Market (Pasar Seni) inside Ancol Dreamland; 4) The Ocean Tale - a water-play zone; and 5) The Coastal Tale - a resort and leisure zone along the beachfront. All thematic zones are connected and integrated into the pedestrian corridors, lined with iconic street furniture and shaded by various tropical seaside plants.	PT. Pembangunan Jaya Ancol, Tbk.	TOWNLAND	12	2020

TOWNLAND EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design for the Next Development Phase in Sanctuary, Sentul, West Java	Following the success of the first launched residential cluster – the Tanglin Parc, TOWNLAND was re-appointed as the Landscape Consultant for the Main Clubhouse and the Newton Springs Residential Cluster at the Sanctuary Collection, a premium Residential Township in Sentul, Bogor, West Java. The landscape design strategy is derived from the tagline “closer to nature” which seeks to create a perfect harmony between the surrounding natural beauty of the highland area surrounding the Project and the landscaped areas inside the residential cluster, so that the proposed landscape design is in harmony with its immediate environment, including the river and the mountains. Most of the hard landscape elements proposed are inspired by the diverse shapes and movement of the water. Finishing materials with a natural look are specified to blend with surrounding nature and the soft landscape elements focus on highland plants to enhance the image of a mountain resort. A wide range of facilities catering to diverse age groups is proposed adjacent to the riverfront, including an Olympic Infinity Pool, a 750 meter jogging track, a riverside deck and seating nets and an outdoor gym. A Community Hub adjacent to the Clubhouse is accessed via a dedicated Pedestrian Bridge, wherein more diverse facilities are provided including a multipurpose court, BBQ facilities, a playground, a picnic lawn and bonfire area, outdoor lounging areas and an amphitheatre. TOWNLAND prepared full service of the Conceptual Landscape Design, Schematic Landscape Design, Landscape Design Development, Landscape Design Tender Drawings and Implementation Specification, and Periodic Site Inspections and Reporting and Design Coordination During the Landscape Construction Period for the Project.	PT. Bhakti Bangun Harmoni	TOWNLAND	12	2020

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Site Plan, Architecture, and Landscape Design of the F&B Area Tallasa City (5.18ha), Makassar, South Sulawesi	Tallasa City is located strategically within the City of Makassar in South Sulawesi, in close proximity to Hasanuddin Airport, Hasanuddin University and downtown Makassar as well as the well-known Losari Beach. Within Tallasa City, a new Lifestyle Park Destination is envisaged which will include culinary hotspots, outdoor playgrounds, flower gardens, multi-purpose lawns, a driving range and other facilities. TOWNLAND was commissioned to prepare a Site Plan, Conceptual and Schematic Architectural and Landscape Design, Architecture and Landscape Design Development and to undertake Periodic Site Inspections and Reporting During the Architecture and Landscape Construction Stages for the Project. Set over 5.18ha, the Project is strategically located along the main boulevard of Tallasa City. The Lifestyle Park will support the various promotional events held by the Township, and will act as an anchor for various age groups within the community, from students and young professionals, to starter families with young children, as well as those who come to enjoy the various leisure activities around the Park. A new type of 'Open-Air' commercial product is introduced in the form of a dine-work-play facility for Makassar's citizens. Landscape design elements focus on the comfortable open air spaces to overcome Makassar's hot climate and humidity. Simple yet 'instagramable' landscape design solutions are incorporated to enliven the area and tropical plants are introduced to provide shade along pathways and activity spots. The architecture of the buildings is inspired by the look of the traditional Phinisi Boat of Makassar. It adopts a modern design language that is lightweight, cost-effective, practical in its workmanship, and most importantly, well-integrated with the surrounding elements. Iconic building features that are "green" and climate responsive are intended to be in harmony with the landscape design.	FKS Land	TOWNLAND	12	2021

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Land Use Planning for ±400ha of Land and Conceptual Master Planning for ±50ha of Land in Cikarang, West Java	TOWNLAND was commissioned by PT. Sri Pertiwi Sejati (SPS Group) to prepare a Preliminary Conceptual Land Use Plan and Conceptual Master Plan to create a new City Centre and integrated commercial destination within ± 400 ha area in Cikarang, West Java. The Project Site consists of 350 ha of land (north) and 50 ha of land (south), divided by the existing residential development of "Grand Cikarang City". The Preliminary Conceptual Land Use Plan for the 350 ha Site in the north primarily allocates landed residential with a supporting commercial core, envisioning the possibility of a future toll road that will pass along the northern part of the Site boundary. Through a mega-cluster system that consists of 2-4 clusters and public facilities, the Development offers various residential typologies, anticipated to accommodate a broader market segment. The 50 ha Site is envisioned to become the new "Beating Heart of Cikarang" where future residents of the Development, as well as its surrounding developments, can 'live, work, learn and play'. The Conceptual Master Plan has been set out around a main Central Park Mall development, and provides adjacent development parcels for commercial functions such as hotels, small offices, premium car-brand showrooms as well as several F&B outlets. The overall development of 'Sundara Park City' reflects a beautiful, green, healthy urban environment and will create a pedestrian and bicycle friendly environment, coupled with a high order Public Realm.	PT. Sri Pertiwi Sejati (SPS Group)	TOWNLAND	3	2021
Preliminary Conceptual Master Planning For ±80 Ha of Land at North Minahasa, North Sulawesi	PT Langgeng Makmur Perkasa plans to develop a ±80 ha Site on the outskirts of Manado, North Sulawesi, Java into a self-sufficient residential area. TOWNLAND was appointed to develop the Preliminary Conceptual Master Plan for the Site. Envisioned as a unique Township development for the Manado Region, "The Don City, Manado" is proposed with a sustainable environmental concept by using existing streams to create an integrated public open spaces network, culminating around a main plaza at the Development's core. Pedestrian and bicycle networks have been integrated with the open space system, providing easy connectivity between the residential area and the commercial core area. As a new integrated residential development in Manado, this Development provides various products and supporting facilities for its residents, as well as the surrounding community. The Project provides 24 ha of residential area that includes 5 clusters with future expansion potential. A 15 ha mixed-use area, which is a combination of apartment and commercial functions, capitalises on its lakeside location. Food and Beverage related commercial is located at the lakeside area and is envisioned to become a new destination for Manado residents and provide entertainment, supported by public facilities and utilities.	PT. Langgeng Makmur Perkasa	TOWNLAND	3	2021

TOWNLAND EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Master Planning for ±159ha of Land at Lido Entertainment City including Detail Master Planning for ±21ha of Movieland at Lido Entertainment City, Sukabumi, West Java	TOWNLAND was commissioned by PT. MNC Lido Land and PT. MNC Indonesia Realti for the development of a Master Plan for a ±159 ha Mixed Use development and Site Planning for a ±21 ha “Movie Land” production and entertainment facility within the MNC Lido City (3,450 ha) located in Lido, Bogor. The undulating Project Site is located in the heart of Phase 1 of MNC Lido City, with direct access to the MNC Theme Park as well as the future Trump Residential development. The envisioned Master Plan includes a range of development products, including an Office and Institutional Complex, a Music Festival Park, ‘Gardens of The World’, Mid-to-High-end Residential, as well as Movieland. The latter in particular is envisioned as the biggest Film Production complex in South East Asia. The Master Plan is characterized by a central Green Spine that provides alternative direct access to many of its facilities. This spine offers hiking tracks, access to water bodies and a 35 ha thematic ‘garden’, as well as direct access to MNC Theme Park and Music Festival area - which features a 5 ha open space for events such as Concerts and Arts Performances. A diversity of accommodation choices offers future residents, workers and visitors the most comfortable place to live, work and play. The Project provides an entirely new and unique offering of activities within the Greater Jakarta Area, and is envisioned to become the destination for entertainment for residents, workers and visitors alike, looking for a one-stop destination to experience all that Greater Jakarta Area has to offer: a green environment, World-class festivals, Asia’s “Hollywood”, and high quality facilities and working spaces. The Master Plan sets out a pedestrian friendly environment, providing a human-scale and a lively and animated Development.	PT. MNC Lido Land and PT. MNC Indonesia Realti	TOWNLAND	24	2021

TOWNLAND EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Visioning Landscape Design of Menteng Atas Public Park, Menteng Atas, Jakarta	TOWNLAND prepared a Conceptual Landscape Design proposal for an “Upcycle Park – Converting Waste into Want”. The Landscape Design seeks to transform a ±1.5 ha utility space, currently used as a temporary waste collection point and trucking pool in Jakarta’s City Centre, into an active, dynamic, and creative urban park. TOWNLAND’s Plan proposes to upcycle this desolate and run-down urban wasteland to create a new benchmark as an “Urban Park for All” which raises general environmental awareness in relation to waste management issues with themes of Rethink, Refuse, Reduce, Reuse, Repurpose. Applying the ‘Upcycle’ concept, the design repurposes the Site into a quality urban space with upcycled hardscape materials, art features, signage and softscapes. Elements of local culture are reflected by adopting Betawi’s traditional ornaments and indigenous plants with specific significance to human lives, for education and community awareness. This includes plants with special ecological functions. In terms of the activity programme, facilities featured in this Upcycle Park include a trivia maze garden, a multipurpose court, a multifunction pavilion and a retention pond using Water Sensitive Urban Design to ensure discharged water is filtered and cleaned. The Plan further incorporates ‘Upcycling’ to deal with the increasing problem of stray cats in Jakarta by allocating a thematic cat-paw playground, as well as a ‘cat island’, with small kiosks and facilities for NGO’s and animal welfare groups to nurture, display and prepare cats for adoption. In addition, the design also thoughtfully implements ‘new normal’ design principles, ensuring sufficient social distancing. The overall framework of the Upcycle Park offers for community engagement through well-integrated collaborations between the Government and Organizations on environmental issues, sustainability and waste management, also other partnerships with cat-lover communities.	DKI Jakarta Parks and Urban Forestry Agency (Dinas Pertamanan dan Hutan Kota Provinsi DKI Jakarta)	TOWNLAND	1	2021

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning Services for ±860 Ha of land at Sampali, Medan, Sumatra	TOWNLAND was commissioned by PT. Deli Megapolitan Kawasan Residensial (a part of the Ciputra Group) for the development of a Preliminary Conceptual Master Plan for a ±860ha Residential Township and Mixed-Use Development in Medan, which is envisioned as a new satellite Eco-city. The Project Site comprises of 233ha of commercial and public facilities (south) and 627ha of residential uses (north). The Project's structure is strongly driven by a future Ring Road at the south of the Site and commercial uses have been allocated in proximity to this Ring Road to capitalise on its exposure. The north part of the Site allocates primarily landed residential products with a smaller neighbourhood commercial core, supplemented by a park and a clubhouse. Through a mega-cluster system that allocates 13 mega-clusters and 67 sub-clusters, the Plan creates a framework that allows for individual clusters to be developed based on current or changing market demands and requirements. Connecting to these clusters is an intricate network of open spaces and each cluster has its own park-space which is connected to a main Central Park in the Central Business District (CBD) area. The 200ha new CBD provides commercial and mixed-use functions including offices, hotels, shopping malls and apartments, supported by universities, schools, and hospitals. The Central Park features a lake at its centre which will form the 'heart' of the community offering a healthy, green and urban environment.	PT. Deli Megapolitan Kawasan Residensial (Ciputra Group)	TOWNLAND6	6	2021
Soft Landscape Construction for Yayasan Ecole Internationale Francaise, South Jakarta	During the COVID-19 Pandemic, most academic institutions and schools were closed and classes were conducted virtually. This situation was considered as an opportunity by Yayasan Ecole Internationale Francaise to improve the physical environment of the School and to add new facilities, at a time when disruption could be kept to a minimum. As part of the largest school network in the World (522 schools located in 139 Countries), this high-level International School is accessible to children of all nationalities in a modern and warm environment. TOWNLAND was commissioned to upgrade the School's outdoor spaces by creating and improving the greenery at several locations. The Landscape Concept comprises of a mix of Tropical ambience consisting of palm and broad green leaves and Classical European ambience with colourful blossoming plants. The Site is divided into three areas: 1) The Entrance as an entry statement and welcoming area dominated by palm and broad green planting, which is accentuated with colourful plants placed in the classical pots; 2) The Courtyard as the central open space area featuring an exotic Kigelia Africana Tree as its point of interest; and 3) The Backyard as the pocket garden with various tropical plants in between the buildings. Together, the planting creates an integrated and refreshing space which provides for a positive impact in the overall learning environment.	Yayasan Ecole Internationale Francaise	TOWNLAND	2	2021

TOWNLAND EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design of Lakeside and Residential Cluster Areas at Summarecon Bogor, West Java.	Over the years, Summarecon has built its reputation as one of the leading property players in Indonesia, especially in the development of Townships, including the most recent one: Summarecon Bogor. Summarecon Bogor is conveniently located with direct access to Jakarta through the Bogor Selatan Toll Exit and to the City of Bogor. In the colonial period, Bogor was named as “Buitenzorg” and served as the summer residence for wealthy Dutch communities. The name is derived from a Dutch word meaning “without worries”, which is interpreted as captivating a peace of mind amidst the dazzling highland. The landscape concept developed by TOWNLAND is inspired by the adjacent mountains and river and utilises the natural beauty of these landscape assets along with modern touches to emphasise a “slow living” lifestyle. The Site is divided into three areas: Danau Sungai 5, Danau Tirta and Cluster R6. Danau Sungai 5 is conceptualised as a Passive Outdoor Area emphasising a natural look to the picturesque water bodies, which are blended in harmony with planting of smooth leaves. Dominated by pine trees and mixed with flowering meadows, Danau Tirta serves as the Recreational Hub for residents and incorporates coffee shops and seating terraces, an amphitheatre, a jogging track and a children's playground along the riverfront. Cluster R6 is a golf-view Residential Cluster which features a classical design theme and a range of facilities including a Clubhouse, a Sunken Playground, a Viewing Terrace, a Dog Park and a Jogging Track along the edge of the Golf Course. A classical theme is embraced by a selection of flowering colourful trees and through the mass planting of shrubs.	PT. Kencana Jaya Property Agung	TOWNLAND	7	2021

TOWNLAND EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Architecture for SMI Tower & Convention Centre, Tangerang	TOWNLAND was commissioned to prepare Conceptual and Schematic Landscape Design and Landscape Design Detailed Drawings and to undertake Periodic Site Inspections and Reporting and Design Coordination during the Landscape Construction Period on the SMI Tower and Convention Centre located in BSD City in Tangerang, Banten. The Project was awarded as the Best Office Architectural Design 2021 by PropertyGuru Indonesia and comprises an iconic office building which features a sustainable working environment with numerous refreshing experiences to enhance productivity, stimulate creativity and reduce stress. The main concept is derived from the principle of Biophilic Design, which aims to integrate elements of nature into the landscape, introducing seamless interconnectivity between indoor and outdoor spaces. The design is further inspired by the shape and movement of the elements found in a rainforest, which adopts biodiversity using local and indigenous plants across multi-layered landscape areas to support the creation of a comfortable micro climate, so that the air quality and overall building environment are improved. Water elements act as the oasis in the building compound and as an invigorating feature to recreate mini-ecosystems underneath the tree canopy. Organic lines seamlessly flow to connect the spaces, representing the dynamic energy of the wind. This greenery allows the building to have 'Breathing Spaces', which produces fresh air for the adjacent compact urban spaces. A Rainforest is incorporated within the inner court on the Ground Floor and is integrated with an outdoor café and an elevated seating area. The design is completed with various features, such as amphitheatre, koi pond and paludarium. A Terrace on the Fourth Floor acts as the extension of the ballroom whilst a Floating Woodpark provides an open space on the roof level featuring a swimming pool, banquet area and multi-purpose lawn.	PT. Simbiotik Multitalenta Indonesia	TOWNLAND	6	2021

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Land Use Planning for ±100 Ha of Land in Vasaka City, Bekasi Regency, West Java	TOWNLAND was commissioned by PT Waskita Modern Realti (a JV of PT Waskita Karya Realty and PT Modernland Realty Tbk) to develop a Preliminary Land Use Plan for ±100ha of land for Industrial Parks / Warehouse Development within a ±630ha Integrated Residential Township (planned by TOWNLAND in 2020). The original Master Plan for Vasaka City envisions an Integrated and Smart Development which is a vibrant, sustainable and liveable urban oasis and which is to become the 'heart' of the future North Bekasi Industrial Area. The main challenge in the planning for this new Industrial Parcel is to explore the best location for the Industrial Zone that would capitalise on proximity to the new Toll (direct access) without negatively impacting the surrounding residential development and the 'green and urban oasis' branding of Vasaka City. The Industrial Park is proposed to be located in the south of the Site and includes a Dry Port with Warehousing, supplemented by 2 clusters of smaller Warehouses / Multipurpose Shophouses for commercial and storage uses. To ensure the Development will not impact the planned nearby residential areas, a substantial green buffer with mounding is proposed along the perimeter of the Industrial Park, as well as a separated and dedicated truck access.	PT Waskita Modern Realti	TOWNLAND	2	2021
Preliminary Conceptual Land Use Planning for ± 57 Ha Mixed Use Development at Pekanbaru, Riau, Sumatra	TOWNLAND was commissioned to prepare a Preliminary Conceptual Land Use Plan for ±57 ha of Land at Pekanbaru, Riau, Sumatra, Indonesia. The Site occupies a strategically important and undeveloped riverfront peninsula and is to be developed into an Integrated Residential Township with supporting facilities to include a commercial component with a regional function. A second parcel of ±35ha of land across the river is also included in the Project as a future expansion area. The Project elaborates a Development Vision for the Site and the expansion area, supported by an overall Preliminary Conceptual Land Use Plan.	PT Sola Gratia Pliwud Industri	TOWNLAND	3	2021

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design of RSPI Extension at Pondok Indah, South Jakarta	RSPI Pondok Indah (Pondok Indah Hospital) the first modern private hospital in Indonesia. It was established in 1986 and is located in Pondok Indah, one of the most prestigious and high-end neighbourhoods in South Jakarta. In order to expand the hospital complex, it was decided also to redevelop an existing urban park (Taman Puspita Indah) adjacent to it. Urban tree preservation is one of the main biophilic design strategies adopted in redeveloping and redesigning the landscape of Taman Puspita Indah. This is as an 'eco-conscious' effort to maintain the existing natural conditions of the Park as much as possible; including the extent of green canopy coverage, the existing flora and fauna habitat, as well as the microclimate. Well-maintained trees are kept, trees that need treatment are paid attention to, and unhealthy trees that cannot be treated are replaced with better ones in greater numbers. In the end, the condition of existing trees also indirectly determines the activities and facilities programming of the Park. In its context as an urban park managed by a hospital, Taman Puspita Indah naturally carries a basic understanding of the harmonisation with nature that can improve physical, mental and social health in accordance to the WHO's definition of health. The zoning within the park is based on three health aspects; which is then further supported by activities and facilities that stimulate the use of five human senses to bring users closer to nature. Users of all ages can enjoy Taman Puspita Indah not only with their sense of sight, but also with their sense of smell, hearing, touch and even taste. The application of design principles that refer to the use of these five human senses transforms Taman Puspita Indah into one large Sensory Garden. An 'Urban Sponge' concept is also applied in Taman Puspita Indah in order to promote the implementation of Water-Sensitive Urban Design. This means that the Park area becomes a 'sponge', which can easily store/hold rainwater while absorbing it into the ground. It is expected that the quality of the existing natural microclimate will be improved, so that it can optimally support the natural habitats that already exist within Taman Puspita Indah. TOWNLAND was commissioned to prepare an Existing Tree Survey, Conceptual and Schematic Landscape Design and Landscape Design Detailed Drawings, and undertake Periodic Site Inspections and Reporting and Design Coordination during the Landscape Construction Period on this Project.	PT. Binara Guna Mediktama (a subsidiary of Pondok Indah Hospital Group)	TOWNLAND	12	2022

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design of Telkomsel Smart Office in South Jakarta	The Telkomsel Smart Office (TSO) Facility Building will be the newest addition to the Telkom Office Complex in Jakarta. This building is planned to provide various facilities for the office workers and will be completed with a mosque, indoor and outdoor F&B areas, as well as a networking lounge on the rooftop. The green and digital concept of the architectural design of the building inspires the landscape design developed by TOWNLAND. The site is divided into three major areas where the themes are derived from the common terminology used in the world of digital technology: 1) Cloud Forest as the networking lounge on the rooftop, a place where office workers gather, 'store' and share ideas, and unwind from their work in a relaxing lush and green environment; 2) Sunset Platform as an extension of the nautical concept of the Food Court's interior, which functions as the outdoor dining area within the concept of a ship's deck where people can dine and enjoy the City's panorama at sunset; and 3) Green Stream comprising streams of tropical vegetation flowing down the west-facing side of the building façade to screen-off the building interior from heat and to provide shade from strong afternoon sunlight. The overall landscape design concept will strengthen the smart office image of Telkom which is the biggest telecommunications company in Indonesia.	PT. Tetra Desainindo	TOWNLAND	3	2022
Soft Landscape Design and Related Services for the Welcoming Area in Eiger Adventure Land at Gunung Gede Pangrango National Park, West Java	The 31 ha area of Eiger Adventure Land (EAL) includes a 28.8 ha area belonging to the National Plantation State-Owned Company (PTPN) and a 2.2 ha area belonging to the Gunung Gede Pangrango National Park (TNGP). The TNGP is an important site for biological and conservation research over the last century and is declared by UNESCO in 1977 as part of the World Network of Biosphere Reserves. The EAL zoning is located in the Mountain Rainforest at an altitude of 1000-1500 metres above sea level (masl) and has a diversity of flora and fauna including 251 of the 450 birds species found in Java. TOWNLAND was engaged to prepare the Landscape Design for the Project. The landscape concept is based on the principle of Ecology (protecting and enhancing natural biodiversity), Integration (integrating architectural, environmental and socio-cultural aspects), Green Development (designing sustainable and low impact development), Enjoyment (creating memorable journeys) and Restoration (restoring local habitats and culture). The overall Site is divided into 7 thematic zones: The Vertical Forest forms the entrance statement and welcoming area, whilst an Enchanting Meadow features natural grasslands for Camper Vans. The Arrival Node showcases a Mini Rain Forest at the Visitor Centre and various outdoor activities under a Cultural Walk concept. A Picturesque Forest with flowering landscapes forms the Gateway to the longest Suspension Bridge in the World and a Cable Car Station. Green hills are used for slope retention and as a buffer and form a natural Forest Walk. Together, the landscape elements create an integrated place for eco-tourism that conserves nature and preserves the cultural heritage of West Java.	PT. Eigerindo Multi Produk Industri	TOWNLAND	12	2022

TOWNLAND EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Soft Landscape Design and Related Services for the Arboretum Area in Eiger Adventure Land at Gunung Gede Pangrango National Park, West Java	TOWNLAND was commissioned to undertake the Soft Landscape Design for the Arboretum Area in Eiger Adventure Land, at Gunung Gede Pangrango National Park, West Java. The concept for the 3 ha Arboretum is based on its etymology of 'Arbor' for trees and 'Etum' for a place to grow and display various native and exotic plants. This facility is open to the Public for recreation, education and research. The Arboretum includes 3 major components, including: a Scenic Gallery as the showcase for native and exotic plants; an area for Healing and Relaxation to improve physical and emotional health and well-being through various outdoor activities such as Trekking and Forest Bathing; and an area for Nature Engagement which acts as the connecting space between the human and natural environment and integrates events with nature such as Weddings in the Forest and Art and Cultural Performances. The Site is divided into 3 main planting zones as a representation of the various altitude zones in the mountains. The Sub-Mountain Zone is categorized by altitudes of between 1000 - 1500 mdpl and is characterised by the richness of tree species featuring a 30 - 40 meter height canopy and 4 - 5 layers of undergrowth vegetation. The Mountain Zone is categorized by altitudes of between 1500 - 2400 mdpl and features a relatively uniform tree canopy of up to 20 meters in height with thinner undergrowth vegetation as compared to the Sub-Mountain Zone. The Sub-Alpine Zone is categorized by altitudes of between 2400-3019 mdpl with shorter tree crowns, gnarled and twisted tree trunks, and only a single understorey. Together, these zones create a fascinating Arboretum inside the National Park.	PT. Eigerindo Multi Produk Industri	TOWNLAND	6	2022

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Wilmar Integrated Industrial Estate Indonesia	PT. Multimas Nabati Asahan ("CLIENT"), a subsidiary of Wilmar Group, has been developing ±800ha of land in Serang District as an Industrial Estate, also known as Kawasan Integrasi Terpadu Wilmar (KITW). Reflecting recent market developments, the Site (which was originally planned to predominantly accommodate Industrial uses) has been re-envisioned by CLIENT to be developed into an Integrated Industrial and Residential Estate that would include residential, commercial and other supporting facilities to be integrated with and support the main Industrial function. To realize this new vision, CLIENT has appointed TOWNLAND as Lead-Consultant to prepare the Conceptual Master Planning including Infrastructure Master Planning (by PT. Haskoning Indonesia). The Conceptual Master Plan proposes to re-envision KITW as a World-class Industrial Estate, offering a range of Industrial and Warehouse development products that are supported by diverse residential and facilities offering, and creating an integrated and pleasant live-work-play environment. The development shall cater for and facilitate expansion of Wilmar's core business at International standards, whilst providing the opportunity for third party tenants to lease land parcels for industrial development, and offering good quality housing and facilities for both future home buyers in the open market, as well as industrial worker accommodation. In accordance to general market expectations, the Conceptual Master Plan also endeavours to propose selective initiatives for sustainability, including provision of 'pollinator pathways' at unutilized utility corridors, promoting of pedestrian and bicycle activity, sufficient public open space, as well as water sensitive urban design and drainage strategies.	PT. Multimas Nabati Asahan (subsidiary of Wilmar Group)	TOWNLAND		2022

TOWNLAND EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning for ±292 Ha of Land at Cikarang, West Java	TOWNLAND was commissioned by PT. Lippo Cikarang, Tbk. to prepare a Preliminary Conceptual Master Plan to re-envision Lippo Cikarang as the 'Vibrant Heart of Cikarang', featuring a green and compact urban environment over a Site of ±292 ha in West Java. Surrounded by an existing industrial estate development and located between two toll exit gates, the Site acts as a key catalyst to re-brand the overall development of Lippo Cikarang. Focusing more on high density development and with an intention to capture a broader market segment, the Project is envisioned to incorporate the already well-connected road infrastructure and a high quality central lake park with a new development concept centred around Thematic District Hubs. This Vision comes from a careful consideration of the Site's existing characteristics as industrial estate with a plan for a new campus next to the Site. The Thematic District Hubs concept incorporates a Business and Commerce Hub, an Entertainment Hub and a Health and Medical Hub. A wide range of development products are also structured around these thematic development nodes. With the existing active central lake park within the Site, the design capitalises on this pivotal feature by offering lakeview vertical living opportunities as well as a continuous open-air retail experience. In order to create a highly walkable environment, well-integrated green linkages are provided between all development products, for both residents and visitors. Overall, the combination of development products and the rich experience enabled by the urban spaces creates an attractive enclave to live, work and play.	PT. Lippo Cikarang, TBK	TOWNLAND		2022

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning For ±307 Ha of Land in Pulau Sembur, Kepulauan Riau	TOWNLAND was commissioned by PT. Ibu Pertiwi Indonesia (PT. Berkat Sentosa Makmur) to develop a Conceptual Master Plan for ±307ha of land which sets out a World-class Integrated & Coastal Entertainment Hub. Located in the southern part of the Batam City Administrative Area, the Site features excellent natural conditions suitable for an eco-tourism destination, including immaculate shallow and calm waters, varied and undulating terrain, diverse vegetation and a mangrove ecosystem along the Island's perimeter. The Project is planned as an Integrated Waterfront Tourism Destination which offers a holistic experience and a range of development products. Reflecting the Site's inherent qualities, the Project is categorized into distinct zones – which include 4 and 5-star Family Hotels and Beach Resorts (±3,500 keys) at the south of the Site as well as quiet and serene Retreat Villas (389 plots) spread across the Island and mangrove areas. At the centre of the Development, activity nodes are proposed to include day-trip destinations such as Thematic Villages, a Theme-Park and a Small Zoo, Equestrian Facilities and Retail, Dining & Entertainment at the heart of the Development which includes a Cultural Showcase and Performance Area. In addition to the connection to the Main Island with panoramic views of the shallow and clear waters of Galang Bay, an elongated deck structure is designed to connect the Island with a series of private Floating Villas and Lagoons, as well as to a Dolphin Conservation Facility which educates tourists and showcases the importance of environmental care and awareness at Sembur Integrated Resort.	PT. Ibu Pertiwi Indonesia (PT. Berkat Sentosa Makmur)	TOWNLAND	3	2022

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design of Tempe Park at Bogor, Jawa Barat	Tempe Park is located in the highlands of Bogor, West Java and is blessed with magnificent views towards Salak Mountain. The Site is envisioned to be a CSR program supporting and strengthening the Tempe industry as well as other soybean-based food products. TOWNLAND was commissioned to prepare Conceptual and Schematic Landscape Design, and Landscape Design Detailed Drawings for the Project. The landscape design approach for the Project is inspired by the history of the Tempe industry with an emphasis on Health and Wellness and Sustainability in the local context. This landscape zones within the Site comprise a Green Gallery, a Blossoming Courtyard and an Enchanting Grassland. The Green Gallery is located at the Entrance Gate and is inspired by the shape and form of Tempe, whilst the lighting features and hardscape materials are inspired by the soybean. The entry corridor is designed with a warm ambiance and the hardscape materials are inspired by <i>Rhizopus</i> sp., an important fungus in the Tempe production process. This welcoming corridor is flanked by specially selected bamboo to strengthen the view of the iconic entrance building and the main Museum of Tempe. The Blossoming Courtyard features local trees, which are sturdy against the heavy rains of Bogor and trees that associate with wellness. Within this zone, outdoor dining spaces, an education playground area and traditional play spaces are also incorporated. The Enchanting Grassland zone is dominated by grassland and grass-look-alike plants, as well as a soybean and legume plantation showcase. Visitors can enjoy outdoor dining decks and a camping ground is planned for the future.	PT. FKS Multi Agro	TOWNLAND	10	2022
Preliminary Conceptual Master Planning AND Landscape Design for ±10.5ha of Land at Makassar, South Sulawesi	TOWNLAND was commissioned by PT Nugraha Tanamal to prepare a Preliminary Conceptual Master Plan as well as Conceptual and Schematic Landscape Design, Landscape Design Development Drawings and Implementation Specifications for the first phase of Grand Marina, a luxury Residential Development on ±10.5 ha in a prime area of Tanjung Bunga, Makassar. With a ±10.5 ha focus area for its first phase, Grand Marina envisions expanding the development to the north (an additional ±8.2 ha) in the future by capitalizing on its waterfront characteristics. Located on Metro Tanjung Bunga Road, Grand Marina is only ±3.5 km away from the prominent tourism destination of Losari Beach. The Site is also surrounded by other amenities, including the Trans Studio Mall. With this prime and strategic location, Grand Marina targets the high-end market by offering a luxurious residential product with facilities, such as a clubhouse and mosque. It has boulevard housing and four residential clusters with well-designed road corridors and an attractive landscape design to give a premium experience for residents. In addition to that, with a ±8.2 ha land bank to the north that has a direct interface to Makassar Strait, Grand Marina plans to expand its development in the next phase as a high-end waterfront residential compound with amenities such as a marina and high-rise waterfront commercial development.	PT Nugraha Tanamal	TOWNLAND	14	2022

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design of Residential Cluster, Riverside, Streetscape and Shophouse Areas (13ha) at Shila Sawangan, Depok, West Java	Shila at Sawangan is located in the emerging Sawangan Development Area in Depok, West Java. In recent years, this area has become a development magnet after the opening of a new toll-road access. TOWNLAND was commissioned to prepare comprehensive Landscape Design Services for the Residential Clusters, the Riverside, the Shophouses and the Streetscape Areas. This new Township Development benefits from its former function as a golf-course and the existing waterfront contributes to its luxurious and green atmosphere. In preparing Landscape Design for the Project, TOWNLAND has envisioned the Development as an integrated green Township with the emphasis on a human oriented approach and an outdoor lifestyle. The Landscape Design is based around a Green Cities Concept with Green Open Space, Green Water Access and Green Transportation and capitalises on the existing natural features of the Site. The design incorporates extensive public open spaces which are linked through a network of green and blue pathways and corridors.	PT. JII and PT. Pakuan, Tbk.	TOWNLAND	16	2022
Preliminary Conceptual Master Planning for ±3.8ha of Land at Makassar, South Sulawesi	TOWNLAND was appointed by PT. Siliwangi Anatha Bumi ("CLIENT") to prepare a Preliminary Conceptual Master Plan review and refinement for The Emeraldalda Resort, a ±28 ha Residential Development set atop hilly terrain in Padalarang, Bandung Regency. At the time of the Master Plan review and refinement, several housing units had already been marketed and sold based on the old Master Plan. Thus, the layout of these areas needed to be retained. This became a challenging planning and design exercise to optimise the Master Plan. The Emeraldalda Resort has been re-envisioned as a Highland Residential Estate with a serene mountain resort environment drawing from the panoramic scenery of the hills and valleys which surround the Site. The layout of the residential area is arranged based on the Site's existing topography and comprises of upslope and downslope housing typologies to optimise views from all units. Houses are distributed across 8 residential clusters and are complemented by a mushala and pocket parks. A number of supporting public facilities are planned along the Site's main boulevard. A Marketing Gallery featuring housing show units is located at the Development's entrance. A Central Mosque and Hillside Kiosks are placed at the centre of the Site. At the end of the main boulevard, visitors arrive at the Hilltop Clubhouse and a Destination Restaurant.	PT Nugraha Tanamal	TOWNLAND	3	2022

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning for ±180 ha of Land in CitraGrand City Palembang, South Sumatra	TOWNLAND was commissioned by PT Cipta Arsigriya to prepare a Preliminary Conceptual Master Plan for the 180 ha CitraGrand City. Located within the first and largest Township Development in Palembang, the Project consists of three separate Sites with specific characteristics: (1) A Leisure Destination, Golf Residence, and New Township (extension); (2) an EcoPark of 13.7 ha land in the heart of Citra Grand City, envisioned as a one-stop commercial and leisure destination for residents and visitors; and an EcoPark which integrates the existing lake with new amenities including a private Residential Park, a Clubhouse, Sports Facilities, Lakefront F&B, and the Kota Cinema Mall. At only 1 kilometre from the EcoPark, a high-end Golf Residence is positioned next to a new Golf Course. The residential area is split into two clusters, public and private. As an exclusive residential compound, the Golf Residence provides a Meditation Garden and incorporates an existing Driving Range and a new Golf Clubhouse. Further to the south, a 151 ha extension area takes advantage of its proximity to a future toll connection to develop more Residential and Commercial Development Products. As a New Township that focuses on environmental consciousness, the residential components respond to the land conditions (swampy and hilly) by offering two types of Residential clusters: Lowland and Uphill. A well-connected open space network connects residential clusters with abundant greenery and facilities. The overall Vision for these three Sites is the creation of an Integrated Eco-Township, offering residents and visitors a tranquil, vibrant, and diverse atmosphere.	PT Cipta Arsigriya	TOWNLAND	1	2023

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
KEK Submission Application for Bali Turtle Island, Denpasar, Bali	TOWNLAND was commissioned by PT. Bali Turtle Island Development to provide advisory services and regulatory planning in applying for Special Economic Zone (SEZ) status for the Kura-Kura Bali, a World class Integrated Tourism Hub located on Serangan Island, some 30 minutes from the Denpasar City Centre. The Project was successfully awarded the much-coveted Special Economic Zone (SEZ) status under a Government Regulation signed by the Honourable President of the Republic of Indonesia, Mr. Joko Widodo on 5 April 2023. Kura-Kura Bali acted as one of the G20 event locations in November 2022 and comprises of a Mixed Use & Integrated Resort along with a Marina at the core of the Development. The Project is envisioned to become a sustainable ecosystem which capitalises on new growth opportunities in education, technology and health tourism in Bali, which is targeting Rp104 trillion investment with around 35,000 direct jobs and 64,000 indirect jobs over the next 30 years in the sectors of tourism and creative industries. The first phase of this +498 ha Development is expected to be completed by early 2028. This mixed-use and Integrated Resort features a host of World-class amenities including six star hotels, a commercial centre, incorporating Balinese local wisdom and culture, an International school and a range of luxurious residential options. The first phase of this ±498 ha Development is expected to be completed by early 2028. TOWNLAND provided advisory services on the crucial elements of the local regulations and the industry landscape and assisted in navigating the application process. With is coveted SEZ status, the Kura-Kura Bali is poised to contribute significantly to Bali's economy while promoting sustainable development and preserving Balinese culture and traditions.	PT Bali Turtle Island Development	TOWNLAND	36	2023

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Integrated Planning and Design Services for Phase 1 Area of KBS Park on ±12.5 Ha of Land at Jembrana, Bali	PT. Kios Cipta Kreasi ("CLIENT") is developing ±630 ha of land at the Kerthi Bali Semesta (KBS) Park Integrated Development in Jembrana Regency, Bali, Indonesia. KBS Park is planned to be a World-class tourism and integrated residential Township Development supported by entertainment, business, sports and healthcare facilities. The Site will be connected directly to the Gilimanuk-Mengwi Toll Road that links the Site to southern Bali, the future airport, and a seaport which is the gateway from the eastern tip of Java Island. CLIENT appointed TOWNLAND to prepare a Conceptual Master Plan and Conceptual Landscape Design, including an Infrastructure Plan for the visionary First Phase of KBS Park, spanning across ±12.50 ha of land, consisting of a ±10.47 Ha Residential Lot and ±2.03 ha Commercial Lot. Envisioned as a luxurious estate development within a sustainable and green community that upholds the harmony and the beauty of the Balinese landscape, the Residential Lot is developed into 2 clusters and is complemented by a clubhouse at the centre of the Site as a private facility for the residents. These clusters are supported by a lush green spine along the Yeh Lebar River featuring a promenade on the eastern periphery of the Site. The Commercial Lot accommodates a Marketing Gallery and Outdoor Retail serving various F&B Restaurants as well as an Arts & Crafts Market and a Performance Plaza, with direct frontage and access to the Bali National Road.	PT. Kios Cipta Kreasi	TOWNLAND	10	2023

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning and Site Planning for ±20 Ha of Land Including Conceptual Landscape Design and Landscape Design Detailed Drawings in Pancoran Mas, Depok, West Java	PT. Premier Qualitas Indonesia (PQI) has developed 23 Residential Projects in the Jabodetabek area with European quality and standards since 1998. PQI are now ready to develop a unique 20 ha parcel of land at Pancoran Mas, Depok, West Java, located in a development hotspot in the Sawangan area. The Site is conveniently connected to South Jakarta via the recently opened Depok – Antasari Toll Road. Carrying the brand name of Premier Promenade, this Residential Development offers serenity with a touch of luxury. The Site is directly bordered by the Pesanggrahan River on its west side, which has been used as a feature to achieve the overall luxury living. Having a unique Site character, Premier Promenade is targeting the medium-high end of the market by offering a luxurious residential product complemented by high quality outdoor facilities, including a Clubhouse, extensive Green Linkages, as well as Pedestrian Friendly Pathways connecting all clusters with the main facilities, a Waterfront Jogging Track and Viewing platforms and a clear security arrangement for each of the 3 Luxurious Residential Clusters and Villa Cluster. The landscape design is inspired by the existing river, with touches of a Japanese style. The Green Linkage is inspired by "Hanami", which is translated into a blooming garden with a flowering corridor supported by outdoor facilities. The Clubhouse has taken inspiration from "Shinrin-yoku" and is created as a Forest Walk, a dedicated and refreshing place. Along the Riverside, this area is inspired by the "Shoinzukuri Teien", a contemplative outdoor space in nature which is designed as a Meditation Garden. The Villa area with its lakefront features is inspired by "Kayushiki Teien", which reflects the wealth and intellectual prowess of the Villa Owners and is appropriately named as the Lakeside Strolling Garden.	PT. Premier Qualitas Indonesia	TOWNLAND	12	2023

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning for ±200 ha of Land at Bukit Baruga, Makassar, South Sulawesi	TOWNLAND was appointed by PT. Baruga Asrinusa Development (BARUGA) to prepare a Conceptual Master Plan for ±200 ha of land in the Bukit Baruga area which aims to establish a green, sustainable and high-quality residential development, supported by commercial and public facilities. An emphasis is placed on optimizing the ±40 ha Nipah ecosystem on the Tallo Riverbank. With a grand Vision of developing a World-class community that incorporates smart ecosystems, enhances life experiences and embraces the harmony of life with nature, the main focus of the design is on three pillars: Health - through the implementation of walkable neighbourhoods to promote an active lifestyle, Technology - through the implementation of smart mobility and infrastructure that is environmentally friendly and the Environment - by maintaining natural features as an instant attraction and creating a comfortable environment. The Project introduces new development products that do not yet exist in Eastern Makassar and Pilot Showcase Areas are established which feature compact, walkable, sustainable and smart principals, as well as commercial developments spread across the Site to meet community needs.	PT. Baruga Asrinusa Development	TOWNLAND	7	2023
Preliminary Conceptual Master Planning For ±134 Ha of Land in Panjibuwono City, Bekasi, West Java	TOWNLAND was commissioned by PT Alamindo Trulynusa to prepare a Preliminary Conceptual Master Plan for ±134 ha of land to explore development opportunities and efficiencies for the redevelopment of the existing, partially developed Panjibuwono City in northern Bekasi City, West Java. The Project is envisioned to achieve harmonious living within a green-environment in the heart of a rapidly growing urban development. The Site provides the opportunity for a new sustainable Township which adopts water-sensitive urban design and incorporates green spines to connect various clusters. Some 24 residential clusters are supplemented by thematic garden pockets and a Clubhouse to support residents of the Project. The landscape comprises of leafy shrubs and dense thematic trees which feature along main roads and green spines to achieve an enchanting meadow like scenery with an emphasis on the lakeside area. Major commercial and mixed-uses are concentrated in the Central Lake CBD District, which comprises of a combination of open-air waterfront dining and retail outlets. This CBD will become the signature branding element for the Project. The planned toll road adjacent to the Site will boost the economic value of the land with a visual frontage to the CBD area. Notations for Drawings and Perspectives	PT Alamindo Trulynusa	TOWNLAND	3	2023

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design of Forest Park at AEON Mall Deltamas, Kota Deltamas, Cikarang-Bekasi, West Java	PT. AMSL Deltamas is a Joint Operation of AEON Mall Co., Ltd, one of Japan's largest retail groups and Sinarmas Land, a National Property Developer. AEON Mall Deltamas is planned as the biggest AEON Mall Development in Indonesia to date. A key feature of the Mall is a unique entrance experience which takes the form of a Forest Park, a nature-inspired outdoor space. Divided into an Earth and a Water Zone, the Forest Park features a Dry-fountain, a Playground, a Fish Pond, a Multi-purpose Lawn, and Pavilions and Kiosks arranged between a shaded tree canopy. The Japanese principle of Shinrin-yoku ("Forest bathing") inspires the overall landscape design approach, with meandering organic pathways connecting the Earth Zone to the Water Zone and bringing the indoor retail experience into the outdoors. Organic lines are used to evoke a connection with nature and spaces are purposefully designed to accommodate thematic events and seasonal celebrations (i.e. New Year's Day and Independence Day) as an integral part of social and cultural life. TOWNLAND was commissioned to prepare the Conceptual Landscape Design, Landscape Design Development, Implementation Specifications and Periodic Site Inspections for the Project.	PT. AMSL Deltamas	TOWNLAND	12	2023
Conceptual Master Planning for ±16.8 ha of Land in Siliwangi, Bandung, West Java	TOWNLAND was commissioned by PT. Mentari Agung Mandiri, a subsidiary of Matahari Land, to prepare Conceptual Master Planning for an extension area to the existing Bumi Siliwangi Residential Estate on ±16.8 Ha of land in Siliwangi, Bandung. The Site is envisioned as a green and liveable residential neighbourhood, complemented by an attraction hub comprising of a Mini Water Park and a Sports Centre to form a new recreational destination within the Region. The residential neighbourhood will fosters an inclusive community and an active and healthy lifestyle through a series of high-quality green open spaces and neighbourhood parks, supported by interconnected pedestrian and bicycle linkages throughout. The residential area is divided into 2 Mega Clusters on the West and the East of the Site. Each Mega Cluster is planned with lavish greenery and easy access to a Lake Park and a Clubhouse. Bumi Siliwangi is planned to provide 722 housing units with a projected population of 3,610 residents.	PT. Mentari Agung Mandiri	TOWNLAND	6	2023

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design Schematic Review and Landscape Design Development Drawings for Elevee Apartment – Alam Sutera, at Tangerang Banten	PT Alfa Goldland Realty commissioned TOWNLAND to conduct a comprehensive review of an existing Conceptual and Schematic Landscape Design for the Elevee Apartments Compound, followed by a revision and design enhancement process. The primary goal is to maintain the original design concept while responding to Project updates and changes which have occurred during the Project's design process. TOWNLAND's Team started the assignment by conducting a thorough design review, carefully examining the Conceptual and Schematic Plans and Frameworks, while also studying Project updates shared by CLIENT. Enhancements have been made to the functional and aesthetic aspects of the landscape design and a seamless transition has been created between indoor and outdoor spaces. The design has also aligned with sustainability principles whilst preserving the essence of the original concept.	PT Alfa Goldland Realty	TOWNLAND	14	2023
Visioning Master Plan for ±60 ha of Land at Cilejit, Tangerang, Banten	PT. Cipta Harmoni Lestari, a real estate subsidiary of Harita Group, is developing a ±60 Ha land parcel in Cilejit, Tangerang and has appointed TOWNLAND to prepare a Visioning Master Plan for the Site. The Site is located on the outskirts of Jakarta, approximately 60 km from the city centre. Although accessibility to the Site is quite challenging, it has the potential to capitalise on its close proximity to the Cilejit Train Station and to develop as a Transit Oriented Village (TOD). Vehicular accessibility to the Site is to be optimized through the provision of a North-South main boulevard that connects to the existing Toll Road, as well as another future Toll Road that will be built adjacent to the Site. Cilejit Transit Village is envisioned as a pedestrian-friendly neighbourhood centred on an existing train station with convenient access to retail uses and facilities. The Site is divided into 4 districts, namely a Town Centre and 3 Neighbourhoods. The Town Centre is envisaged as a vibrant commercial destination and a transit hub which is integrated with the train station to capitalize high foot traffic and exposure. The Neighbourhood Districts are located in the East, Central and Western areas of the Site and each is provided with a central clubhouse, lake parks, sports facilities and neighbourhood retail outlets within walking distance from residences. The overall development is interconnected with seamless pedestrian and bicycle linkages through a continuous green open space network.	PT. Cipta Harmoni Lestari	TOWNLAND	3	2023

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning for ±8.3 ha of Land in Ciheulang, Ciparay, Bandung, West Java	TOWNLAND was commissioned by PT. Cipta Agung Sentosa to prepare a Preliminary Conceptual Master Plan for ±8.3 ha of land in Ciheulang, Bandung as a new Residential Development, supported by a neighbourhood-scale Commercial Development. The Site is located on undeveloped greenfield land, surrounded by dense settlements. Ciheulang Residence is envisioned as a compact neighbourhood with a green and attractive environment. The Residential Estate provides a centralised facility at the heart of the Development comprising of a Mosque & Retail Kiosks adjacent to the Entrance Gateway and a Central Clubhouse & Marketing Gallery at the end of the Estate's main boulevard axis, creating a termination point which defines a clear transition between the public and private spaces in the Development. The Residential Estate comprises of 419 housing units spread across 5 clusters. All houses are within walking distance and interconnected through a continuous green loop corridor to the Central Clubhouse and Lake Park which is the Neighbourhood's communal hub located at the centre of this Residential Estate. The Central Lake Park features various sports facilities, a playground, and seating pockets where residents can enjoy the outdoors for exercise and play, as well as to relax and spend leisure time with family and friends in a lush green open space.	PT Cipta Agung Sentosa	TOWNLAND	9	2023
Layout Planning for ±2 Ha of Land in Villa Panbil, Batam, Kepulauan Riau	PT. Cealmi Khiezt Indonesia (CLIENT) is developing a ±2.2 ha parcel of land at Villa Panbil in Sei Beduk District, Batam City, Kepulauan Riau Province, Indonesia. The Project Site comprises of a residential cluster located on an elevated exclusive hillside and incorporating private villas. CLIENT appointed TOWNLAND to prepare Layout Planning for the Site, which will be developed in two clusters, each with its own dedicated cluster gate access. The first cluster comprises of Private Villa Lots with areas ranging from 2,500m² to 4,900m² on the hilly western side of the Site. The second cluster provides for 16 residential lots for sale, with lot areas ranging from 220m² to 712m². The extreme sloping terrain divides the residential lot into 7 upslope and 9 downslope housing typologies. A key objective of the layout planning was to capitalise on the panoramic views from the serene hillsides and surrounding forest, over the lake of Panbil area. The development is complemented by shared green areas and jogging trails, a viewing platform deck and a Valley Park for Residents.	PT. Cealmi Khiezt Indonesia	TOWNLAND	3	2023

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning for ±28ha of Land in Emeraldalda Resort, Bandung, West Java	TOWNLAND was appointed by PT. Siliwangi Anatha Bumi ("CLIENT") to prepare a Preliminary Conceptual Master Plan review and refinement for The Emeraldalda Resort, a ±28 ha Residential Development set atop hilly terrain in Padalarang, Bandung Regency. At the time of the Master Plan review and refinement, several housing units had already been marketed and sold based on the old Master Plan. Thus, the layout of these areas needed to be retained. This became a challenging planning and design exercise to optimise the Master Plan. The Emeraldalda Resort has been re-envisioned as a Highland Residential Estate with a serene mountain resort environment drawing from the panoramic scenery of the hills and valleys which surround the Site. The layout of the residential area is arranged based on the Site's existing topography and comprises of upslope and downslope housing typologies to optimise views from all units. Houses are distributed across 8 residential clusters and are complemented by a mushala and pocket parks. A number of supporting public facilities are planned along the Site's main boulevard. A Marketing Gallery featuring housing show units is located at the Development's entrance. A Central Mosque and Hillside Kiosks are placed at the centre of the Site. At the end of the main boulevard, visitors arrive at the Hilltop Clubhouse and a Destination Restaurant.	PT. Siliwangi Anatha Bumi	TOWNLAND	3	2023
Conceptual Master Planning for ±18ha of Land at Sentul, West Java	PT Sarana Sentosa Propertindo, a subsidiary of PT Lippo Karawaci, appointed TOWNLAND to prepare a Conceptual Master Plan for ±18 ha of land in Sentul, an emerging Satellite City in the south of Jakarta. The Site has scenic mountain views and features fresh air and a cool climate. It has a prime location with easy access and high visibility from the Jagorawi Toll Road, the main entry into the Sentul area, as well as a potential connection to an LRT Station in the future. Various facilities surround the Site, including an AEON Mall, IKEA, Hospitals and Schools, the Sentul International Convention Centre (SICC) located directly adjacent the Site and a 4-star Hotel. The Site is envisioned as the new downtown at the gateway of Sentul, providing a one-stop compact mixed-use Development embedded with high-quality outdoor spaces. A compact development form provides multilevel living quarters with comprehensive amenities for daily needs, conveniently located at the podium level within easy walking distance. Seamless pedestrian connections are provided throughout the Site with linkages to the existing SICC and a potential LRT line in the future. An inclusive community is fostered through an active and healthy lifestyle which encourages walking to a diversity of amenities, parks and lush green open spaces.	PT Sarana Sentosa Propertindo (Subsidiary of PT Lippo Karawaci)	TOWNLAND	3	2023

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning for ±150 ha of Land at Krian, Sidoarjo, East Java, Indonesia	PT. Panca Graha Indonesia engaged TOWNLAND to formulate a Preliminary Conceptual Master Plan for an approximately 150 hectare parcel of land in Krian, Sidoarjo, East Java. The primary objective of the Project is to develop a Township that offers premium residential housing and facilities that are not yet available in Sidoarjo. The Site is strategically situated within Gerbangkertosusila Megapolitan, the second largest metropolitan area of Indonesia, such that there is the opportunity to capitalize on a growing economic corridor and to capture traffic in proximity to the toll road and train station, as well as other planned public transport infrastructure. The Master Plan envisions the Township as a new centre of Sidoarjo and aims to set a benchmark for a higher standard of living within the Region. The Township encompasses Middle-Upper-End Residential development surrounding a Green Central Lake Park and a Clubhouse and introduces new types of commercial development to the area, including a Waterfront Open-Air Mall, a Hotel, a Leisure and Entertainment Hub and a Garden-Walk Ruko Strip. Top-tier facilities are proposed to complement the Township including an International School, a Sports Centre and a Central Mosque. At the western-end of the Site, a small Warehousing Park is positioned in response to the adjacent existing Industrial development. A series of high-quality outdoor spaces and a green network provides for continuous pedestrian and bike linkages, creating a walkable neighbourhood environment that encourages an active and healthy lifestyle.	PT. Panca Graha Indonesia	TOWNLAND	6	2023

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design of Pedestrian Revitalization Project of the SCBD Area, Jakarta.	The Sudirman Central Business District (SCBD) is a World-class green and integrated mixed use Business District set over 45 ha of prime land in Jakarta's Golden Triangle. Originally developed in 1987, the area was in need of revitalisation. To achieve this, TOWNLAND was commissioned to undertake the Landscape Design of the Gateways and Pedestrian spaces across ±4,970m of streetscape and 5 Access Gateways. The Landscape Design seeks to improve the overall visual identity of the SCBD as well as to enhance security and connectivity for pedestrians. The landscape elements used are sleek, elegant and durable. For the pedestrian revitalization elements, the main focus is on improving connectivity and walkability as well as comfort and safety. Unique streetscape elements are used to enhance brand identity. Softscape elements play a vital role in revitalisation, with three major thematic planting zones established allowing visitors to re-connect with nature whilst experiencing the energy of the surrounding urban context. These softscape zones also act as an urban bird habitat for foraging and nesting. The Sudirman Gateway serves as the main Gateway into SCBD area. For this area, TOWNLAND developed a landscape design around the philosophy of a Growing Tree, symbolizing a continuous growth process. This prime urban space is accentuated with unique feature trees, giving a strong green impression as it faces Sudirman, Jakarta's busiest street. For the Gatot Subroto Gateway, the landscape design seeks to enhance visual identity and pedestrian connectivity and utilises a Blooming Passage allowing people to engage with nature in an urban setting.	PT. Danayasa Arthatama	TOWNLAND	6	2023

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Layout Planning including Conceptual Landscape Design and Conceptual Architectural Design for a Resort Compound at Tering Bay, Nongsa, Batam, Riau Archipelago.	PT Megah Beverly Sejahtera appointed TOWNLAND to undertake the revitalization of an existing Golf Resort Development located on the eastern coastline of Batam. Formerly known as the Tering Bay Golf and Country Club – Nongsa, the Golf Course is designed by the former World Number One Golfer Greg Norman and is a beautiful and challenging 18 hole par-72 course nestled amidst hills, lakes and lush tropical greenery. The Project has been rebranded as the Batam Island Country Club (BICC) and is envisioned to be an upscale one-stop integrated golf centre and waterfront lifestyle destination. Having a unique Site character, BICC is targeting the golf market along with locals, vacationers and silver citizens by offering a luxurious residential product complemented by high quality outdoor facilities. The Site is divided into zones with various landscape design concepts based on their surrounding natural environment: Golf Central with a Golf Country Club and a Boutique Hotel; a Waterfront Open-Air Lifestyle Centre comprising of Open Air Retail, a Beach Club and a 5-Star Seaview Hotel; an Upscale Residential Compound with Apartment Towers, Villas, a Retirement Living Complex and a Central Clubhouse; a Thematic Resort set in a lush tropical forest; a Luxurious Seaview Golf Villa Neighbourhood; a Welcoming Parklane and Lakeside F&B with diverse Restaurants, Retail and Souvenir Shops; and an Exclusive Golf Villatel Complex for Vacation Homes supported by a Waterpark, a Convenience Store and a Destination Restaurant. Connections are made to the surrounding nature through the utilisation of local plants, existing water bodies and contours, as well as vista optimization. Various sustainability principles are applied with minimal adverse impact to the existing environment. The Project is a new landmark for Batam's seafloor.	PT Megah Beverly Sejahtera	TOWNLAND	9	2023

TOWNLAND EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design of Marketing Gallery and Layby, North Gateway and Phase 1 Boulevard at Paradise Serpong City 2, Tangerang, Banten	Located within a ±54 ha Site in Tangerang, Banten, Paradise Serpong City 2 is part of a new Integrated Township Development owned by the Progress Group. The Project comprises the design of a new Outdoor Marketing Village consisting of a Marketing Gallery, a Reception and Function Hall and a Clubhouse, which are integrated with a unique Spiritual Drive and a Jamboree Field Recreational Area. The Project is adjacent to the Main Gateway surrounding the Lakeside Park that serves as the linkage to the future Township Development. TOWNLAND is commissioned to prepare the Conceptual Landscape Design, Schematic Landscape Design and Landscape Design Development and to undertake the Site Inspections during the Construction Stage. The Landscape Design is based on the concept of "The Urban Oasis", which capitalises on abundant fresh air and inspiring green views within the Site. Targeting to accommodate diverse visitor segments, the Marketing Village offers a host of activity programmes to potential home buyers through various facilities such as a Swimming Pool, a Koi Pond, a Childrens' Playground, an Amphitheatre, a Performance Deck, an Activity Lawn and a Spiritual Drive comprising of various worship buildings reflective of the diversity of the religions in Indonesia. Within walking distance from the Marketing Village, a Jamboree Field is designed as an extensive outdoor recreational space utilising the existing natural features of the Site. It is equipped with a Grand Amphitheatre, an Observatory Tower, a Waterplay Area, a Flying Fox, an Adventure Park, a Downhill Slide and various types of F&B Outlets such as Tree Nest Lounge, an Adventure Food Court and a Farm to Table and Fine Dining Specialty Restaurant.	PT. Subur Progress (Progress Group)	TOWNLAND	12	2023

TOWNLAND EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design for Residential Development in Siliwangi, Bandung, West Java	Bumi Siliwangi is a Residential Development located in Bandung Regency, West Java. Bandung is a highland City surrounded by mountains and is well-known for its relatively cool climate and refreshing environment. This is one of the key reasons that attract people to live and reside in Bandung. The Development Site is a major extension of an existing cluster, which is developed with the tagline of "Nature and Modern Living". The Development is integrated into the surrounding natural environment. The Design Principles for the Project focus around three main emphases. The first is "Lakefront Living", which is inspired by Bandung's geographical location encircled by highlands and mountains, which create a natural water-collecting basin. Waterfronts and water features, along with lake parks and open space gardens are incorporated as a unique selling point. The second is a "Blooming Ambience" which utilises vibrant and colourful plants as a nod to Bandung's image as the City of Flowers. The main road corridor is lined with flowering trees and lake parks, and open space gardens are also planted with colourful plants to create a lively atmosphere. The third is "Enriching Society" which is achieved by the incorporation of landscape programs that encourage residents to connect with other people while enjoying nature. Each cluster has access to the open spaces with various facilities such as an outdoor gym, playground, picnic lawns and sport courts, which encourage an active and healthy lifestyle. TOWNLAND prepared the Conceptual Master Plan for the Project along with Conceptual Landscape Design, Landscape Design Development and Implementation Specifications.	PT. Mentari Agung Mandiri	TOWNLAND	3	2024

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design of Sentul Mixed-Use Development at Sentul, West Java	Sentul Mixed-Use Development is a Retail and Luxury Residential Development compound located within Sentul City, an Integrated Township in the highlands of Bogor. The City is well-known for its resort-like residential compounds which capitalise on its natural environment, extensive greenery and fresh air, and which attract visitors from the Jabodetabek area, especially during weekends. The Development Site is adjacent to Sentul Highland Golf Club and is conveniently within walking distance of Taman Budaya Sentul, a Hotel and National Bank Training Centre. The Site features natural undulating terrain and mature existing trees which has inspired the landscape design concept focused on Highland Luxury Lifestyle. The principal landscape design approach utilises the natural topography and terrain and ensures optimum preservation of mature existing trees. The Retail Area offers a unique open air retail experience, supported by excellent accessibility from the Sentul City main thoroughfare, and has amazing views of the golf course with the mountains as a backdrop. The sensitive placement of architectural and landscape elements capitalises on the natural topography and large existing trees, and seamless pedestrian friendly connections are provided to draw people across the multi-level retail areas. TOWNLAND was commissioned to prepare the full Landscape Design Service including Conceptual & Schematic Landscape Design, Landscape Design Development, Landscape Design Tender Drawings and Implementation Specifications, and Periodic Site Inspections and Reporting and Design Coordination During the Landscape Construction Period.	PT. Pandu Artha Gemilang	TOWNLAND	18	2024

TOWNLAND EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Synergy Anniversary – Tiny House Prototype, Jakarta	In March 2024, Synergy Developer Indonesia (Synergy) held the Synergy Green Building Festival at the Townhall in Indonesia Design District - PIK 2, in celebration of their 5th Anniversary. Synergy is a Non-Profit Community consisting of 500+ Indonesian National Developers and 300+ Indonesian Consulting Companies, Suppliers and Contractors. The event featured a Gala Dinner, a Green Products Exhibition and a Green Development Talkshow involving various Professional Planning and Design Associations in Indonesia, as well as delegations from different Universities. In addition to TOWNLAND's appointment as the Lead Designer for the Layout Planning and Design of the $\pm 1,300 \text{ m}^2$ event space which was designed around the concept of an "Enchanting Forest", TOWNLAND was also appointed as the Lead Designer for a prototype Tiny House made of Cross Laminated Timber (CLT), a negative carbon material and featuring green and sustainable technology. The Tiny House, was built in collaboration with Hiraka as the Contractor and aims to raise the awareness of Indonesian National Developers on the need to reduce global warming by implementing green materials and technologies into the development of their buildings. The 27 m^2 Tiny House was constructed using advanced technology which made it possible to build it in less than 24 hours. The house features a compact room arrangement and amenities to fulfil the daily needs of its inhabitants. The bedroom is located on the mezzanine floor, whilst the ground floor accommodates a living room with an open pantry and a dining island, as well as a bathroom with a green bathtub and a terrace. This showcase house has demonstrated how green and sustainable materials can be used alongside green technology to create an interesting development product, which can be readily accepted by the property market.	Synergy Developer Indonesia	TOWNLAND	3	2024

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Synergy Anniversary – Design of Event Space, Jakarta	In densely populated urban metropolises, people crave green spaces to relax and de-stress. Biophilic Design is a design approach which blends nature with the built environment to create a seamless transition between indoor and outdoor spaces. It can be as simple as letting in natural light and placing potted plants indoors or as complex as integrating a whole ecosystem into a built structure. Biophilic Design is achieved through a repeated and sustained engagement with nature. Biophilic Design improves mental health and productivity, as well as environmental quality and increases urban sustainability and resilience. In March 2024, Synergy Developer Indonesia (Synergy) held the Synergy Green Building Festival at the Townhall in Indonesia Design District - PIK 2, in celebration of their 5th Anniversary. Synergy is a Non-Profit Community consisting of 500+ Indonesian National Developers and 300+ Indonesian Consulting Companies, Suppliers and Contractors. The event featured a Green Products Exhibition and a Green Development Talkshow involving various Professional Planning and Design Associations in Indonesia, as well as delegations from Universities. In addition to participating in the Green Development Talkshow, where TOWNLAND shared various experiences in designing Sustainable and Liveable Cities, TOWNLAND was also appointed as the Lead Designer for the Event Space, which showcases the concept of Biophilic Design. The design theme uses the concept of an “Enchanting Forest” and takes visitors on a unique journey through a tunnel of green lush tropical plants into an intricate array of thematic forest artwork installations and exotic vegetation. A Green Stage with a Waterfall LED Screen and Moss Garden completes the overall journey for the Visitors. TOWNLAND also designed a prototype Tiny House made from Cross Laminated Timber, a negative carbon material, which emphasizes on the usage of green and sustainable technology.	Synergy Developer Indonesia	TOWNLAND	3	2024
Conceptual Master Planning for ±50 ha of Land in Munjul, Bandung, West Java	TOWNLAND was commissioned by Matahari Land to prepare a Conceptual Master Plan for ±50 ha of land in Munjul, Bandung Regency. The Residential Estate is an attractive residential neighbourhood embellished with high-quality and integrated public open space, as well as a community recreation hub that is set to become a new leisure destination within the southern Region of Bandung. Munjul Residential Estate is planned to accommodate 2,697 houses spread across 13 clusters surrounding a Lake Park. The residential neighbourhood will foster an inclusive community and support an active and healthy lifestyle through a series of high-quality green open spaces and neighbourhood parks. These are accessible within walking distance from the houses and are interconnected through pedestrian and bicycle linkages throughout the Estate. A Market Village and Central Clubhouse are proposed at the heart of the Development alongside the Lake Park as a Leisure Hub that not only caters for the residents living in the Estate, but also to an audience from the wider Region.	PT. Mentari Agung Mandiri (subsidiary of Matahari Land)	TOWNLAND	3	2024

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning For ±40 Ha of Land in Cicalengka, West Java	TOWNLAND was commissioned by PT. Megah Puri Lestari to undertake a Layout Planning, also Conceptual Landscape Design and Conceptual Architectural Design for Ranoh Island Resort. Nestled in the southern Region of Batam, Ranoh Island Resort seamlessly blends the beauty of nature with comprehensive resort accommodation and recreational activities. Spanning across 42.9 ha, this pioneering Resort is poised to become a premier tourism hub in the area, offering quick getaways or longer stays for a more immersive vacation experience. Travellers are captivated by the Resort's stunning natural features, from pristine, secluded beaches to lush, forested landscapes and enchanting mangrove vistas. The diverse range of accommodation offerings, including Luxurious Hilltop Villas, Beachfront Presidential Suites, Mangrove Villas, Forest Glamping and Overwater Villas with stunning sunset views, cater to every Traveller's preference. The Resort features an exceptional Beach Club and an arrival experience which sets the tone for a truly unforgettable stay. Segregated zones separate public and private areas, and lush green buffers are carefully planned to ensure an enjoyable experience for all Guests while also respecting their privacy. Sustainability practices are used in the Project and include the use of eco-materials, smart energy consumption, local food production and mangrove preservation, showcasing the Resort's commitment to the environment as well as offering Guests an exceptional stay. Whether seeking a quick escape or a leisurely vacation, Ranoh Island Resort is a go-to destination that promises to transport the Travellers to a world of tropical bliss. With easy access from the Harbourfront to Batam Center Point and the Airport, the Resort offers both convenience and unparalleled beauty, certainly an exceptional resort experience.	PT. Anugrah Terbit Jaya (subsidiary of Matahari Land)	TOWNLAND	2	2024

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning for ±8 ha of Land in Haurpugur, Rancaekek, Bandung, West Java	TOWNLAND was commissioned by Matahari Land to prepare a Preliminary Conceptual Master Plan for ±8 ha of land in Haurpugur, Rancaekek, Bandung Regency. The Site is situated in a rural area, 20 kilometres to the southeast of the Bandung City Centre. A local train network traverses the southern Site boundary – with Haurpugur Station directly adjacent to the Site. The Master Plan envisages the Haurpugur Transit Village as a transit-based Residential Development with a pedestrian friendly environment and easy connections to the Train Station, integrated with a Commercial Centre and a Park-and-Ride Facility. Public-private zoning dissects the Site into two segments; the south area next to the railway which is zoned for public mixed-use commercial development, and the northern area which is zoned for landed private residential development. Both zones are seamlessly interconnected through the Site's open space network, which promotes a sustainable lifestyle by integrating the upcycled materials in the public parks; providing various waste collection points in strategic locations throughout the Site; as well as by implementing Water Sensitive Urban Design principles through rainwater collection from various water bodies surrounding the Site. A plot of land adjacent to the Station is already reserved by KAI Properti (Indonesia Train Company) to be developed as an integrated Transit Hub which will enable commercial tenants to receive goods by train. Similar to a toll rest area concept, the Transit Hub invites train passengers to take a rest from their journey, to stroll around and enjoy the serene ambiance amidst the surrounding paddyfields. The Transit Hub is complemented by Retail, F&B, Recreation and Sports facilities and will be the first TOD in Greater Bandung.	PT Cahaya Fajar Rahayu (subsidiary of Matahari Land)	TOWNLAND	2	2024

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Layout Planning Including Conceptual Landscape Design and Conceptual Architectural Design for Ranoh Island Resort, Batam, Riau Archipelago	TOWNLAND was commissioned by PT. Megah Puri Lestari to undertake a Layout Planning, also Conceptual Landscape Design and Conceptual Architectural Design for Ranoh Island Resort. Nestled in the southern Region of Batam, Ranoh Island Resort seamlessly blends the beauty of nature with comprehensive resort accommodation and recreational activities. Spanning across 42.9 ha, this pioneering Resort is poised to become a premier tourism hub in the area, offering quick getaways or longer stays for a more immersive vacation experience. Travellers are captivated by the Resort's stunning natural features, from pristine, secluded beaches to lush, forested landscapes and enchanting mangrove vistas. The diverse range of accommodation offerings, including Luxurious Hilltop Villas, Beachfront Presidential Suites, Mangrove Villas, Forest Glamping and Overwater Villas with stunning sunset views, cater to every Traveller's preference. The Resort features an exceptional Beach Club and an arrival experience which sets the tone for a truly unforgettable stay. Segregated zones separate public and private areas, and lush green buffers are carefully planned to ensure an enjoyable experience for all Guests while also respecting their privacy. Sustainability practices are used in the Project and include the use of eco-materials, smart energy consumption, local food production and mangrove preservation, showcasing the Resort's commitment to the environment as well as offering Guests an exceptional stay. Whether seeking a quick escape or a leisurely vacation, Ranoh Island Resort is a go-to destination that promises to transport the Travellers to a world of tropical bliss. With easy access from the Harbourfront to Batam Center Point and the Airport, the Resort offers both convenience and unparalleled beauty, certainly an exceptional resort experience.	PT. Megah Puri Lestari	TOWNLAND	8	2024

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning for ±2,089 ha of Land in Edutown PIK 6, Tangerang - Banten, Indonesia	TOWNLAND was commissioned by Agung Sedayu Group to develop a Preliminary Conceptual Master Plan for ±2,270 hectares of land on the northern coast of Tangerang Regency as part of the larger PIK Mega Township Development. PIK 6 Edutown is envisioned to become a model Edutown in Indonesia that synergises prestigious university institutions within a vibrant community through 'living lab' collaborations. The Development aims to achieve this Vision by shaping the Township around three foundations: a green and sustainable city; an innovative and smart city; and a vibrant and attractive urban environment. PIK 6 Edutown is divided into four thematic Districts: a Town Centre; an Arts & Culture District; an Agriculture District; and a Science & Technology District. Each is complemented with corresponding campuses at the centre of the District and offers its own distinctive urban character. The Town Centre in the Central District accommodates the most prominent campus and the landmark within the PIK 6 Edutown and is completed with a convention centre and office parks. The Arts & Culture District connects various attractions along the seafront with diverse art-infused and culturally-driven neighbourhood centres. The Agricultural District with intertwined public open spaces is an urban agricultural living lab for a resilient community towards a healthier lifestyle. The Science & Technology District enables close collaboration and co-creation between universities and industrial and manufacturing units. An extensive canal and green network is planned throughout the Development, facilitating integrated cycle lanes and pedestrian pathways that seamlessly link with trams and water taxis, as well as providing a robust flood mitigation system that enhances sustainability and resiliency within the Township.	PT. Cakra Karya Semesta (subsidiary of Agung Sedayu Group)	TOWNLAND	6	2024
Streetscape Design of PIK Main Road, at Pantai Indah Kapuk, North Jakarta	Agung Sedayu Group is a leading Jakarta-based Property Developer who is developing the iconic Pantai Indah Kapuk (PIK) Township. TOWNLAND was engaged to prepare Landscape Design to revitalise the main access corridor into PIK 1, Golf Island, PIK 2 and beyond. This corridor is flanked by shophouses, mixed use developments as well as a market and cluster entries and is the main Boulevard for the Township. TOWNLAND's Landscape Design Strategy employs a number of design interventions to achieve revitalisation. This includes improved vehicular access and parking arrangements; enhanced pedestrian walkability through the upgrading of sidewalks and pedestrian bridges; increased visual orientation and identity through the introduction of unique gateway signage and landmark features / artworks; and upgraded landscapes through preserving existing trees and the introduction of low-maintenance planting which enriches the ambience of streetscapes and the canal frontage.	Agung Sedayu Group	TOWNLAND	6	2024

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Layout Planning for ±5.5ha of Land in Kota Sutera, Tangerang, Banten	PT. Mas Fujiken Indonesia, the Developer of Kota Sutera, a ±250ha Township in Tangerang appointed TOWNLAND to redevelop the Layout Plan of one of the Township's residential clusters known as Seion@Tangerang. The ±5.5ha residential cluster is intended to become a model green and livable neighbourhood within the Region. Seion@Tangerang is envisioned as a place for the community to live and grow with a sustainable lifestyle, while also raising public awareness of ecological issues. Eco-sustainability is introduced within the built realm through the use of locally-sourced and upcycled materials in the landscape elements and building facades. In addition to its main function as a recreational amenity and a social meeting place, the Clubhouse also acts as a Waste Management Hub that features a recyclable waste station, a donation drop box and an organic compost shed, which further promotes sustainability practices within the community. A variety of Community Potter Gardens are allocated within reach of all housing units incorporating medicinal plants, fruit orchards, vegetables and herbs as well as aromatic plants and flower gardens, enabling residents to take part in growing and harvesting the plants. A series of Activity Parks are planned along the cluster's green spine and are tailored to cater to all age groups. This includes a Montessori Sensory Playground and an Adventure Quest Playground for children, a Rain Garden with an Outdoor Gym, a Lotus Pond with an Exercise Deck for adults and Zen Garden and Reflexology Path for elderly residents. All neighbourhood parks and amenities are interconnected through a seamless green network, enhancing social interactions between residents and contributing to their wellbeing and connection to nature.	PT. Mas Fujiken Indonesia	TOWNLAND	5	2024

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning for ±80.42 ha of Land at Union South District, Gading Serpong, Tangerang, Including Landscape Design for ±36.19 ha of Land	TOWNLAND was commissioned by PT Paramount Enterprise International to prepare a Conceptual Master Plan for 80 ha of land and Conceptual Landscape Design for 36 ha of landscape area of the Union South District Residential Estate. The Site is an extension to the Paramount Land Township Development located in Gading Serpong, a Satellite City within the western region of Greater Jakarta that has been rapidly growing in the past decades. In response to the tight competition in the surrounding region from emerging new residential developments, Union South Development needed a unique selling proposition to differentiate it among its competitors. The Site is envisioned with a Festival Village ambience as the main development theme. This theme is translated into the Master Plan and Landscape Design through a diverse and curated range of development products as well as landscape features. The Master Plan offers a diversity of residential products, from compact boutique housing to exclusive residential clusters, and from mid-rise apartments to low-rise walk-up apartments with a retail strip on the first floor. Commercial facilities are spread out across 3 zones: North Commercial Block as creative office zone, South Commercial Block as sports and recreation zone, and a lively commercial street that connects the two blocks, supported by a walkable neighbourhood environment and integrated pedestrian links that enable easy access to facilities and parks. Festive activities and vibrant features are infused throughout the Residential Estate to create an enjoyable place to live, work and play.	PT Paramount Enterprise International	TOWNLAND	9	2024

TOWNLAND EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Visioning Ideas and Preliminary Conceptual Master Planning for ±28,000 ha of Land in PIK 3 – PIK 9, Tangerang - Banten, Indonesia	TOWNLAND was commissioned by Agung Sedayu Group to develop a Vision and Preliminary Conceptual Master Plan for the PIK Mega Township Development on the northern coast of Tangerang. Spanning over 28,000 hectares with 78 kilometers of coastline, the Development is the largest coastal Township in Greater Jakarta. With its proximity to Soekarno-Hatta International Airport, PIK Mega Township is the new face and gateway of Jakarta, a fully integrated Town that creates a strong magnet for a wider Jakarta audience, as well as for International visitors, to live, work and play. The planning and design strategy for PIK Mega Township focuses on creating a memorable, accessible and sustainable development with an iconic urban landform and unique district characteristics. An interconnected multi-modal transport system reduces private vehicle dependency and supports a population of up to four million people. Sustainability initiatives are developed to foster a livable community that is economically diverse, socially inclusive, and resilient to climate change. The Township spreads across nine Districts, each with its own unique theming, including PIK 2 as the CBD, PIK 2 Extension as Marina & Golf Town, PIK 3 as Forest City, PIK 5&6 as Edacity, PIK 7 as Eco Tourism District, PIK 8 as Entertainment Cove, PIK 8A as Wellness City, PIK 8A Extension as Technopolis, PIK9 as Agribusiness, and at the heart of the Mega Township, ASG Imagi Hub as Agung Sedayu Group's showroom and urban innovation lab of the future. Each District is planned to be completed with prominent Ethnic Enclaves, showcasing Indonesia's rich cultural diversity throughout the Township.	PT. Kusuma Karya Indah (subsidiary of Agung Sedayu Group)	TOWNLAND	6	2025

TOWNLAND EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design of Nusantara International Convention Exhibition – District 18 at PIK 2, Tangerang, Banten	Nusantara Indonesia Convention & Exhibition (NICE) is a flagship Development built through collaboration between Agung Sedayu Group and Salim Group. This World-class event space sets a new standard for immersive experiences and is designed to support MICE (Meeting, Incentive, Convention, Exhibition) activities and other events, including concerts, entertainment, and social activities. With a leaseable area of 120,000 m², the facility is supported by an outdoor exhibition area of more than ±10 hectares, making it the largest MICE facility in Indonesia. Located at the CBD of the emerging Township of PIK2, the facility is ±1 minute from Toll Interchange 1 PIK 2, ±4 minutes from the famous White Sand Beach and ±7 minutes from Soekarno-Hatta International Airport. NICE is designed with extensive open space and adopts landscape elements which showcase the richness of Nusantara's diverse landscapes, from the archipelago islands, lush rainforests and winding rivers, to terraced paddy fields. Various design themes are used across a diversity of spatial zones in harmony with the brand colours established by a Branding Consultant, which are influenced by the Ocean, Emeralds, Terracotta and Bronze. Thematic hardscape and softscape features are introduced to playfully explore the unique and rich variety of the Nusantara experience. Softscapes are designed to balance the large scale of the exhibition and convention buildings. TOWNLAND was commissioned to prepare full service Landscape Design including Conceptual, Schematic, Design Development, Tender Drawings and Implementation Specifications.	PT. Industri Pameran Nusantara	TOWNLAND	12	2025

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design of the Kediri Golf Resort, Kediri, East Java	Kediri Golf Resort is a new Golf Course Development set against the backdrop of lush greenery and picturesque landscapes in the foothills of the Gunung Liman Mountain, conveniently located adjacent to Dhoho International Airport in Kediri, East Java. The presence of both the Airport and the meticulously designed Golf Course aims to become a luxury golf destination in East Java. TOWNLAND was commissioned to undertake the landscape design for the Golf Course facilities, which are divided into two phases. The First Phase ($\pm$ 5.1 hectares) includes the Main Entry Gate, Main Boulevard, Main Roundabout, Clubhouse, Driving Range & Golf Academy and Golf-view Villas. The Second Phase ($\pm$ 6.4 hectares) includes a Hotel, a Ballroom, Villas, 3 Wedding Chapels and an Event Lawn. The Landscape design approach focuses on developing a grand and unique entry experience and on carefully utilising the undulating terrain, creating an unforgettable journey which slowly unfolds for visitors. Various cultural elements are introduced drawing inspiration from the Dhoho (or Daha) name which originates from Dahanapura, the "City of Fire", the capital city of the glorious Kediri Kingdom. The vast landscape area is divided into 3 main zones, inspired by cosmological Hindu Realms, or Triloka Realms and each is translated into thematic design to set the ambiance, through the use of landscape elements. The first realm "Bhurloka", the Realm of Mortal Beings, is represented by a terraced, vibrant landscape corridor with colourful and varied plant forms. The second realm "Bhuvarloka", the Realm of Enlightened Beings, marks the transition from colourful to more subtle landscapes, achieved through the use of green and shaded plantations.	PT Bukit Dhoho Indah	TOWNLAND	12	2025

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design of Mixed-Use Kelapa Gading, at North Jakarta	TOWNLAND was commissioned by PT. Kencana Lalang Buana to prepare Landscape Design for a mixed-use development at Kelapa Gading, North Jakarta as a Green Lifestyle Hub. The Project will be a lively communal space with lush greenery surrounding a lakefront. The Site comprises ±15,597.4m² of land surrounded by existing commercial, mixed-use and residential development. Aiming to transform this flood-prone Site into a vibrant, sustainable urban oasis, the design integrates ecological resilience and modern aesthetics, creating a new community and lifestyle hub. TOWNLAND proposed a “Dynamic and Refreshing” design inspired by nature, with undulating lines and greenery, a feature lake with a natural edge and lush green frontages. The nature inspired landscape design is supported with layered shrubs and lush tropical vibes, accentuated by hard landscape features in organic fluid lines with natural tones. Since the Site is prone to flooding, the planting selection is flood resilient, relatively easy to maintain but still rich in character. The design encourages the use of environmentally friendly materials while maintaining a modern ambience. A harmonious integration is achieved between building components and convenient people friendly corridors with a strong orientation towards the central waterbody and vast green spaces. The Landscape Design has created an attractive enclave to live, work and play whilst providing an immersive connection to nature.	PT. Kencana Lalang Buana	TOWNLAND	12	2025

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning for ±50ha of Land in CitraLand Gama City, Medan, North Sumatera	Ciputra Group commissioned TOWNLAND to develop the Conceptual Master Plan of CitraLand Gama City's Quadrant 3 (Q3). The ±50 ha Site is envisioned as a Premium Waterfront Estate that extends and highlights the overall Vision for CitraLand Gama City, as expressed through the taglines of "The Singapore of Medan" and "City in a Garden". CitraLand Gama City Q3 infuses Singapore-inspired features that are carefully adapted to the local context, shaping neighbourhood amenities and an urban realm that emphasizes walkability, inclusivity and social cohesion, and which fosters an active and healthy community. A Fresh Market & Hawkers Centre as well as a Commercial Strip & Arcade are provided along the main boulevard and are designed to allow flexibility for reconfiguration into boulevard and garden residential housing set amidst lush greenery and attractive waterscapes. The Master Plan incorporates an integrated network of River Parks that meander through the Site. These not only function as part of a comprehensive water management system, but also to facilitate neighbourhood sports and recreational activities, alongside the Chinese-Buddhist ritual of "Fang Sheng" commonly practiced by the locals in Medan. This ritual involves the release of fish into the water to symbolise compassion, virtuous deeds and hope for a happy and long life. All houses enjoy convenient access to commercial amenities and parks interconnected by a continuous pedestrian and bicycle network running along the meandering River Park, strengthening the community's connection with nature.	PT Ciputra Karya Pancasakti Nusantara (subsidiary of Ciputra Group)	TOWNLAND	6	2025

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning for ±143 Ha of Land in Pekutatan, Bali	PT Jembrana Golf dan Resort Bali appointed TOWNLAND to develop a Conceptual Master Plan for ±143 ha of land in Pekutatan, Bali. The Site forms part of the larger integrated KBS Park Development, encompassing approximately 470 ha of land and is envisioned as a new premium golf resort destination on the northwestern coast of Bali. Jembrana Golf and Wellness Resort will become a sanctuary for luxury golf enthusiasts, offering an exceptional golfing experience supported by World-class amenities and enriched by Balinese hospitality. The Site capitalizes on its natural assets shaped by undulating terrain and optimizes extensive views toward the ocean and surrounding forested hills. The Master Plan incorporates an 18-hole Par 72 Golf Course designed by Jack Nicklaus, providing a continuous and uninterrupted golfing experience. A Golf Country Club is strategically positioned at the centre of the Site and provides convenient access to the Golf Course. The Country Club, integrated with a 350-key Golf Hotel, encompasses a cascading lake and finishing hole, allowing spectators to fully enjoy the game against a picturesque ocean backdrop. An Eco-wellness Destination that includes a Destination Restaurant, a Spa Retreat and Villa Resorts are located on the eastern side of the Site, offering holistic relaxation and healing through immersion in nature. An existing banana plantation next to the Site presents an opportunity for local community empowerment and collaboration to develop a distinctive flagship theme for the Wellness Resort. The Site also offers 1,114 units of exclusive golf villas, providing a range of accommodation options that cater to diverse user groups, from corporate retreats and family holiday stays to silver citizens and retirees seeking a relaxed resort lifestyle surrounded by a scenic golf experience.	PT Jembrana Golf dan Resort Bali	TOWNLAND	8	2025

TOWNLAND EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning Including Flood Mitigation Study, Conceptual Infrastructure Design, and Market and Feasibility Study for ±39.46 ha of Land at Babelan, Bekasi Regency, West Java	TOWNLAND was commissioned by PT Persada Jaya Artha to prepare a Conceptual Master Plan for ±40.6 ha of land located in Babelan, Bekasi Regency, West Java. The Site is an extension of the ±200 ha Villa Gading Harapan development and will deliver higher-quality residential housing while establishing an elevated brand image as a separate, yet integrated, entity from the existing subsidised housing development in Villa Gading Harapan. A well-designed circulation arrangement connects across the development ensuring ease of mobility for residents and visitors. Designed as an eco-friendly Development area, Babelan Green Village is divided into fourteen residential clusters and incorporates commercial and supporting facilities. These are interconnected via a green-blue network which connects attractive and accessible public open spaces to foster community interaction and to promote a healthy and active lifestyle. As the Site is prone to flooding risk, a Flood Mitigation Study has been conducted and mitigation measures are incorporated into the design. Green and sustainable concepts are implemented as part of the flood mitigation strategy and include the widening of drainage channels, the allocation of long soak ponds in various areas and the use of porous pavement surfaces, including the application of water sensitive urban design by creating rain gardens and retention lakes.	PT Persada Jaya Artha	TOWNLAND	6	2025

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Visioning Ideas for ±12,786 ha of AgroPark Land in PIK 9 and PIK 10 including Preliminary Conceptual Master Plan for Max. ± 40% (± 5,114 ha) and Broad Feasibility Study with Business Plan of The AgroPark Land for Its Supporting Functions, Tangerang - Banten	TOWNLAND was commissioned by the Agung Sedayu Group to develop a Vision, Preliminary Conceptual Master Plan and Broad Feasibility Study with Business Plan for ±12,786 hectares of land in PIK 9 and PIK 10, Tangerang, Banten. PIK Sustainable AgroPark is envisioned as an integrated sustainable agriculture project with unique themed real estate, supported by various facilities for education and technology, as well as amenities for silver citizens. The Project is developed around three key themes: Agro Living, Agro Edutourism and Agro Industry and seeks to enhance existing mangrove forests, fisheries, rice fields, and plantation areas, increasing their ecological and economic value. The Master Plan introduces signature districts which include a Water Town, Farmstead Living and a Garden-Themed Residential Estate, enriching the agricultural ambience and creating a series of distinctive lifestyle destinations. Supporting facilities include a Nursery, a Botanical Garden, an Agriculture Technology Training Centre and a Composting Centre. Strategically located along a sheltered cove, the Project is integrated with a port facility, supported by dedicated toll access and a railway connection. The Project also offers diverse agriculture-based recreation and resort experiences, infused with agrarian-maritime cultural themes. Tram routes and waterways allow visitors to explore agricultural fields, mangroves and tourism attractions. A light-rail system enables efficient transfer of harvests to the industrial hub, while a freight rail network connects PIK's industrial areas to the broader regional logistics system. Together, these components establish PIK Sustainable AgroPark Land as a pioneering model of integrated agricultural development, where innovation, culture, and sustainability converge to create long-term value for the region.	PT Kusuma Karya Indah (subsidiary of Agung Sedayu Group)	TOWNLAND	4	2025

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Plan and Prototype Development for ± 237 Ha of PIK Farmstead and Botanical Garden, Tangerang - Banten	TOWNLAND was commissioned by the Agung Sedayu Group to prepare a Preliminary Conceptual Master Plan and Prototype Development for ±237 hectares of land in PIK 5 Tangerang, Banten. PIK Farmstead and Botanical Garden is envisioned as an Agrihood Township, an immersive living environment shaped by agriculture, nature and community values. The Project is complemented by a Botanical Garden that functions as a central urban park and together forms a resilient Township that celebrates productive landscapes and a contemporary rural-urban lifestyle. The Master Plan is structured around two key precincts: a ±50 hectare Botanical Garden Precinct and a ±180 hectare Agrihood Precinct. The Botanical Garden serves as a conservation and education park that blends research, recreation and ecological functions into an accessible green destination for residents and visitors. The Agrihood Precinct forms the core of the Township, comprising of 3 Mega Residential Clusters that incorporate Farmsteads and Agriville housing to promote living close to productive green spaces. The Project is further enriched with a variety of community and commercial amenities, including a centrally located Town Hub that is directly connected to the Botanical Garden, a Clubhouse within each of the Mega Clusters, Shophouses and a vibrant Farmers Market. Additional areas are allocated for Garden Apartments, a School and a Mosque to support daily living. The Township's agricultural identity is strengthened through Community Gardens, Pollinator Gardens and a dedicated Retention Pond that supplies water for irrigation while supporting broader ecological functions. Together, these precincts shape a cohesive agri-lifestyle destination where agriculture, community and everyday living come together seamlessly. The integration of ecological design, productive land use and curated amenities positions PIK Farmstead and Botanical Gardens as a showcase for modern agrarian urbanism, delivering a distinctive, green forward living experience that is both sustainable and aspirational.	PT Kusuma Karya Indah (subsidiary of Agung Sedayu Group)	TOWNLAND	5	2025

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Layout Planning for ±16.2 ha of Land in Seion @Cibubur, West Java	TOWNLAND was commissioned by MAS Group to prepare a Layout Plan for ±16.2 ha of land in Seion @Cibubur, Bogor Regency. Rooted in Japanese philosophy and way of life, the word Seion reflects the pursuit of harmony between people, community and nature. Inspired by this spirit, Seion @Cibubur is envisioned as “Harmonious Living by the Serene Water,” where daily life unfolds alongside natural elements and meaningful human connections. The Estate adopts a Green Neighbourhood Strategy guided by Japanese-inspired principles: Sustainability Practices, Walkable Neighbourhoods, Water Environments, Health & Wellbeing and Community Harmony. These principles are translated into a thoughtful spatial structure supported by landscape-driven planning and design. Residential areas are organized into three compact housing clusters, complemented by Boulevard Housing along the main road and lakefront park. A small creek connects to the lake and defines the cluster boundaries. The Estate is enriched with curated commercial and communal destinations such as the Kuromon Fresh Market, the Kawaramachi Riverside Retail & Culinary Strip, the Shizuku Lakefront Destination Restaurant, the Ogawa Promenade and the Central Clubhouse. Various open space areas act as social meeting points and a host of outdoor venues are provided including the Shizuku Lake Garden, Kawa no Michi and Wano Mori Thematic Parks, Shinrin-yoku Forest Bathing Trail and Koigawa Stream with the iconic Tsuki Bridge, which together create immersive experiences rooted in Japanese nature and culture. Seion @Cibubur is not merely a place to live, but is a sanctuary where serenity shapes everyday life and harmony becomes a shared way of being.	PT. Mandala Arum Sejahtera (MAS Group)	TOWNLAND	9	2025

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning for ±3000 ha Including Preliminary Basic Infrastructure Planning of ±342ha Land in Golo Mori, Labuan Bajo, East Nusa Tenggara	ITDC (InJourney Tourism Development Corporation) has appointed TOWNLAND, in association with PT Jones Lang LaSalle, to prepare a Preliminary Conceptual Master Plan for a 3,000-hectare site in Golo Mori. Located approximately 30 km from Labuan Bajo in West Manggarai, East Nusa Tenggara, the Site offers significant untapped potential, featuring pristine sunset beaches, dramatic savannah hills, and the rare presence of Komodo Dragons. The Project aims to broaden the Region's tourism appeal, which is currently concentrated along coastal waters and nearby islands, by introducing more diverse and immersive experiences. Envisioned as a new Premium Resort Destination, Golo Mori will serve as a catalyst for mainland tourism development, showcasing a rich tapestry of natural landscapes and cultural assets beyond the area's existing popular destinations. Golo Mori is planned across four zones: a Coastal Resort and Recreation Zone (approx. 449 ha), a Golf and Agricultural Resort Zone (approx. 715 ha), a Conservation Forest Recreation Zone (approx. 2,077 ha), and an Eco-Tourism Zone (approx. 342 ha), which will form the first phase of development. The Master Plan adopts an eco-sensitive approach, integrating educational tourism with diverse recreational and resort offerings. At its core is Komodo Park, featuring a Visitor Centre, Interactive Museum, and R&D Centre, where visitors engage with Komodo Dragon conservation through immersive and digital experiences. The Park also includes a Kampung Waerebo-inspired Cultural Village, a Nature Leisure Park with hillside activities and local crafts, and a Wildlife Premium Resort with low-impact villas. A Wildlife Corridor connects these elements through a protected valley aligned with Komodo movement paths, allowing the animals to roam freely within the Resort.	PT InJourney Tourism Development Corporation / ITDC	PT Jones Lang LaSalle	16	2025

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning for ±34 ha of Land in Quadrant 4 Gama City, Deli Serdang, North Sumatra	PT Graha Kencana Abadi, part of KPN Properti Indonesia, together with its partner Murni Teguh Hospitals Group, aims to develop an approximately 41 hectare site in Gama City, Deli Serdang, North Sumatra, into a Healthcare Special Economic Zone (SEZ). To support this Vision, TOWNLAND was appointed to prepare the Preliminary Conceptual Master Plan for about 34 hectares located within Quadrant 4 of the Site.	PT Graha Kencana Abadi (subsidiary of KPN Properti Indonesia, previously named as Gamaland)	TOWNLAND	4	2026
This initiative responds to the rising number of Indonesians seeking medical treatment abroad, which reached nearly 2 million in 2024. About 25% of these patients come from Sumatra, particularly Medan and Aceh, often traveling to Singapore and Malaysia. Gama City Healthcare aims to capture this demand by developing a World-class medical tourism hub in Deli Serdang, near Medan, offering comprehensive, high-quality care supported by advanced technologies and International partnerships in healthcare, education and research. The Master Plan anchors on RS Murni Teguh, complemented by a medical loft and a signature tower with premium offices, serviced apartments, and senior living facilities for patients, families and elderly residents. Additional components include specialised clinics, a Center of Excellence, a data center, a wellness hotel, a longevity center with villatels units, and eco-lifestyle centers. Designed as a sustainable and inclusive healthcare environment, Gama City features a green, resort-like setting with seamless connectivity through podium gardens, sky bridges, and accessible pedestrian and cycling paths. Lake parks and healing gardens are integrated throughout, providing calm and restorative spaces for all users.					

TOWNLAND EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Visioning Master Plan for ±36 ha of Land at Cilejit City, Tangerang, Banten	TOWNLAND was commissioned by PT Gema Griya Insani to prepare a Visioning Master Plan for ±36 ha of Land at Cilejit, Tangerang, Banten. The Site is located on the outskirts of the City, in proximity to a train station which facilitates easy commuting to the Jakarta City Centre. The Site is surrounded by greenery and paddy fields, some of which are protected paddy fields (Lahan Sawah Dilindungi / LSD) that must be retained. Cilejit City is intended to cater to Zillennials (those born in the latter years of the Millennial Generation and the early years of Generation Z, between the early 1990s and the late 1990s), who make up the majority of Indonesia's workforce. This Generation, characterized by young professionals and starter families, typically within the lower-middle income range, are seeking affordable housing with convenient accessibility. It is also important to note that Zillennials are tech-savvy, highly aware of sustainability and value a healthy lifestyle. These factors are key considerations which have shaped the Master Plan for the Project. The Master Plan leverages the existing paddy fields surrounding the Site to create an immediately attractive yet cost-efficient landscape feature, while establishing Cilejit City's identity as a serene, countryside-inspired neighbourhood. Residential development is organised into eight clusters, accommodating a total of 1,858 housing units. The front Gateway zone is designated for community-supporting amenities, including a minimarket, ruko strips, a mosque, and a central clubhouse integrated with a marketing gallery. At the heart of the Development lies a cascading Lake Park, seamlessly connected to the residential clusters via a continuous green belt loop. This network allows residents to enjoy leisurely walks while also engaging in urban farming through community potager gardens thoughtfully distributed throughout the Park.	PT Gema Griya Insani	TOWNLAND	3	2026

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Visioning Master Planning for ±70 Ha of Land in Cibubur, West Java	PT CIPUTRA NUSANTARA appointed TOWNLAND to develop a Visioning Master Plan for ±70ha of land in Cibubur, Bekasi. Citra Cibubur is envisioned as a premier lakeside residential neighbourhood anchored by a vibrant lifestyle and community hub. The Master Plan is structured around a main boulevard spine that provides a through road connection to regional roads to the north and east, and positions commercial nodes at both of the Site's entrances. The main gateway in the north includes a marketing gallery, a supermarket, ruko strips and a lifestyle community hub, while the eastern gateway includes a smaller portion of commercial development. An interconnected chain of lake parks form a key feature in the residential estate and are dispersed throughout the Site across three megaclusters, each themed around floral symbolism. The Hydrangeas Vista Lake Park, located between the northern megacluster and the low-rise apartments, represents community connection by providing ample outdoor seating in an amphitheater and pavilions around the lake for neighbourhood gatherings, as well as a direct connection to the central clubhouse. The Hibiscus Grove Lake Park, located within the central megacluster, embodies an active spirit and robust energy that caters to a wide-range of sports and recreational activities, including a multipurpose sports court, outdoor gyms, a jogging track loop, community gardens, a communal barbeque area and pavilions. The Tranquil Lotus Lake Park, located within the southern megacluster, symbolises a sense of peace and serenity and offers a place for rest and relaxation, featuring yoga pavilions, a meditation lawn and medicinal herb gardens along with a direct connection to the Mosque. The Lake Parks throughout the Site are seamlessly connected via pedestrian and bicycle bridges, creating a continuous integrated park environment that promotes an active and healthy lifestyle.	PT Ciputra Nusantara	TOWNLAND	4	2026

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preliminary Conceptual Master Planning for ±172 ha of Land in CitraLand Sentul, Bogor, West Java	TOWNLAND was commissioned by Ciputra Group to prepare a Preliminary Conceptual Master Plan for ±172 ha of land in CitraLand Sentul, Bogor, West Java. The Site features undulating hilly terrain and a river flowing along its eastern perimeter, offering scenic views across the surrounding landscape. The Site's subsurface consists of clay shale soil, which imposes constraints on earthworks cutting to minimise the risk of landslides. This has been carefully addressed in the Master Plan to ensure an efficient and resilient Development. CitraLand Sentul is envisioned as a Healing Habitat – a nature-connected residential estate that prioritises residents' physical and mental well-being and fosters a harmonious, healthy and meaningful life. The Vision is achieved through three primary elements: "mind, body, and soul". The "mind" element promotes mindful design through a sustainable, inclusive, adaptive, and market-aligned residential estate. The "body" element emphasizes physical accessibility by creating a built environment that supports active living, rejuvenation, and eco-friendly mobility through a pedestrian-and-bicycle-friendly network, accessible playgrounds and sports and wellness facilities. The "soul" element promotes emotional well-being by fostering connections with nature and the community. The Residential Estate adopts a Megacluster system comprising of five Megaclusters, 18 Clusters, and 6,291 Residential Units. Each Megacluster features a Lake Garden and Lakefront Boulevard Housing, creating a tranquil green oasis in the middle of the residential area. Pocket Parks are allocated at the gateway to each Cluster as dedicated green spaces for the Cluster's residents. A River Promenade links the Marketing Gallery to the Lifestyle Centre, the Central Clubhouse and the Sports and Wellness Centre, providing seamless public-private connections through an integrated green network. An interconnected chain of lake parks form a key feature in the residential estate and are dispersed throughout the Site across three megaclusters, each themed around floral symbolism. The Hydrangeas Vista Lake Park, located between the northern megacluster and the low-rise apartments, represents community connection by providing ample outdoor seating in an amphitheater and pavilions around the lake for neighbourhood gatherings, as well as a direct connection to the central clubhouse. The Hibiscus Grove Lake Park, located within the central megacluster, embodies an active spirit and robust energy that caters to a wide-range of sports and recreational activities, including a multipurpose sports court, outdoor gyms, a jogging track loop, community gardens, a communal barbeque area and pavilions. The Tranquil Lotus Lake Park, located within the southern megacluster, symbolises a sense of peace and serenity and offers a place for rest and relaxation, featuring yoga pavilions, a meditation lawn and medicinal herb gardens along with a direct connection to the Mosque. The Lake Parks throughout the Site are seamlessly connected via pedestrian and bicycle bridges, creating a continuous integrated park environment that promotes an active and healthy lifestyle.	PT Ciputra Indah Griya Asri	TOWNLAND	9	2026

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Re-Design of Existing Area (0.8 ha) and Extension Area (1.8 ha) of Essence Darmawangsa Apartments and 5 Stars Hotel In South Jakarta	TOWNLAND was commissioned by the Samali Group to undertake comprehensive Landscape Design Services for the renovation and extension of the existing high-end apartment complex, Essence Darmawangsa, in South Jakarta. The Project consisted of several apartment towers and the Ammi Hotel Jakarta. TOWNLAND's Services included Conceptual Landscape Design through to the Tender Documentation stage and Periodic Site Inspections during the Construction Period. The Project comprised of the renovation design of the Entrance Gateway, Drop-off Lobbys, Feature Bridges and large open space areas including a Central Water Body and Community Lawn. The design themes adopted sought to integrate the modern and luxurious ambience of the Development with a lush tropical landscape as an oasis for inner city living.	PT. Prakarsa Semesta Alam	TOWNLAND	13	Ongoing
Landscape Design of The Sanctuary Collection Phase 3 (Cluster R4 – Orchard Riviera), Sentul, West Java	TOWNLAND was commissioned to prepare Landscape Design for Phase 3 of The Sanctuary Collection Development. Entitled Orchard Riviera, this is the third premium residential development within the Sanctuary Collection, located in Sentul, Bogor, West Java. The landscape design draws upon a nature inspired materials palette which complements the Site's riverside and highlands setting. The vibrant colours of an orchard are used in the landscape design and plants are incorporated which are attractive to birds and butterflies which strengthens the biodiversity of the Site. The overall design language adopted is layered and combines geometric lines along the river edge. Landscape zoning is based on the gradation of activities from passive to active and are defined around three zones, namely an Identity Zone, a Serenity Zone and a Creativity Zone. The Identity Zone is located at the Entrance Gate and Clubhouse and creates an attractive first impression for residents and visitors. The Entrance Gate is designed using an origami geometric pattern. The Serenity Zone is a tranquil area with soothing and relaxing landscape features including a sensory garden, an outdoor gym, a reflexology area and pathways for jogging. Residential units blend seamlessly with the surrounding landscape, and communal landscape areas provide space for gatherings and community based activities. These lively areas are complemented with an outdoor gym, viewing decks, hammocks, a BBQ terrace with an "edible" garden, an exercise deck, a pet playground, floating nets, a play sandbox, a kids' running track and activity lawns. The Creativity Zone is an inspiring outdoor working and learning area which stimulates the imagination and boosts productivity in the new normal period post COVID. This zone is equipped with an inspiration deck, a trivia garden, dialogue stones, an outdoor library and a co-working lodge. The riverfront ambience combines with extensive facilities to help refresh the mind and to increase creativity.	PT. Bhakti Bangun Harmoni [JO Perennial Real Estate Singapore, Cipta Harmoni Lestari and Qingjian Realty (South Pacific)]	TOWNLAND	12	Ongoing

TOWNLAND

EXAMPLES OF PROJECTS IN INDONESIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Landscape Design of the Benhil Hotel Service and Apartment (BHSA) Tower, Jakarta	TOWNLAND was commissioned to prepare the Landscape Design of the Benhil Hotel Service and Apartment (BHSA) Tower, located in the transitional area between the busy CBD of Sudirman Street and the lively commercial and residential area of Bendungan Hilir Street. Being in the midst of both a business and residential area, BHSA Tower is designed as a place to unwind after a busy working day. The Landscape Area within the BHSA Tower is spread across eight floors. The first floor accommodates the drop-off and main entrance and is the welcoming face of the Development for users. The fifth floor accommodates leisure facilities including a Swimming Pool, a Pool Bar and a Yoga Terrace. The third floor accommodates an Outdoor Dining Area and the 14th and 16th floors are Refuge Floors. The 28th floor accommodates an Outdoor Lounge and the 33rd floor a Spa and Roof. The 38th floor accommodates a Skybar. The Architects used the concept of 'The Obi' as the inspiration for the architecture of the building, which makes the Site a special space. The function of the Obi itself is to enclose a special gift. In line with this idea, the Landscape Design takes the ribbon shape of the Obi as the driver of the design concept. Landscape areas utilise a layered green ribbon which graciously enfolds and envelopes the building. This concept is highlighted by layering and terracing, with continuous and interweaving organic lines. The design language is then translated into the planter features and floor patterns. Refined tropical planting is incorporated throughout. The design adopts biophilic principles to connect the building occupants more closely to nature and creates seamless interconnection of indoor-outdoor spaces.	Shimizu IDD – Shimizu Corporation	TOWNLAND	12	Ongoing