

# CloudClearing Weekly Monitoring Report

Report Date:	September 28, 2025
Analysis Period:	2025-09-21 to 2025-09-28
Regions Monitored:	39
Analysis Confidence:	MEDIUM

## EXECUTIVE SUMMARY

**Market Status:** ■ STRONG MARKET - Multiple high-conviction opportunities

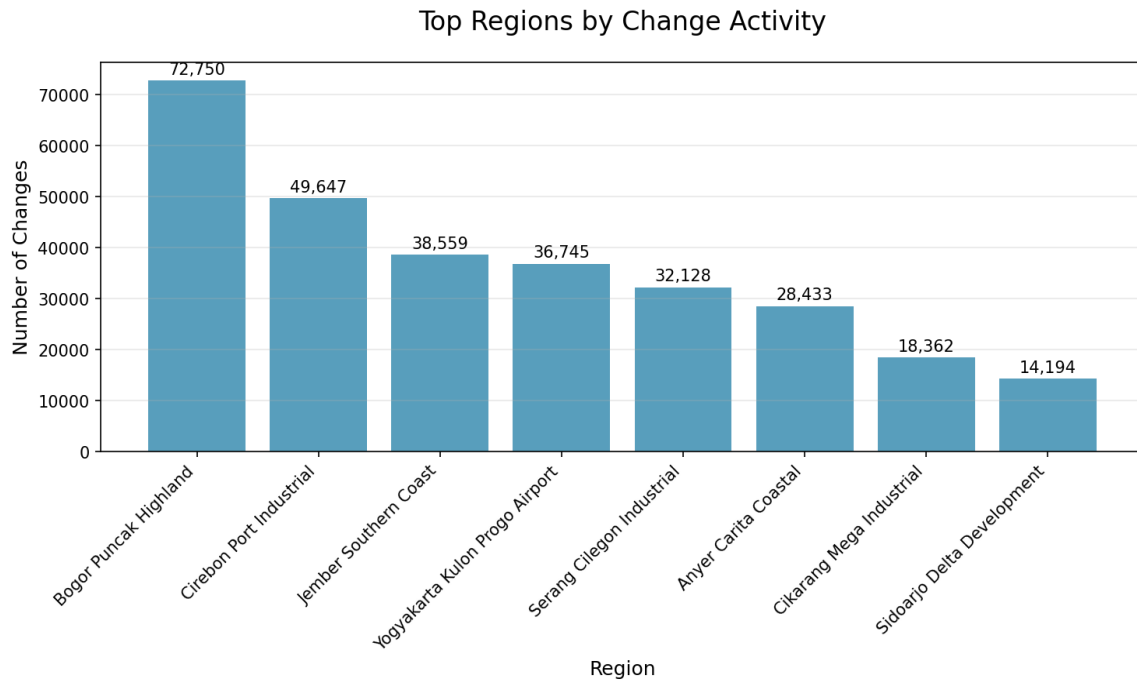
Total Changes Detected:	601,529
Total Area Changed:	112,485.4 hectares
Critical Alerts:	68
Investment Opportunities:	26

## MONITORING RESULTS

### Most Active Regions:

Region	Changes	Area (hectares)
Bogor Puncak Highland	72,750	8485.6
Cirebon Port Industrial	49,647	9844.3
Jember Southern Coast	38,559	4672.6
Yogyakarta Kulon Progo Airport	36,745	4741.5
Serang Cilegon Industrial	32,128	11611.5

### Regional Activity Overview:



## ■ CRITICAL ALERTS

### Critical Alerts (68):

- Critical: 12338 changes detected in jakarta\_north\_sprawl
- Critical: 17988.2 hectares changed in jakarta\_north\_sprawl
- Critical: 7393 changes detected in jakarta\_south\_suburbs
- Critical: 3279.3 hectares changed in jakarta\_south\_suburbs
- Critical: 13155 changes detected in tangerang\_bsd\_corridor
- Critical: 3604.5 hectares changed in tangerang\_bsd\_corridor
- Critical: 14084 changes detected in bekasi\_industrial\_belt
- Critical: 2456.9 hectares changed in bekasi\_industrial\_belt
- Critical: 18362 changes detected in cikarang\_mega\_industrial
- Critical: 3324.4 hectares changed in cikarang\_mega\_industrial

## ■ INVESTMENT OPPORTUNITIES

■ **TOP OPPORTUNITY:** BOGOR\_PUNCAK\_HIGHLAND (100.0/100, yogyakarta\_region)

### ■ Top Investment Opportunities:

Region	Score	Confidence	Investment Intelligence
Bogor Puncak Highland	100.0/100	72%	<b>Strong price momentum</b> (+11.9%) <ul style="list-style-type: none"> <li>• Current: Rp 1,155,761/m<sup>2</sup></li> <li>• <b>Massive development:</b> 72,750 changes detected</li> <li>• <b>Excellent infrastructure</b> (Score: 100)</li> <li>• <i>Data: Market data, Satellite imagery</i></li> </ul>

Purwokerto South Expansion	100.0/100	72%	<b>Strong price momentum</b> (+14.0%) • Current: Rp 1,253,429/m <sup>2</sup> • <b>Moderate activity</b> : 1,912 changes detected • <b>Excellent infrastructure</b> (Score: 100) • <i>Data: Market data, Satellite imagery</i>
Surabaya West Expansion	100.0/100	72%	<b>Strong price momentum</b> (+13.5%) • Current: Rp 990,706/m <sup>2</sup> • <b>Moderate activity</b> : 5,713 changes detected • <b>Excellent infrastructure</b> (Score: 100) • <i>Data: Market data, Satellite imagery</i>
Merak Port Corridor	100.0/100	72%	<b>Strong price momentum</b> (+12.1%) • Current: Rp 1,234,157/m <sup>2</sup> • <b>Excellent infrastructure</b> (Score: 100) • <i>Data: Market data, Satellite imagery</i>
Cikarang Mega Industrial	99.0/100	72%	<b>Strong price momentum</b> (+12.6%) • Current: Rp 914,132/m <sup>2</sup> • <b>High development</b> : 18,362 changes detected • <b>Excellent infrastructure</b> (Score: 100) • <i>Data: Market data, Satellite imagery</i>

## ■■ SATELLITE IMAGERY ANALYSIS

### ■ Bogor Puncak Highland - Investment Score: 100.0/100 (72% confidence)

**Development Activity:** 72,750 land use changes detected across 8485.6 hectares

**Key Investment Factors:**

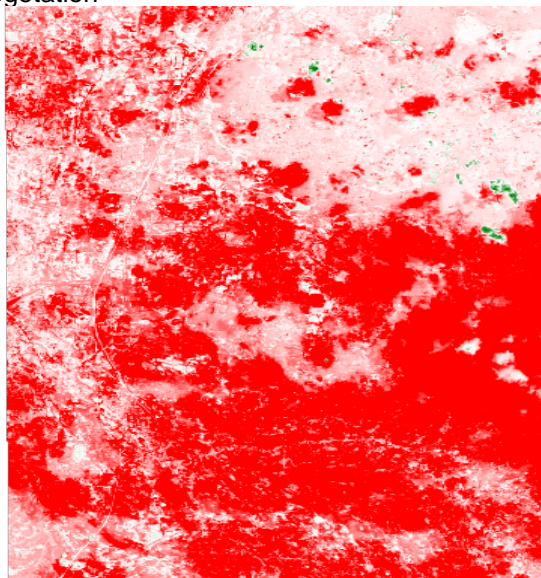
- Excellent infrastructure access (100/100)

**Score Composition:**

- Market momentum: 11.9% price trend
- Infrastructure: 100/100 quality rating
- Development activity: 72,750 satellite-detected changes

*Note: Satellite imagery unavailable for this period. Analysis based on statistical change detection.*

**Vegetation Change Analysis (NDVI):** Red = vegetation loss/land clearing (potential construction sites), Green = vegetation gain/revegetation



## ■ Purwokerto South Expansion - Investment Score: 100.0/100 (72% confidence)

**Development Activity:** 1,912 land use changes detected across 254.9 hectares

**Key Investment Factors:**

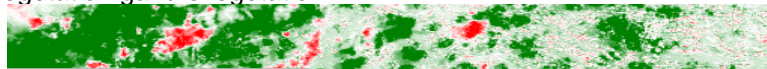
- Excellent infrastructure access (100/100)

**Score Composition:**

- Market momentum: 14.0% price trend
- Infrastructure: 100/100 quality rating
- Development activity: 1,912 satellite-detected changes

*Note: Satellite imagery unavailable for this period. Analysis based on statistical change detection.*

**Vegetation Change Analysis (NDVI):** Red = vegetation loss/land clearing (potential construction sites), Green = vegetation gain/revegetation



## ■ Surabaya West Expansion - Investment Score: 100.0/100 (72% confidence)

**Development Activity:** 5,713 land use changes detected across 399.3 hectares

**Key Investment Factors:**

- Excellent infrastructure access (100/100)

**Score Composition:**

- Market momentum: 13.5% price trend
- Infrastructure: 100/100 quality rating
- Development activity: 5,713 satellite-detected changes

*Note: Satellite imagery unavailable for this period. Analysis based on statistical change detection.*

**Vegetation Change Analysis (NDVI):** Red = vegetation loss/land clearing (potential construction sites), Green = vegetation gain/revegetation



## ■ Complete Regional Analysis

**Investment Methodology:** Our analysis combines satellite-detected land use changes with market intelligence and infrastructure data. Each region receives an investment score (0-100) based on: **(1) Development Activity** - volume and pace of land use changes, **(2) Infrastructure Quality** - proximity to roads, ports, airports, **(3) Market Dynamics** - property price trends and market heat. Confidence levels (20-90%) reflect data availability across these sources. Satellite imagery shows before/after comparisons where available; NDVI (vegetation index) maps highlight vegetation loss (red = clearing for development) and gain (green = revegetation).

Region	Changes	Area (ha)	Score	Investment Notes	Period
Jakarta North Sprawl	12,338	17988.2	86.9/100	<b>Strong Buy</b> (72% confidence): 12,338 changes	June 23-30, 2025
Jakarta South Suburbs	7,393	3279.3	77.5/100	<b>Strong Buy</b> (72% confidence)	June 23-30, 2025
Tangerang Bsd Corridor	13,155	3604.5	75.5/100	<b>Strong Buy</b> (72% confidence): 13,155 changes	June 23-30, 2025
Bekasi Industrial Belt	14,084	2456.9	70.5/100	<b>Strong Buy</b> (72% confidence): 14,084 changes	June 23-30, 2025
Bandung North Expansion	904	83.6	N/A	Not scored	June 23-30, 2025
Bandung East Tech Corridor	3,187	266.6	92.4/100	<b>Strong Buy</b> (72% confidence)	June 23-30, 2025
Cirebon Port Industrial	49,647	9844.3	77.0/100	<b>Strong Buy</b> (72% confidence): 49,647 changes	June 23-30, 2025
Subang Patimban Megaport	7,772	1175.0	86.9/100	<b>Strong Buy</b> (72% confidence)	June 23-30, 2025
Semarang Port Expansion	0	0.0	78.9/100	<b>Strong Buy</b> (72% confidence)	June 23-30, 2025
Semarang South Urban	1,922	252.7	92.4/100	<b>Strong Buy</b> (72% confidence)	June 23-30, 2025
Solo Raya Expansion	9,309	1464.5	70.5/100	<b>Strong Buy</b> (72% confidence)	June 23-30, 2025
Yogyakarta Urban Core	5,528	1248.6	84.7/100	<b>Strong Buy</b> (72% confidence)	June 23-30, 2025
Yogyakarta Kulon Progo Airport	36,745	4741.5	72.7/100	<b>Strong Buy</b> (72% confidence): 36,745 changes	June 23-30, 2025

Magelang Borobudur Corridor	11,300	1294.5	82.8/100	<b>Strong Buy</b> (72% confidence): 11,300 changes	June 23-30, 2025
Tegal Brebes Coastal	8,728	560.7	86.9/100	<b>Strong Buy</b> (72% confidence)	June 23-30, 2025
Surabaya East Industrial	9,565	2398.3	N/A	Not scored	June 23-30, 2025
Gresik Port Industrial	7,748	1561.0	79.9/100	<b>Strong Buy</b> (72% confidence)	June 23-30, 2025
Sidoarjo Delta Development	14,194	2220.0	89.1/100	<b>Strong Buy</b> (72% confidence): 14,194 changes	June 23-30, 2025
Malang South Highland	4,438	293.9	76.0/100	<b>Strong Buy</b> (72% confidence)	June 23-30, 2025
Banyuwangi Ferry Corridor	7,497	1028.4	74.7/100	<b>Strong Buy</b> (72% confidence)	June 23-30, 2025
Probolinggo Bromo Gateway	0	0.0	77.0/100	<b>Strong Buy</b> (72% confidence)	June 23-30, 2025
Jember Southern Coast	38,559	4672.6	N/A	Not scored	June 23-30, 2025
Serang Cilegon Industrial	32,128	11611.5	76.0/100	<b>Strong Buy</b> (72% confidence): 32,128 changes	June 23-30, 2025
Anyer Carita Coastal	28,433	5759.7	97.8/100	<b>Strong Buy</b> (72% confidence): +11.1% price growth, 28,433 changes	June 23-30, 2025
Yogyakarta Urban	5,528	1248.6	N/A	Not scored	June 23-30, 2025
Yogyakarta Periurban	39,948	5255.1	N/A	Not scored	June 23-30, 2025
Sleman North	39,038	4248.6	N/A	Not scored	June 23-30, 2025
Bantul South	11,705	1363.0	N/A	Not scored	June 23-30, 2025
Kulonprogo West	38,653	5067.4	N/A	Not scored	June 23-30, 2025
Gunungkidul East	22,724	2272.2	N/A	Not scored	June 23-30, 2025
Magelang Corridor	11,300	1294.5	N/A	Not scored	June 23-30, 2025
Solo Expansion	9,309	1464.5	N/A	Not scored	June 23-30, 2025
Semarang Industrial	0	0.0	N/A	Not scored	June 23-30, 2025
Surakarta Suburbs	13	1.1	N/A	Not scored	June 23-30, 2025

# ■ REGIONAL BREAKDOWN

## Yogyakarta Region Details:

### Bogor Puncak Highland

Changes: 72,750 | Area: 8485.6 ha | Density: 8.6 changes/ha

■ **Satellite Imagery Available:** Before (2025-08-24) | After (2025-08-31)

*Note: Imagery URLs are authentication-protected and available through the system dashboard.*

### Cirebon Port Industrial

Changes: 49,647 | Area: 9844.3 ha | Density: 5.0 changes/ha

■ **Satellite Imagery Available:** Before (2025-08-31) | After (2025-09-07)

*Note: Imagery URLs are authentication-protected and available through the system dashboard.*

### Jember Southern Coast

Changes: 38,559 | Area: 4672.6 ha | Density: 8.3 changes/ha

■ **Satellite Imagery Available:** Before (2025-09-21) | After (2025-09-28)

*Note: Imagery URLs are authentication-protected and available through the system dashboard.*

### Yogyakarta Kulon Progo Airport

Changes: 36,745 | Area: 4741.5 ha | Density: 7.7 changes/ha

■ **Satellite Imagery Available:** Before (2025-09-14) | After (2025-09-21)

*Note: Imagery URLs are authentication-protected and available through the system dashboard.*

### Serang Cilegon Industrial

Changes: 32,128 | Area: 11611.5 ha | Density: 2.8 changes/ha

■ **Satellite Imagery Available:** Before (2025-09-14) | After (2025-09-21)

*Note: Imagery URLs are authentication-protected and available through the system dashboard.*

### Anyer Carita Coastal

Changes: 28,433 | Area: 5759.7 ha | Density: 4.9 changes/ha

■ **Satellite Imagery Available:** Before (2025-09-14) | After (2025-09-21)

*Note: Imagery URLs are authentication-protected and available through the system dashboard.*

### Cikarang Mega Industrial

Changes: 18,362 | Area: 3324.4 ha | Density: 5.5 changes/ha

■ **Satellite Imagery Available:** Before (2025-08-24) | After (2025-08-31)

*Note: Imagery URLs are authentication-protected and available through the system dashboard.*

### Sidoarjo Delta Development

Changes: 14,194 | Area: 2220.0 ha | Density: 6.4 changes/ha

■ **Satellite Imagery Available:** Before (2025-09-21) | After (2025-09-28)

*Note: Imagery URLs are authentication-protected and available through the system dashboard.*