

# ■■■ CloudClearing Weekly Monitoring Report

Report Date:	October 19, 2025
Analysis Period:	2025-10-12 to 2025-10-19
Regions Monitored:	39
Analysis Confidence:	MEDIUM

## ■ EXECUTIVE SUMMARY

**Market Status:** ■ WEAK MARKET - Limited opportunities detected

Total Changes Detected:	830,004
Total Area Changed:	126,833.6 hectares
Critical Alerts:	68
Investment Opportunities:	0

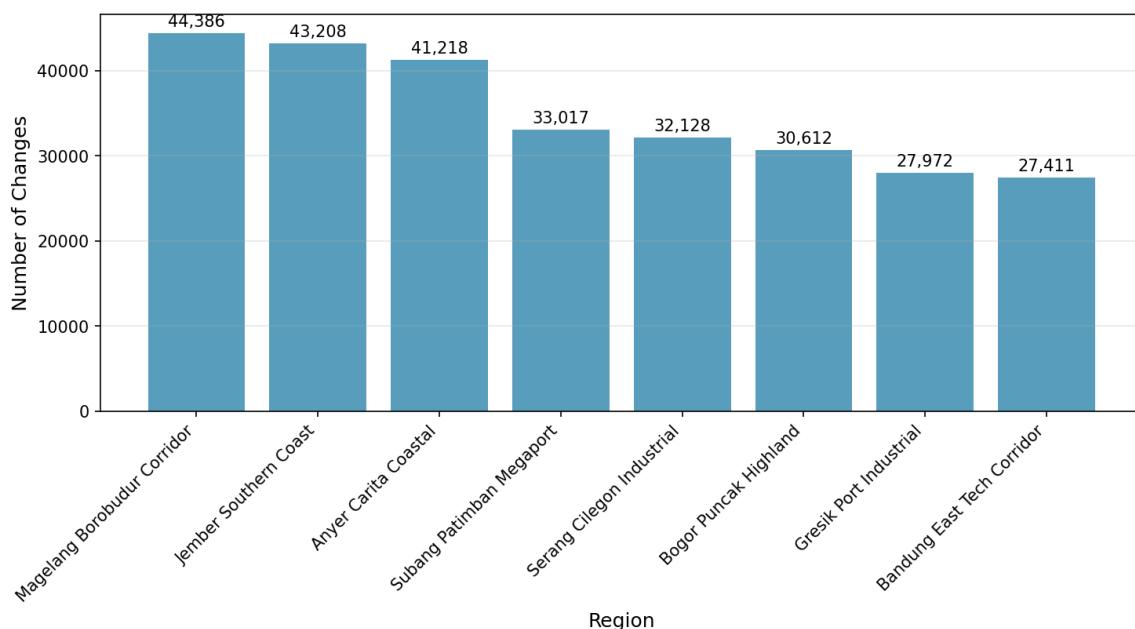
## ■ MONITORING RESULTS

### Most Active Regions:

Region	Changes	Area (hectares)
Magelang Borobudur Corridor	44,386	5380.5
Jember Southern Coast	43,208	6073.0
Anyer Carita Coastal	41,218	5735.4
Subang Patimban Megaport	33,017	4956.3
Serang Cilegon Industrial	32,128	11611.5

### Regional Activity Overview:

### Top Regions by Change Activity



## ■ INVESTMENT OPPORTUNITIES

### ■ INVESTMENT OPPORTUNITIES / SATELLITE IMAGERY

**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 detected via satellite, **(2) Infrastructure Quality** - proximity to major roads, ports, airports, and active construction projects, **(3) Market Dynamics** - property price trends and real estate market heat.

**Confidence Levels:** Each score includes a confidence percentage (20-90%) that reflects data completeness. Higher confidence means we have real-time market data, detailed infrastructure analysis, and high-quality satellite imagery. Lower confidence means we're relying primarily on satellite-detected changes with limited market/infrastructure data. Typical confidence is 40-60% during early analysis phases.

**Imagery Notes:** Satellite imagery shows before/after comparisons where available. NDVI (vegetation index) maps highlight **vegetation loss (red)** indicating land clearing for potential construction sites, and **vegetation gain (green)** showing revegetation.

### ■ WATCH - Bekasi Industrial Belt - Investment Score: 38.2/100 (95% confidence)

**Development Activity:** 20,402 land use changes detected across 2505.1 hectares

#### Change Type Breakdown:

- Urban conversion (agriculture → urban): 8,740 sites (42.8%)
- Construction activity (bare → built): 5,501 sites (27.0%)
- Land clearing (vegetation → bare earth): 2,939 sites (14.4%)
- Other significant changes: 2,563 sites (12.6%)
- Urban densification (expansion): 659 sites (3.2%)

#### Key Investment Factors:

- Excellent infrastructure access (85/100)
- 16509 major roads within range (35/35 pts)
- Airport: Bandar Udara Halim Perdanakusuma (18km, 20/20 pts)

### **Score Composition:**

- Market momentum: 0.0% price trend
- Infrastructure: 85/100 quality rating
- Development activity: 20,402 satellite-detected changes

### **Infrastructure Breakdown (85/100):**

- Primary: Jalan Pasar Senen (24.4km)
- Secondary: Jalan Kesenian (25.5km)
- Secondary: Jalan Lapangan Banteng Utara (25.5km)

### **Confidence Breakdown (95%):**

- ■ Satellite imagery: High-resolution change detection active
- ■■ Market data: API unavailable - using neutral baseline (0% trend)
- ■ Infrastructure data: Live road/airport/port data available

*High confidence - comprehensive data across all sources*

## **Financial Projection**

### **■ Data Sources & Quality:**

- Data Sources: **Satellite Sentinel2, Regional Benchmarks, Infrastructure Fallback**

### **Land Value Analysis:**

- Current Market Value: **Rp 11,305,000/m<sup>2</sup>**
- 18-Month Projection: **Rp 13,926,915/m<sup>2</sup>** (7.2% annual appreciation)
- Expected Value Gain: **Rp 2,621,915/m<sup>2</sup>** over 18 months

### **Return on Investment:**

- 3-Year ROI: **15.1%**
- 5-Year ROI: **32.2%**
- Break-Even Point: **1.0 years**

### **Investment Sizing:**

- Recommended Plot Size: **500 m<sup>2</sup>** (0.05 hectares)
- Total Acquisition Cost: **Rp 5,652,500,000** (~\$376,833 USD)
- Projected 18-Month Value: **Rp 6,963,457,464**
- Estimated Gain: **Rp 1,310,957,464** (~\$87,397 USD)

### **Development Considerations:**

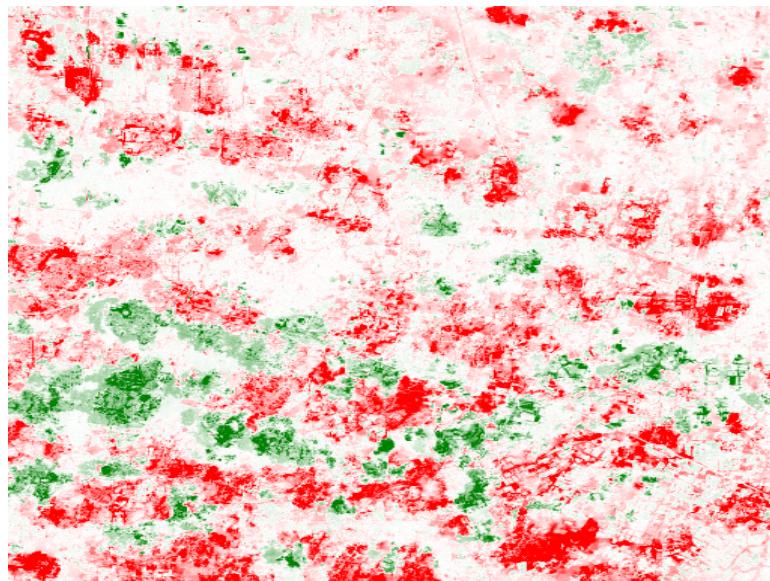
- Development Cost Index: **78/100** (High cost region)
- Terrain Difficulty: **Difficult**

*Note: Financial projections are estimates based on current market data, satellite-detected development activity, and infrastructure analysis. Actual returns may vary based on market conditions, regulatory changes, and development timing.*

*This is not financial advice.*

*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



## ■ WATCH - Subang Patimban Megaport - Investment Score: 38.2/100 (95% confidence)

**Development Activity:** 33,017 land use changes detected across 4956.3 hectares

### **Change Type Breakdown:**

- Urban conversion (agriculture → urban): 18,390 sites (55.7%)
- Construction activity (bare → built): 8,555 sites (25.9%)
- Other significant changes: 3,715 sites (11.3%)
- Land clearing (vegetation → bare earth): 1,298 sites (3.9%)
- Urban densification (expansion): 1,059 sites (3.2%)

### **Key Investment Factors:**

- Excellent infrastructure access (82/100)
- 913 major roads within range (35/35 pts)
- ✈️ Airport: Pangkalan Udara TNI AU Suryadarma (30km, 17/20 pts)

### **Score Composition:**

- Market momentum: 0.0% price trend
- Infrastructure: 82/100 quality rating
- Development activity: 33,017 satellite-detected changes

### **Infrastructure Breakdown (82/100):**

- Trunk: Pantura Lama (46.7km)
- Primary: Jalan Raya Subang-Sadang (26.2km)
- Motorway: Jalan Tol Cikampek–Purwakarta–Padalarang (48.0km)

### **Confidence Breakdown (95%):**

- Satellite imagery: High-resolution change detection active
- Market data: API unavailable - using neutral baseline (0% trend)
- Infrastructure data: Live road/airport/port data available

*High confidence - comprehensive data across all sources*

## ■ Financial Projection

### **Data Sources & Quality:**

- Data Sources: **Satellite Sentinel2, Regional Benchmarks, Infrastructure Fallback**

### **Land Value Analysis:**

- Current Market Value: **Rp 5,985,000/m<sup>2</sup>**
- 18-Month Projection: **Rp 7,128,231/m<sup>2</sup>** (6.0% annual appreciation)
- Expected Value Gain: **Rp 1,143,231/m<sup>2</sup>** over 18 months

**Return on Investment:**

- 3-Year ROI: **5.1%**
- 5-Year ROI: **18.0%**
- Break-Even Point: **2.2 years**

**Investment Sizing:**

- Recommended Plot Size: **500 m<sup>2</sup>** (0.05 hectares)
- Total Acquisition Cost: **Rp 2,992,500,000** (~\$199,500 USD)
- Projected 18-Month Value: **Rp 3,564,115,380**
- Estimated Gain: **Rp 571,615,380** (~\$38,108 USD)

**Development Considerations:**

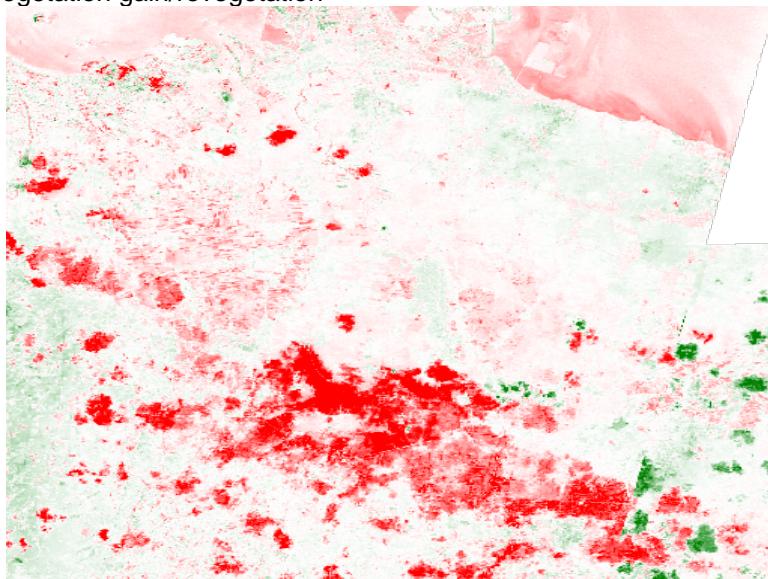
- Development Cost Index: **88/100** (High cost region)
- Terrain Difficulty: **Difficult**

*Note: Financial projections are estimates based on current market data, satellite-detected development activity, and infrastructure analysis. Actual returns may vary based on market conditions, regulatory changes, and development timing.*

*This is not financial advice.*

*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



## ■ WATCH - Semarang Port Expansion - Investment Score: 38.2/100 (95% confidence)

**Development Activity:** 24,154 land use changes detected across 4700.2 hectares

**Change Type Breakdown:**

- Urban conversion (agriculture → urban): 12,593 sites (52.1%)
- Land clearing (vegetation → bare earth): 4,393 sites (18.2%)
- Construction activity (bare → built): 3,590 sites (14.9%)
- Other significant changes: 2,079 sites (8.6%)
- Urban densification (expansion): 1,499 sites (6.2%)

**Key Investment Factors:**

- Excellent infrastructure access (85/100)
- ■■ 3559 major roads within range (35/35 pts)
- ✈■ Airport: Bandar Udara Ahmad Yani (9km, 20/20 pts)

**Score Composition:**

- Market momentum: 0.0% price trend
- Infrastructure: 85/100 quality rating
- Development activity: 24,154 satellite-detected changes

### **Infrastructure Breakdown (85/100):**

- Primary: Jalan Simpang Lima (5.4km)
- Secondary: Jalan Mayor Jenderal Donald Isaac Panjaitan (4.4km)
- Trunk: Jalan Pengapon (1.7km)

### **Confidence Breakdown (95%):**

- ■ Satellite imagery: High-resolution change detection active
- ■■ Market data: API unavailable - using neutral baseline (0% trend)
- ■ Infrastructure data: Live road/airport/port data available

*High confidence - comprehensive data across all sources*

## **Financial Projection**

### **■ Data Sources & Quality:**

- Data Sources: **Satellite Sentinel2, Regional Benchmarks, Infrastructure Fallback**

### **Land Value Analysis:**

- Current Market Value: **Rp 4,655,000/m<sup>2</sup>**
- 18-Month Projection: **Rp 5,544,179/m<sup>2</sup>** (6.0% annual appreciation)
- Expected Value Gain: **Rp 889,179/m<sup>2</sup>** over 18 months

### **Return on Investment:**

- 3-Year ROI: **1.6%**
- 5-Year ROI: **14.2%**
- Break-Even Point: **2.7 years**

### **Investment Sizing:**

- Recommended Plot Size: **500 m<sup>2</sup>** (0.05 hectares)
- Total Acquisition Cost: **Rp 2,327,500,000** (~\$155,167 USD)
- Projected 18-Month Value: **Rp 2,772,089,740**
- Estimated Gain: **Rp 444,589,740** (~\$29,639 USD)

### **Development Considerations:**

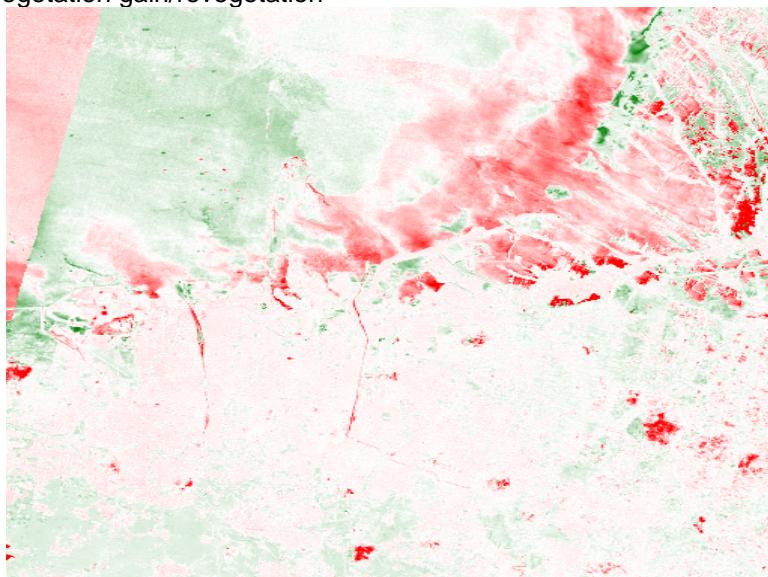
- Development Cost Index: **81/100** (High cost region)
- Terrain Difficulty: **Difficult**

*Note: Financial projections are estimates based on current market data, satellite-detected development activity, and infrastructure analysis. Actual returns may vary based on market conditions, regulatory changes, and development timing.*

*This is not financial advice.*

*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

Region	Changes	Area (ha)	Score	Investment Notes	Period
Bekasi Industrial Belt	20,402	2505.1	38.2/100	<b>Watch</b> (95% confidence): Stagnant prices ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Subang Patimban Megaport	33,017	4956.3	38.2/100	<b>Watch</b> (95% confidence): Stagnant prices ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Semarang Port Expansion	24,154	4700.2	38.2/100	<b>Watch</b> (95% confidence): Stagnant prices ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Solo Raya Expansion	25,456	2616.1	38.2/100	<b>Watch</b> (95% confidence): Stagnant prices ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Jember Southern Coast	43,208	6073.0	38.2/100	<b>Watch</b> (95% confidence): Stagnant prices ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Surabaya East Industrial	23,852	12107.3	33.2/100	<b>Watch</b> (95% confidence): Stagnant prices ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Anyer Carita Coastal	41,218	5735.4	33.2/100	<b>Watch</b> (95% confidence): Stagnant prices ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Bandung North Expansion	17,764	2602.3	32.8/100	<b>Watch</b> (95% confidence): Stagnant prices ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Bandung East Tech Corridor	27,411	3865.7	29.9/100	<b>Watch</b> (95% confidence): Stagnant prices, Poor infrastructure ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Bogor Puncak Highland	30,612	3333.4	29.9/100	<b>Watch</b> (95% confidence): Stagnant prices, Poor infrastructure ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Banyuwangi Ferry Corridor	21,006	3400.7	29.9/100	<b>Watch</b> (95% confidence): Stagnant prices, Poor infrastructure ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Jakarta South Suburbs	16,140	1749.6	28.5/100	<b>Watch</b> (95% confidence): Stagnant prices ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Cikarang Mega Industrial	15,876	1902.5	28.5/100	<b>Watch</b> (95% confidence): Stagnant prices ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Yogyakarta Urban Core	12,516	1086.4	28.5/100	<b>Watch</b> (95% confidence): Stagnant prices ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Malang South Highland	6,123	541.1	27.3/100	<b>Watch</b> (95% confidence): Stagnant prices ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Magelang Borobudur Corridor	44,386	5380.5	26.6/100	<b>Watch</b> (95% confidence): Stagnant prices, Poor infrastructure ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Gresik Port Industrial	27,972	7700.6	26.6/100	<b>Watch</b> (95% confidence): Stagnant prices, Poor infrastructure ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Serang Cilegon Industrial	32,128	11611.5	26.6/100	<b>Watch</b> (95% confidence): Stagnant prices, Poor infrastructure ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Surabaya West Expansion	19,706	4408.5	22.8/100	<b>Pass</b> (95% confidence): Stagnant prices, Poor infrastructure ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Jakarta North Sprawl	2,306	211.2	21.8/100	<b>Pass</b> (95% confidence): Stagnant prices ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Tangerang Bsd Corridor	3,903	347.7	21.8/100	<b>Pass</b> (95% confidence): Stagnant prices ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Cirebon Port Industrial	4,047	764.9	21.8/100	<b>Pass</b> (95% confidence): Stagnant prices ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025

Purwokerto South Expansion	4,175	456.2	21.8/100	<b>Pass</b> (95% confidence): Stagnant prices ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Semarang South Urban	6,762	865.0	21.4/100	<b>Pass</b> (95% confidence): Stagnant prices, Poor infrastructure ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Tegal Brebes Coastal	9,675	898.5	19.0/100	<b>Pass</b> (95% confidence): Stagnant prices, Poor infrastructure ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Merak Port Corridor	865	263.5	12.8/100	<b>Pass</b> (95% confidence): Low development, Stagnant prices ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Yogyakarta Kulon Progo Airport	0	0.0	5.5/100	<b>Pass</b> (95% confidence): Very low activity, Small area ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Sidoarjo Delta Development	0	0.0	5.5/100	<b>Pass</b> (95% confidence): Very low activity, Small area ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Probolinggo Bromo Gateway	0	0.0	5.5/100	<b>Pass</b> (95% confidence): Very low activity, Small area ( <i>Limited: Market API unavailable</i> )	June 23-30, 2025
Yogyakarta Urban	12,516	1086.4	N/A	Not scored	June 23-30, 2025
Yogyakarta Periurban	0	0.0	N/A	Not scored	June 23-30, 2025
Sleman North	63,805	8633.8	N/A	Not scored	June 23-30, 2025
Bantul South	57,564	5877.1	N/A	Not scored	June 23-30, 2025
Kulonprogo West	0	0.0	N/A	Not scored	June 23-30, 2025
Gunungkidul East	65,017	6043.2	N/A	Not scored	June 23-30, 2025
Magelang Corridor	44,386	5380.5	N/A	Not scored	June 23-30, 2025
Solo Expansion	25,456	2616.1	N/A	Not scored	June 23-30, 2025
Semarang Industrial	24,154	4700.2	N/A	Not scored	June 23-30, 2025
Surakarta Suburbs	22,426	2413.0	N/A	Not scored	June 23-30, 2025

## ■ REGIONAL BREAKDOWN

### Yogyakarta Region Details:

#### Magelang Borobudur Corridor

Changes: 44,386 | Area: 5380.5 ha | Density: 8.2 changes/ha

#### ■ Satellite Imagery Available: Before (Unknown) | After (Unknown)

*Note: High-resolution satellite images saved to output/satellite\_images/weekly/*

#### Jember Southern Coast

Changes: 43,208 | Area: 6073.0 ha | Density: 7.1 changes/ha

#### ■ Satellite Imagery Available: Before (Unknown) | After (Unknown)

*Note: High-resolution satellite images saved to output/satellite\_images/weekly/*

#### Anyer Carita Coastal

Changes: 41,218 | Area: 5735.4 ha | Density: 7.2 changes/ha

#### ■ Satellite Imagery Available: Before (Unknown) | After (Unknown)

*Note: High-resolution satellite images saved to output/satellite\_images/weekly/*

#### Subang Patimban Megaport

Changes: 33,017 | Area: 4956.3 ha | Density: 6.7 changes/ha

#### ■ Satellite Imagery Available: Before (Unknown) | After (Unknown)

*Note: High-resolution satellite images saved to output/satellite\_images/weekly/*

#### Serang Cilegon Industrial

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

#### ■ Satellite Imagery Available: Before (Unknown) | After (Unknown)

*Note: High-resolution satellite images saved to output/satellite\_images/weekly/*

#### Bogor Puncak Highland

Changes: 30,612 | Area: 3333.4 ha | Density: 9.2 changes/ha

#### ■ Satellite Imagery Available: Before (Unknown) | After (Unknown)

*Note: High-resolution satellite images saved to output/satellite\_images/weekly/*

#### Gresik Port Industrial

Changes: 27,972 | Area: 7700.6 ha | Density: 3.6 changes/ha

#### ■ Satellite Imagery Available: Before (Unknown) | After (Unknown)

*Note: High-resolution satellite images saved to output/satellite\_images/weekly/*

#### Bandung East Tech Corridor

Changes: 27,411 | Area: 3865.7 ha | Density: 7.1 changes/ha

#### ■ Satellite Imagery Available: Before (Unknown) | After (Unknown)

*Note: High-resolution satellite images saved to output/satellite\_images/weekly/*

## ■ CRITICAL ALERTS

### Critical Alerts (68):

- Critical: 2306 changes detected in jakarta\_north\_sprawl
- Critical: 211.2 hectares changed in jakarta\_north\_sprawl
- Critical: 16140 changes detected in jakarta\_south\_suburbs
- Critical: 1749.6 hectares changed in jakarta\_south\_suburbs
- Critical: 3903 changes detected in tangerang\_bsd\_corridor
- Critical: 347.7 hectares changed in tangerang\_bsd\_corridor
- Critical: 20402 changes detected in bekasi\_industrial\_belt
- Critical: 2505.1 hectares changed in bekasi\_industrial\_belt
- Critical: 15876 changes detected in cikarang\_mega\_industrial
- Critical: 1902.5 hectares changed in cikarang\_mega\_industrial

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