

■■■ 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

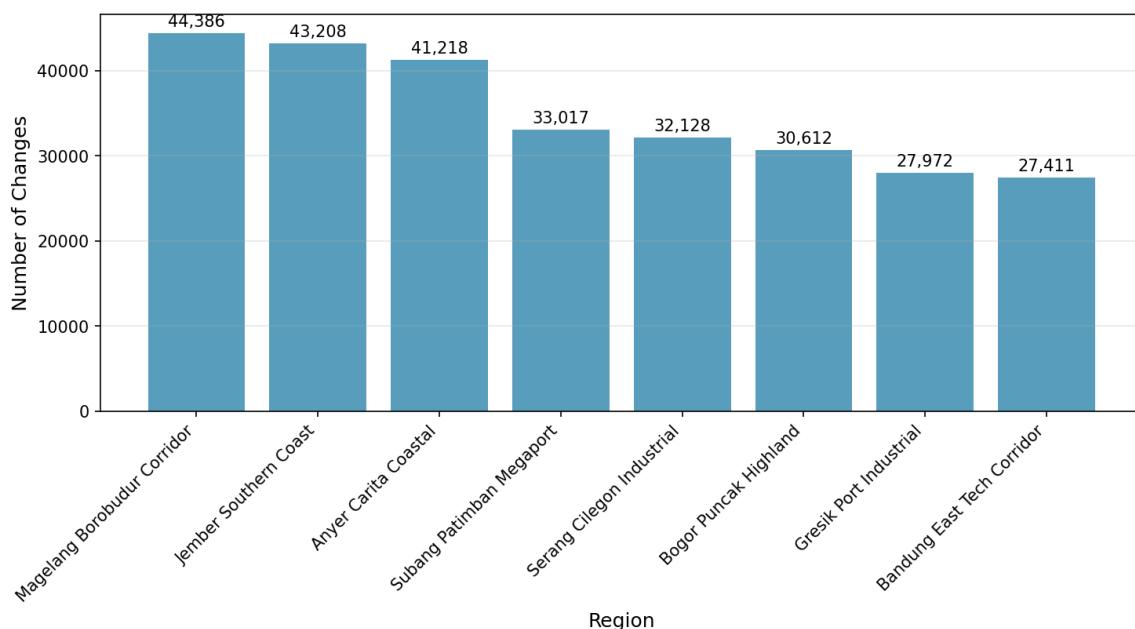
■ MONITORING RESULTS

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 - Bandung East Tech Corridor - Investment Score: 39.6/100 (90% confidence)

Development Activity: 27,411 land use changes detected across 3865.7 hectares

Change Type Breakdown:

- Urban conversion (agriculture → urban): 14,111 sites (51.5%)
- Construction activity (bare → built): 9,034 sites (33.0%)
- Other significant changes: 3,492 sites (12.7%)
- Land clearing (vegetation → bare earth): 516 sites (1.9%)
- Urban densification (expansion): 258 sites (0.9%)

Key Investment Factors:

- Active real estate market
- Excellent infrastructure access (85/100)
- 5247 major roads within range (35/35 pts)

- Airport: Bandar Udara Internasional Husein Sastranegara (20km, 20/20 pts)

Score Composition:

- Market momentum: 7.6% price trend
- Infrastructure: 85/100 quality rating
- Development activity: 27,411 satellite-detected changes

Infrastructure Breakdown (85/100):

- Primary: Jalan Merdeka (16.7km)
- Primary: Jalan Cicendo (17.4km)
- Secondary: Jalan Tamansari (16.9km)

Confidence Breakdown (90%):

- Satellite imagery: High-resolution change detection active
- Market data: Real-time property prices available
- 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 6,650,000/m²**
- 18-Month Projection: **Rp 8,335,430/m²** (7.8% annual appreciation)
- Expected Value Gain: **Rp 1,685,430/m²** over 18 months

Return on Investment:

- 3-Year ROI: **11.9%**
- 5-Year ROI: **30.1%**
- Break-Even Point: **1.5 years**

Investment Sizing:

- Recommended Plot Size: **5,000 m²** (0.50 hectares)
- Total Acquisition Cost: **Rp 33,250,000,000** (~\$2,216,667 USD)
- Projected 18-Month Value: **Rp 41,677,152,032**
- Estimated Gain: **Rp 8,427,152,032** (~\$561,810 USD)

Development Considerations:

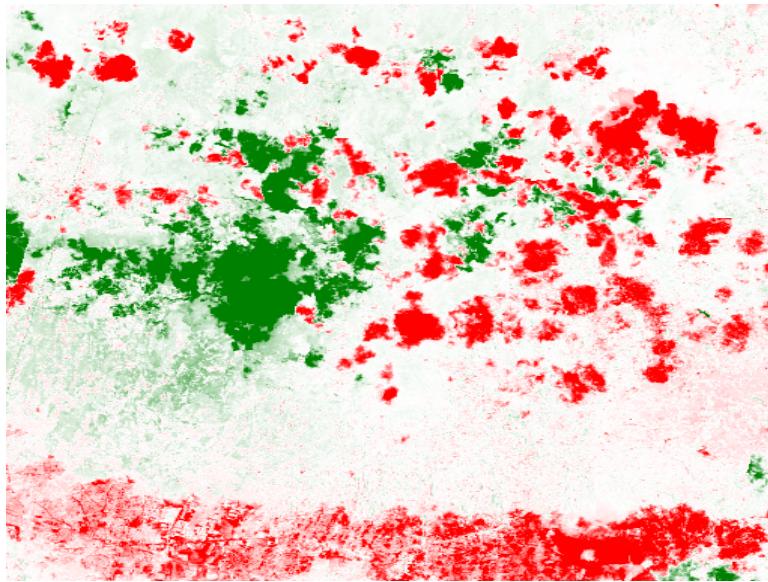
- Development Cost Index: **83/100** (High cost region)
- Terrain Difficulty: **Difficult**

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 - Bogor Puncak Highland - Investment Score: 39.6/100 (90% confidence)

Development Activity: 30,612 land use changes detected across 3333.4 hectares

Change Type Breakdown:

- Urban conversion (agriculture → urban): 17,695 sites (57.8%)
- Construction activity (bare → built): 8,920 sites (29.1%)
- Other significant changes: 3,564 sites (11.6%)
- Land clearing (vegetation → bare earth): 323 sites (1.1%)
- Urban densification (expansion): 110 sites (0.4%)

Key Investment Factors:

- Excellent infrastructure access (85/100)
- 14363 major roads within range (35/35 pts)
- Airport: Lapangan Terbang Sentul (11km, 20/20 pts)

Score Composition:

- Market momentum: 7.1% price trend
- Infrastructure: 85/100 quality rating
- Development activity: 30,612 satellite-detected changes

Infrastructure Breakdown (85/100):

- Primary: Jalan Pasar Senen (46.8km)
- Secondary: Jalan Kesenian (48.0km)
- Secondary: Jalan Lapangan Banteng Utara (47.8km)

Confidence Breakdown (90%):

- Satellite imagery: High-resolution change detection active
- Market data: Real-time property prices available
- 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/m²**
- 18-Month Projection: **Rp 7,460,231/m²** (7.6% annual appreciation)
- Expected Value Gain: **Rp 1,475,231/m²** over 18 months

Return on Investment:

- 3-Year ROI: **10.0%**
- 5-Year ROI: **27.3%**
- Break-Even Point: **1.7 years**

Investment Sizing:

- Recommended Plot Size: **5,000 m²** (0.50 hectares)
- Total Acquisition Cost: **Rp 29,925,000,000** (~\$1,995,000 USD)
- Projected 18-Month Value: **Rp 37,301,156,913**
- Estimated Gain: **Rp 7,376,156,913** (~\$491,744 USD)

Development Considerations:

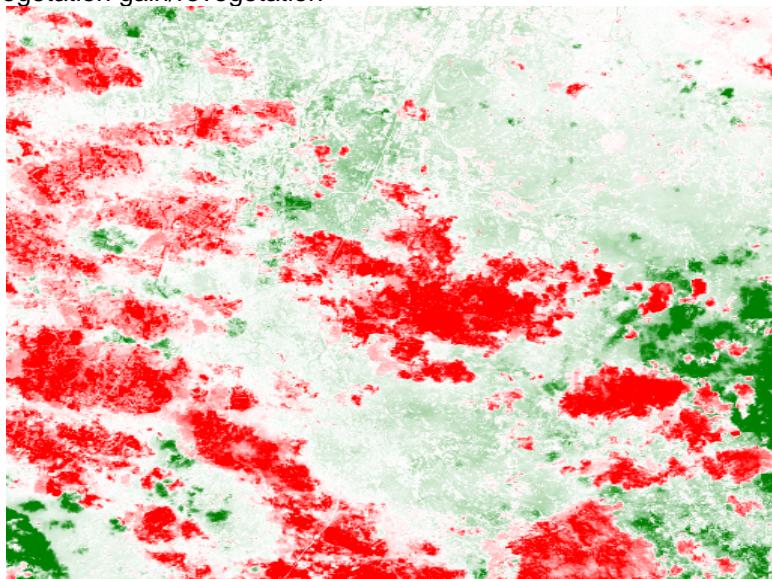
- Development Cost Index: **86/100** (High cost region)
- Terrain Difficulty: **Difficult**

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.

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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: 39.6/100 (90% 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: 2.7% 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 (90%):

- ■ Satellite imagery: High-resolution change detection active
- ■ Market data: Real-time property prices available
- ■ 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/m²**
- 18-Month Projection: **Rp 5,714,266/m²** (7.1% annual appreciation)
- Expected Value Gain: **Rp 1,059,266/m²** over 18 months

Return on Investment:

- 3-Year ROI: **4.8%**
- 5-Year ROI: **20.1%**
- Break-Even Point: **2.3 years**

Investment Sizing:

- Recommended Plot Size: **5,000 m²** (0.50 hectares)
- Total Acquisition Cost: **Rp 23,275,000,000** (~\$1,551,667 USD)
- Projected 18-Month Value: **Rp 28,571,332,461**
- Estimated Gain: **Rp 5,296,332,461** (~\$353,089 USD)

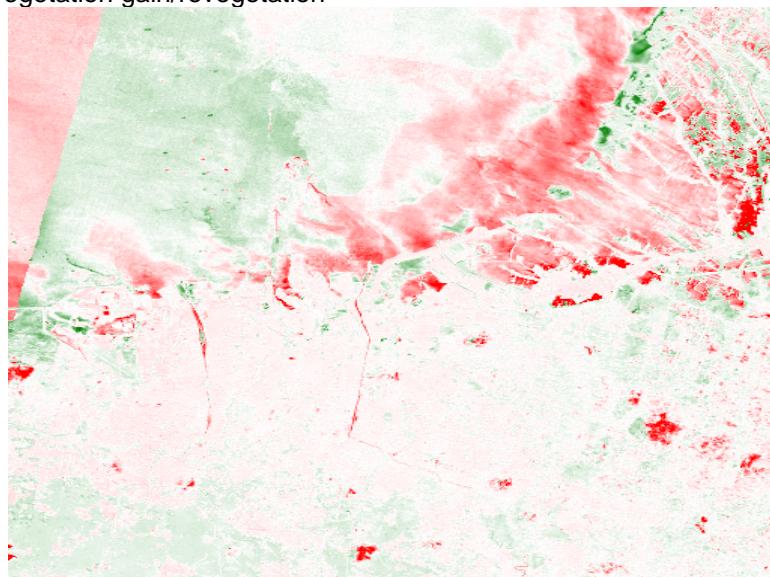
Development Considerations:

- 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.
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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
Bandung East Tech Corridor	27,411	3865.7	39.6/100	Watch (90% confidence)	June 23-30, 2025
Bogor Puncak Highland	30,612	3333.4	39.6/100	Watch (90% confidence)	June 23-30, 2025
Semarang Port Expansion	24,154	4700.2	39.6/100	Watch (90% confidence)	June 23-30, 2025
Solo Raya Expansion	25,456	2616.1	39.6/100	Watch (90% confidence)	June 23-30, 2025
Surabaya East Industrial	23,852	12107.3	39.6/100	Watch (90% confidence)	June 23-30, 2025
Banyuwangi Ferry Corridor	21,006	3400.7	39.6/100	Watch (90% confidence)	June 23-30, 2025
Jember Southern Coast	43,208	6073.0	39.6/100	Watch (90% confidence)	June 23-30, 2025
Serang Cilegon Industrial	32,128	11611.5	39.6/100	Watch (90% confidence)	June 23-30, 2025
Subang Patimban Megaport	33,017	4956.3	37.6/100	Watch (90% confidence): Stagnant prices	June 23-30, 2025
Magelang Borobudur Corridor	44,386	5380.5	34.4/100	Watch (90% confidence)	June 23-30, 2025
Gresik Port Industrial	27,972	7700.6	34.4/100	Watch (90% confidence)	June 23-30, 2025
Jakarta South Suburbs	16,140	1749.6	33.9/100	Watch (90% confidence)	June 23-30, 2025
Cikarang Mega Industrial	15,876	1902.5	33.9/100	Watch (90% confidence)	June 23-30, 2025
Bandung North Expansion	17,764	2602.3	33.9/100	Watch (90% confidence)	June 23-30, 2025
Yogyakarta Urban Core	12,516	1086.4	33.9/100	Watch (90% confidence)	June 23-30, 2025
Surabaya West Expansion	19,706	4408.5	33.9/100	Watch (90% confidence)	June 23-30, 2025
Anyer Carita Coastal	41,218	5735.4	32.7/100	Watch (90% confidence): Stagnant prices	June 23-30, 2025
Bekasi Industrial Belt	20,402	2505.1	31.0/100	Watch (90% confidence): Poor infrastructure	June 23-30, 2025
Semarang South Urban	6,762	865.0	28.3/100	Watch (90% confidence)	June 23-30, 2025
Malang South Highland	6,123	541.1	28.3/100	Watch (90% confidence)	June 23-30, 2025
Tegal Brebes Coastal	9,675	898.5	24.6/100	Pass (90% confidence)	June 23-30, 2025
Jakarta North Sprawl	2,306	211.2	22.6/100	Pass (90% confidence)	June 23-30, 2025
Tangerang Bsd Corridor	3,903	347.7	22.6/100	Pass (90% confidence)	June 23-30, 2025
Cirebon Port Industrial	4,047	764.9	22.6/100	Pass (90% confidence)	June 23-30, 2025
Purwokerto South Expansion	4,175	456.2	22.6/100	Pass (90% confidence)	June 23-30, 2025
Merak Port Corridor	865	263.5	14.8/100	Pass (90% confidence): Low development	June 23-30, 2025

Sidoarjo Delta Development	0	0.0	5.7/100	Pass (90% confidence): Very low activity, Small area	June 23-30, 2025
Probolinggo Bromo Gateway	0	0.0	5.7/100	Pass (90% confidence): Very low activity, Small area	June 23-30, 2025
Yogyakarta Kulon Progo Airport	0	0.0	5.4/100	Pass (90% confidence): Very low activity, Small area	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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