

■■■ CloudClearing Weekly Monitoring Report

Report Date:	October 20, 2025
Analysis Period:	2025-10-13 to 2025-10-20
Regions Monitored:	39
Analysis Confidence:	MEDIUM

■ EXECUTIVE SUMMARY

Market Status: ■ WEAK MARKET - Limited opportunities detected

Total Changes Detected:	763,360
Total Area Changed:	136,706.5 hectares
Critical Alerts:	68
Investment Opportunities:	0

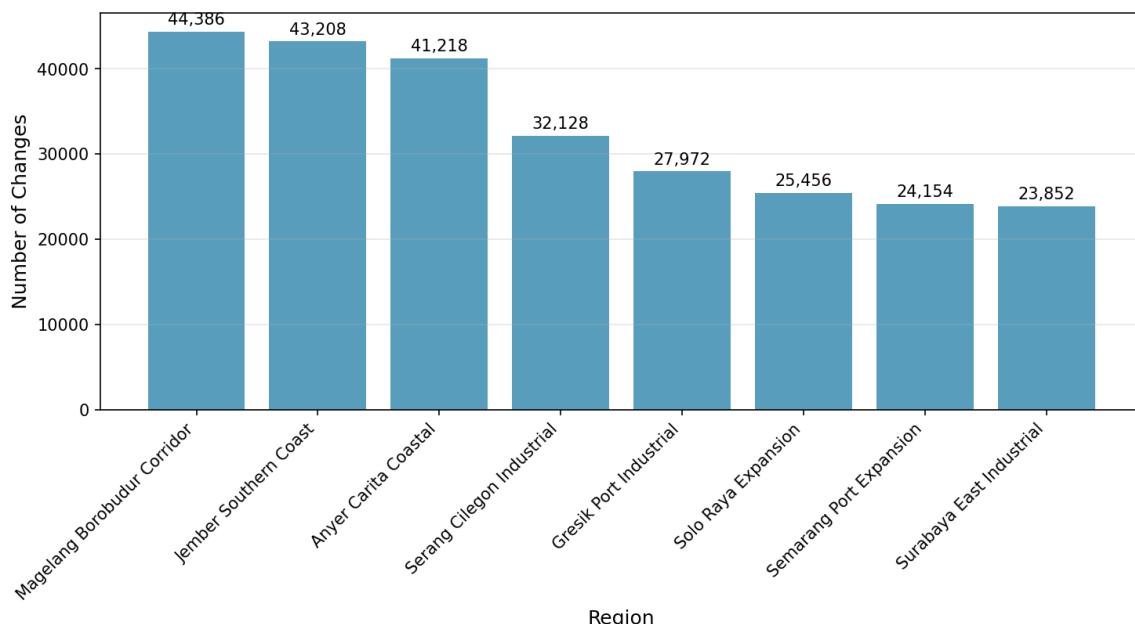
■ MONITORING RESULTS

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
Serang Cilegon Industrial	32,128	11611.5
Gresik Port Industrial	27,972	7700.6

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 North Expansion - Investment Score: 38.2/100 (95% confidence)

Development Activity: 22,458 land use changes detected across 3013.3 hectares

Change Type Breakdown:

- Urban conversion (agriculture → urban): 11,517 sites (51.3%)
- Construction activity (bare → built): 6,329 sites (28.2%)
- Other significant changes: 2,917 sites (13.0%)
- Land clearing (vegetation → bare earth): 1,048 sites (4.7%)
- Urban densification (expansion): 647 sites (2.9%)

Key Investment Factors:

- Excellent infrastructure access (85/100)
- 5109 major roads within range (35/35 pts)
- Airport: Bandar Udara Internasional Husein Sastranegara (18km, 20/20 pts)

Score Composition:

- Market momentum: 0.0% price trend
- Infrastructure: 85/100 quality rating
- Development activity: 22,458 satellite-detected changes

Infrastructure Breakdown (85/100):

- Primary: Jalan Merdeka (18.0km)
- Primary: Jalan Cicendo (18.2km)
- Secondary: Jalan Tamansari (17.9km)

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 4,512,500/m²**
- 18-Month Projection: **Rp 5,374,460/m²** (6.0% annual appreciation)
- Expected Value Gain: **Rp 861,960/m²** over 18 months

Return on Investment:

- 3-Year ROI: **1.2%**
- 5-Year ROI: **13.7%**
- Break-Even Point: **2.8 years**

Investment Sizing:

- Recommended Plot Size: **500 m²** (0.05 hectares)
- Total Acquisition Cost: **Rp 2,256,250,000** (~\$150,417 USD)
- Projected 18-Month Value: **Rp 2,687,229,850**
- Estimated Gain: **Rp 430,979,850** (~\$28,732 USD)

Development Considerations:

- Development Cost Index: **79/100** (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 Pengaron (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 1,995,000/m²**
- 18-Month Projection: **Rp 2,376,077/m²** (6.0% annual appreciation)
- Expected Value Gain: **Rp 381,077/m²** over 18 months

Return on Investment:

- 3-Year ROI: **-15.0%**
- Break-Even Point: **5.8 years**

Investment Sizing:

- Recommended Plot Size: **537 m²** (0.05 hectares)
- Total Acquisition Cost: **Rp 1,070,661,896** (~\$71,377 USD)
- Projected 18-Month Value: **Rp 1,275,175,449**
- Estimated Gain: **Rp 204,513,553** (~\$13,634 USD)

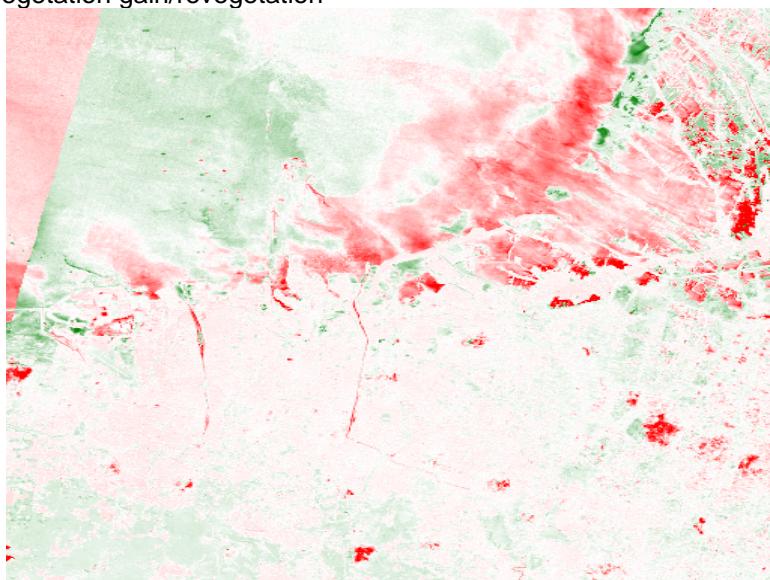
Development Considerations:

- 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



■ WATCH - Solo Raya Expansion - Investment Score: 38.2/100 (95% confidence)

Development Activity: 25,456 land use changes detected across 2616.1 hectares

Change Type Breakdown:

- Urban conversion (agriculture → urban): 12,953 sites (50.9%)
- Construction activity (bare → built): 8,095 sites (31.8%)
- Other significant changes: 3,658 sites (14.4%)
- Land clearing (vegetation → bare earth): 408 sites (1.6%)
- Urban densification (expansion): 342 sites (1.3%)

Key Investment Factors:

- Excellent infrastructure access (85/100)
- ■■■ 4243 major roads within range (35/35 pts)
- ✈️■ Airport: Bandar Udara Adi Sumarmo (11km, 20/20 pts)

Score Composition:

- Market momentum: 0.0% price trend
- Infrastructure: 85/100 quality rating
- Development activity: 25,456 satellite-detected changes

Infrastructure Breakdown (85/100):

- Primary: Jalan Soekarno-Hatta (42.6km)
- Trunk: Jalan Adi Sucipto (11.2km)
- Primary: Jalan Diponegoro (45.9km)

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/m²**
- 18-Month Projection: **Rp 5,544,179/m²** (6.0% annual appreciation)
- Expected Value Gain: **Rp 889,179/m²** 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 m²** (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)

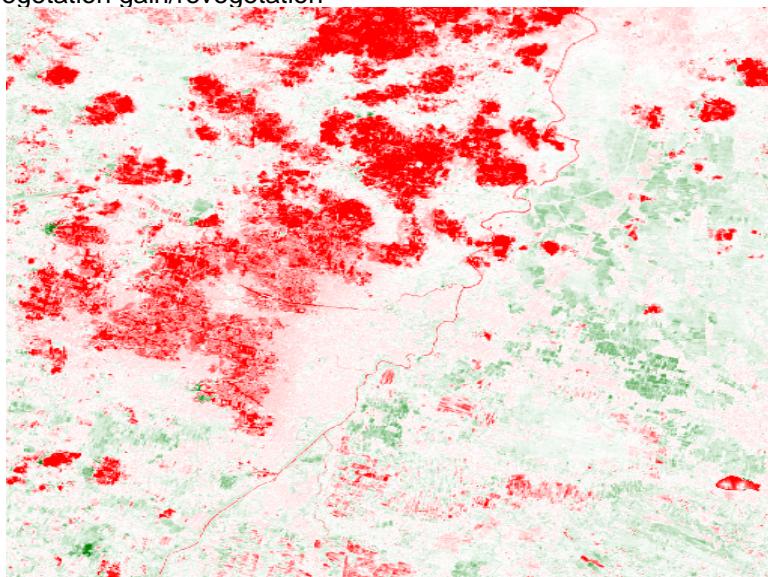
Development Considerations:

- Development Cost Index: **82/100** (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
Bandung North Expansion	22,458	3013.3	38.2/100	Watch (95% confidence): Stagnant prices (<i>Limited: Market API unavailable</i>)	June 23-30, 2025
Semarang Port Expansion	24,154	4700.2	38.2/100	Watch (95% confidence): Stagnant prices (<i>Limited: Market API unavailable</i>)	June 23-30, 2025
Solo Raya Expansion	25,456	2616.1	38.2/100	Watch (95% confidence): Stagnant prices (<i>Limited: Market API unavailable</i>)	June 23-30, 2025
Jember Southern Coast	43,208	6073.0	38.2/100	Watch (95% confidence): Stagnant prices (<i>Limited: Market API unavailable</i>)	June 23-30, 2025
Surabaya East Industrial	23,852	12107.3	33.2/100	Watch (95% confidence): Stagnant prices (<i>Limited: Market API unavailable</i>)	June 23-30, 2025
Anyer Carita Coastal	41,218	5735.4	33.2/100	Watch (95% confidence): Stagnant prices (<i>Limited: Market API unavailable</i>)	June 23-30, 2025
Jakarta North Sprawl	12,338	17988.2	32.8/100	Watch (95% confidence): Stagnant prices (<i>Limited: Market API unavailable</i>)	June 23-30, 2025
Subang Patimban Megaport	17,665	3225.1	32.8/100	Watch (95% confidence): Stagnant prices (<i>Limited: Market API unavailable</i>)	June 23-30, 2025
Banyuwangi Ferry Corridor	21,006	3400.7	29.9/100	Watch (95% confidence): Stagnant prices, Poor infrastructure (<i>Limited: Market API unavailable</i>)	June 23-30, 2025
Yogyakarta Urban Core	12,516	1086.4	28.5/100	Watch (95% confidence): Stagnant prices (<i>Limited: Market API unavailable</i>)	June 23-30, 2025
Purwokerto South Expansion	8,356	1183.9	27.3/100	Watch (95% confidence): Stagnant prices (<i>Limited: Market API unavailable</i>)	June 23-30, 2025
Malang South Highland	6,123	541.1	27.3/100	Watch (95% confidence): Stagnant prices (<i>Limited: Market API unavailable</i>)	June 23-30, 2025
Magelang Borobudur Corridor	44,386	5380.5	26.6/100	Watch (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	Watch (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	Watch (95% confidence): Stagnant prices, Poor infrastructure (<i>Limited: Market API unavailable</i>)	June 23-30, 2025
Bandung East Tech Corridor	12,796	1238.5	25.6/100	Watch (95% confidence): Stagnant prices, Poor infrastructure (<i>Limited: Market API unavailable</i>)	June 23-30, 2025
Bogor Puncak Highland	16,371	2549.9	25.6/100	Watch (95% confidence): Stagnant prices, Poor infrastructure (<i>Limited: Market API unavailable</i>)	June 23-30, 2025
Jakarta South Suburbs	8,865	1518.5	23.8/100	Pass (95% confidence): Stagnant prices (<i>Limited: Market API unavailable</i>)	June 23-30, 2025
Tegal Brebes Coastal	11,308	1687.9	22.8/100	Pass (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	Pass (95% confidence): Stagnant prices, Poor infrastructure (<i>Limited: Market API unavailable</i>)	June 23-30, 2025
Tangerang Bsd Corridor	2,365	295.9	21.8/100	Pass (95% confidence): Stagnant prices (<i>Limited: Market API unavailable</i>)	June 23-30, 2025
Bekasi Industrial Belt	2,353	293.3	21.8/100	Pass (95% confidence): Stagnant prices (<i>Limited: Market API unavailable</i>)	June 23-30, 2025
Cirebon Port Industrial	2,129	221.3	21.8/100	Pass (95% confidence): Stagnant prices (<i>Limited: Market API unavailable</i>)	June 23-30, 2025

Semarang South Urban	6,762	865.0	21.4/100	Pass (95% confidence): Stagnant prices, Poor infrastructure (<i>Limited: Market API unavailable</i>)	June 23-30, 2025
Cikarang Mega Industrial	1,680	250.2	19.0/100	Pass (95% confidence): Stagnant prices (<i>Limited: Market API unavailable</i>)	June 23-30, 2025
Merak Port Corridor	865	263.5	12.8/100	Pass (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	Pass (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	Pass (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	Pass (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/

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/

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/

Solo Raya Expansion

Changes: 25,456 | Area: 2616.1 ha | Density: 9.7 changes/ha

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

Note: High-resolution satellite images saved to output/satellite_images/weekly/

Semarang Port Expansion

Changes: 24,154 | Area: 4700.2 ha | Density: 5.1 changes/ha

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

Note: High-resolution satellite images saved to output/satellite_images/weekly/

Surabaya East Industrial

Changes: 23,852 | Area: 12107.3 ha | Density: 2.0 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: 12338 changes detected in jakarta_north_sprawl
- Critical: 17988.2 hectares changed in jakarta_north_sprawl
- Critical: 8865 changes detected in jakarta_south_suburbs
- Critical: 1518.5 hectares changed in jakarta_south_suburbs
- Critical: 2365 changes detected in tangerang_bsd_corridor
- Critical: 295.9 hectares changed in tangerang_bsd_corridor
- Critical: 2353 changes detected in bekasi_industrial_belt
- Critical: 293.3 hectares changed in bekasi_industrial_belt
- Critical: 1680 changes detected in cikarang_mega_industrial
- Critical: 250.2 hectares changed in cikarang_mega_industrial

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