

CloudClearing Weekly Monitoring Report

Report Date:	October 19, 2025
Analysis Period:	2025-10-12 to 2025-10-19
Regions Monitored:	13
Analysis Confidence:	MEDIUM

EXECUTIVE SUMMARY

Market Status: ■ WEAK MARKET - Limited opportunities detected

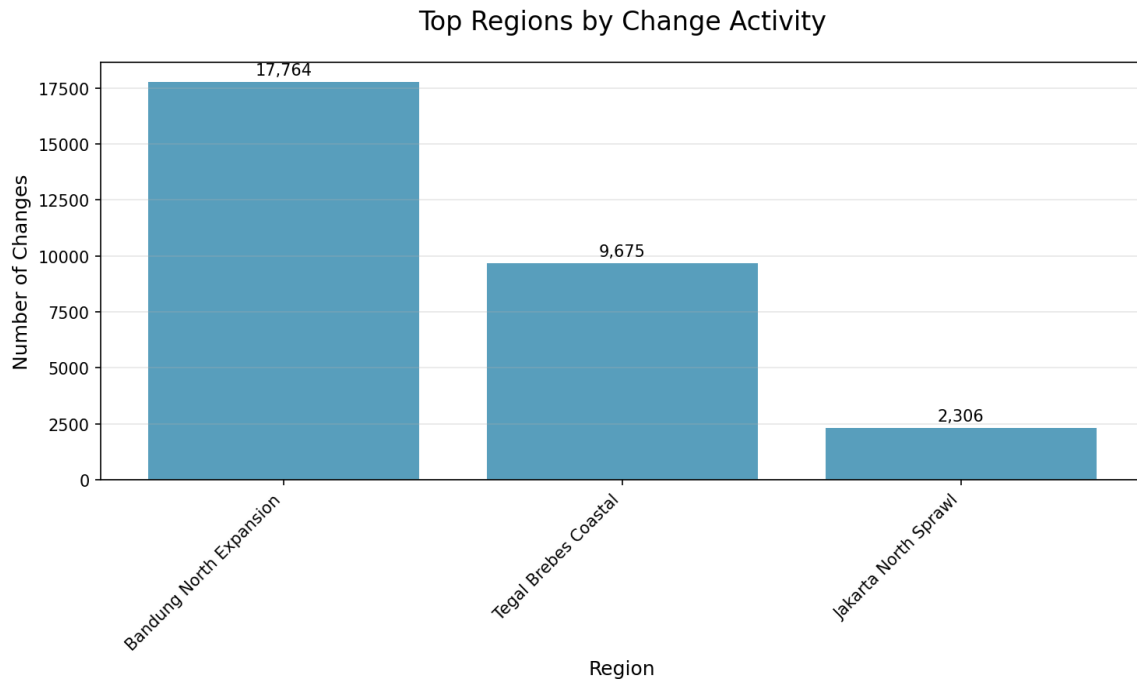
Total Changes Detected:	345,069
Total Area Changed:	40,462.5 hectares
Critical Alerts:	22
Investment Opportunities:	0

MONITORING RESULTS

Most Active Regions:

Region	Changes	Area (hectares)
Bandung North Expansion	17,764	2602.3
Tegal Brebes Coastal	9,675	898.5
Jakarta North Sprawl	2,306	211.2

Regional Activity Overview:



■ 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: 32.8/100 (95% confidence)

Development Activity: 17,764 land use changes detected across 2602.3 hectares

Change Type Breakdown:

- Urban conversion (agriculture → urban): 8,459 sites (47.6%)
- Construction activity (bare → built): 5,556 sites (31.3%)
- Other significant changes: 2,367 sites (13.3%)
- Land clearing (vegetation → bare earth): 1,011 sites (5.7%)
- Urban densification (expansion): 371 sites (2.1%)

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: 17,764 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 6,650,000/m²**
- 18-Month Projection: **Rp 7,920,256/m²** (6.0% annual appreciation)
- Expected Value Gain: **Rp 1,270,256/m²** over 18 months

Return on Investment:

- 3-Year ROI: **6.3%**
- 5-Year ROI: **19.5%**
- Break-Even Point: **1.9 years**

Investment Sizing:

- Recommended Plot Size: **500 m²** (0.05 hectares)
- Total Acquisition Cost: **Rp 3,325,000,000** (~\$221,667 USD)
- Projected 18-Month Value: **Rp 3,960,128,200**
- Estimated Gain: **Rp 635,128,200** (~\$42,342 USD)

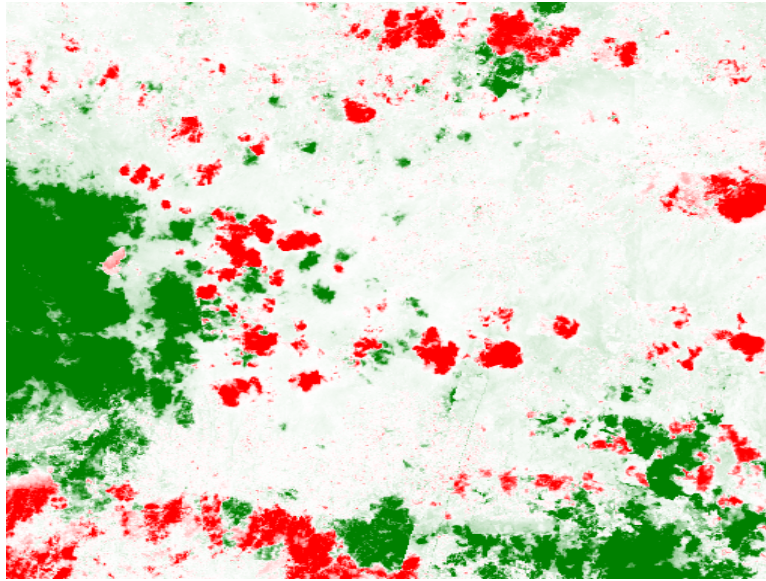
Development Considerations:

- Development Cost Index: **76/100** (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	17,764	2602.3	32.8/100	Watch (95% confidence): Stagnant prices <i>(Limited: Market API unavailable)</i>	June 23-30, 2025
Jakarta North Sprawl	2,306	211.2	21.8/100	Pass (95% confidence): Stagnant prices <i>(Limited: Market API unavailable)</i>	June 23-30, 2025
Tegal Brebes Coastal	9,675	898.5	19.0/100	Pass (95% confidence): Stagnant prices, Poor infrastructure <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:

Bandung North Expansion

Changes: 17,764 | Area: 2602.3 ha | Density: 6.8 changes/ha

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

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

Tegal Brebes Coastal

Changes: 9,675 | Area: 898.5 ha | Density: 10.8 changes/ha

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

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

Jakarta North Sprawl

Changes: 2,306 | Area: 211.2 ha | Density: 10.9 changes/ha

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

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

■ CRITICAL ALERTS

Critical Alerts (22):

- Critical: 2306 changes detected in jakarta_north_sprawl
- Critical: 211.2 hectares changed in jakarta_north_sprawl
- Critical: 17764 changes detected in bandung_north_expansion
- Critical: 2602.3 hectares changed in bandung_north_expansion
- Critical: 9675 changes detected in tegal_brebes_coastal
- Critical: 898.5 hectares changed in tegal_brebes_coastal
- Critical: 12516 changes detected in yogyakarta_urban
- Critical: 1086.4 hectares changed in yogyakarta_urban
- Critical: 63805 changes detected in sleman_north
- Critical: 8633.8 hectares changed in sleman_north