

Insight

The View From The Top

2nd Edition

WTC 3: To be Open Mid-2018

Right on time, Jakarta Land's newest tower, WTC 3, is scheduled to open mid-2018. A major milestone was reached on 12th April 2017 when the WTC 3 tower was topped-out with a ceremony that raised and cemented a plaque right at the top of the 42-floor tower. Since construction began in late 2013, the 73,000 sqm² sky-scraper remains on time and on budget.

This internationally-designed building will include the latest security systems for tenants, technical features such as advanced double-glazing, LED lighting, raised floors, high-speed lifts, and a high-tech building management system. For the office workers there will be 5-levels of basement parking and a retail podium with connections to the existing WTC 2 Building.

Green Building Certification

WTC 3 accredited its Gold certification from the rigorous BCA Green Mark rating scheme in Singapore. This award recognises the efforts made by our developers to design and construct a green, sustainable building which is more climatic responsive, energy effective and resource efficient. As a smart building, WTC 3 will promote a healthier indoor environment for its future occupants.

WTC 2: Renewal of Green Mark – Gold Rating

WTC 2 was firstly certified in 2013 under the Green Mark of the Building and Construction Authority (BCA) Singapore. After our first certification expired at the end of 2016, in early 2017 WTC 2 was re-certified to the same rating level (Gold), by the same certification body - BCA in Singapore.

To be re-certified, organisations must go through a stringent evaluation of every aspect of their operation including energy management, water conservation and sustainable practices. That we were awarded a Gold rating is further validation of Jakarta Land's commitment to meeting international

performance practices to use energy and water in an efficient, cost-effective, and environmentally responsible manner.

Energy and water management plays a key role in our business, as it also does in our tenants' businesses too. Our efforts to continually improve our operational performance in reducing energy use and preventing pollution will also support our commitment to our employees and the environment, and is an integral part of our mission to provide our tenants with the highest quality of services.

Emergency Response Team: AED Stations



Drawn from experienced personnel in Jakarta Land's Security, Technical, Property and HSE Departments, the WTC campus Emergency Response Team (ERT) is trained to handle emergency situations such as fire, flooding, earthquake or any other safety/health disturbance.

A heart attack in front of Lattice restaurant a few months ago is the kind of emergency that needs rapid response by qualified people. Sadly, before a member of ERT could provide life-saving assistance, in this instance, the victim had already passed away.

To be better prepared, and in anticipation of a similar event occurring on campus again, Jakarta Land has set-up two Automatic External Defibrillator (AED) stations in the business management offices of WTC 1 and WTC 2. Only members of the ERT, First Aid certified and trained in the use of the AED, can use this life-saving equipment.

Wheel Clamping: No Parking Zones

Illegal parking across the WTC campus is an inconvenience for tenants and campus staff, but when road access is limited or blocked by bad parking, then it becomes a danger to everyone. After a growing number of complaints about inconsiderate drivers and their bad parking habits, Jakarta Land have studied the problem and possible traffic management solutions.

From 1st January 2018, new no-parking zones will be designated throughout the campus, key areas which must be kept vehicle-free for public safety and to ensure vehicular flow. Each zone will be clearly identified with road markings to avoid confusion. Any vehicle which is left unattended in these zones will be immediately wheel-clamped, which means it cannot be moved. To remove the wheel clamp and have the vehicle released, the owner of the vehicle will first have to pay a fine of IDR 500.000 at the WTC 1 management office.

To avoid having your vehicle clamped and being forced to pay a fine, we ask all tenants to be more considerate and disciplined when parking. If you have a personal driver, make sure that they are just as clear about the new parking regulations on campus.



Tenants Satisfaction Survey

We would not be one of the best property developers in Indonesia if we didn't continually evaluate our service performance against the hardest benchmark: our tenants. Measuring where tenants are satisfied (or not) with the campus and facilities, and how we service these is an important indicator for us to know if we are meeting or falling short of our tenants' expectations.

Conducted by an independent researcher, as the survey is conducted every year we can see if our efforts to improve a poor score in the past have worked or not. Likewise, if a key indicator has suddenly dropped, we know exactly where to allocate resources to improve a situation.

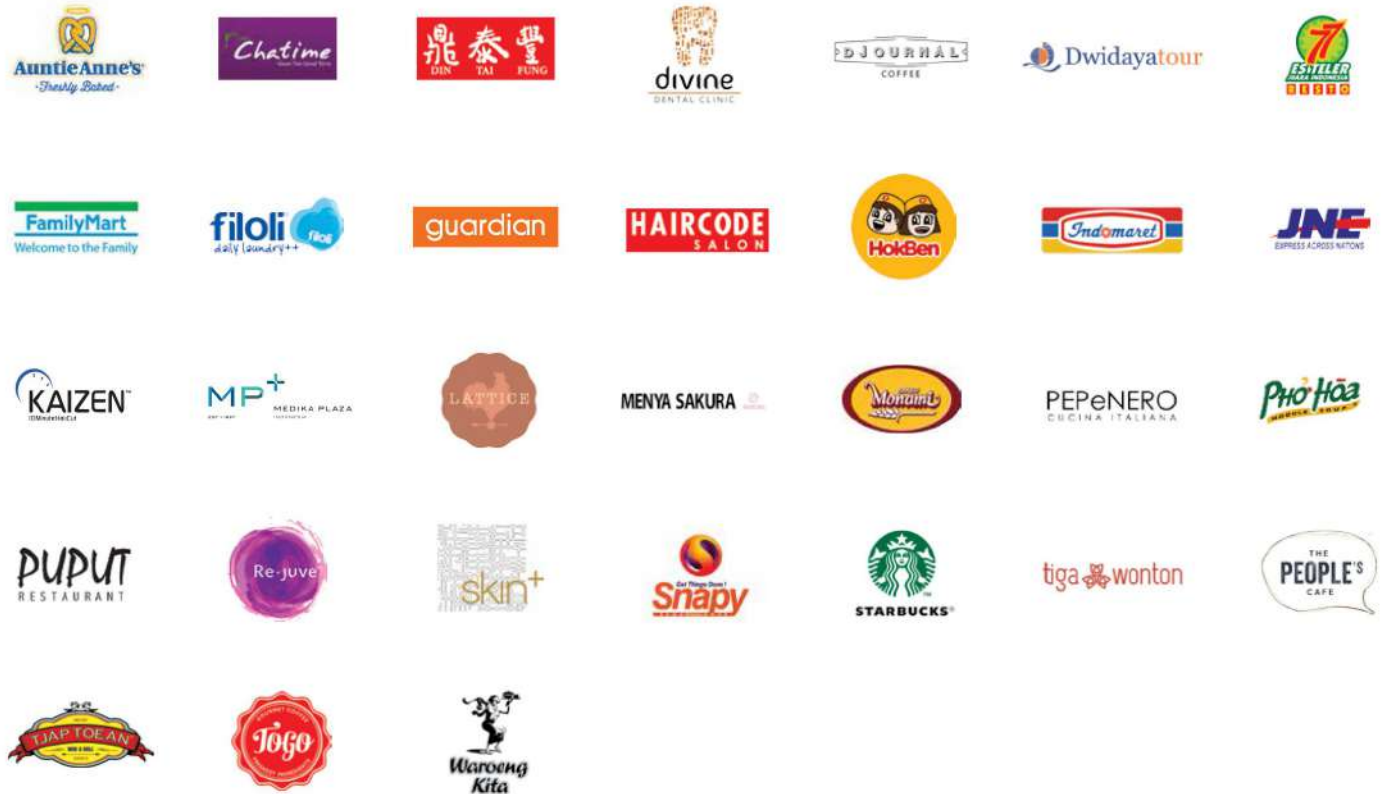
The results from this year's tenant satisfaction survey are now out. Across the board, whatever was evaluated, from the buildings and lifts, the quality restaurants, the parking facilities, the sports amenities or the security protocols, all the scores indicate that

92% of tenants are satisfied by the service and facilities provided by Jakarta Land. Nonetheless, even with such positive survey results, Jakarta Land will never stop in making improvements to the fabric, facilities or services to deliver the highest standards to the tenants of WTC campus.



Retail Tenants at WTC Complex

EXISTING TENANTS



UPCOMING TENANTS





Art at WTC

We continue to inspire and encourage creativity through our Art at WTC programme. Since 2016 and into 2017 we have presented a diverse range of public art events in association with ISA Art Advisory. Three events, in particular, stand-out for their collaboration between nations: Indonesia and the United Kingdom, and Indonesia and Singapore.



In August 2016, WTC 2 opened its door to visitors for the exhibition *Lost and Found: Place, Space and Belonging*. This show brought together four artists who all took their inspiration from their sense of belonging in an environment that differed from their ethnic background. Sintia Tantra, for instance, is a leading contemporary British artist of Balinese descent who fuses the heritage of both the UK and Indonesia in her themes of pattern and geometry.

Art at WTC introduced the public to a series of works titled *YOUTH: A Young Artist's Exhibition* in May 2017. The exhibit presented six, young and upcoming Indonesian artists who narrate the diversity of their upbringings in different parts of the archipelago through their art.

Our most recent exhibition in September celebrated 50 years of diplomatic relations between Singapore and Indonesia. *Rising 50: The Contemporary Art of Singapore And Indonesia* was an exhibition empowered to move art out of museums and galleries and into public spaces, for greater access by all. Our show displayed the cultural expressions of eight rising artists, each juxtaposed into new artistic journeys in the region. Naufal Abshar, for example, combines his sense of humour with nationalistic values in his portrayal of the Merlion of Singapore in vibrant colours.

Staff Profiles

Get to know your WTC Teams



Mr. Bhakti Yudha Putra
Technical Supervisor



Ms. Kartika Puspitasari
Senior Building Supervisor

Mr. Bhakti Yudha Putra is a technical supervisor in-charge of maintenance operations on WTC 5 and 6. In this important role, he has to ensure that all building work, whether corrective, operational or preventive maintenance, is properly managed and completed on target.

After 5 years, I still really enjoy my job at Jakarta Land because of the incredibly friendly and close working environment between the other supervisors, the technicians and my direct boss, the Assistant Technical Manager. As an experienced team, we all have to work within a reporting structure designed to maintain Jakarta Land's high standards – with each and every one of us trained to respond quickly to any situation that may occur. I love working in such a professional and international environment.

My name is Kartika and I've been rolling as Senior Building Supervisor at the WTC Complex for the past 4 years. Broadly-speaking, in this role I have to ensure that all of the building services meet the highest possible standard in order to qualify for Service Excellence. As I'm customer-facing in the Building Management team, a key part of my job is maintaining good relationships with all the tenants. So, it's pretty important to be able to get on with people!

Being a Jak-Lander is to be part of one of the most prestigious property complexes in Jakarta, a superb achievement even after 40 years. As a senior building supervisor, I get the chance and pleasure of meeting and working with a great variety of people, from different backgrounds, experience and even nationalities. Yet everyone is somehow UNITED, like a team. If one could turn the Jakland team on the WTC campus into a football club, they should name it JakLand Superb United.

Energy Saving Tips: Go Green in the office



USE NATURAL LIGHT

For workspaces located near a window, make use of natural light in the daytime by opening the roller blinds so that the level of outside lighting is sufficient to work comfortably.

DID YOU KNOW?

The average power of a light bulb in an office ceiling light is 72 watts. If this is multiplied by 9 working hours a day, energy consumption will amount to 0.648 kwh, equivalent to IDR 662,89. And this is for just one light set.



PHONE CHARGING

Unplug phone chargers when not in use.
Electricity consumption for phone chargers is 1 watt.

DID YOU KNOW?

A phone charger that is plugged in but not connected to a phone, assuming that it is plugged in for 20 hours/day, then the energy consumption will be 0,6 kwh/month or IDR 621.47/month. And this is for just 1 phone charger.



TURN OFF WATER DISPENSERS WHEN NOT IN USE

Turn on the water dispenser a few minutes before use and turn it off after use.

DID YOU KNOW?

Assuming that the electricity consumption of a water dispenser is 200 watts and the water heater remains on for 12 hours a day, the energy consumption will be approximately 72 kwh/month equivalent to IDR 74.576/month. And that's just for 1 water dispenser.



USE WATER WISELY

Use water sparingly by opening the tap as needed and closing firmly it after use. If using a shower, turn off the tap while using soap.

DID YOU KNOW?

Nearly 80 million people in Indonesia lack clean water, while 780 million people worldwide do not have access to clean water. If the water crisis continues, it is estimated that by 2050, two-thirds of the world's population will be short of water.

MRT: 90% Complete; Train Driver Instructors Start Training



Construction of Jakarta's first metro line continues apace, reaching 90% completion in December 2017. Phase one of the Mass Rapid Transit (MRT) project is targeted to be completed in March 2019. When the new 16km line is opened, it will only take 30 minutes to travel the full length, from Lebak Bulus to Bundaran HI. Once in operation, WTC tenants and visitors will be able to enjoy access to the Bendungan Hilir MRT station, a strategic advantage of being located along the MRT route.

Meanwhile, MRT Jakarta has sent two groups of train driving instructors on a 30-day training program in Malaysia, a course offered by the Rapid Rail Academy because the county used similar trains. The training will teach the instructors about rolling stock systems and allow them to practice operating the trains and arranging them in the depot.

South Jakarta's New Elevated Busway

If you been through Blok M recently you may have noticed an elevated flyover, soaring above the traffic congestion below, taller even than the slick new MRT line which crosses underneath it, by the ASEAN Secretariat. This feat of elevated engineering is Jakarta's newest Busway route, known as Corridor 13.


Running from Tendea in central Jakarta to Ciledug in Tangerang, Jakarta's newest Busway line is different from all others: built on high stilts for its entire length for the exclusive use of TransJakarta buses, it's nigh on impossible for errant motorbikes or opportunist drivers to slow down the speedy bus route. Aimed to reduce traffic congestion from Tangerang-Jakarta, and vice versa with travel times of only 30 minutes from end to end, Corridor 13 will initially handle 24,000 passengers a day. Eventually the route will be equipped with elevators and escalators so that passengers can move easily between the ground level and the stations on the bus flyover.

Currently, Corridor 13 ends at Puri Beta station in Tangerang. However, plans are in the works to extend the line to Tangerang's Poris Plawad Terminal, which will connect to the airport train to Soekarna-Hatta. A new route to the airport is always welcome in Jakarta!





Facts about Jakarta

- During the day there are 11.2 million people living or working within DKI Jakarta. During the night, this figure falls to 10.2 million, implying that 1 million people commute to from DKI Jakarta every day.
 - DKI Jakarta's land size is 662 square kilometers, equivalent to only 0.035% of Indonesia's total land mass. Yet the population of Jakarta represents 4% of the total Indonesian population. Thus, on average, there live 15,367 Jakartans on every square kilometer, a staggering density ratio.
 - DKI Jakarta is part of the metropolitan area of Jabodetabek Jabodetabek or Greater Jakarta, with a total area of 4,384 square kilometres, has a population that exceeded 30 million in 2014.
 - Greater Jakarta is the third largest populated urban area in the world after the Pearl River delta in Southern China (64m – 120m) and metropolitan Tokyo (37m).
 - The total length of existing roads in DKI Jakarta is only 6,956 kilometres. This is barely enough to cope with nearly 19 million motorized vehicles (75% of which are motorcycles).
 - If all the vehicles in Jakarta were parked in one line, then the line would stretch across 45,356 kilometres, more than 6.5 times the total length of Jakarta's existing road network. Moreover, the pace of motorized vehicle growth in Jakarta is 9% per year, while the expansion of the road network is much slower.
 - Jakarta's workforce numbered 5.5 million people in February 2017. Meanwhile, the local unemployment rate stands at 5.4%, slightly below Indonesia's overall unemployment rate at 5.6%.
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- The local economy of Jakarta grew 6.5% year-on-year in the first quarter of 2017, significantly higher than the national 5.01% GDP growth rate of Indonesia.
 - Officially, there are 1,410 big and medium-sized companies based in Jakarta, and 16,454 small companies registered in this mega-city. There does however exist a large informal sector.
 - About 3.8% of Jakarta's population - roughly 390,000 people in absolute terms - live below the local poverty line. This is almost three times below the national poverty rate (10.6%), hence one of the reasons why Jakarta attracts so many migrants wanting to improve their chances of survival.

Photographs from WTC 3 Topping Out Ceremony, 12th April 2017



About Jakarta Land – The WTC Complex

Founded over 40 years ago, Jakarta Land is jointly owned by CCM and Hongkong Land, benefitting from CCM's local insight and Hongkong Land's 125 years of property experience in major cities across Asia.

Located in the heart of Jakarta's Central Business District, World Trade Centre (WTC) comprises four Grade A commercial office Buildings; WTC 1, WTC 2, WTC 5 (formerly Metropolitan I) and WTC 6 (formerly Metropolitan II).

WTC 3, a 75,000-square meter state-of-the-art office tower will be open in 2018. WTC is developed and managed by PT Jakarta Land, renowned for its absolute focus on maintaining the highest standards of service and quality.

Home to some of the world's leading multinational corporations and managed by a highly-trained team of professionals, WTC has long been seen as Jakarta's benchmark for excellence in property management, attention to detail and long-term partnerships.



DISCLAIMER

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REFERENCES indonesia-investments.com | jakartamrt.co.id | jawapos.com | medcom.id