

Insight

The View From The Top



Facelifts for Our Buildings

As the first buildings in the WTC complex, WTC 5 and WTC 6 need their façade renewed every 7 years. We carefully check and repair any defects, and completely repaint each building. The result is a stunning facelift, invigorating and rejuvenating these trusted buildings.

Advertising Column Renewal

As one of main business complex within the prime central Sudirman area, advertising columns are provided for tenants who need advertising space. Our renovation project aims to reinforce the current structure of advertising column to withstand Jakarta's tropical climate. Planning is in place to replace the existing columns once the MRT and Jl. Jenderal Sudirman enhancement works are complete.

Double Deck Visitor Parking Area



That the WTC complex has limited parking spaces is because the large outdoor area which previously accommodated 560 cars is now being used for the construction of the WTC 3 building. To provide replacement parking for both tenants and visitors, a double-decker parking lot was erected behind WTC 6. Please note that the upper-deck parking lot is only allowed for guests or owners of vehicles which are not already registered as parking subscribers or who do not have a Secure Parking Smartcard. Some parts of the ground floor of this lot can only be used by visitors from 10am until 8pm.

Lift Modernisation

Keeping our lifts operating efficiently is vital to keep your business running smoothly. Every few years we need replace the whole system with a more modern version. That means replacing all the moving parts – the lift car, guide rail, controller, doors, landing operator panel and the panels on each floor which call the car. The inside of the lift is also changed - to a combination of natural stone, timber veneer and mirrored panels with a stainless steel finish for the ceiling. The ceiling height is also increased to 2.5 metres. As part of our complex-wide focus on sustainable best practices, the lift lights are changed from fluorescent tube to LED light so the new lift will be more energy efficient.

Road Widening at Jl. Bek Murad

The road widening project of Jl. Komando Raya and Jl. Bek Murad began in April 2015 and was completed in November 2015 to provide 1,528 m2 of widening area. This road widening is necessary to Jakarta Land as well as one of its responsibilities to Pemda DKI Jakarta and also in favour of tenants to provide easier access to and from the WTC complex.



Update on WTC 3

Building work is progressing on schedule, and had completed the 40th floor by end of January 2017. When construction is completed in December 2017, WTC 3 will have 42-floors of offices, 4 levels of retail and 5 levels of basement parking. With double and triple glazing facades, air-conditioning will have variable air volume (VAV) for better temperature control. WTC 3 is aiming to achieve Green Mark Gold accreditation.



Jenderal Sudirman Mosque

Inaugurated in early 2015 by Jakarta Governor, Mr. Basuki Tjahaja Purnama (Ahok), the iconic Jenderal Sudirman Mosque contains four floors of worship across a building encompassing 2,258 m2. The land on which the mosque was built, originally belonging to Jakarta Land, was given to the Provincial Government of DKI Jakarta. This mosque's unique design by Aedas architects, is one of the hallmarks of the Jenderal Sudirman Mosque.



F&B Outlets



MENYA SAKURA

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PUPUT
RESTAURANT



Semanggi Intersection

You may have noticed a lot of construction work going on within the Semanggi or cloverleaf intersection, a notorious bottleneck of vehicles attempting to flip between Jl. Gatot Subroto and Jl. Jenderal Sudirman. With the intention of improving traffic flow for vehicles traveling from Grogol in West Jakarta to Kebayoran Baru in South Jakarta, and from Pancoran in South Jakarta to the National Monument (Monas) in Central Jakarta, the project involves building two additional elevated ramp roads above the existing intersection at Semanggi (hence creating an interchange).

The project was kicked off by the City of Jakarta government in early April 2016 and is scheduled to be completed by August 2017, just ahead of the 2018 Asian Games. Once in operation, it is hoped, according to the Jakarta Government that the new flyover will reduce congestion by 30% around Semanggi.



MRT Update



Construction is progressing well for Jakarta's first mass rapid transport (MRT) line. Scheduled for operation in early 2019, the project for Phase 1 of North-South MRT Lebak-Bulus to Bunderan HI has already passed the half-way mark, reaching 62% completed by 31st December 2016. Project work has reached 45% on the train depot at Lebak Bulus and the elevated structure – these are the elements above ground - while 80% of the underground structures have been completed.

Pedestrian Widening in Sudirman – Thamrin

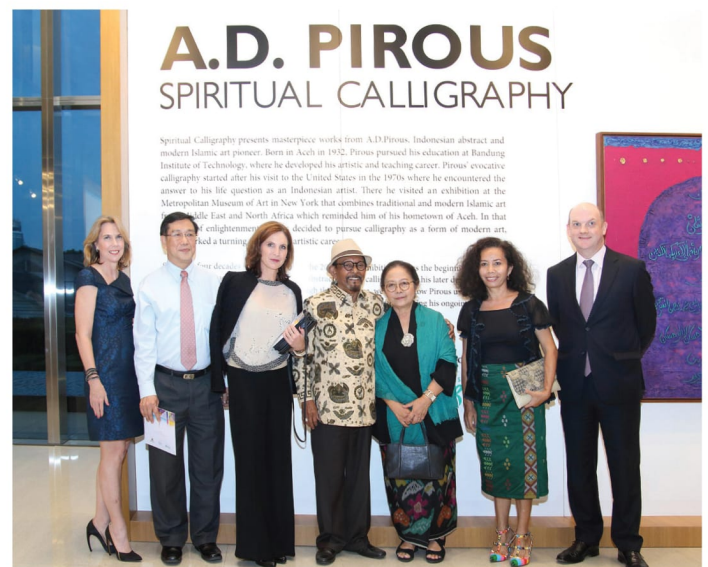
The City of Jakarta is planning to eliminate the slow vehicle lane on both Jl. Jenderal Sudirman and Jl. M.H. Thamrin. The aim is to widen the pavements by up to 9.5 metres to cope with a greater number of pedestrians, and make it easier for commuters to access the new MRT stations along Jakarta's main business thoroughfare.



Art at WTC

Art is an integral part of a creative and productive office environment. As part of a long-term commitment to our tenants, Jakarta Land is delighted to present an accessible and innovative art programme that showcases artwork from both Indonesian and foreign artists, in a variety of mediums, in the public areas of WTC. Recognising the importance of art in modern Indonesian society, two years ago PT Jakarta Land launched the Art at WTC Program to foster creativity and productivity within its surrounding environment.

Awareness of the importance of art for society prompted PT Jakarta Land to work together with ISA Art Advisory to build an interesting range of regular public art programmes throughout the year. Amongst these art events are the sculpture garden of WTC 2 and the popular art gallery at the WTC 2 retail area. A key event as part of this programme, is the lobby exhibition held twice a year in the WTC 2 Building.



History of Karet

Karet Tengsin existed as a village, far removed from the original port city of Batavia, for as long as anyone can remember – presumably dating back to the 1800s and quite possibly beyond that. The name reflects its origins: Karet means rubber as the area surrounding the village was a rubber plantation during Dutch colonial times.

Tengsin is allegedly the name of the person who established a business in the area and built the first navigable road from the 'town' of Jakarta to the rubber plantation. Today, there is not a single rubber tree to be found.

The origin of Tengsin, the name of the area that now includes the Golden Triangle area of Kuningan, is derived from the name of a rich and good-natured, Betawi-ethnic Chinaman. The man was called Tieng Shin and when he moved to the area in 1890, he lived in a house about where Menara Batavia now stands.

Where there was once a diverse forest of many tree species, Tieng Shin singled out the rubber tree, and transformed the area into a 300-hectare rubber plantation. He employed many people

to work on his plantation. Because he was so generous and good-natured, helping many in the kampung, Tieng Shin was recognized by the local community.

At the time of his death, he was so well known and respected that people came to mourn from as far away as Central and East Java. After most of his descendants had moved on, Tieng Shin's shady gardens and rubber plantations were finally cleared to make way for the construction of Bung Karno Stadium in Senayan in 1960.



Word Search – Well Known Movies

P	C	H	I	N	A	T	O	W	N	S	T
X	U	V	Y	H	S	A	J	K	O	T	O
G	T	L	Z	O	O	T	O	P	I	A	Y
H	H	M	P	F	G	J	A	O	Y	R	S
P	A	H	T	F	J	L	J	G	P	T	T
T	N	R	G	H	I	F	T	U	E	R	O
K	I	R	R	E	F	C	D	C	G	E	R
D	I	L	N	Y	D	U	T	Q	G	K	Y
G	A	N	L	G	P	J	F	I	G	K	T
D	T	T	G	I	I	O	Y	S	O	P	M
W	U	F	Y	K	M	Y	T	X	C	N	U
Y	W	E	H	H	O	G	M	T	Z	J	D
F	M	I	N	I	O	N	S	B	E	K	L
T	O	O	T	S	I	E	G	V	A	R	W

- | | | | | |
|-----------------|-----------------|--------------|------------|---------------|
| 1. Pulp Fiction | 3. Star Trek | 5. Toy Story | 7. Tootsie | 9. King Kong |
| 2. Minions | 4. Harry Potter | 6. Zootopia | 8. Alien | 10. Chinatown |

About Jakarta Land – The WTC Complex

Founded in 1972, 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 metre state-

of-the-art office tower is currently under construction and planned for completion 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.



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