Innercity Industries

The lifecycle of Jakarta's Apparel

Index

Introduction of theme

Kebon Kacang context

Kebon Kacang 230% / Assignment

General densification strategy

Growth strategies: five approaches

Potentials of strategies

Introduction of theme



Industrious environment

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Kebon Kacang Context

Kebon Kacang Context

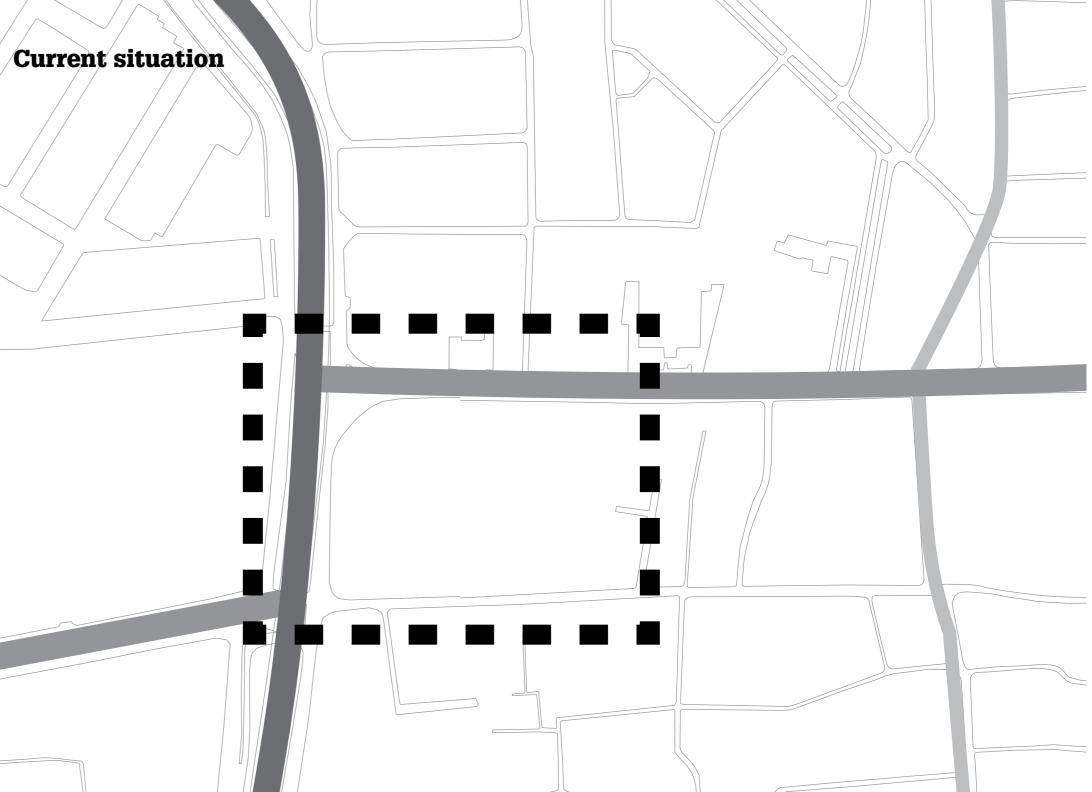
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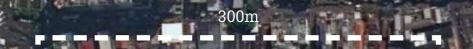
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Sattelite perspective



Sattelite perspective



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Housing



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Housing 1: Residences

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Commercial 1: Retail Tanah Abang Blok A

BCA

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Commercial 1: Retail

Tanah Abang Blok A

floor späce: **160.000 m2** kiosks: **8009** customers: **80.000** employees: **15.000**, revenue: **\$43.000.000** (per day) Commercial 1: Retail Interior Metro Tanah Abang

-

Commercial 1: Retail

A.

Metro Tanah Abang

floor space: **75.000 m2** kiosks: **3750** customers: **37.000** employees: **9.000** revenue: **\$20.000.000** (per.day)

Jokowi & Zuckerberg

Mark Zuckerberg buys his clothes at the Tanah Abang...

Commercial 1: Retail

Metro Tanah Abang

floor space: **75.000 m2** kiosks: **3750** customers: **37.000** employees: **9.000** revenue: **\$20.000.000** (per.day)

Commercial 2: Production & manufacturing



Commercial 1: Production & manufacturing

floor space: **33.680 m2 *** employees: 6.400 *

source: calculation with Jakarta BPS data



Commercial 3: Storage



, #

TANAR

Commercial 3: Warehouse

floor space: **59.870 m2 *** employees: 2.250 *

source: calculation with Jakarta BPS data

Kebon Kacang area:

17% involved in textile related activities



Kebon Kacang area:

70% (also) involved in informal businesses

"...often low skill, low productivity jobs"





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"The textile and garnment

MANUFACTURING | Indon Sector is looked upon to be

The global economic crisis hit **AloMAJOR** i**Engine** of **Growth** traditional export markets significantly declined. The course of 2010 and 2011 has seen a strong recovery from the sector with **LOWARDS 2030** ver resulting in increased opportunities for premium and greater added value products. The crisis also provided Indonesia with a platform to reposition itself as an alternative import source for key apparel markets such as the USA and Europe as wages continue on an upward trend in China. In addition, the strengthening of the Indonesian Rupiah against the US Dollar has served to bolster the recovery and boosted industry performance.



The textile and garment sector offers both challenges and opportunities as the Indonesian government looks to the sector to be a major engine of growth to 2030. Ronesia Manufacturing Snapshot

Contribution to GDP: 24% (2012, Non Oil & Gas)

Real Sector Growth: 6.7% (2013) Number Employed in the Sector: 15 million Minimum Employee Salary: 2,400,000 RP/month (Q1 2014 - Jakarta) Main areas: Automotives, Electronics, Textiles, Footwear, Food & Beverage, Palm Oils, Metal Products, Chemicals Main Export Markets: China, Japan, USA, India, Singapore, Malaysia, EU.

Related Topics

- ▶ Overview of Fibre, Textiles & Garments
- Challenges in Indonesia's FTG Industry
- > Overview of the Pharmaceutical Sector
- > Opportunities in the Pharmaceutical Sector
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BUSINESS DIRECTORY	6 41.			0			

"One of the sector's key strengths MANUFACTURE is the rare presence of both an up-

The fibre, textil stream and downstream industry.."

strategically significant industries. It employs an estimated 11% of the total industrial labour force or 1.34 million people in 2,853 companies and accounted for 8.9% of total exports in 2010. Historically, Indonesian textiles have fared well in international export markets by meeting high quality standards; particularly in developed markets such as the USA. Local producers have become suppliers for some of the world's largest apparel brands as well as for industrial fabrics. After a sharp curb in demand for exports during the economic crisis, FTG production and exports began to bounce back at the end of 2009, only to meet a new challenge in the form of the ASEAN China Free Trade Agreement (ACFTA) in January 2010. After an initial shock caused by floods of cheap Chinese made fabrics and garments, manufacturers are once again finding their feet with both domestic and global textile consumption increasing. What lies ahead for the industry depends on how manufacturers position themselves to offer value added products as well as the pace of reform in regulations for investment and infrastructure.

With a ready supply of petrochemical derivatives such as purified terephthalic acid (PTA), Indonesia's synthetic fibre producers are well positioned to serve the global textile industry's appetite for materials such a polyester and rayon. As cotton prices nearly doubled over the course of 2010 hitting a 15 year high, garment producers around the world have shifted to using polyester and cotton blended yarns as synthetic fibre prices increased less drastically by 43-77%. Global consumption of

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Related Topics

- > Overview of the Manufacturing Sector
- Challenges in Indonesia's FTG Industry
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- > Opportunities in the Pharmaceutical Sector
- NAME OF THE PARTY AND A COMPANY





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highly streamlined supply chains

The fibre, textile and garment (FTG) sector is one of Indonesia's oldest and most The fibre, textile and garment (FTG) sector is one of Indonesia's oldest and most strategically significant industries at employeen strated 11% of the text indonesial for inter-labour force or 1.34 manufacturing GDP: 24% (2012, Non Oil & export markets in 2010 Historical buyers and sourcers." such as the USA. Local producers have become suppliers for some of the world's largest apparel brands as well as for industrial fabrics. After a sharp curb in demand for exports during the economic crisis, FTG production and exports began to bounce back at the end of 2009, only to meet a new challenge in the form of the ASEAN China Free Trade Agreement (ACFTA) in January 2010. After an initial shock caused by floods of cheap Chinese made fabrics and garments, manufacturers are once again finding their feet with both domestic and global textile consumption increasing. What lies ahead for the industry depends on how manufacturers position themselves to offer value added products as well as the pace of reform in regulations for investment and infrastructure.

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GEMA Gema Grahasarana

UNIC Unggul Indah Caha...

MAYA Bank Mayapada Int..

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Semen Indonesia

open global market and amid weak worldwide demand, with the added problem of currency volatility.

source: http://www.kemendag.go.id/ (Ministry of Trade)

Next year, will also see the implementation of the ASEAN single market with goods and services flowing more freely across the



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Gov upbeat about solving issues in Tanah Abang

Corry Elyda, The Jakarta Post, Jakarta Diata | Sat July 27 2013, 12:08 PM

Jakarta News

Searching for Indonesia's street workout champ

Code provides space for Depok's start-ups

City to boost electricity capacity by 3,000 megawatts



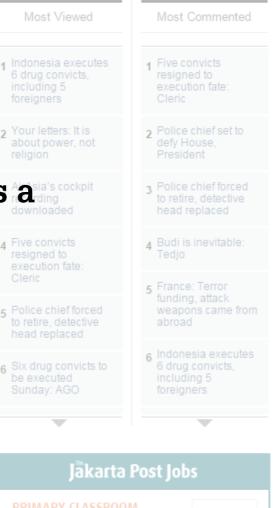
"We have the problems in the field mapped and we will find the right solutions for them."

The largest textile market in Southeast Asia was notorious for the presence of street vendors who occupied parts of the road as well as the preman (street thugs), who manage them in exchange for a "security" fee.

Jokowi said that the stakeholders of the market had agreed to talk with the city administration over the matter after the Idul Fitri holiday, next month.

"I will personally visit them and talk to them," said the Governor, who source: http://www.kemendag.go.id/ (Ministry of Trade) in relocating street vendors at his previous post as mayor of Surakarta, Central Java.

a administration managed to never de the atract vanders to releast



PRIMARY CLASSROOM TEACHER JIMS (Jakarta Multicultural School)





Limited functionability

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Cluttered infrastructure

Limited functionabili

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REFER

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ATTACK STREET Lack of functional zoning

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Isometric perspective

Growth necessitates clear structures!

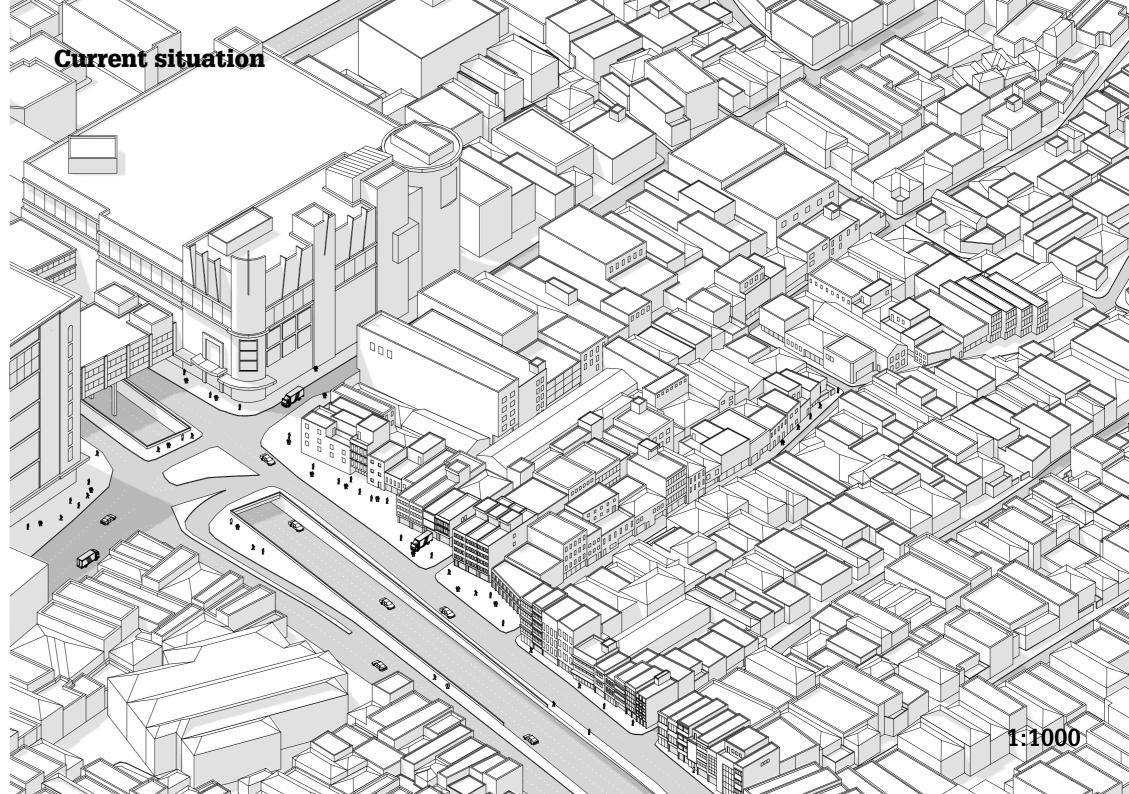


Kebon Kacang 230%

Kebon Kacang 230%

Current situation









Current situation x 230%





Current situation x 230%

An uncontrolled duplication generates problematic conditions

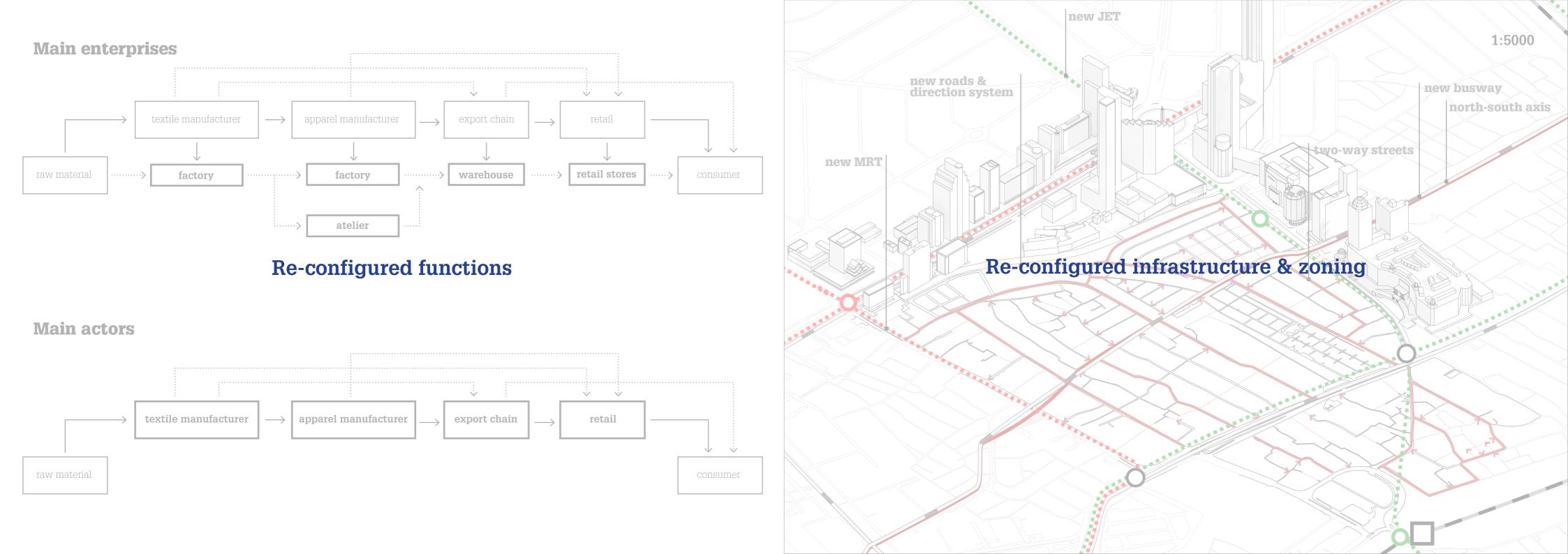




Re-configure Existing functions

TTTTT

Adjust infrastructure Introduce basic programmatic zoning

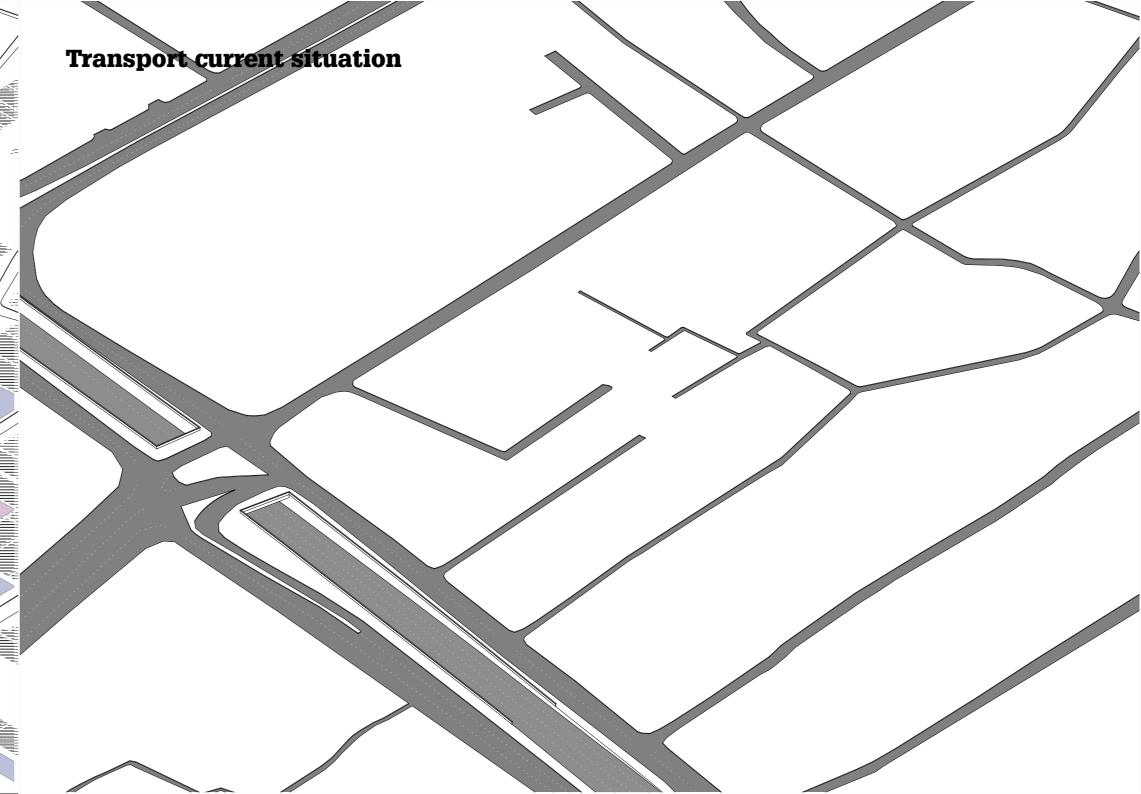


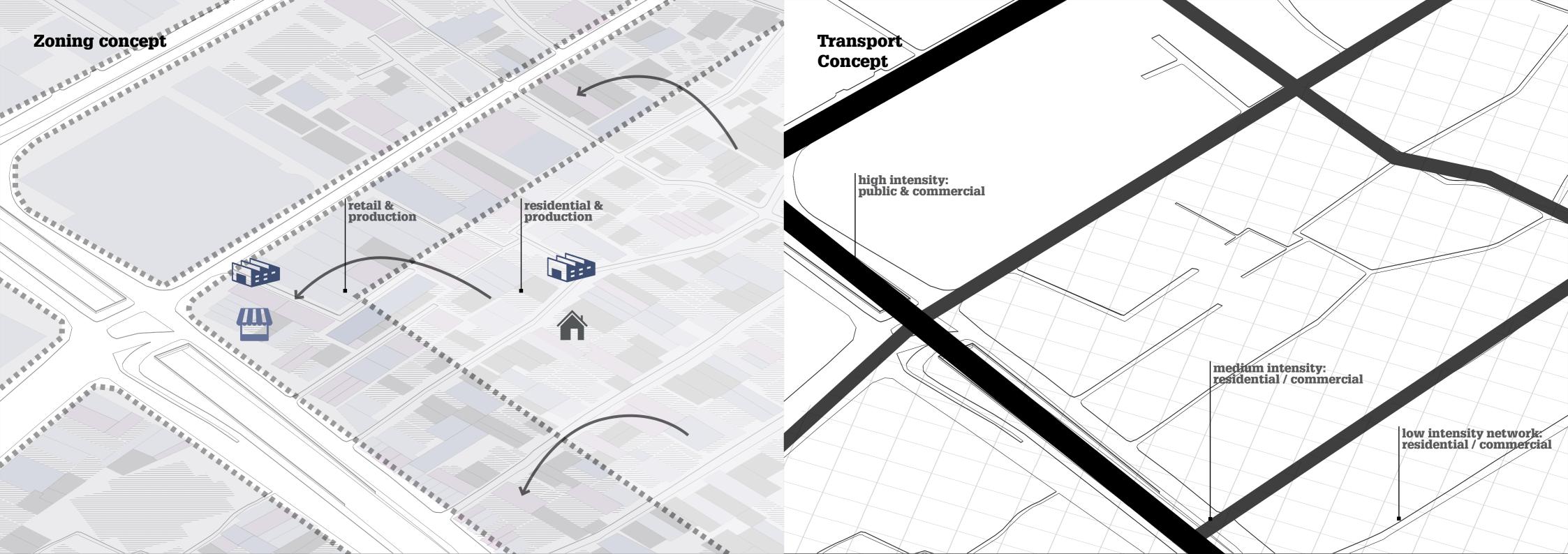
General densification strategy

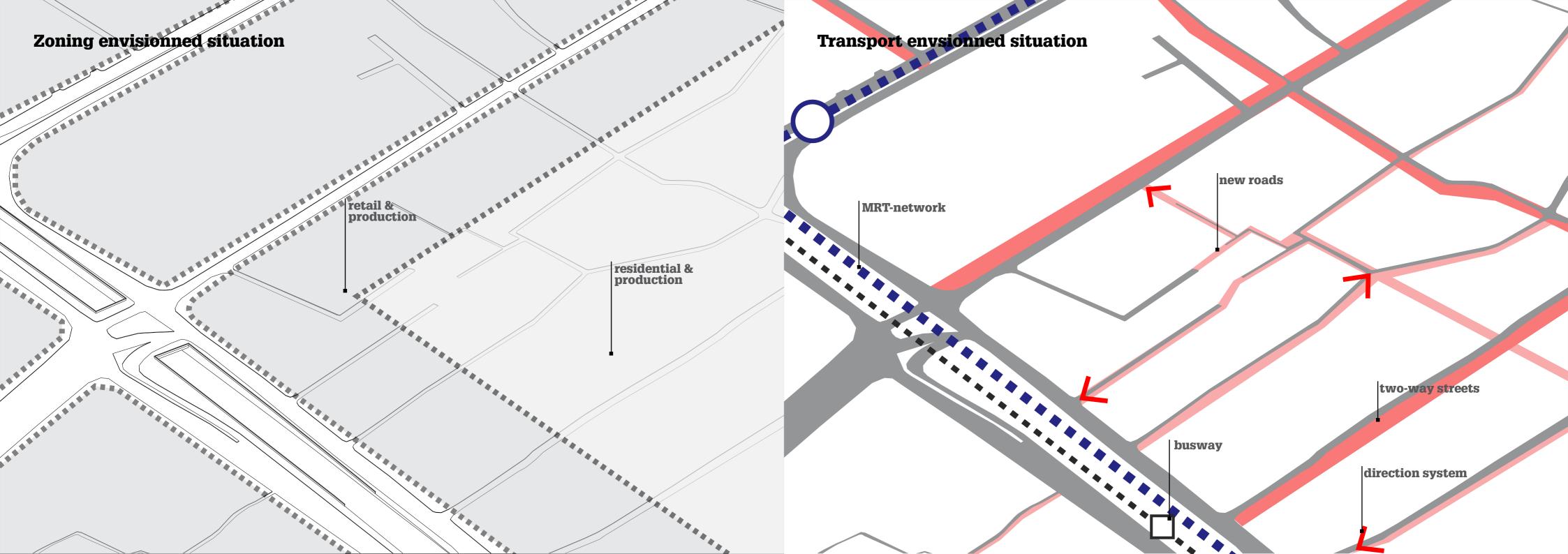
General densification strategy

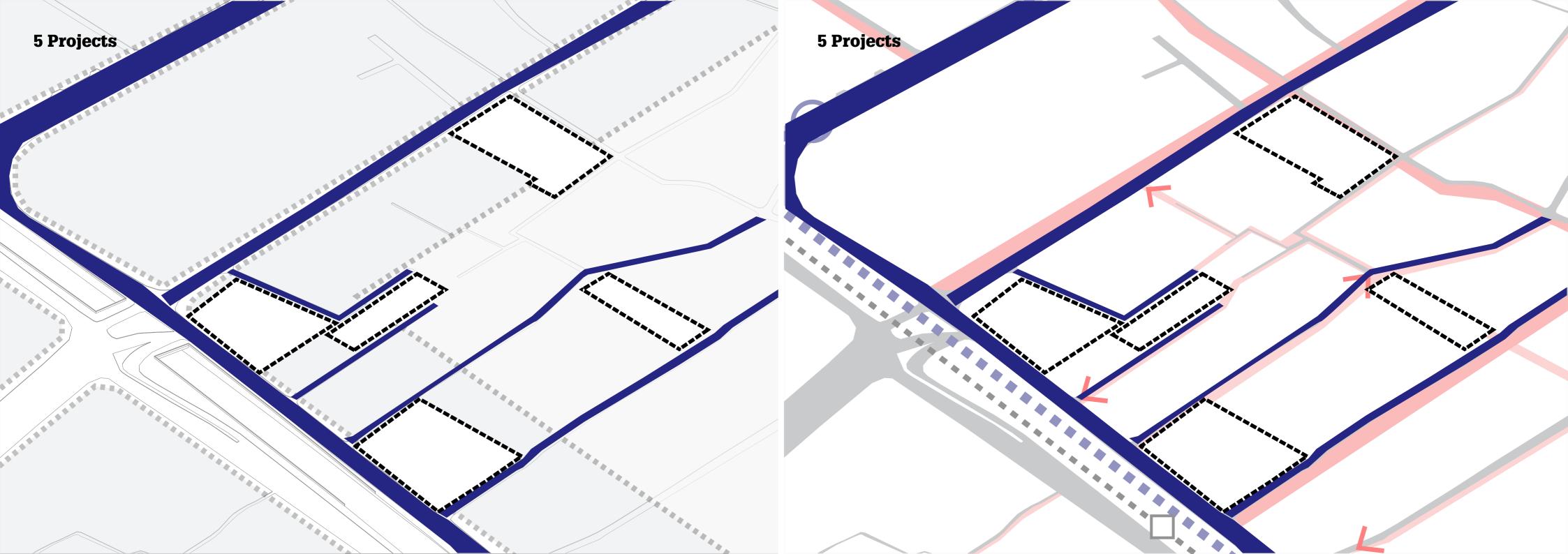












Growth strategies:

3 configurations 5 projects **Growth strategies:**

3 configurations 5 projects

Configuration 1

Production / Retail

Configuration 1

Production / Retail

Configuration 1

Configuration 1

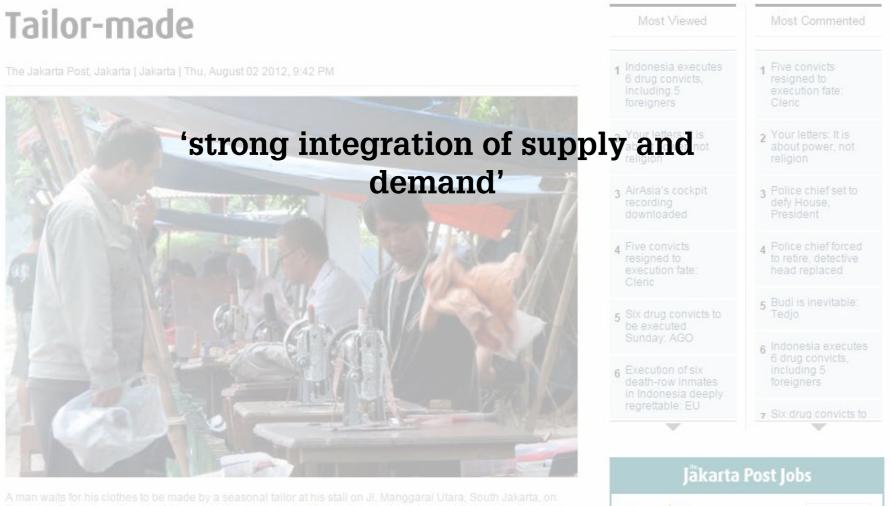
Project 1A Made-to-Order Market

Project 1B Brand Platform



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Configuration 1

Project 1A Made-to-Order Market

Project 1B Brand Platform



High potential location

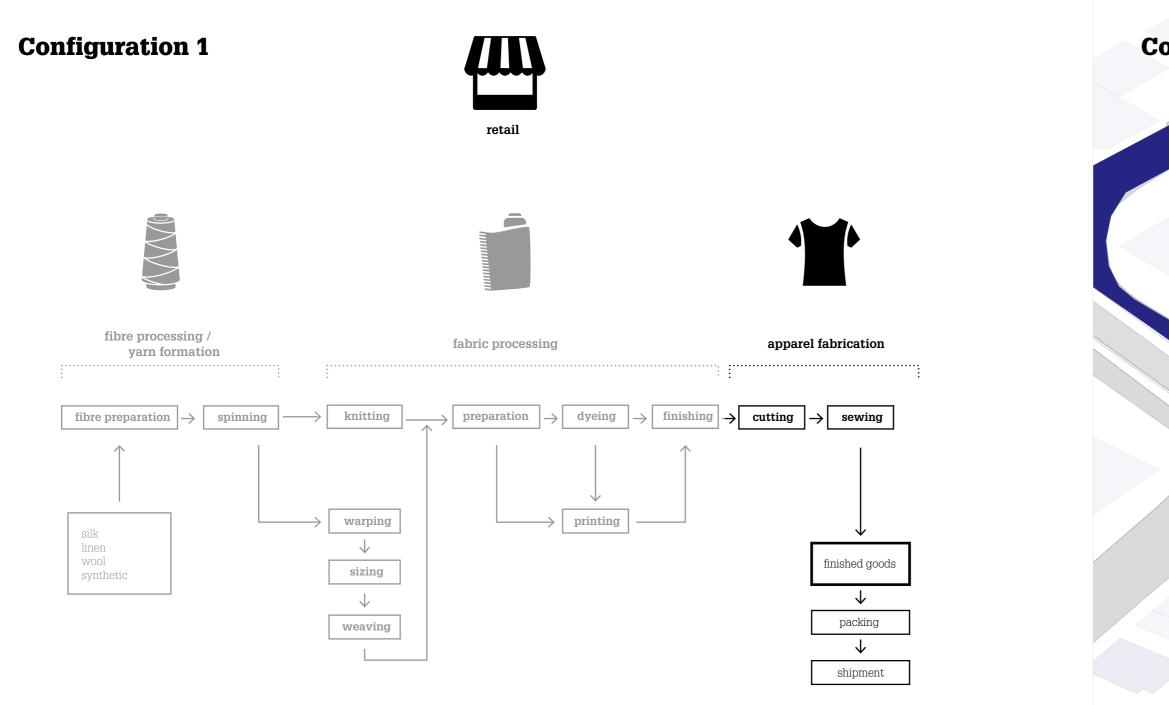
project area

large workforce supply large customer base **Configuration 1**

Project 1A Made-to-Order Market

Project 1B Brand Platform





Configuration 1

Project 1A Made-to-Order Market

Project 1B Brand Platform



Project 1A: Made-to-Order Market

■ Q ① NEWS BUSINESS STYLE BEAUTY SHOPPING CAREERS FASHION WEEK EDITORS' PICKS.

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CUSTOMIZABLE FASHION IS ON THE RISE

A slew of new startups put the customer in the designer's seat. But is that where they want to be?

LAUREN SHERMAN · JUN 6, 2014

In an era when brand loyalty is low and demands are high, it makes sense that customization has taken off. Shoppers can design their own Nike sneakers, Brooks Brothers suits, Burberry trench coats and Longchamp bags.

A sense of control is appealing to finicky shoppers. Out of 1,000 shoppers questioned in a 2013 Bain & Company survey, less than 10 percent had Project 1A Made-to-Order Market

CHOOSE YOUR SILHOUETTE

Your optimum style of dress is one that highlights your best features and simplifies the rest. Scroll over each dress below to learn more about which is right for you. You will be able to edit the neckline, skirt and sleeve in your Design Room.



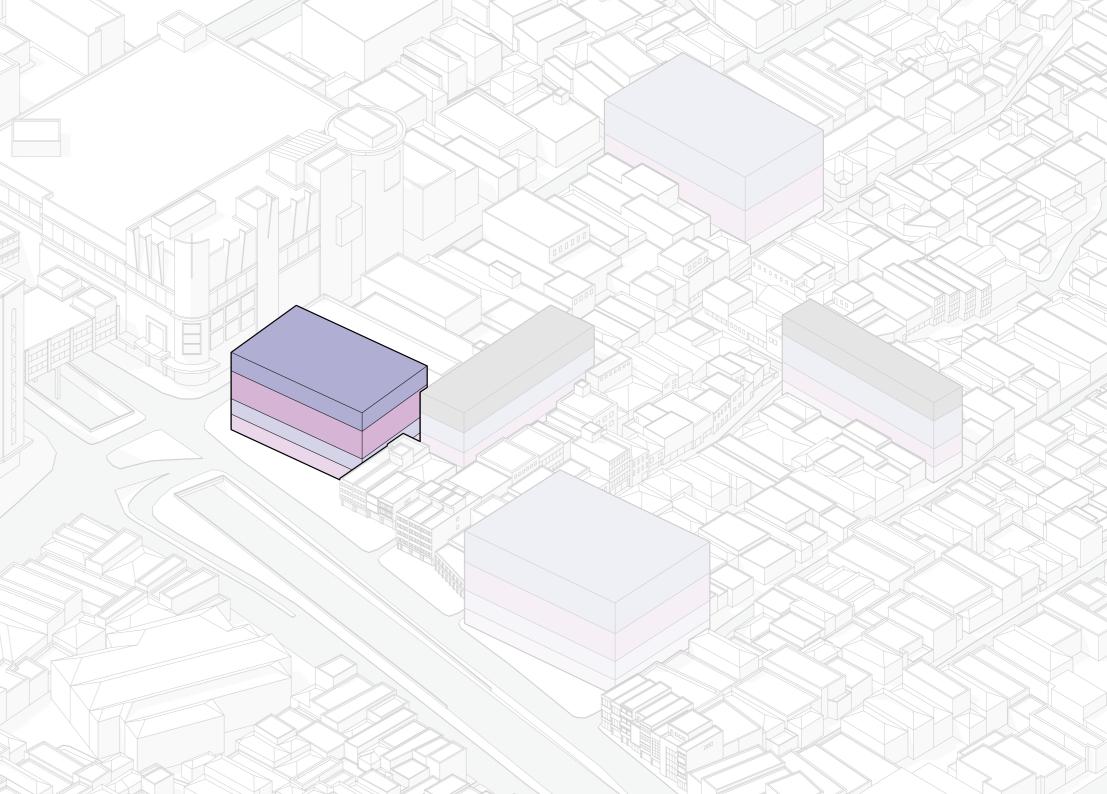
Project 1A Made-to-Order Market

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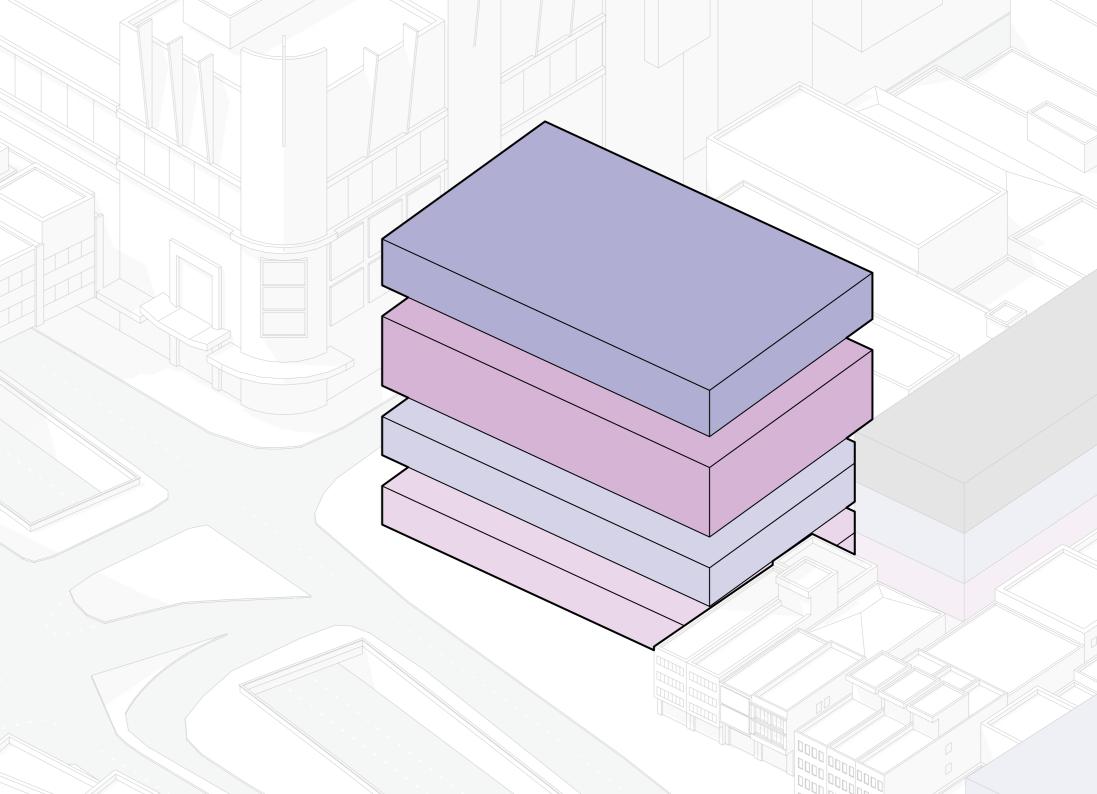








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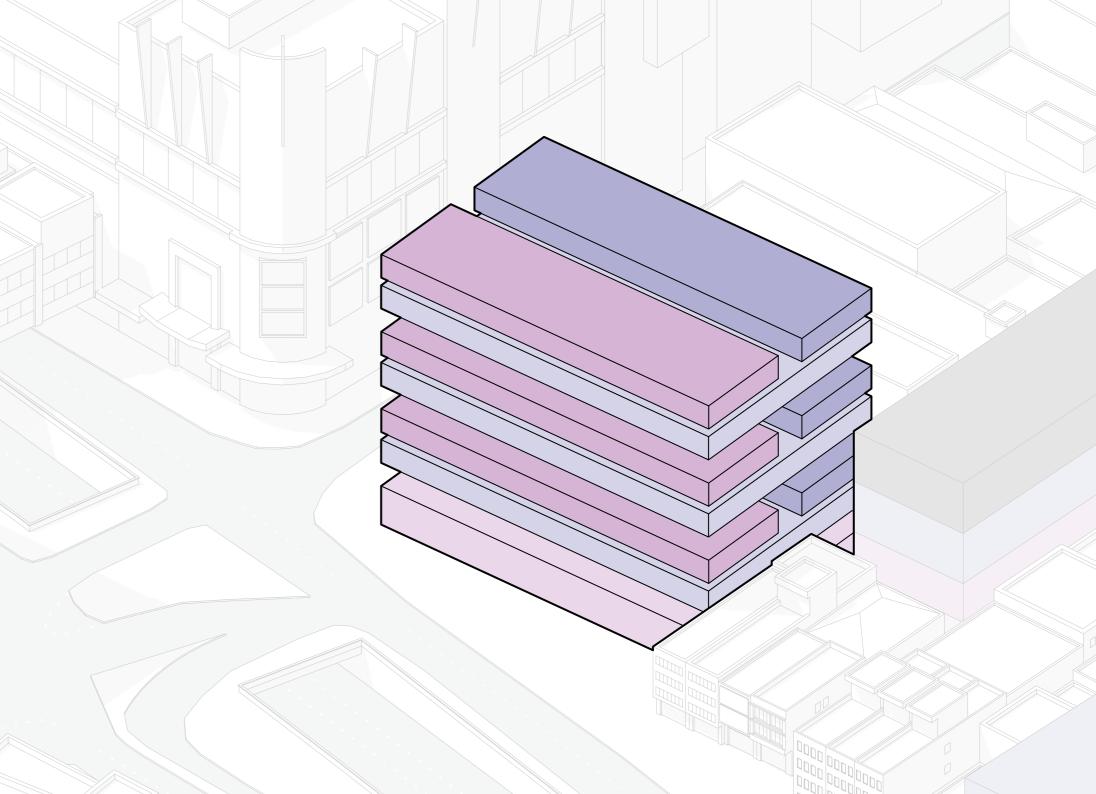


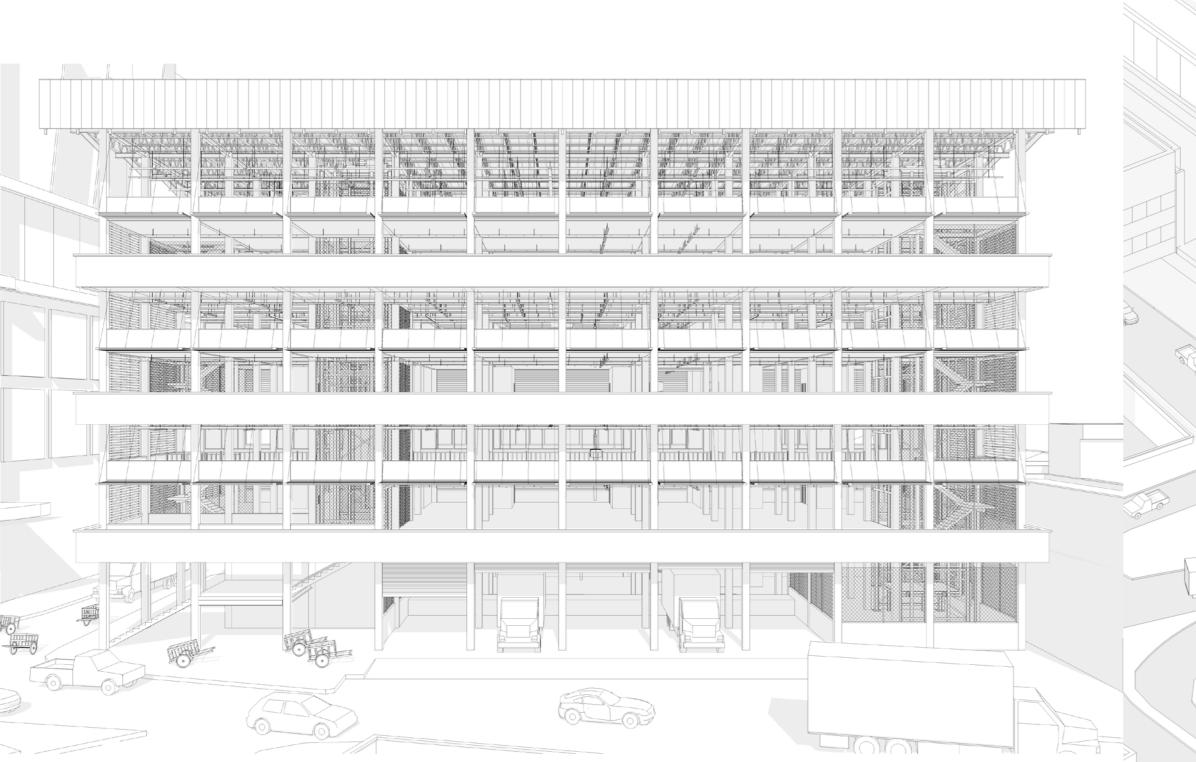


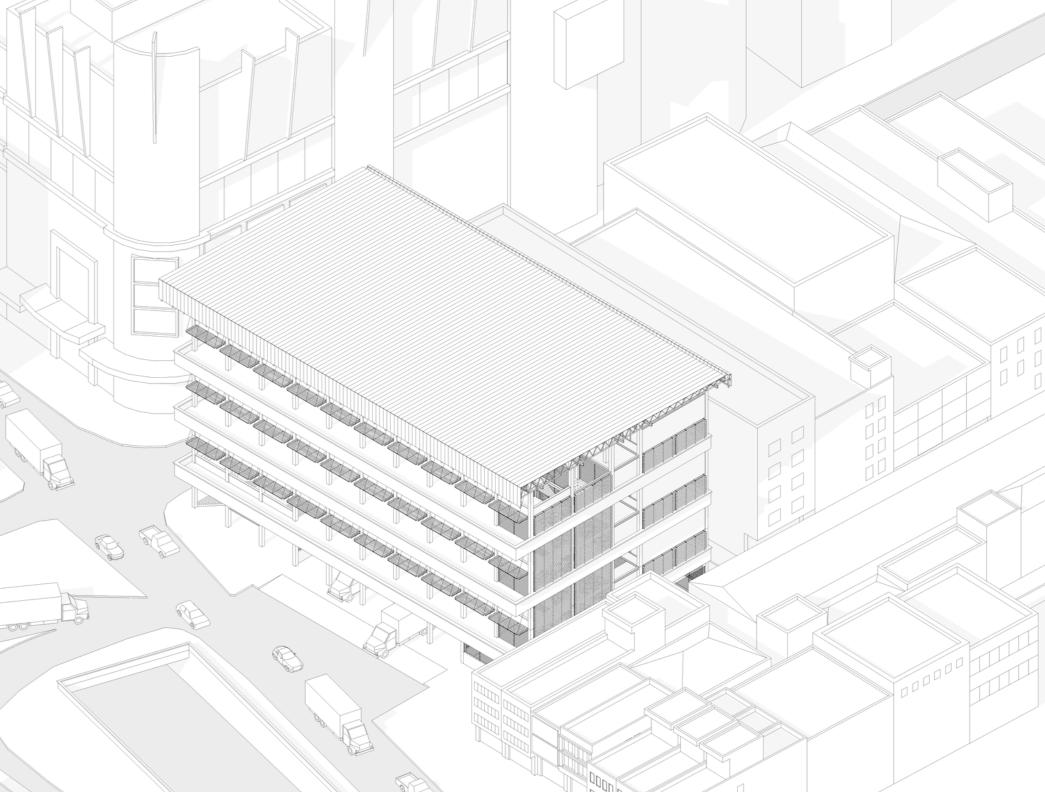




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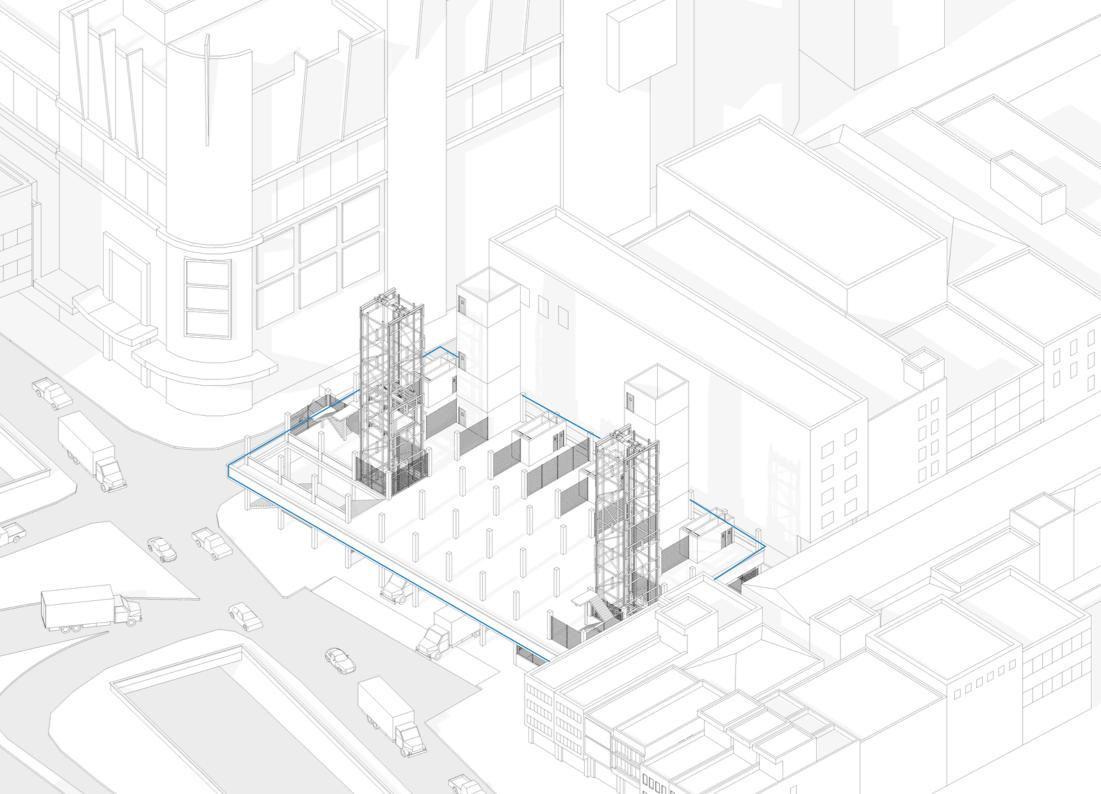


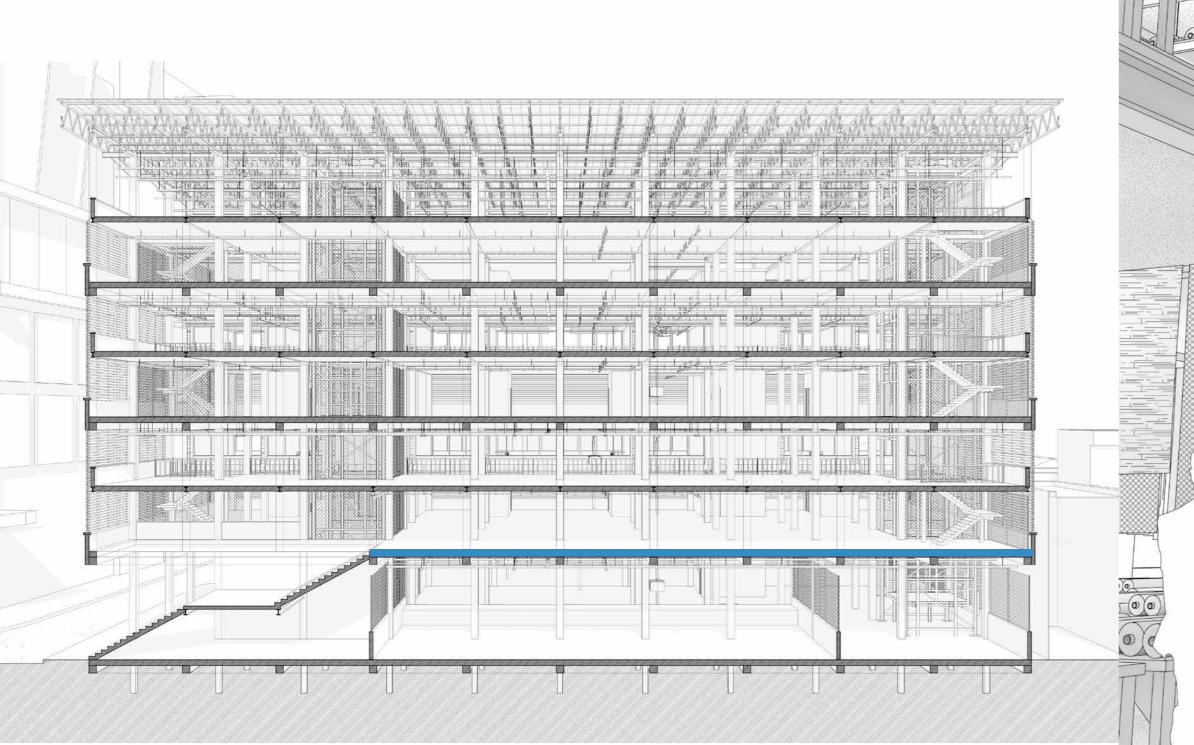




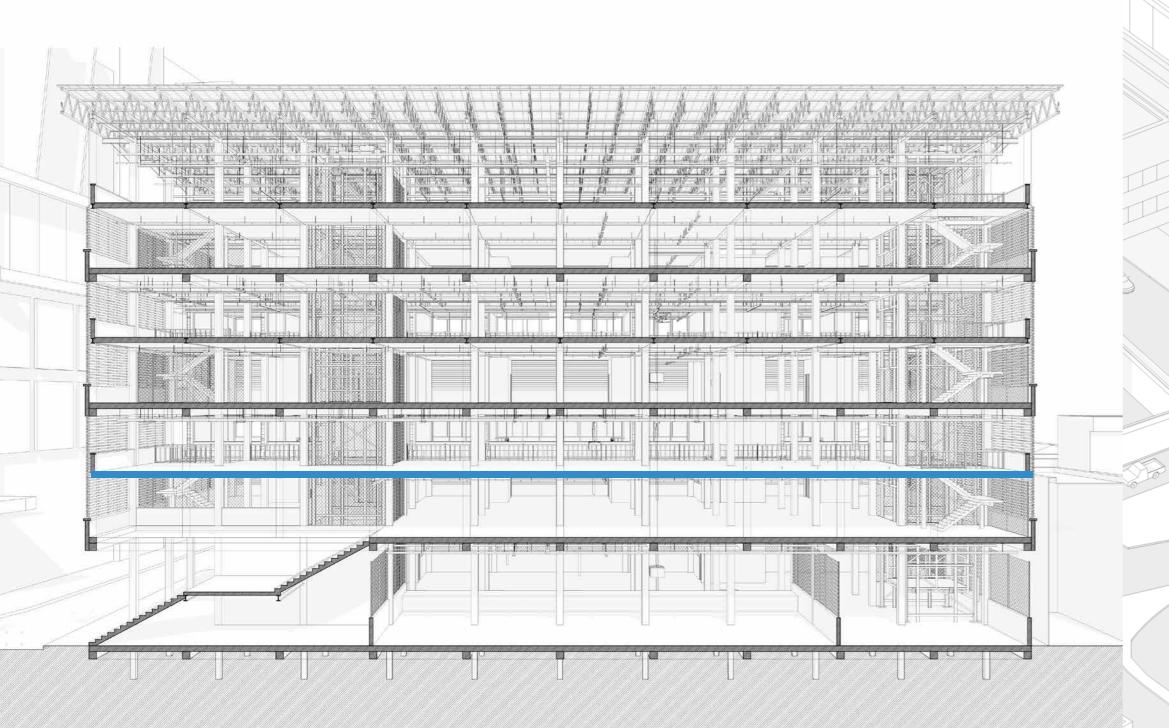


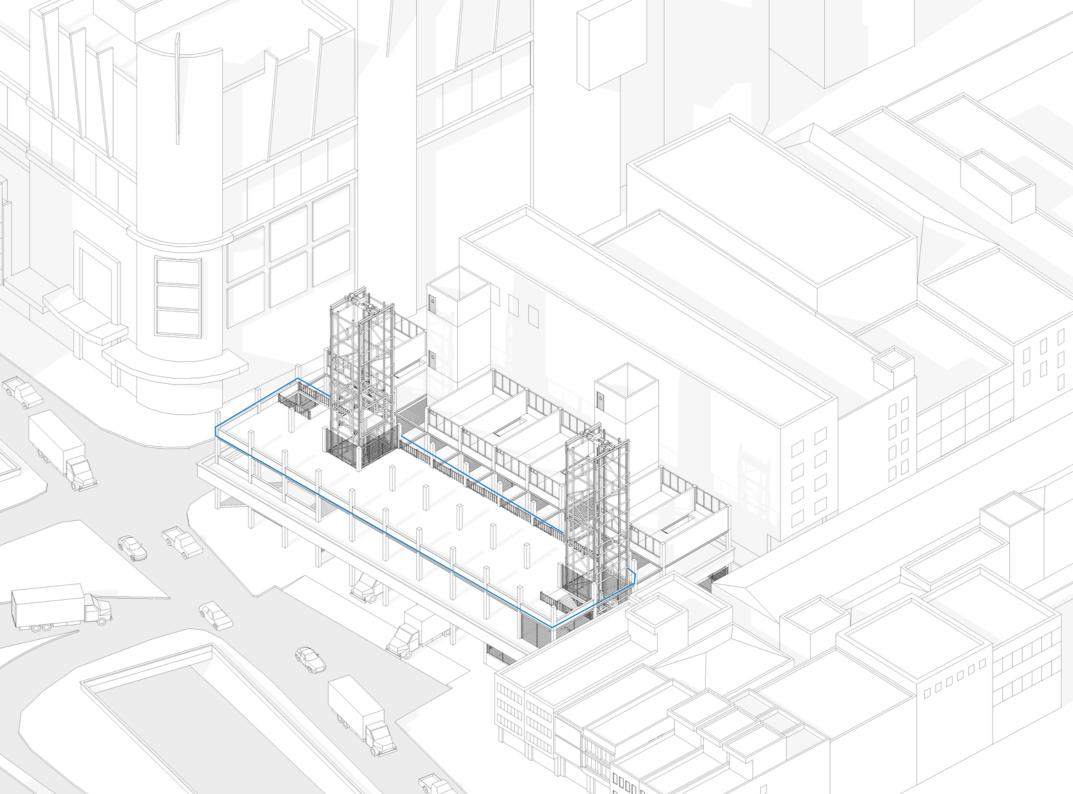
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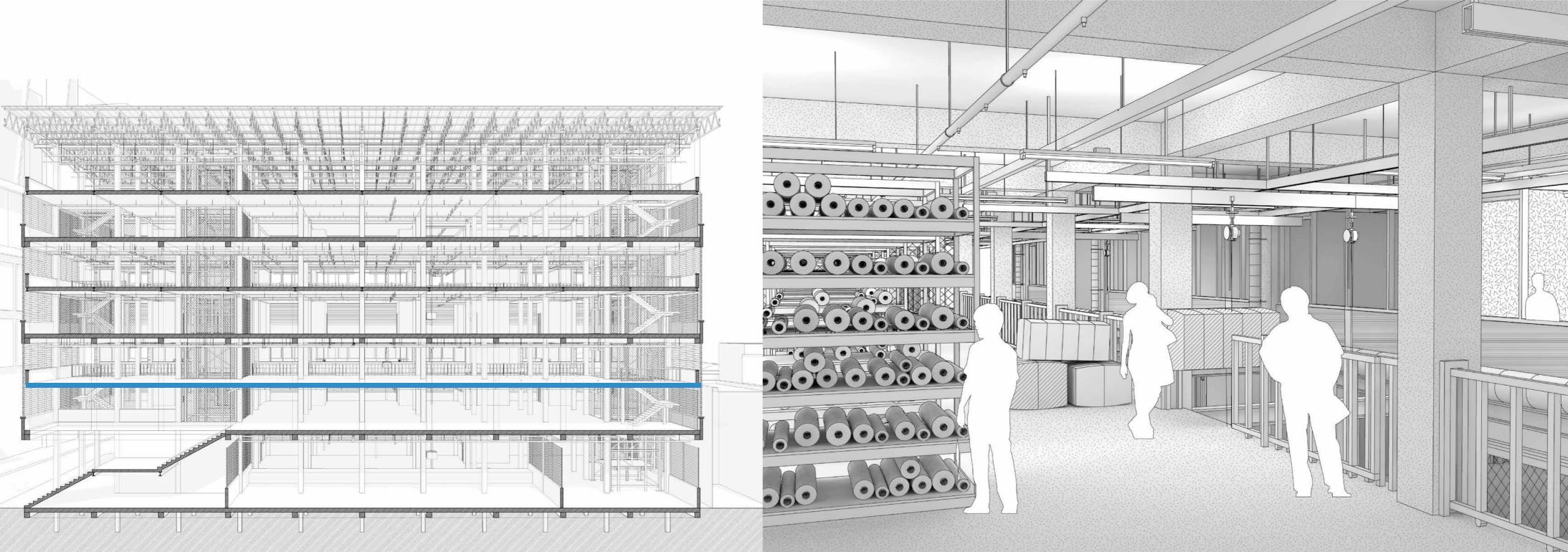




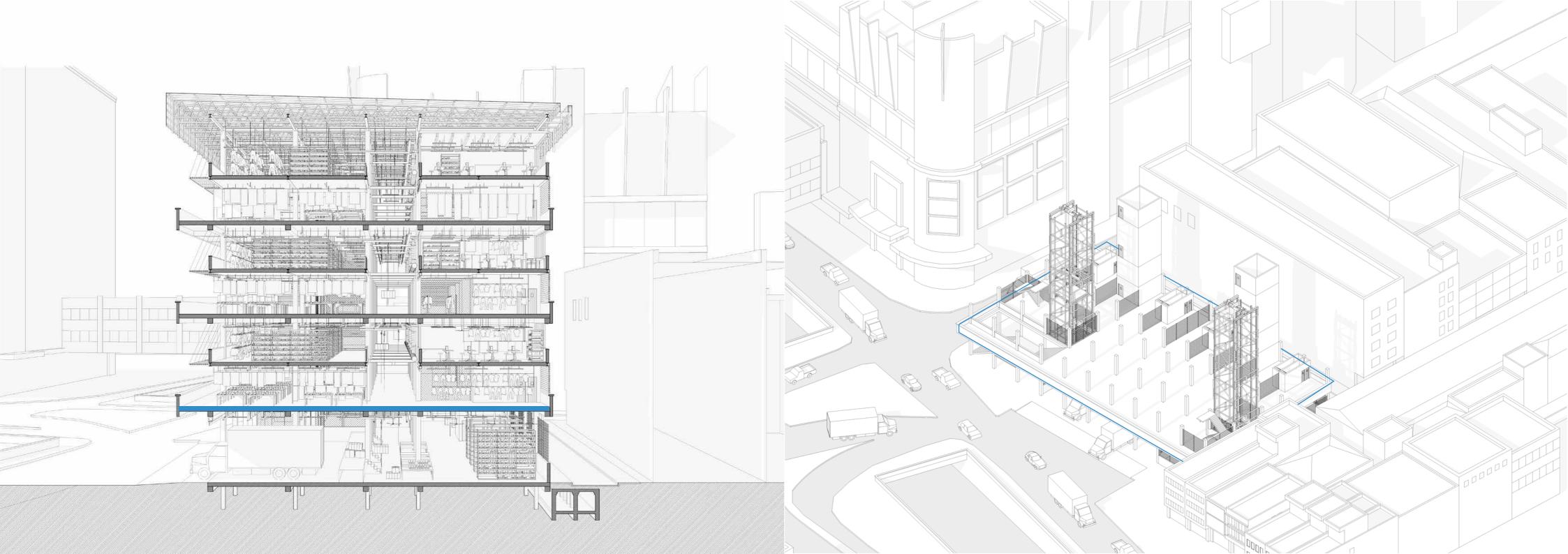




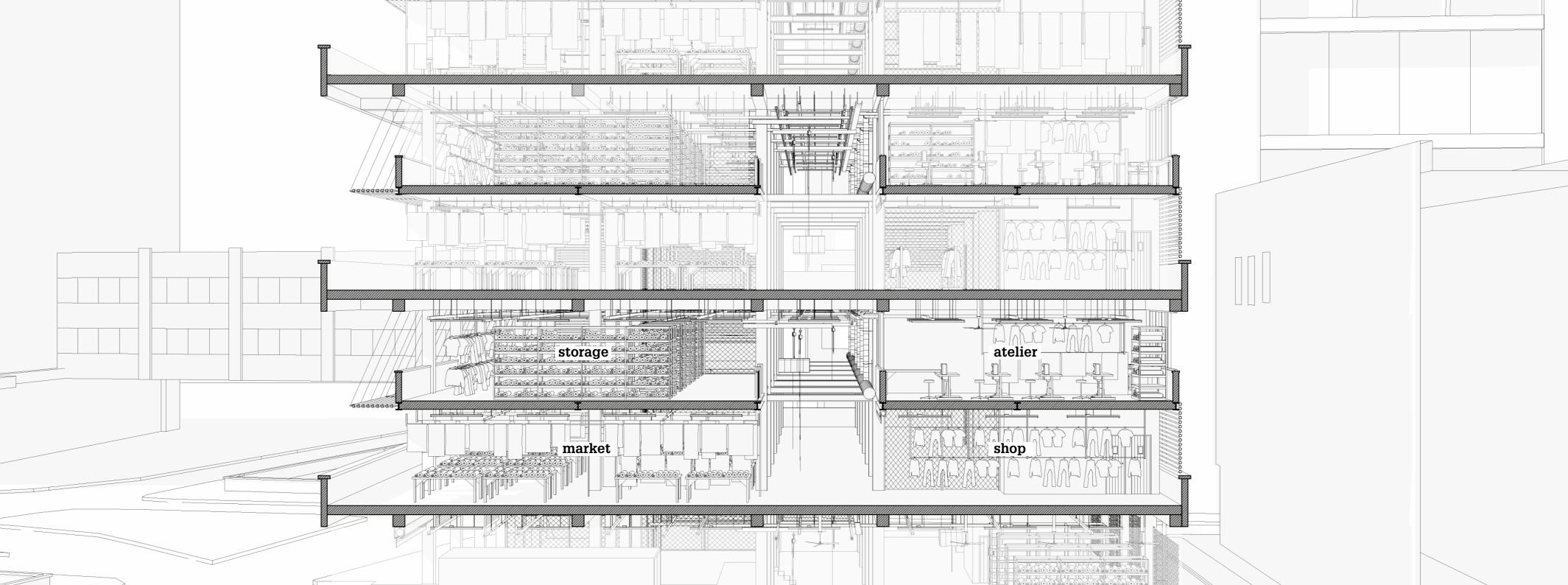


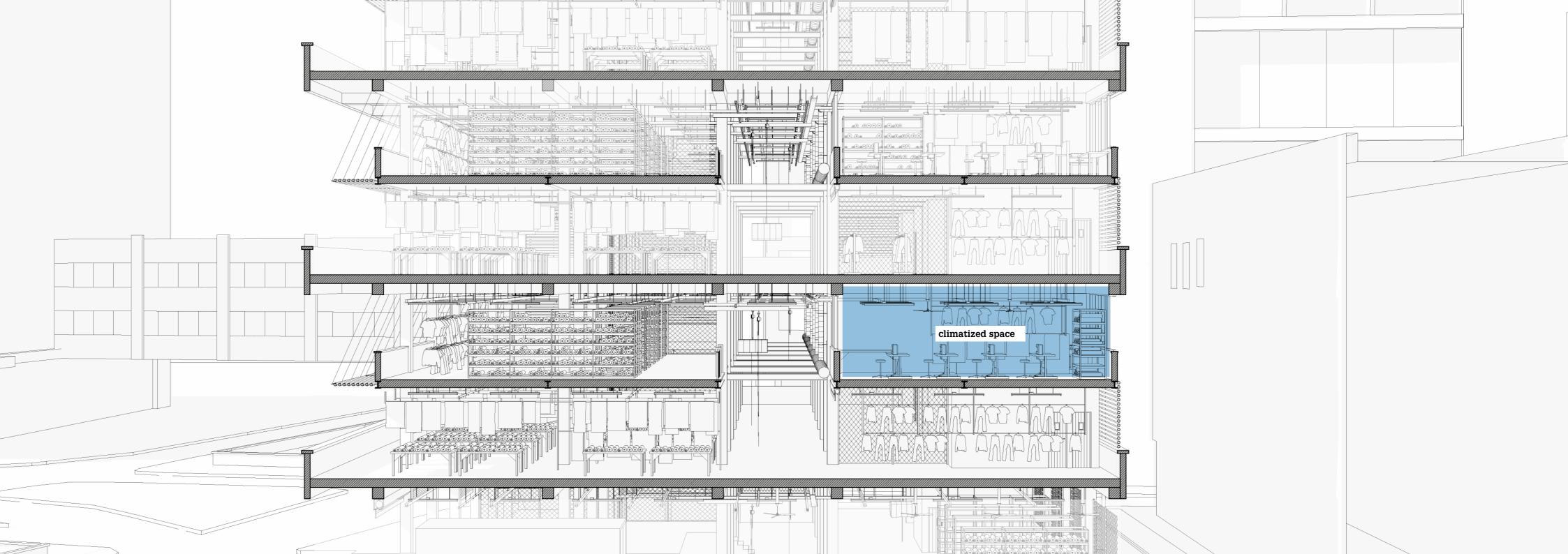


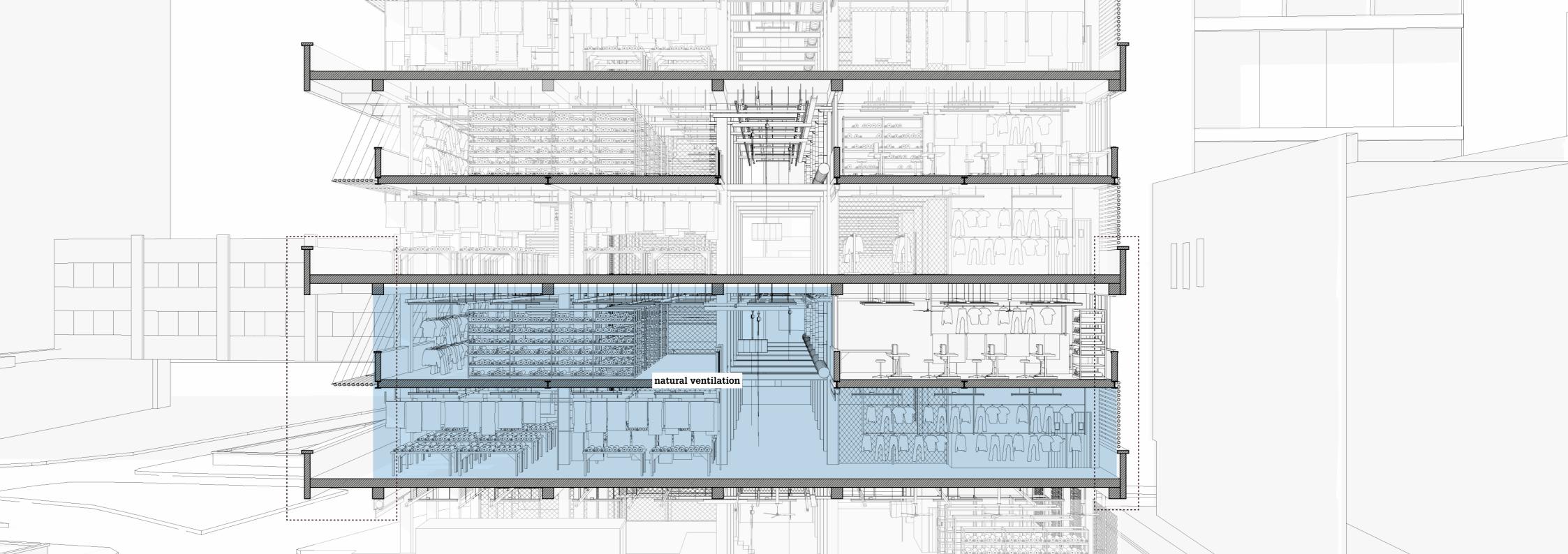


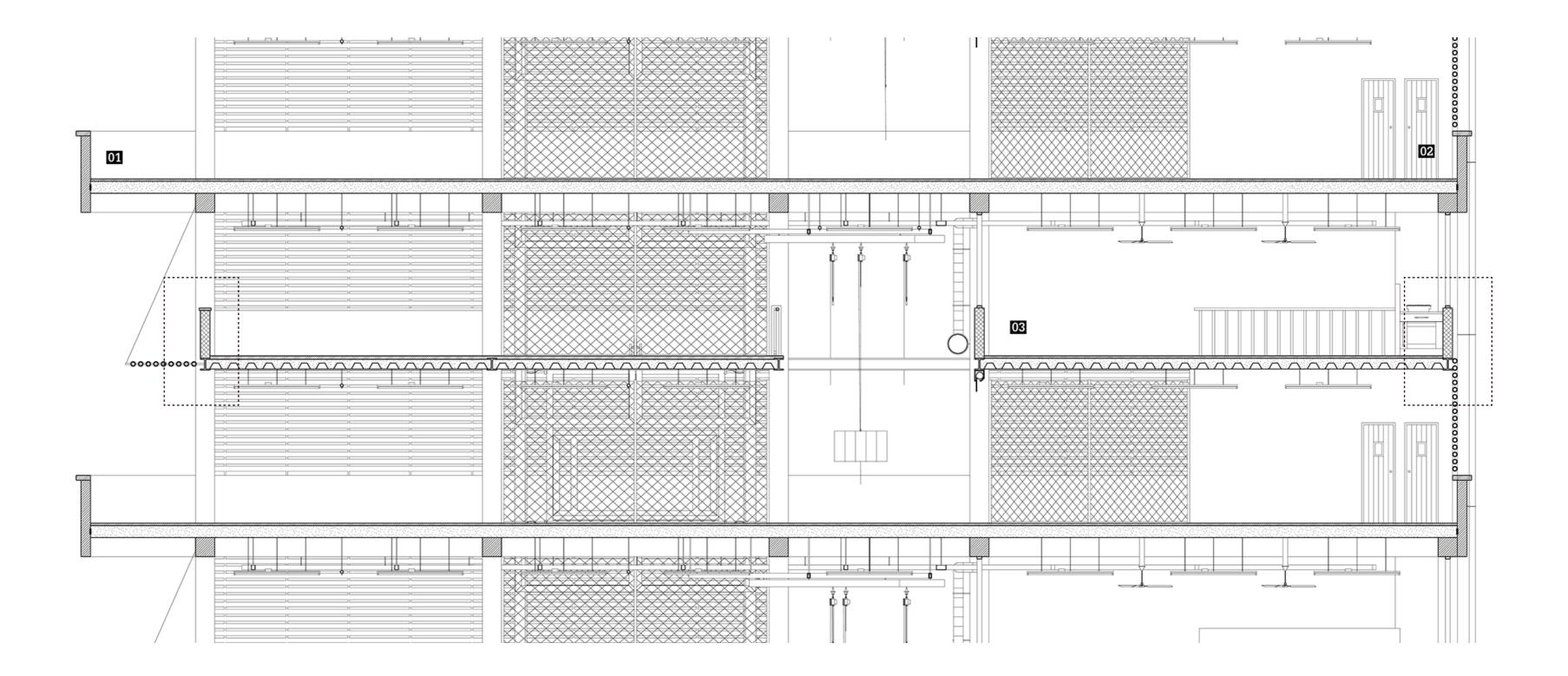


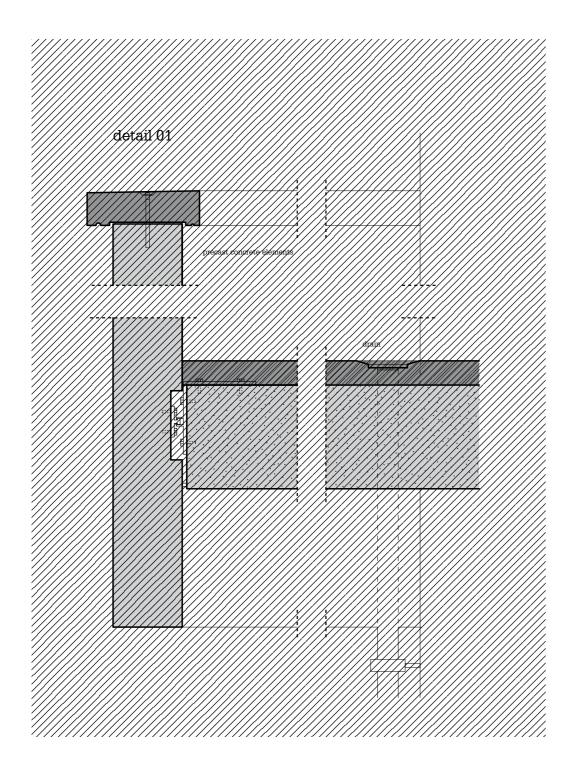


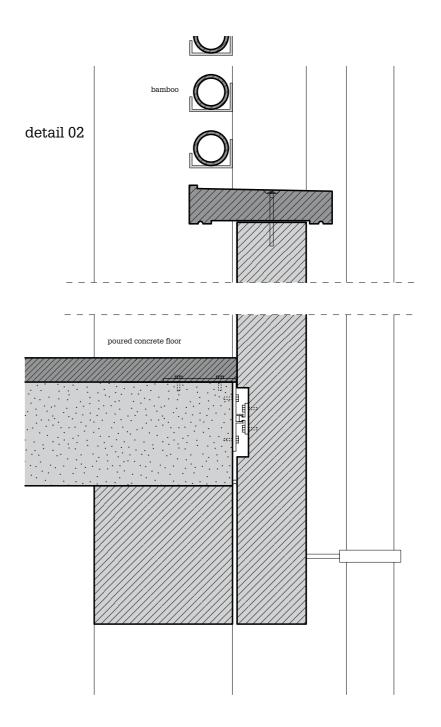


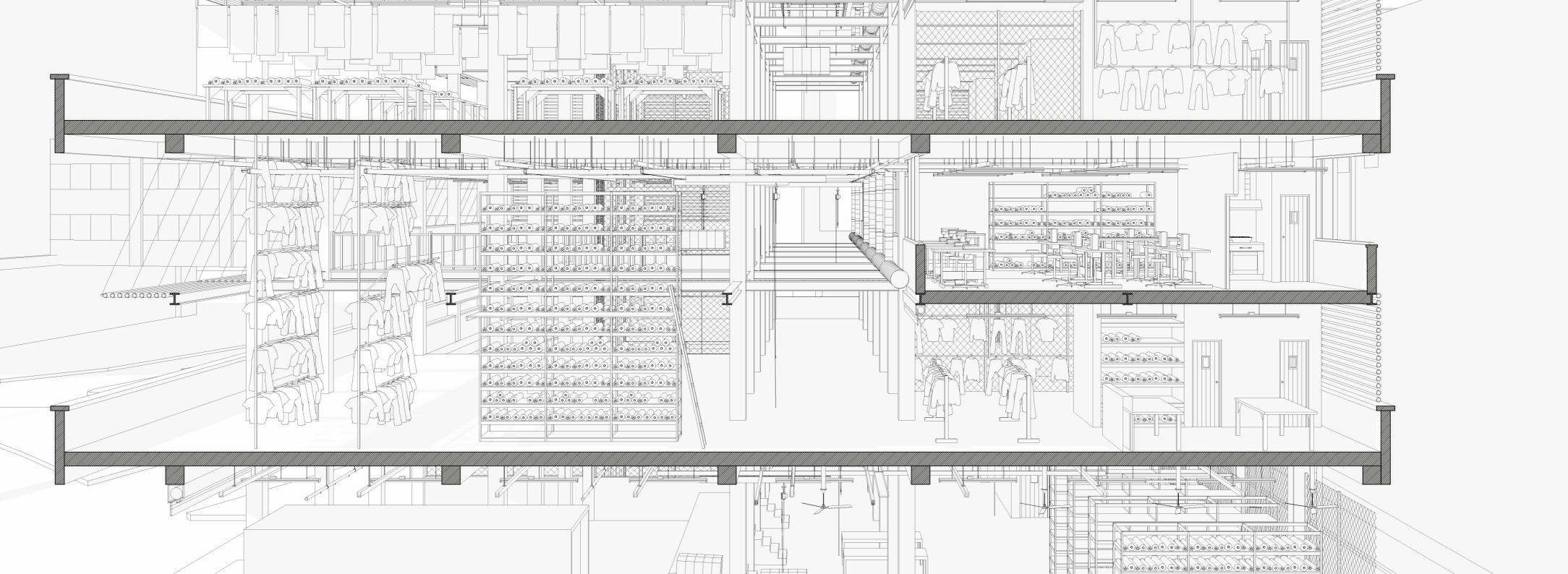


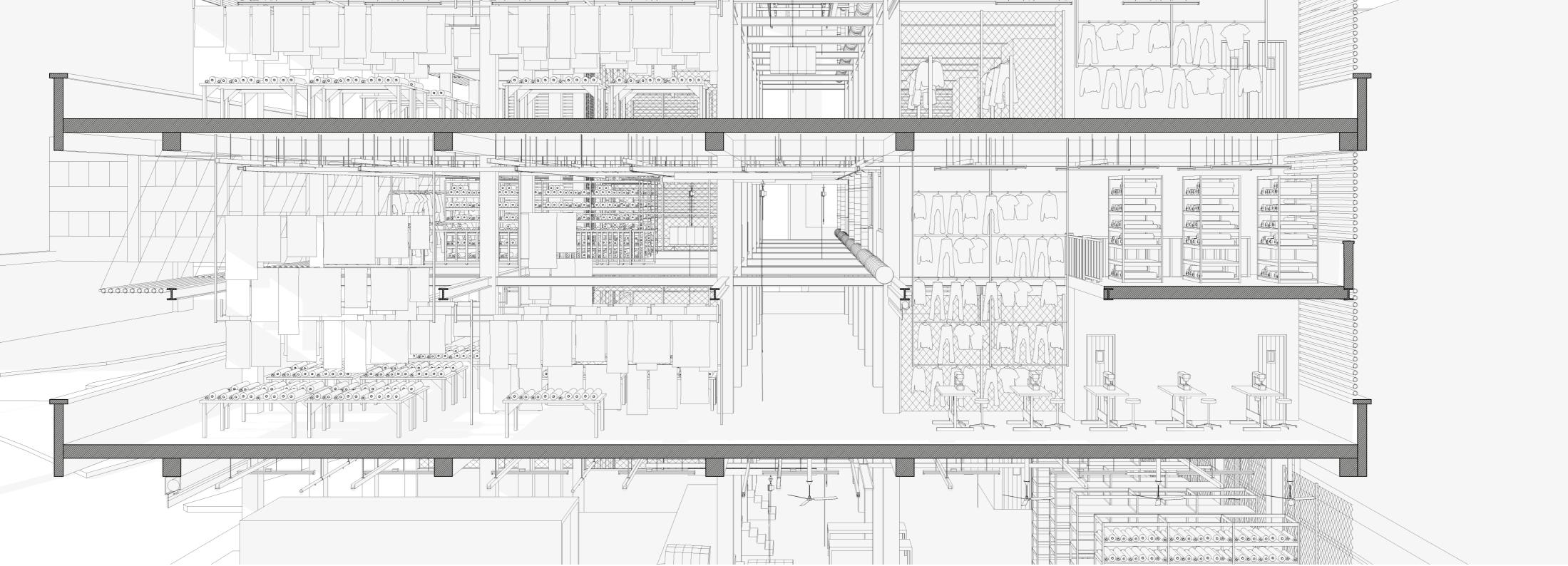












J≊karta Post

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Project 1B: Brand Platform

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🖍 📝 Management

Insight : The rise of emerging market brands (Part 2)

Amol Titus | Management | Sat, July 09 2011, 9:05 AM

Management News

Getting team members on same page

Inject novelty into your innovations

Redmer Schukken: Informality stimulates creativity and innovation

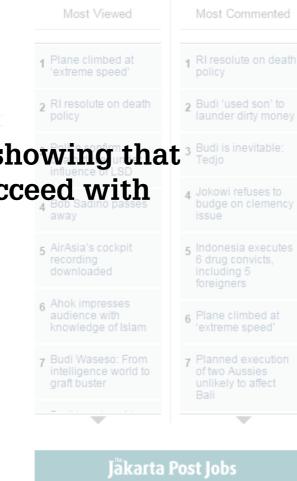
"Emerging companies are showing that they have it in them to succeed with their **brands**."

building. This allowed MNC brands more leeway to connect with consumers. Brand "personalities" were created and categories began to be associated with brands – in Indonesia Aqua for bottled water, Nescafe for coffee, Pepsodent for toothpaste, Honda for motorcycles, Carrefour for hypermarkets and so on.

To cede category dominations in emerging markets to MNC brands is detrimental to the development of local businesses as well as genuinely customized products that are in sync with cultural preferences, tastes and peculiarities.

Agile local competitors also keep MNCs on their toes and, as the success of Wings Group has shown with its range soaps and detergents, consumers benefit with better choice and offerings.

Over the last decade, local companies have started to pay greater attention to their brands. Fighting pitched battles on sales is an endlessly bruising affair. High staff turnover and the proliferation of "me too"



SOCIOLOGY UNDER CAMBRIDGE CURRICULUM TEACHER



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Configuration 1

Project 1B Brand Platform

1:1000

'Brand Platform' concept

design production development platform

Configuration 1

Project 1B Brand Platform

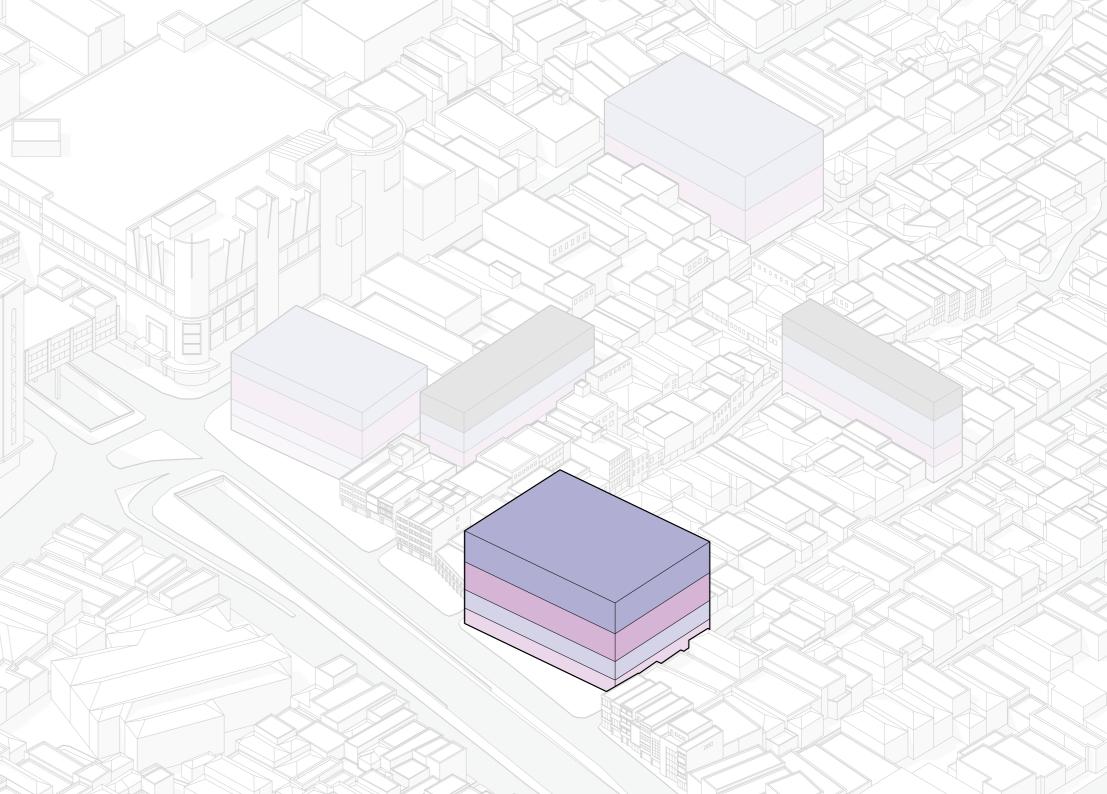
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1:1000

'Brand Platform' concept

design production

development platform

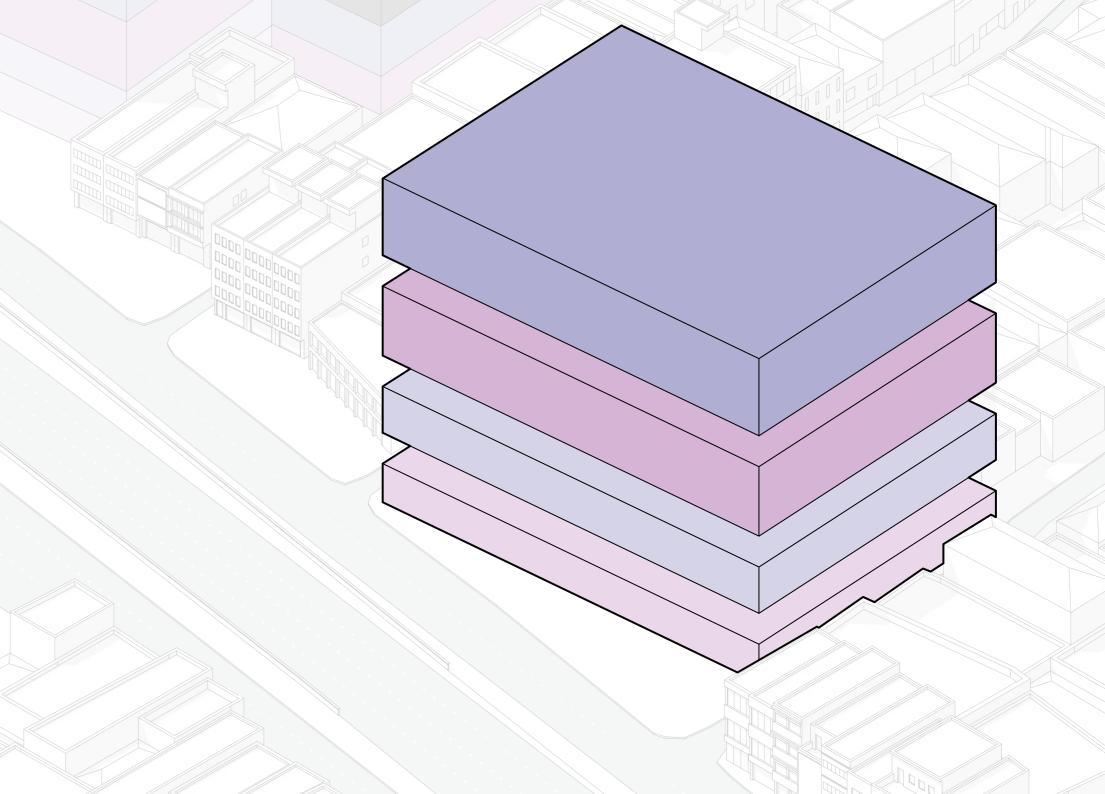










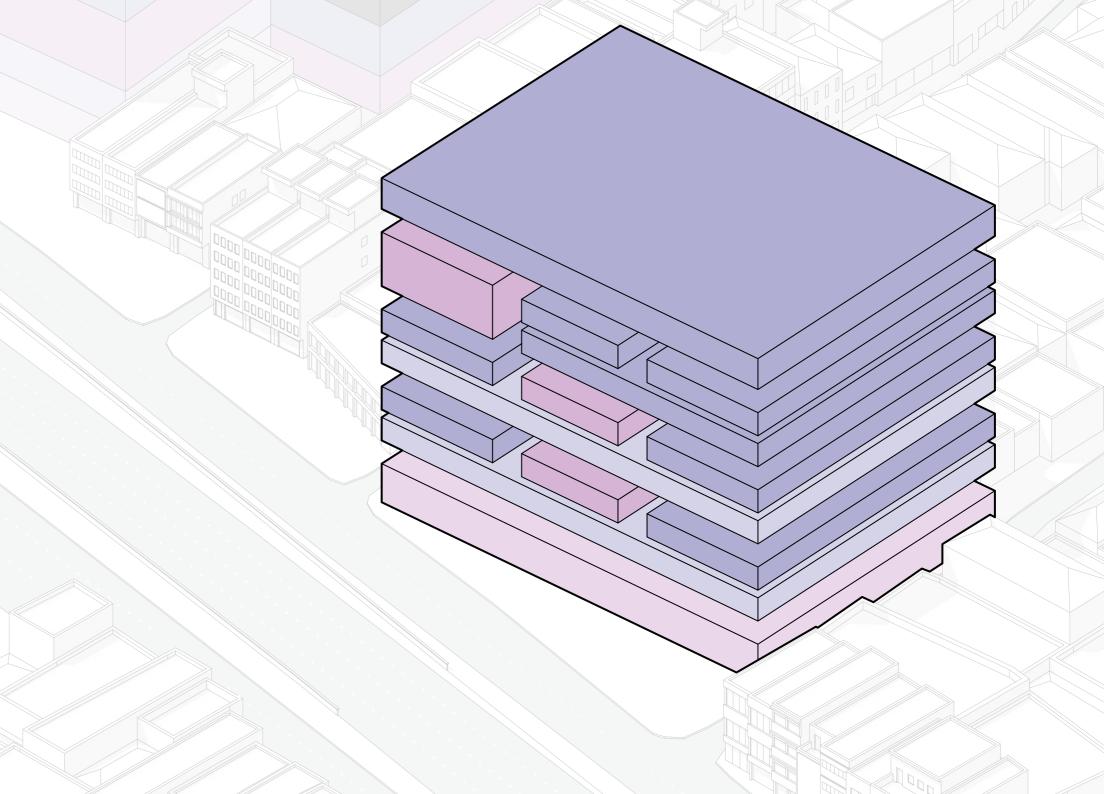






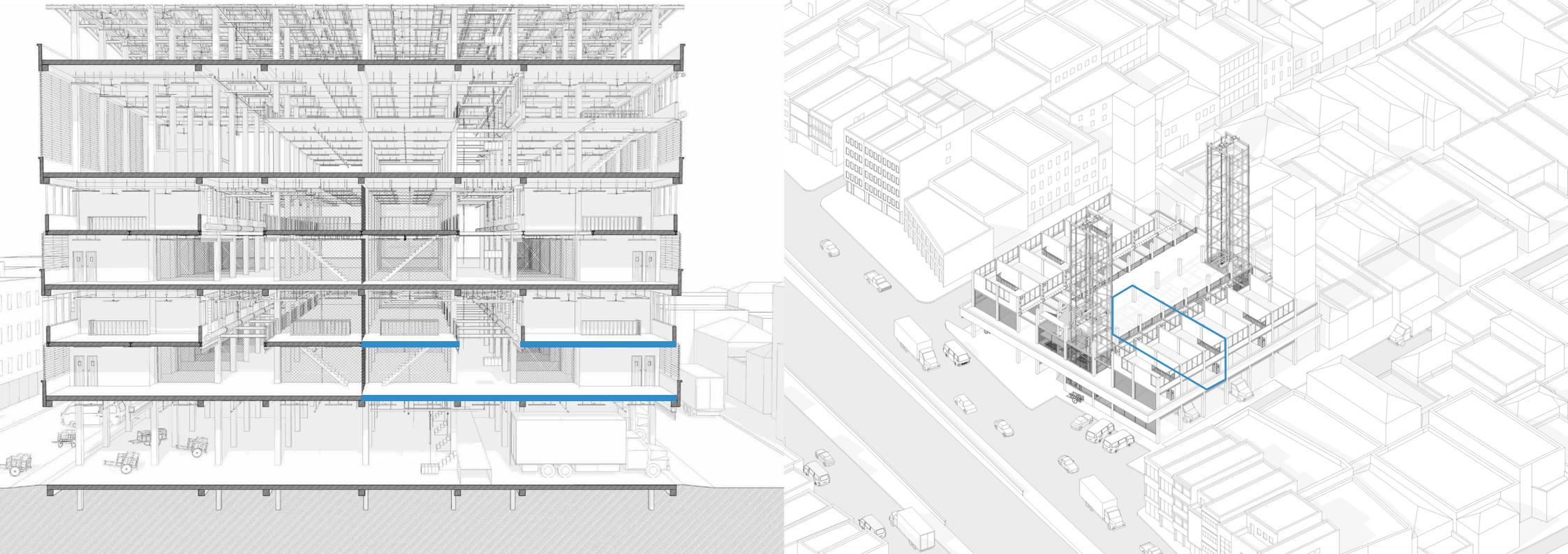


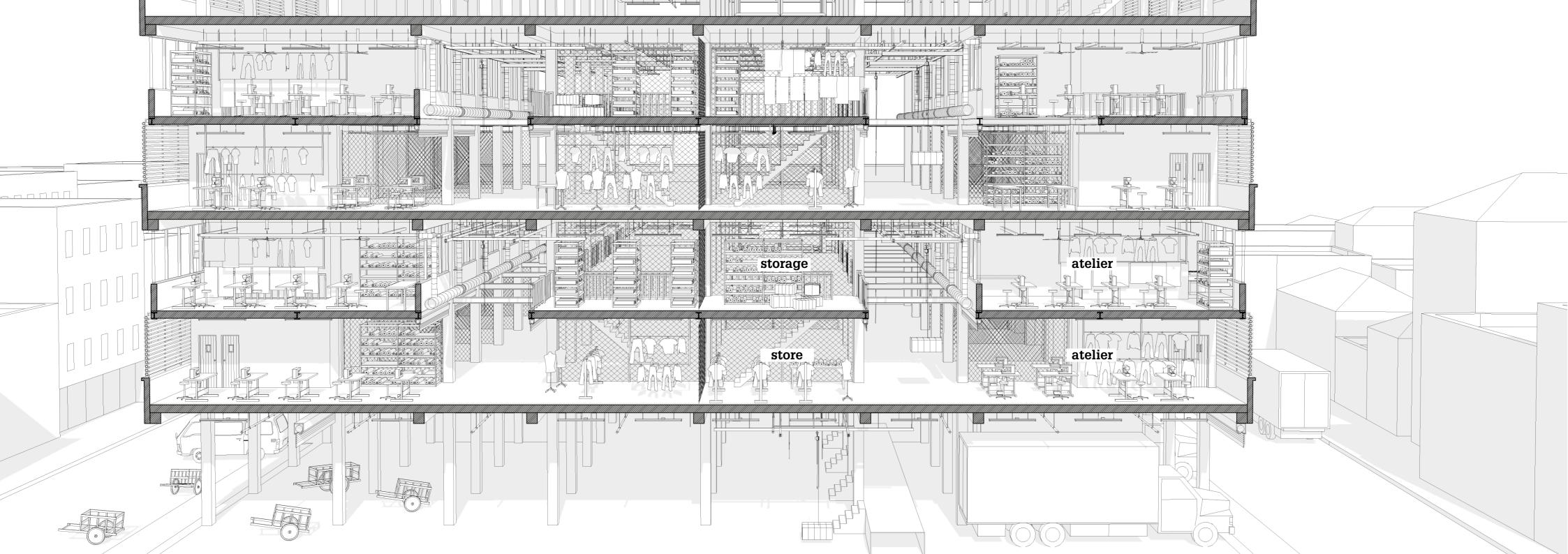




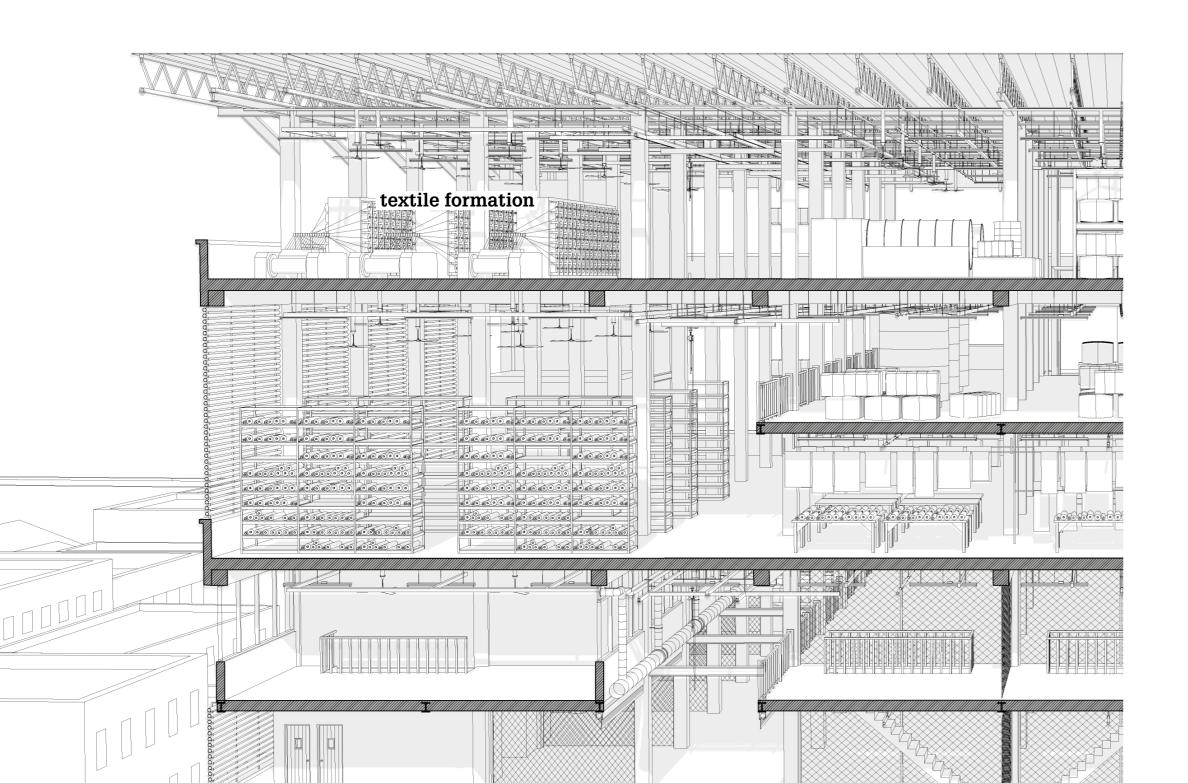




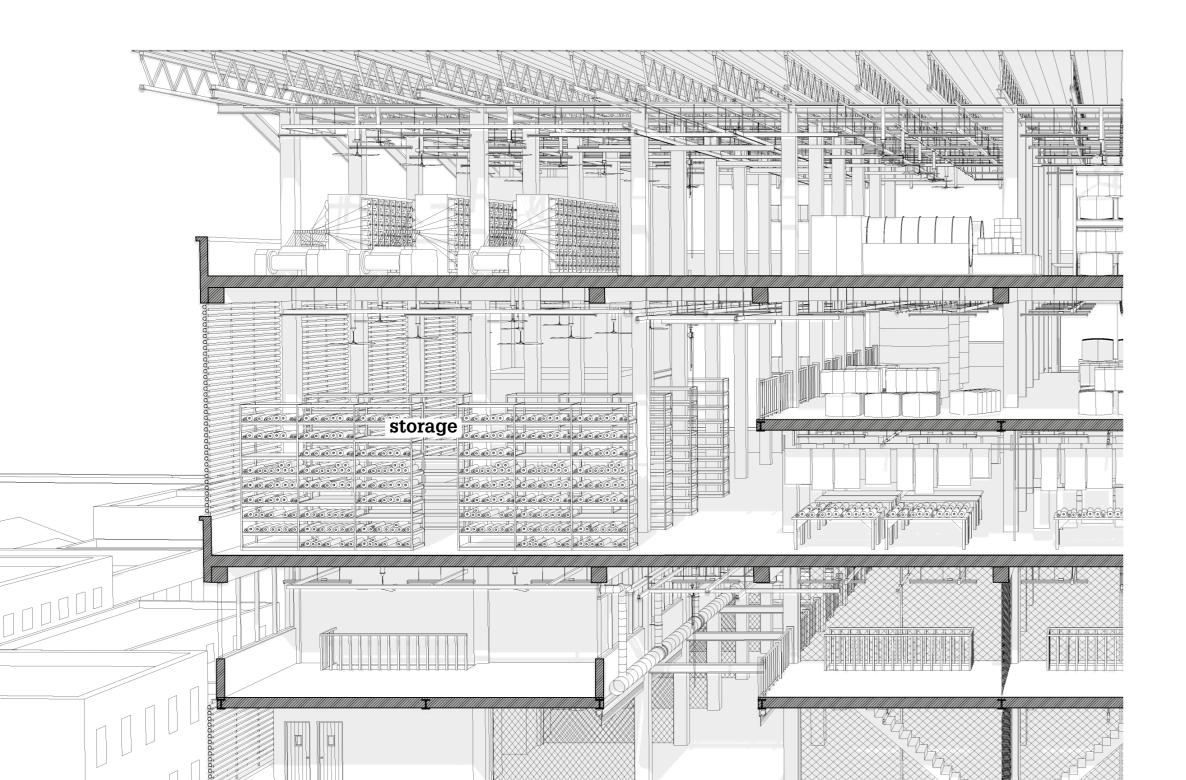














Configuration 2

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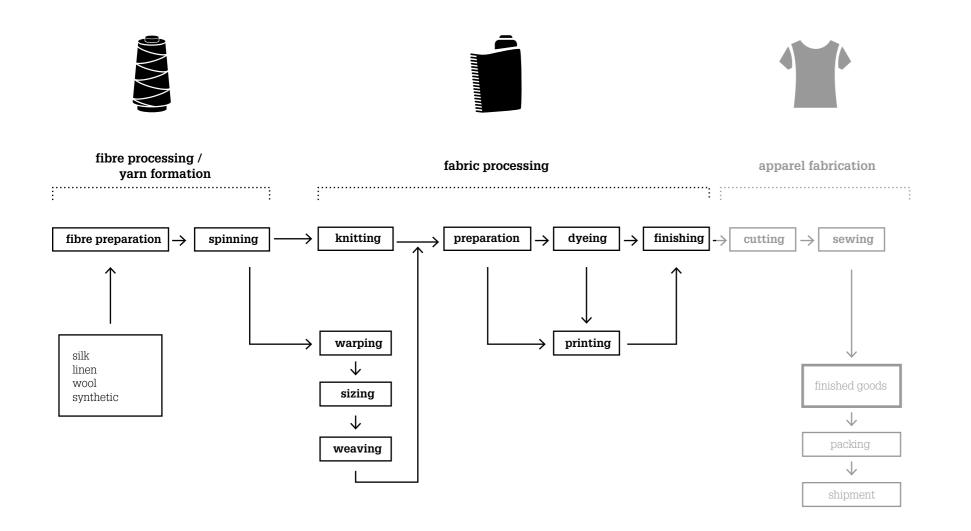
Project 2A Stepping-Stone Factory



Configuration 2



accomodation workers / investors



Project 2A Stepping-Stone Factory



THE PRESENCE OF LOCAL SPECIFIC CULTURE IN FUTURE-GLOBALIZED CITIES: THE CASE OF JAKARTA

Jo Santoso

Tarumanagara University josantosojkt@yahoo.com

ABSTRACT

The study has the point of departure to elaborate the discussion on the possibility for a globalized city of the future to integrate its foldakarta continuously attracts structure. Based on a study of exisiting local-specific cultural **rural** migrants ampongs, this paper tries to identify the potential of these traditionak almontaneous are playing a and economic urban transformation. Based on historical studies, this paper concludes, that there are at least three local-specific urban elements which are most likely to have significant influence on the character of Jakarta **Socialisation process** " and working, the traditional life in the future: the function of the ka on the streets as the "connecting" and the "communicative" network of the urban system, and the various local-economy markets which are spread throughout the city. Based on in-depth studies about several old urban kampongs in Jakarta, the paper demonstrates how these "traditional" kampongs as urban elements from the past are surviving and thriving as mixed-use living and working environments. These kampongs are able not only to strengthen their economic roles citywide i.e. as provider of job opportunities for unskilled migrants, but also to provide those same migrants with affordable shelter. In general, we can conclude that such urban kampongs are playing a role in supporting the socialization process of the new migrants. Without a doubt, this on-going adaptation process would be able to deliver superior results if the ruling elites and the muncipal government were conscious of the important roles these kampongs play. To make this possible, the ruling elites of the

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🖍 📝 Jakarta

City to build 500 apartment towers in 2015

The Jakarta Post, Jakarta | Jakarta | Tue, December 30 2014, 7:26 AM

Jakarta News

System changes, residents have not

FPI members indicted for role in riot

PPATK to work with govt to stop corruption, money laundering The Jakarta administration plans to build 500 towers of low-cost apartments with a total capacity of around 50,000 units to accommodate residents who will be relocated from riverbanks to make way for river normalization on the current administration "We lack envisions" apartment towers to residents living by the inverbanks. The apartment towers to build accomodate the rising amount of "Ahok" Tjahaja Purnama told reporters at City Hall on Monday. He said the city currently had boot ow-cost apartments.

Separately, head of the Housing Agency Yonathan Pasodung said the apartment towers would be at least 20 floors high. Each tower would cost roughly Rp 20 billion (US\$1.6 million) to Rp 22 billion.



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'Stepping-Stone Factory' concept

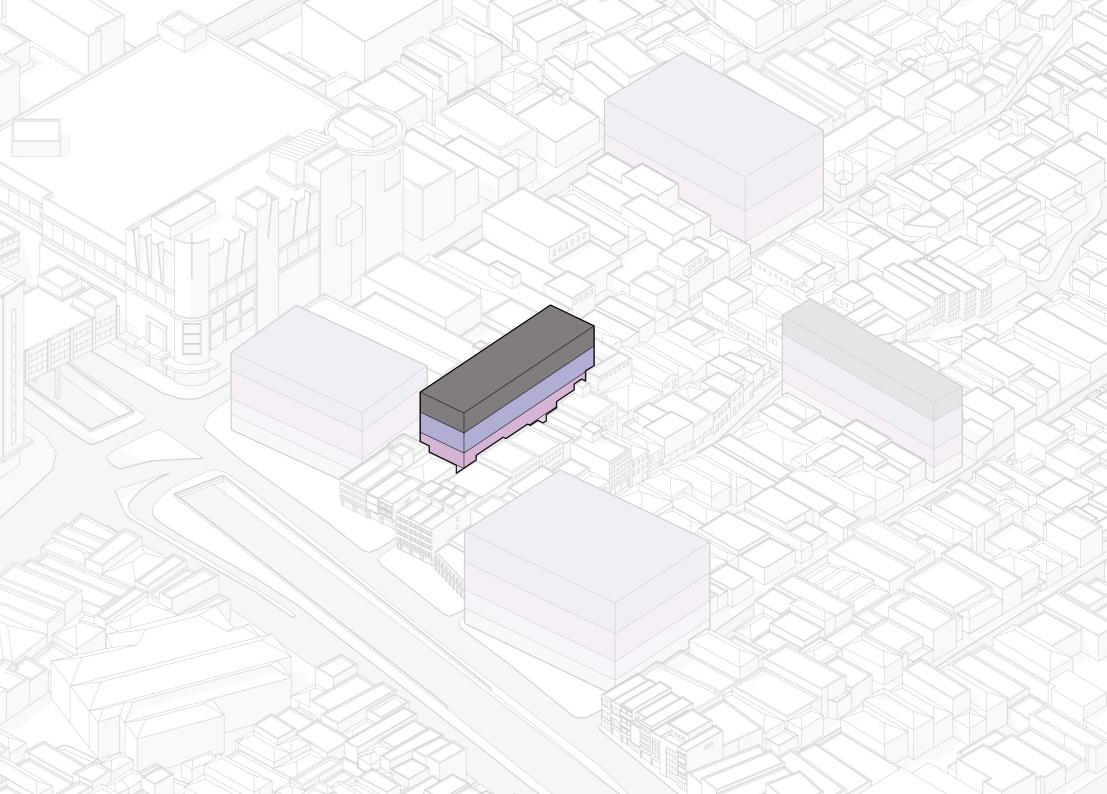
kost housing / learning center + fabric manufacturing

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'Stepping-Stone Factory' concept

kost housing / learning center + fabric manufacturing



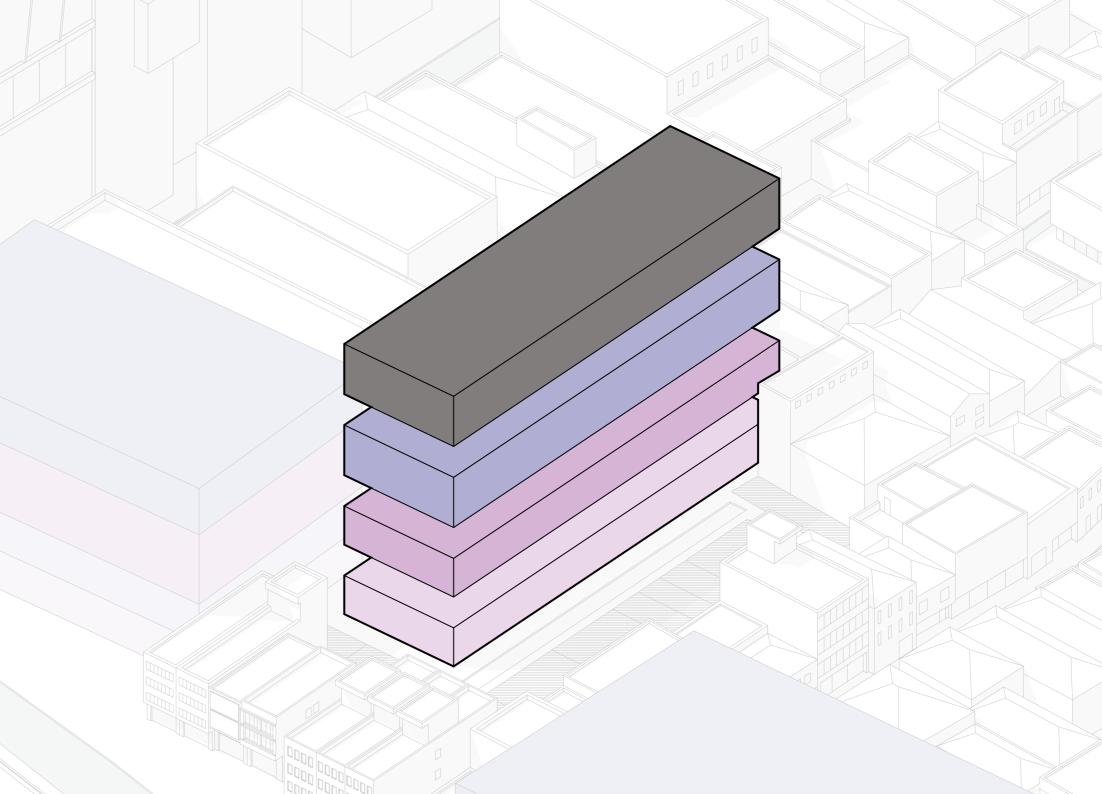












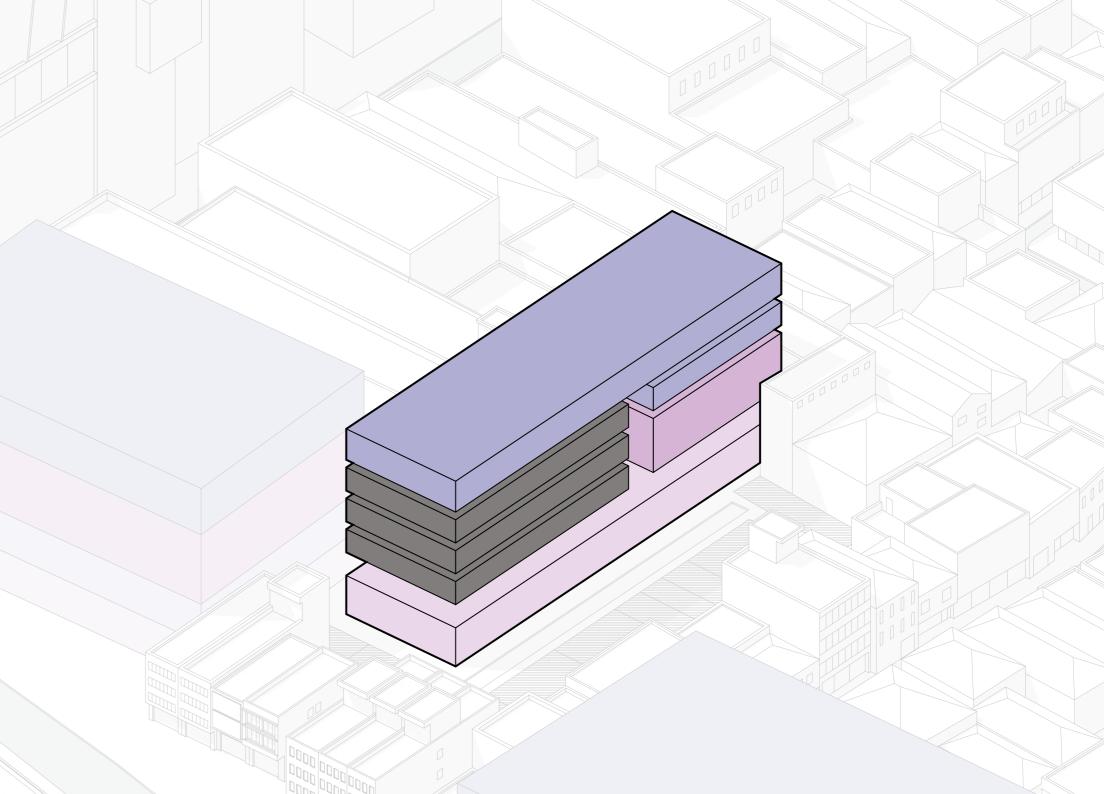








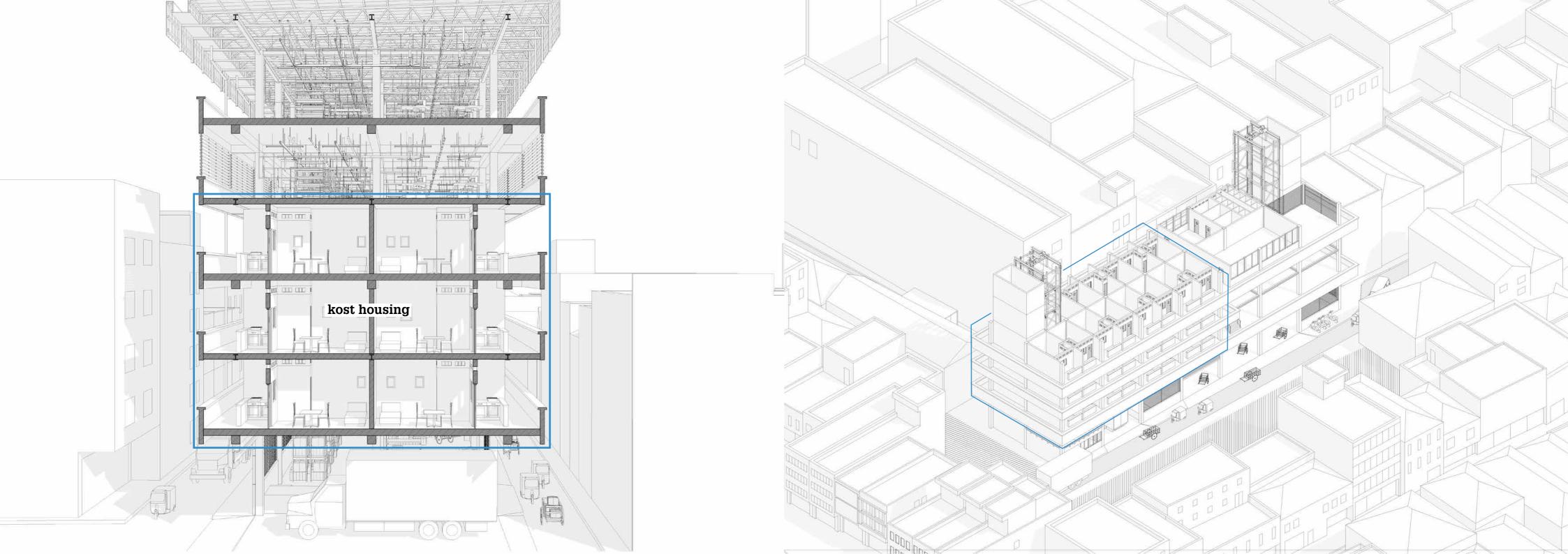


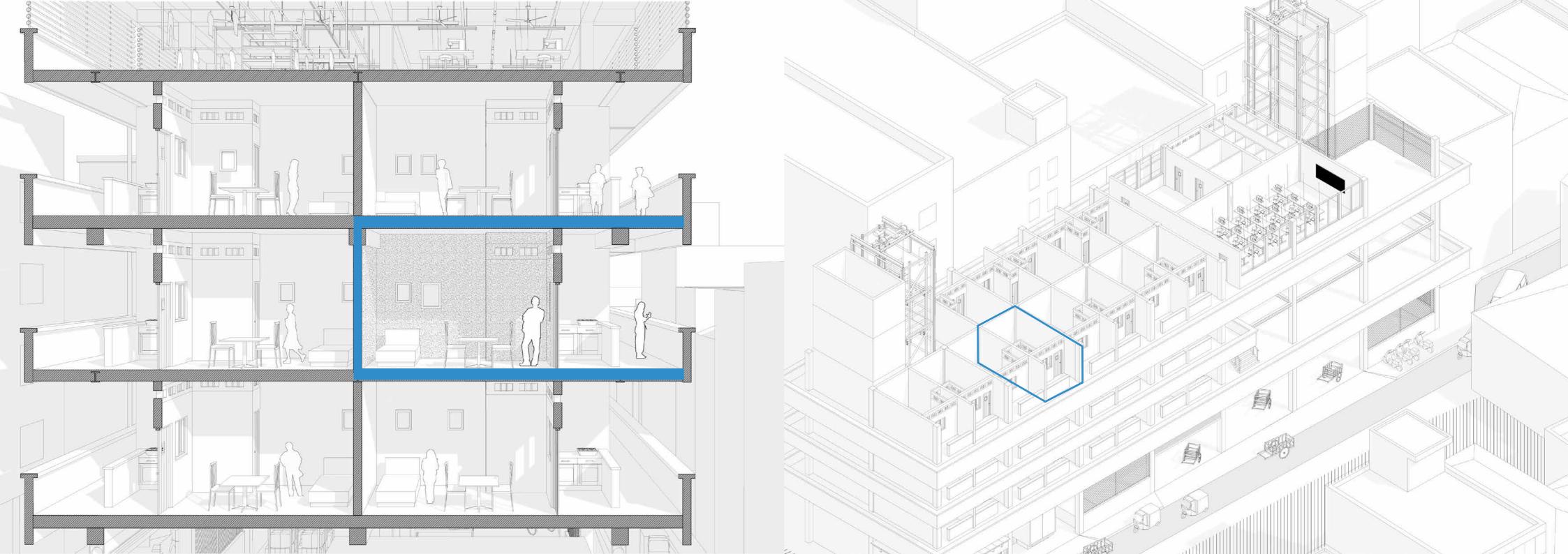


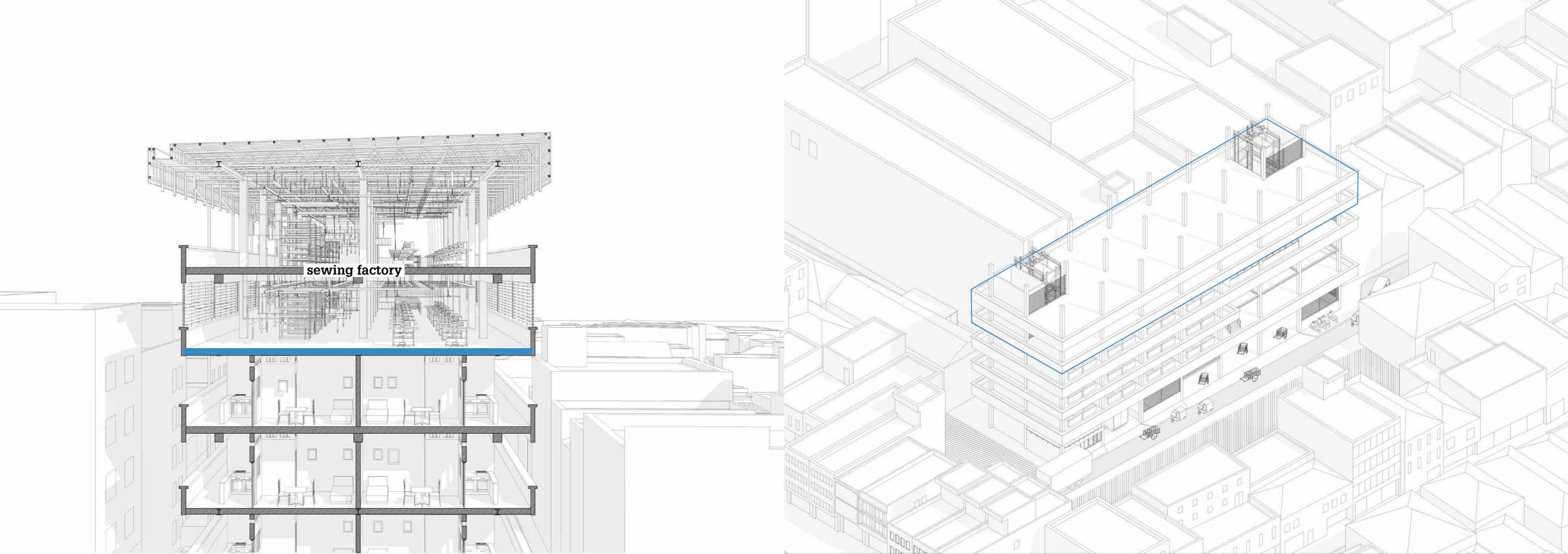


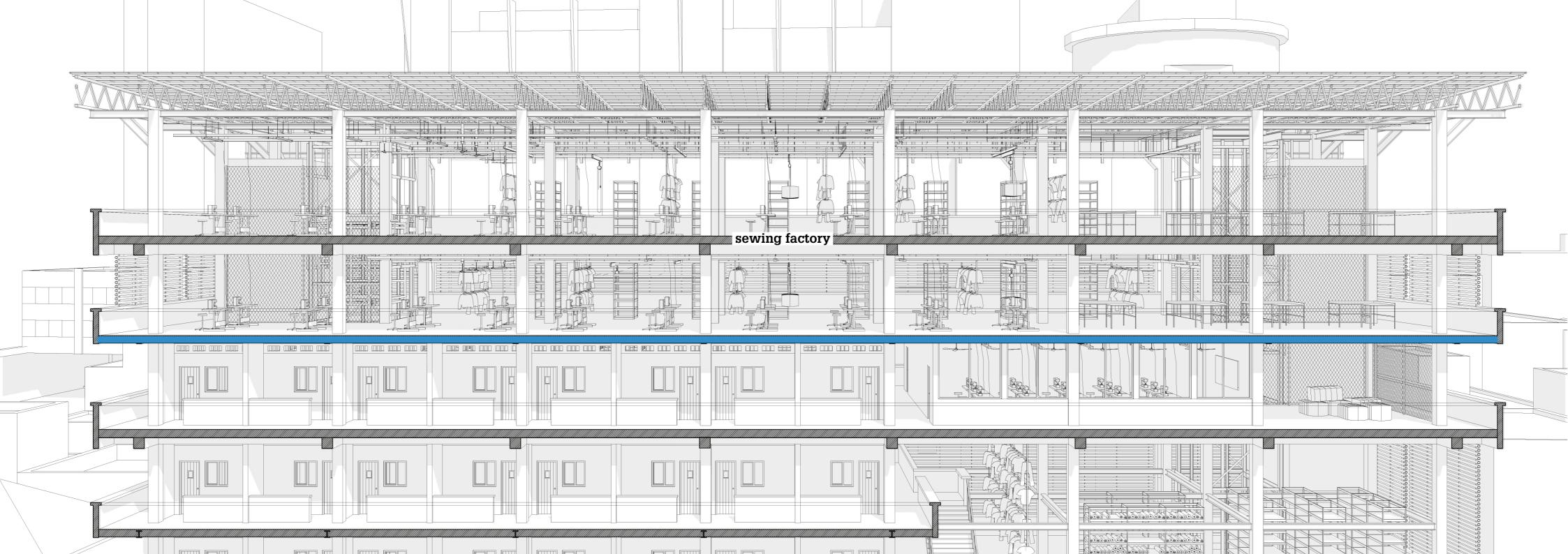


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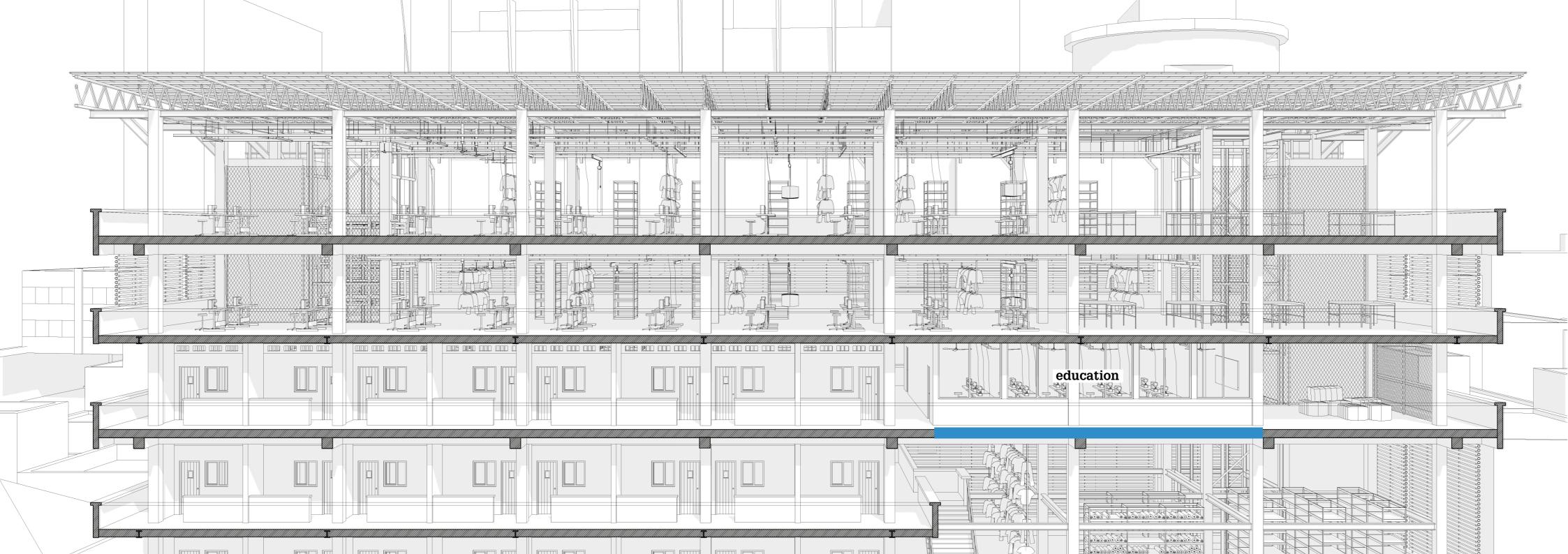




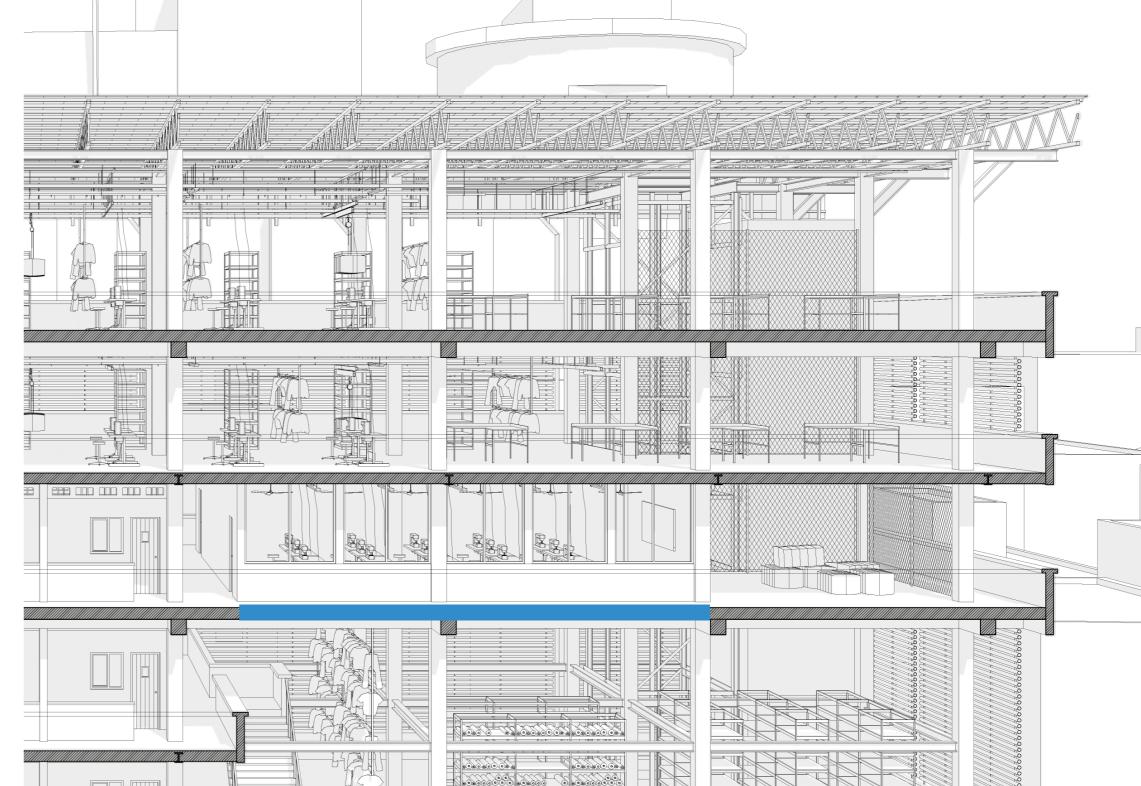


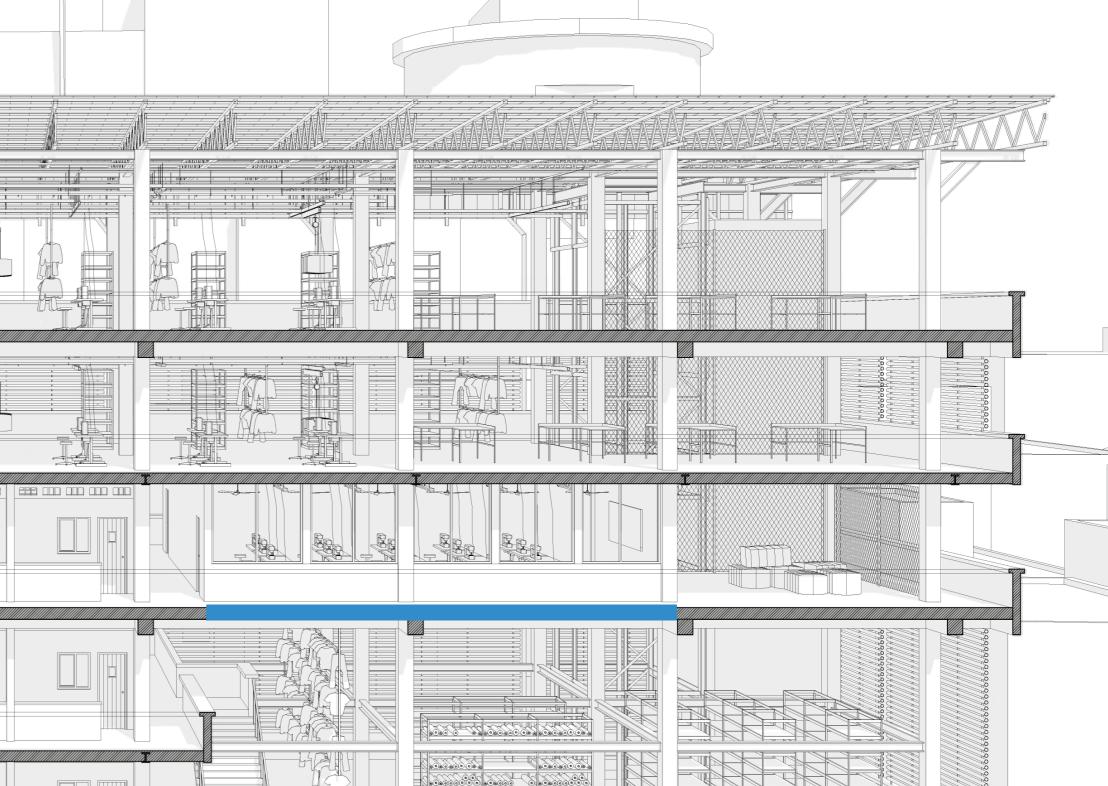


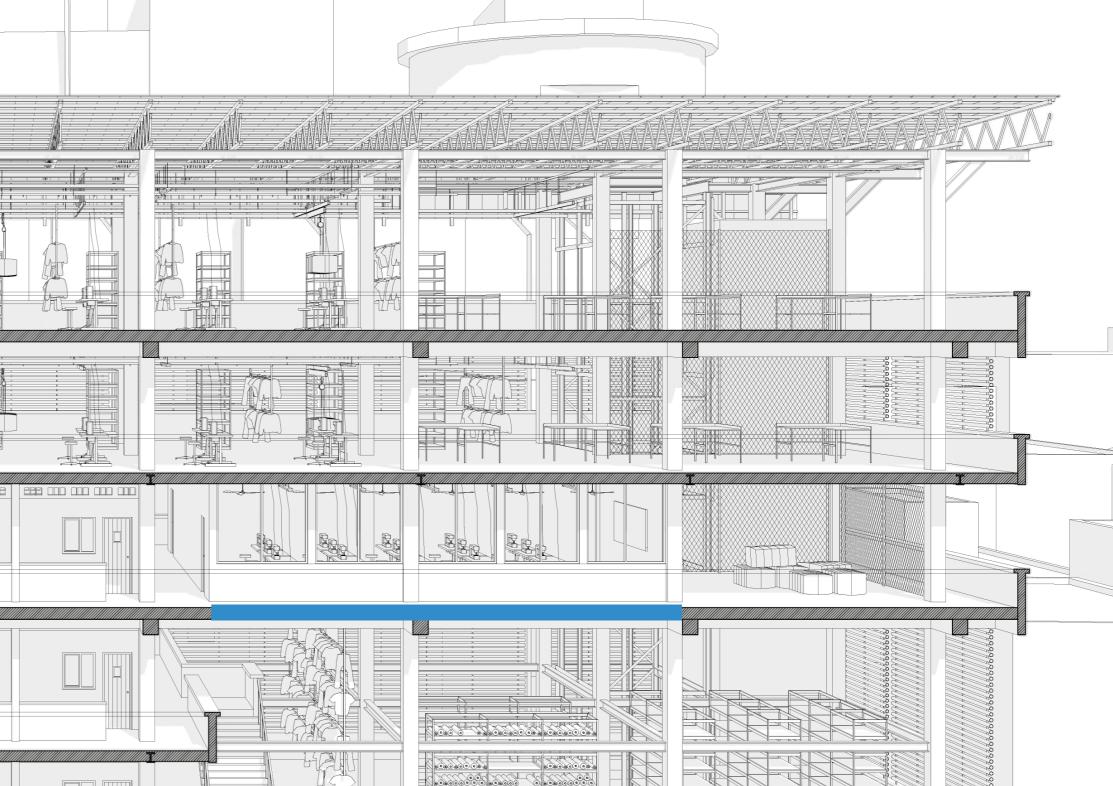








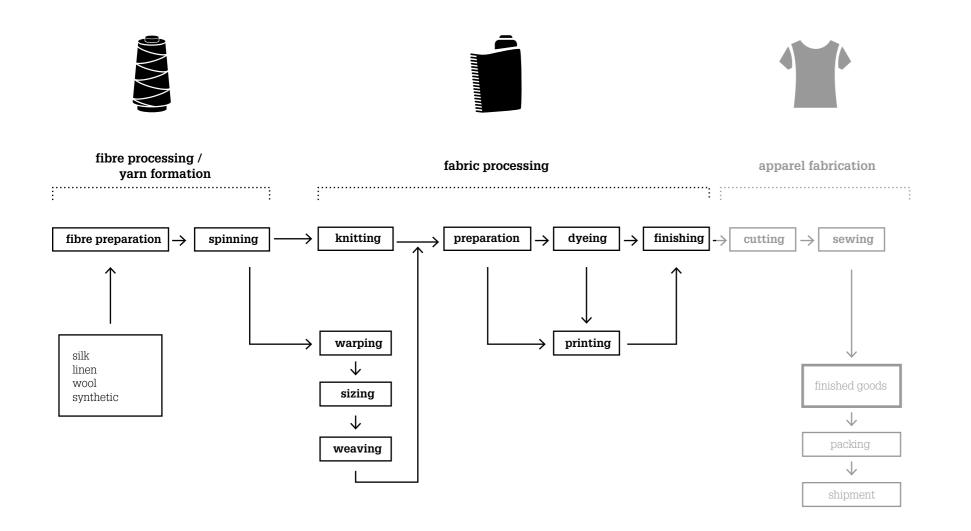




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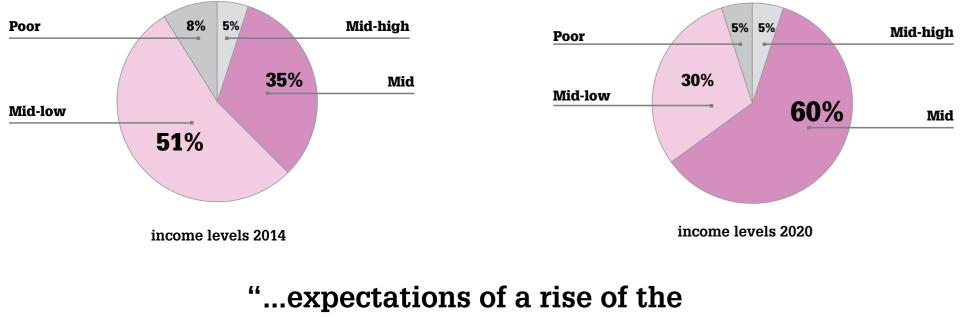


accomodation workers / investors



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middle class towards 2020."



Property Sector Indonesia: Jakarta's Apartments still 'Hot'

ndi NEWS 1 November 2014 | Indonesia Investments

ects | Presidential Suite Tower St Moritz, Joe Christian, Gapura Indah Group, Rudy Margono, Colliers Internationa Indonesia, Property in Jakarta, Property Prices, Ferry Salanto, Apartments, Property, Real Estate

Despite having slowed in recent years, there is still ample room for growth in Indonesia's property sector, particularly strata title apartments in the capital city of Jakarta ('strata title' refers to the multi-level apartment blocks and horizontal subdivisions with shared areas). In 2015, a total of 46 property projects are expected to finish, supplying 24,954 new partment units fills according to a contract of 100 \$1.25 billion) to Jakarta, an 18.98 percent increase from last year's new apartments realization.

growth in Indonesia's property sector, particularly in the capital city of Jakarta...

there are **no indications** that a property bubble is emerging "



'Community of Garnment' concept

investor/owner appartment

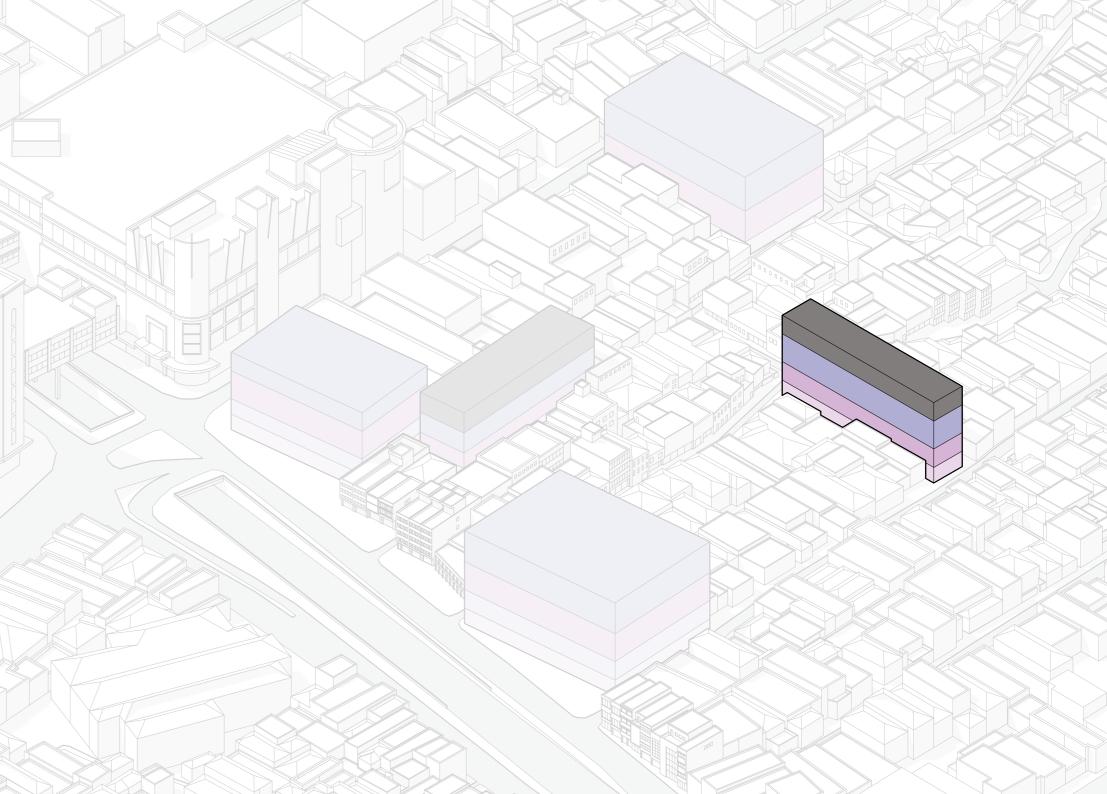
garnment manufacturing



'Community of Garnment' concept

investor/owner appartment

garnment manufacturing



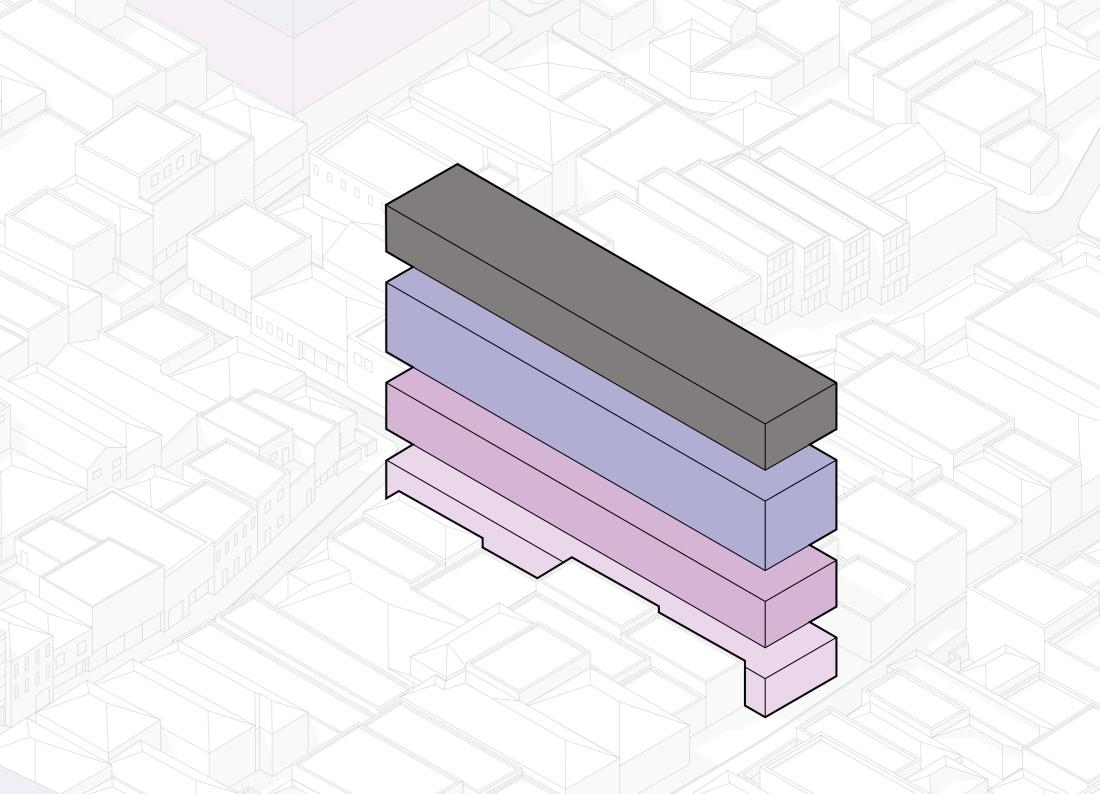












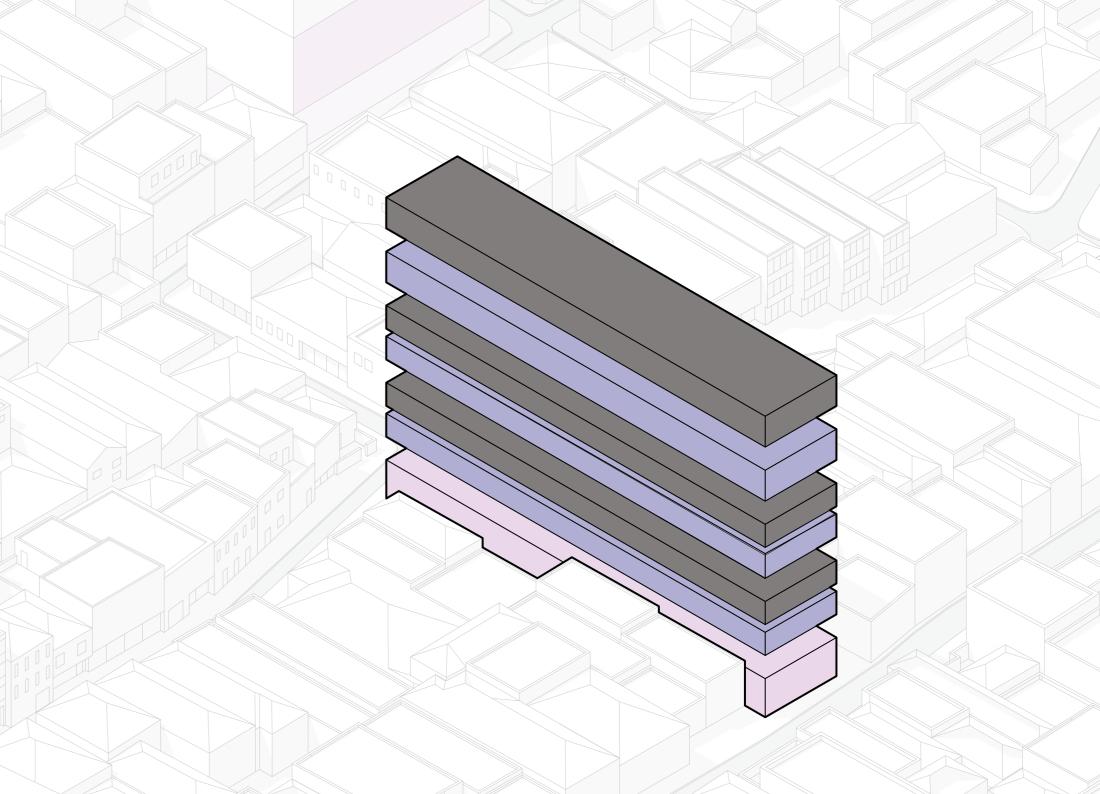


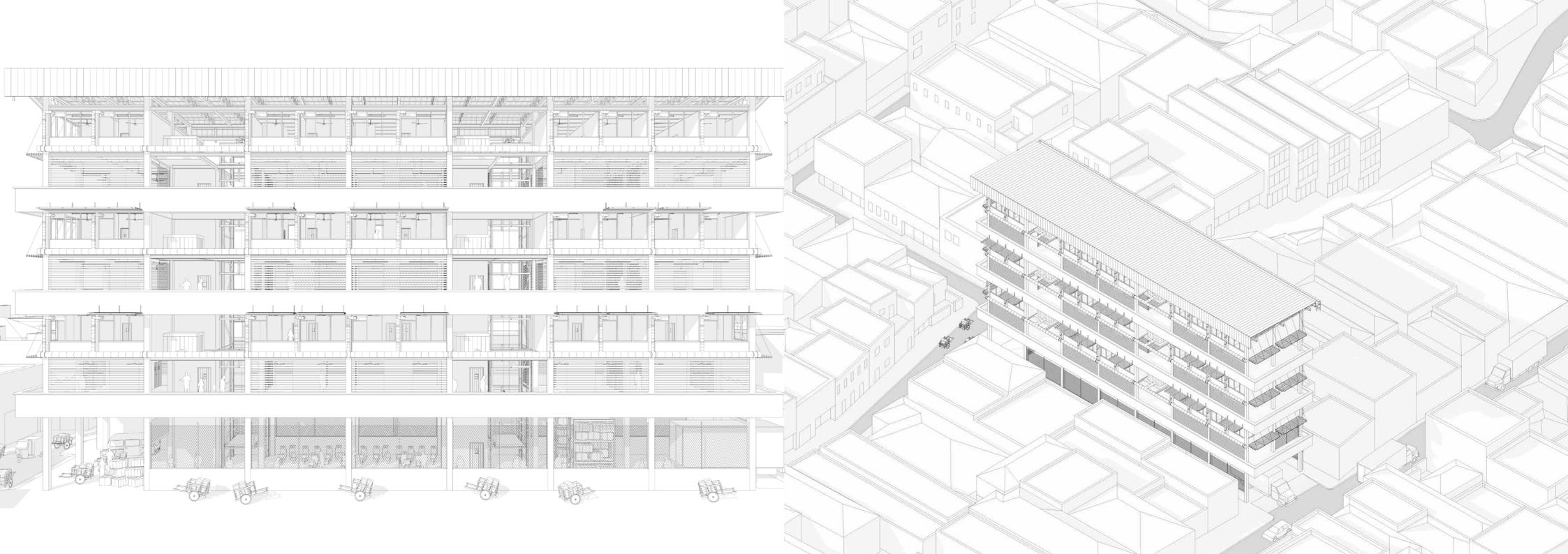


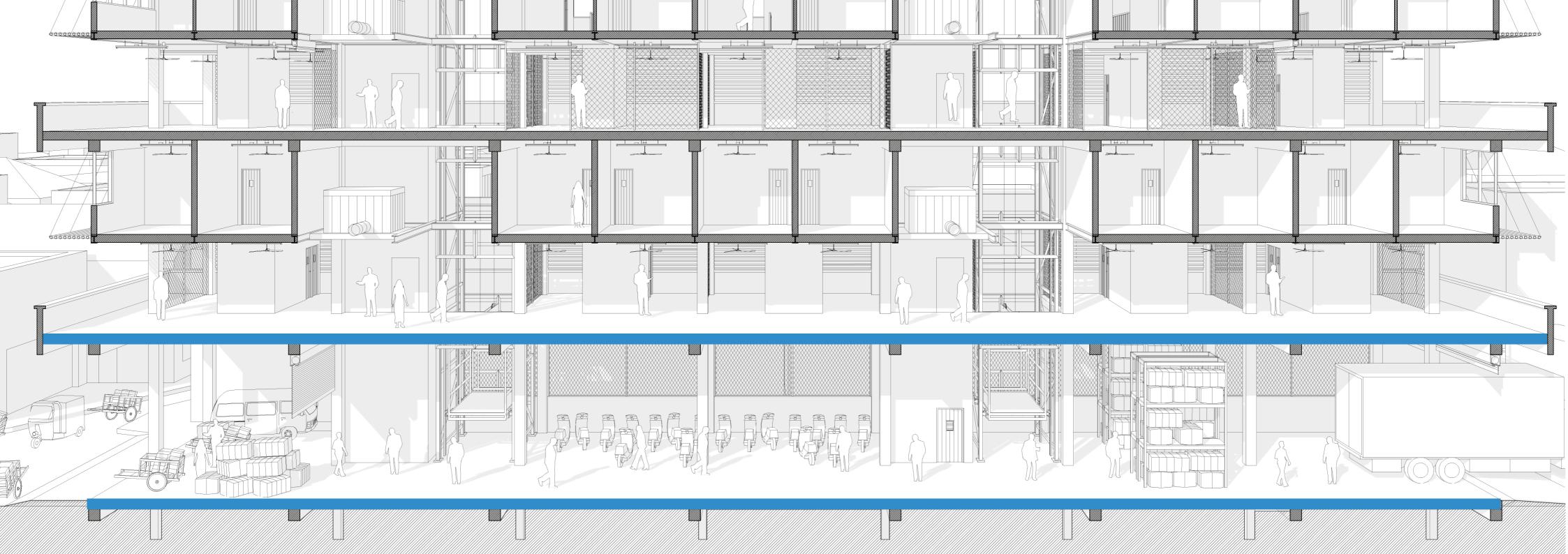




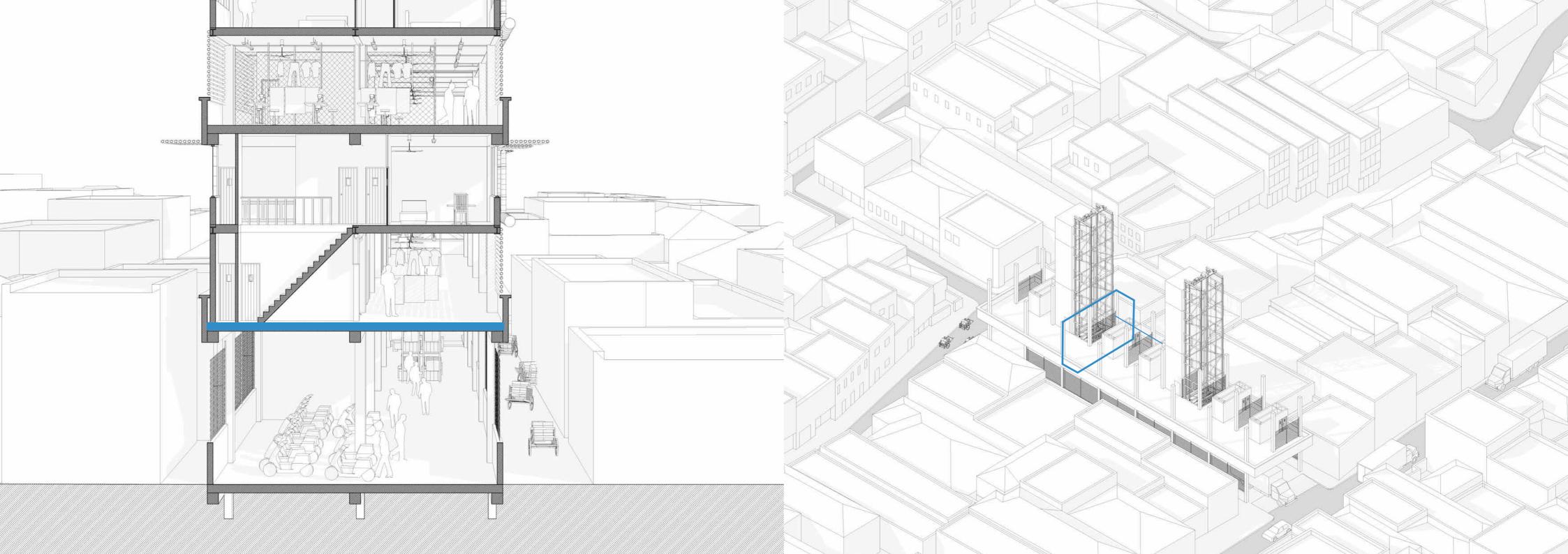


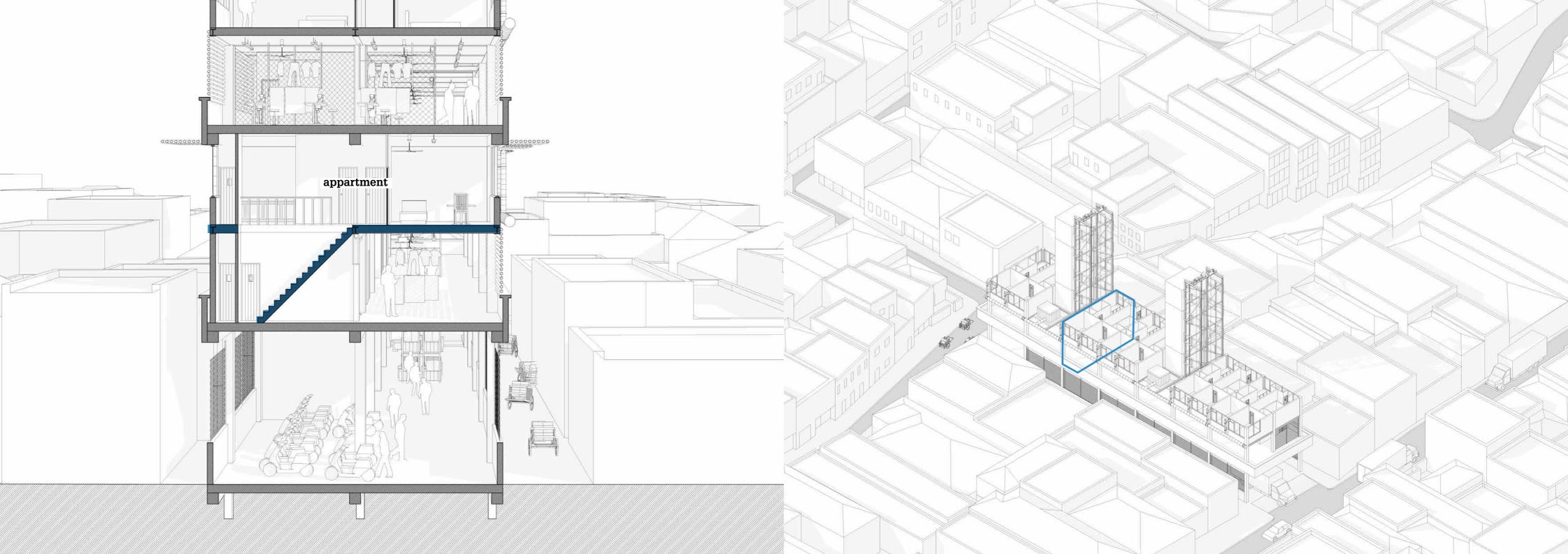


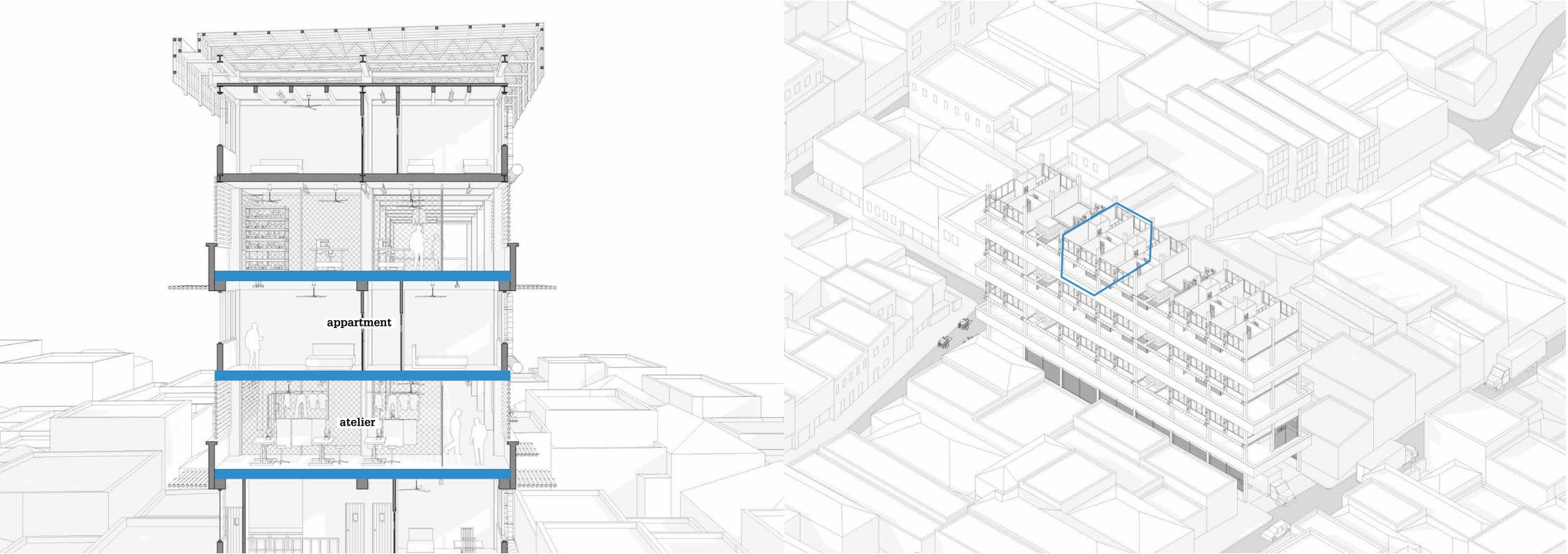








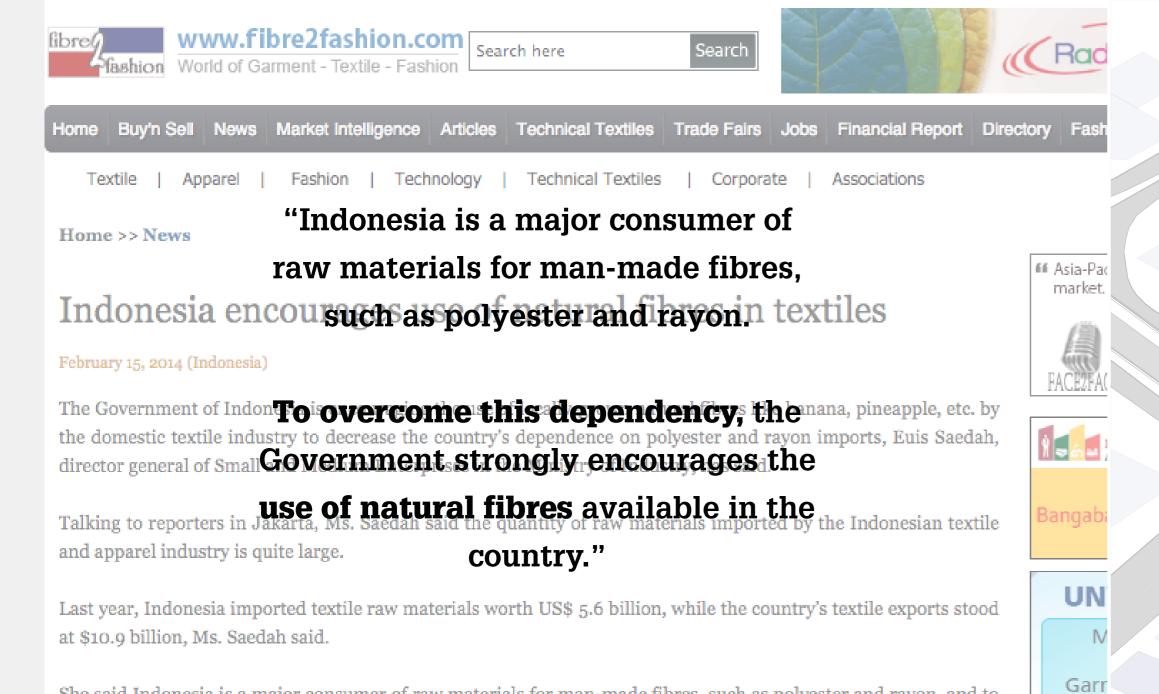








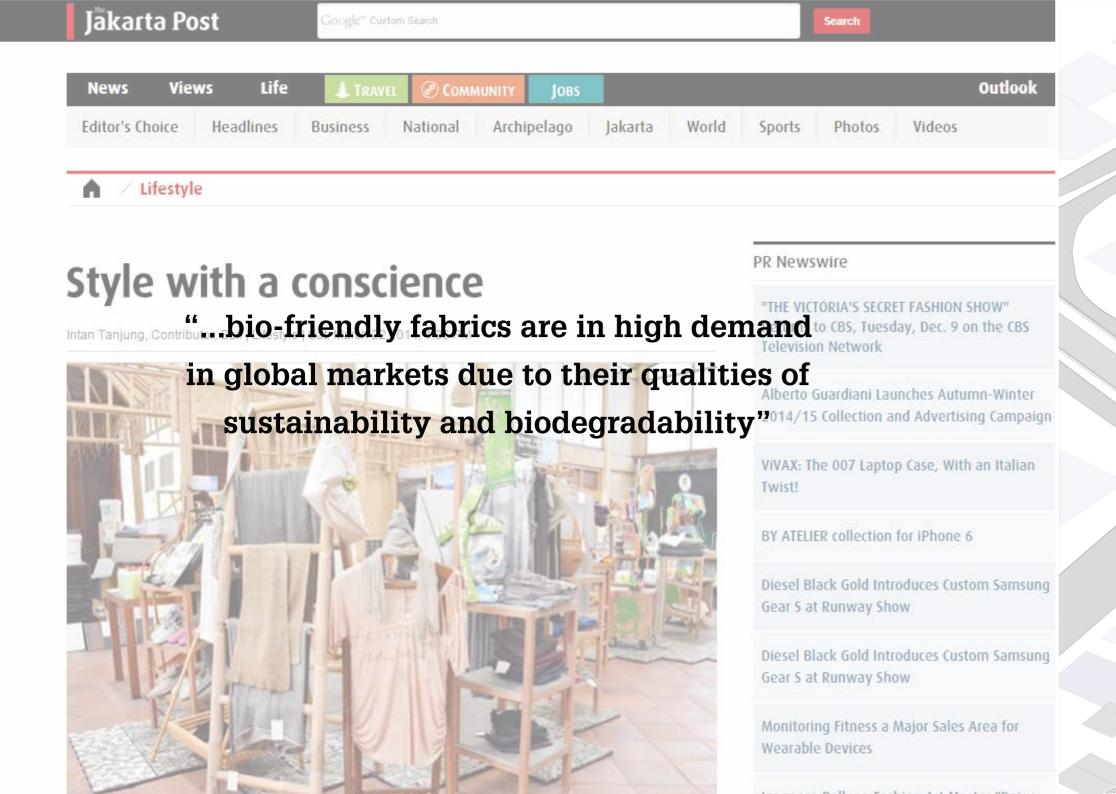




She said Indonesia is a major consumer of raw materials for man-made fibres, such as polyester and rayon, and to overcome this dependency, the Government is now encouraging the use of natural fibres available in the country.

She added that some Indonesian agricultural commodities can be used to produce natural fibre for use as a raw







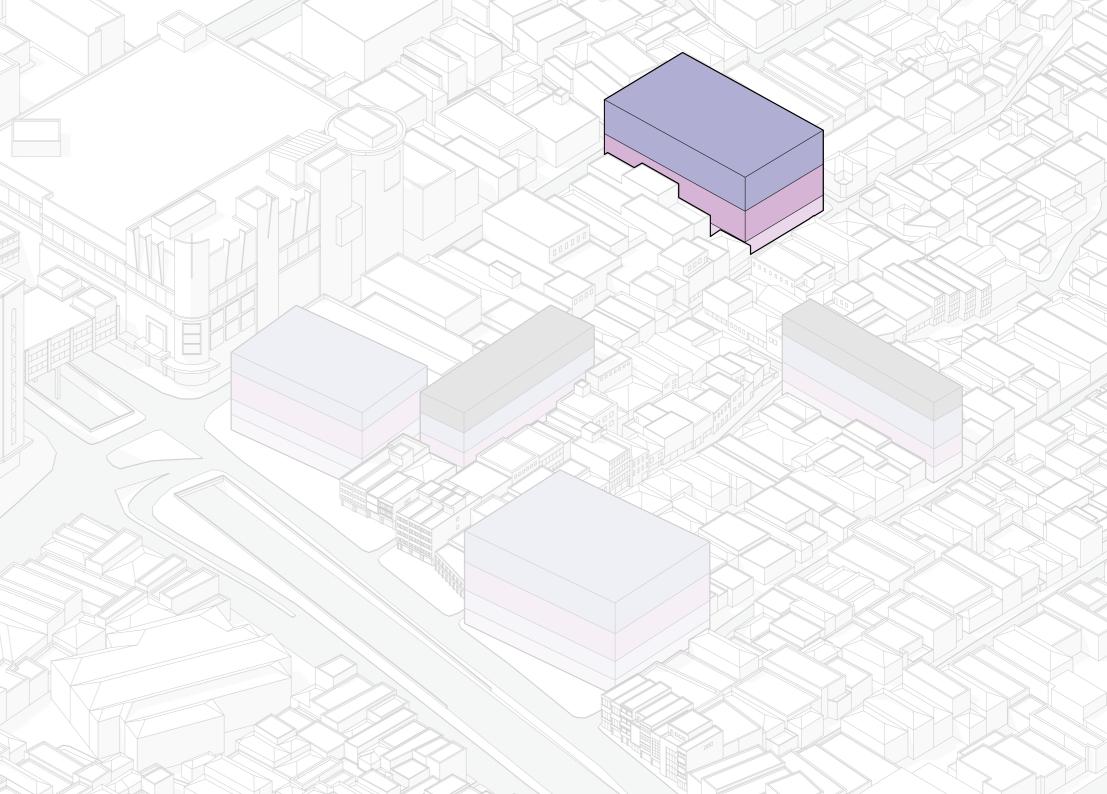
'Alternative Fibre Factory' concept

alternative fibre processing / manufacturing



'Alternative Fibre Factory' concept

alternative fibre processing / manufacturing



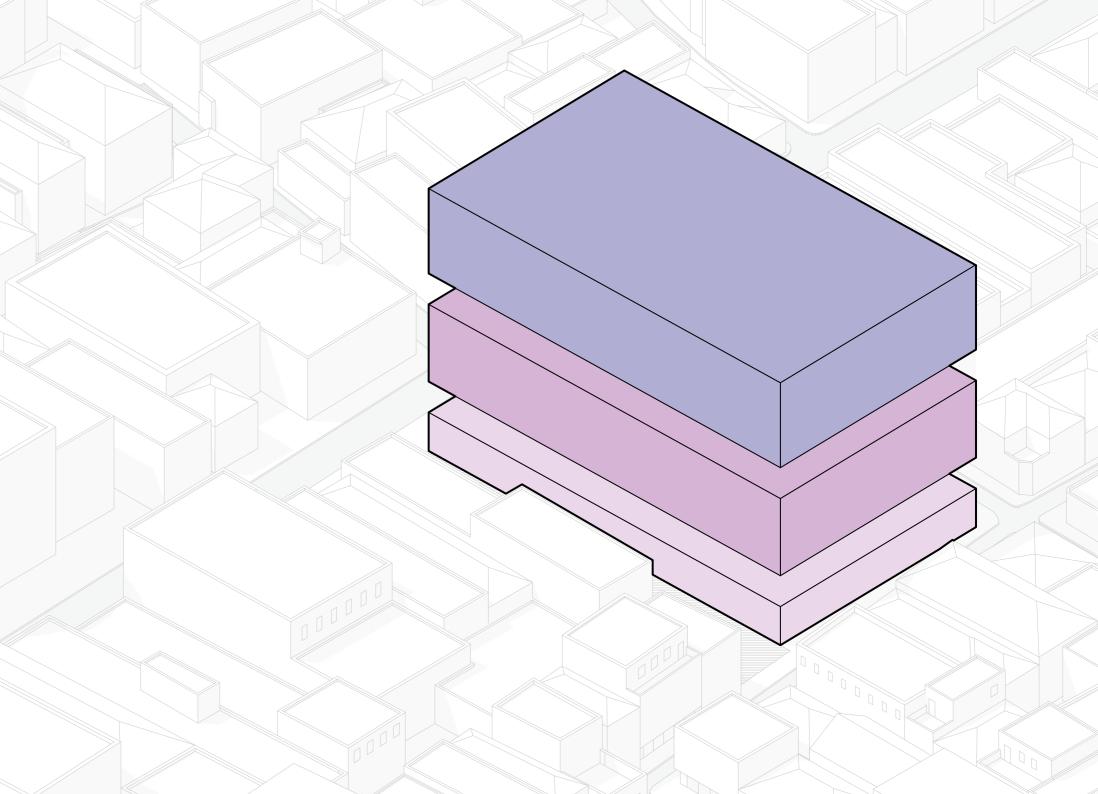








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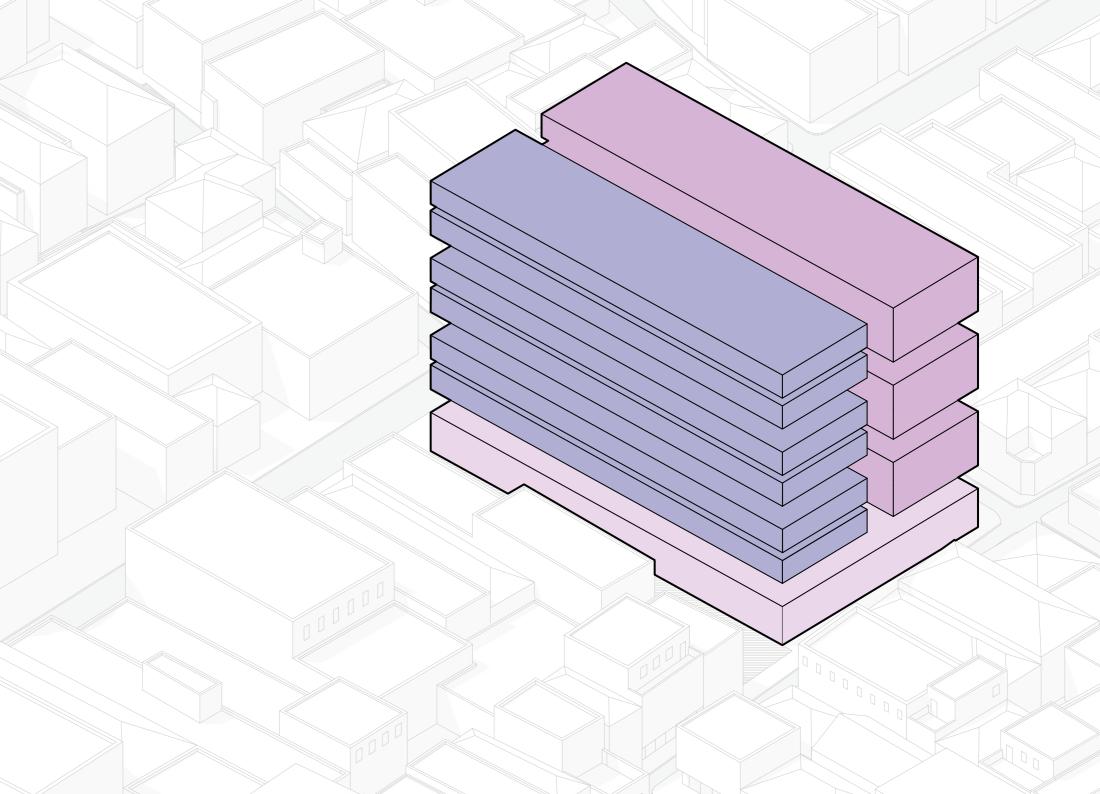




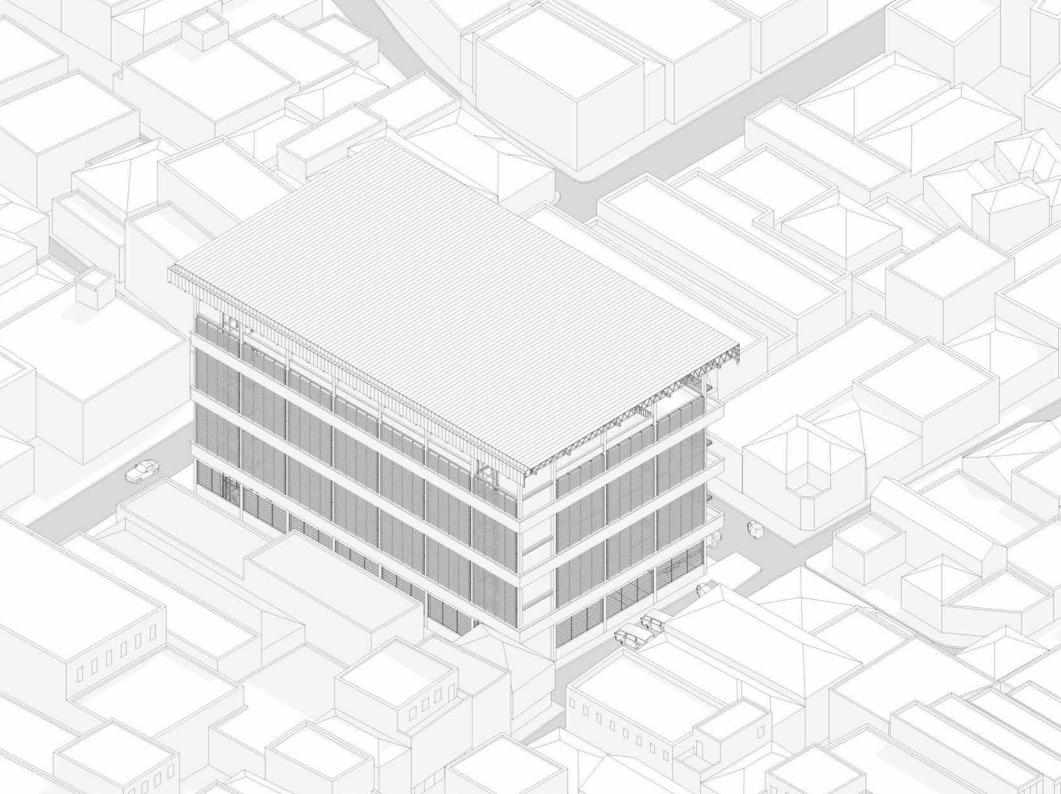




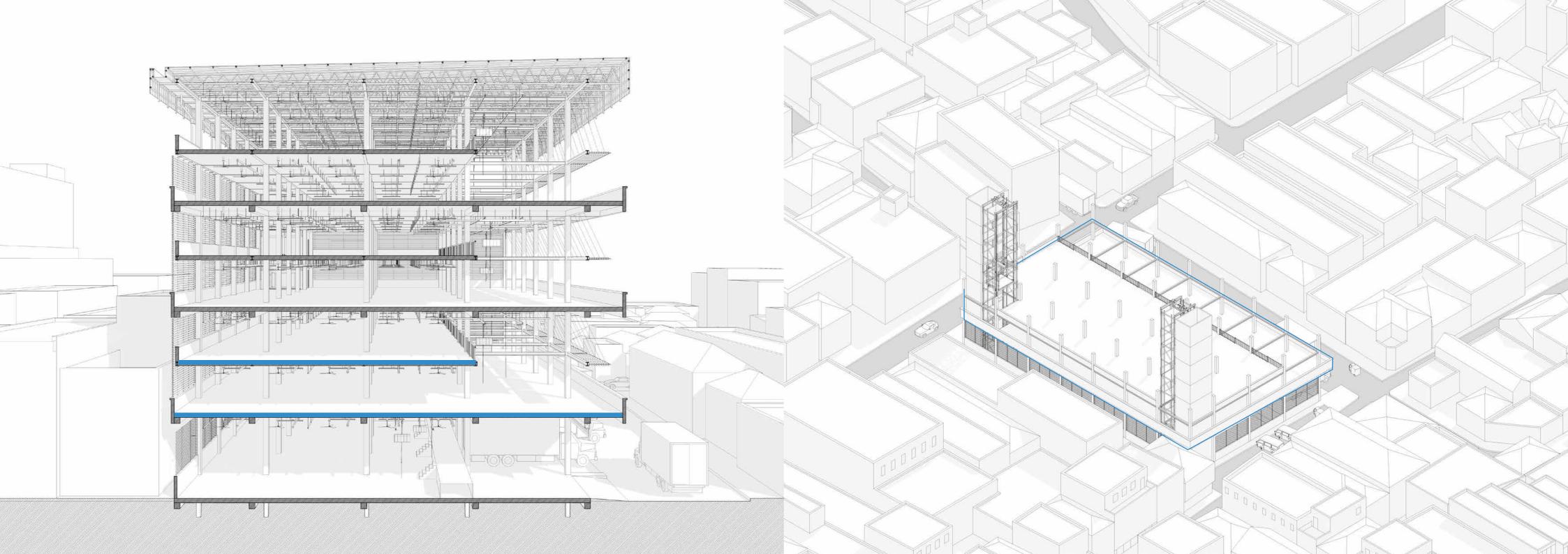
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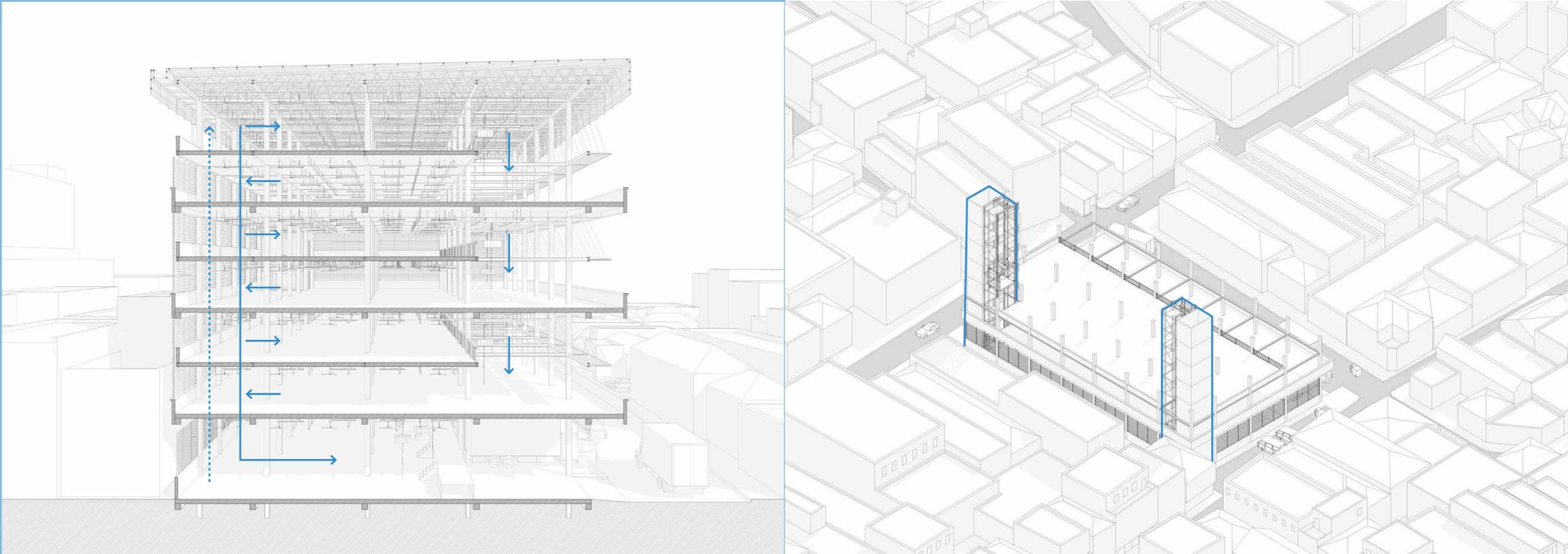


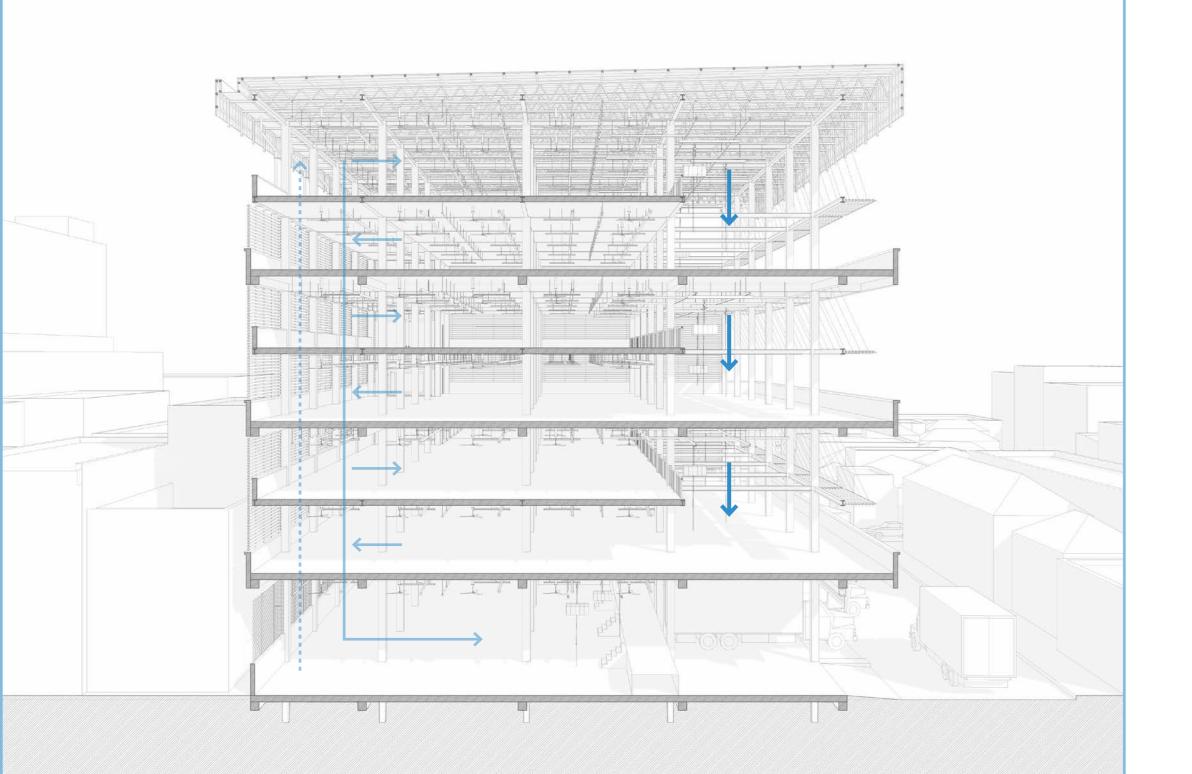
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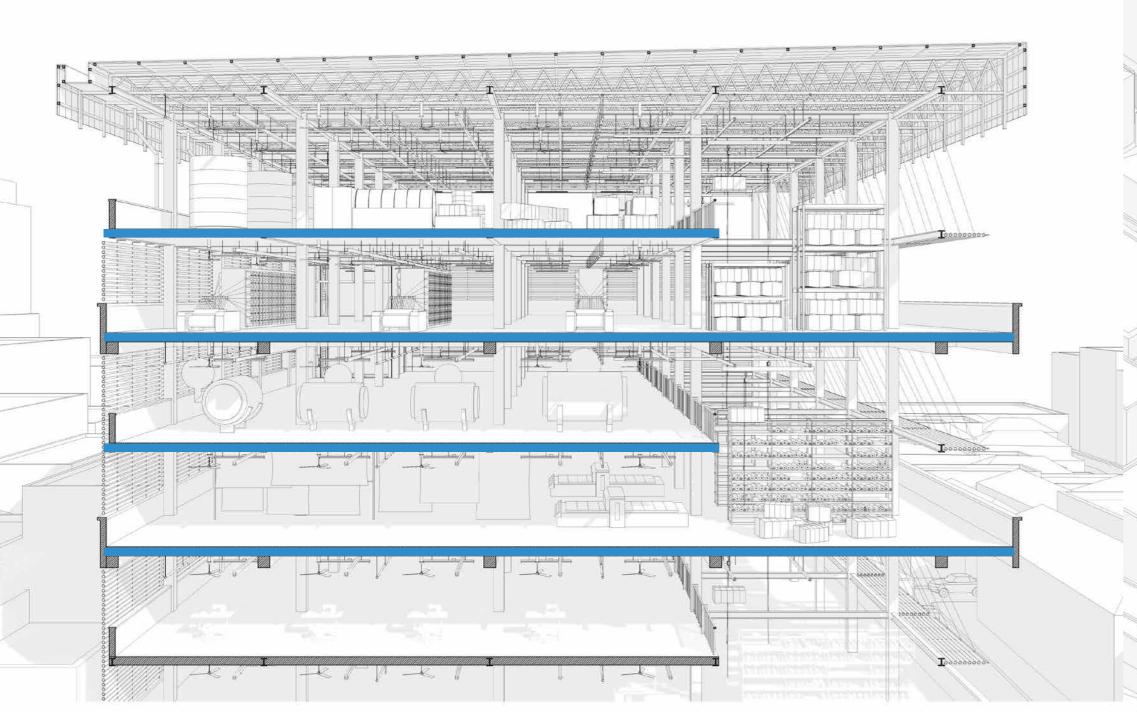


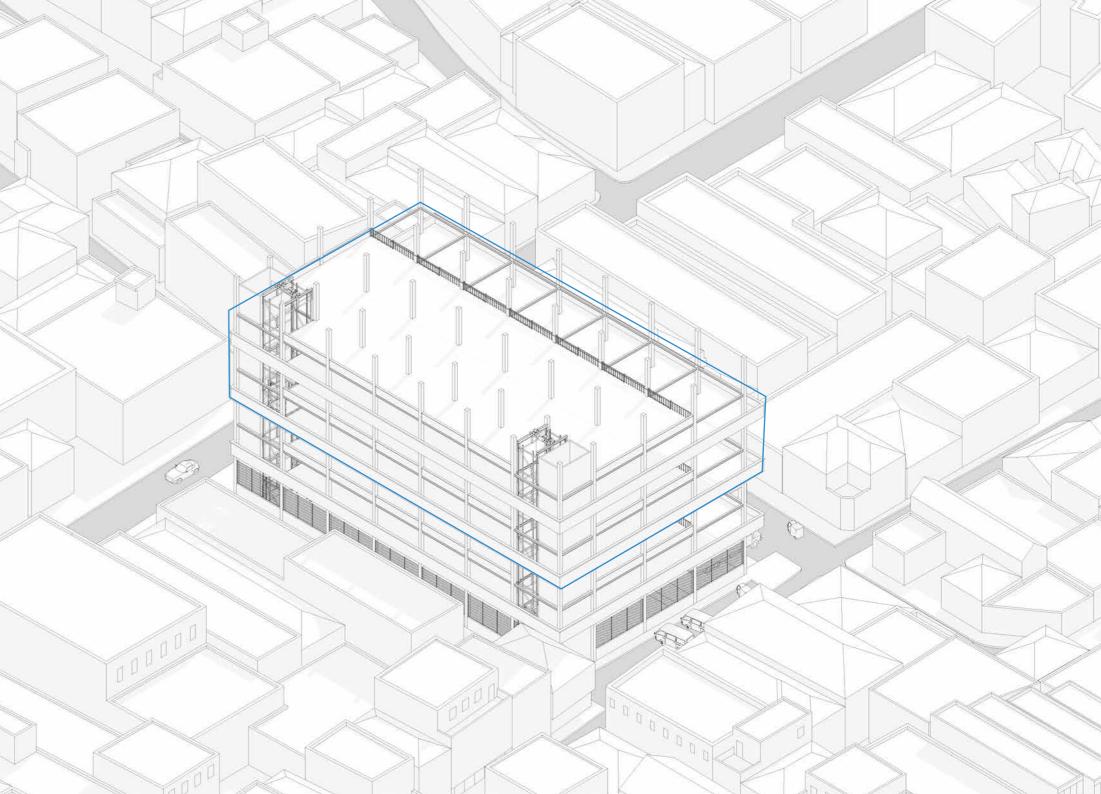


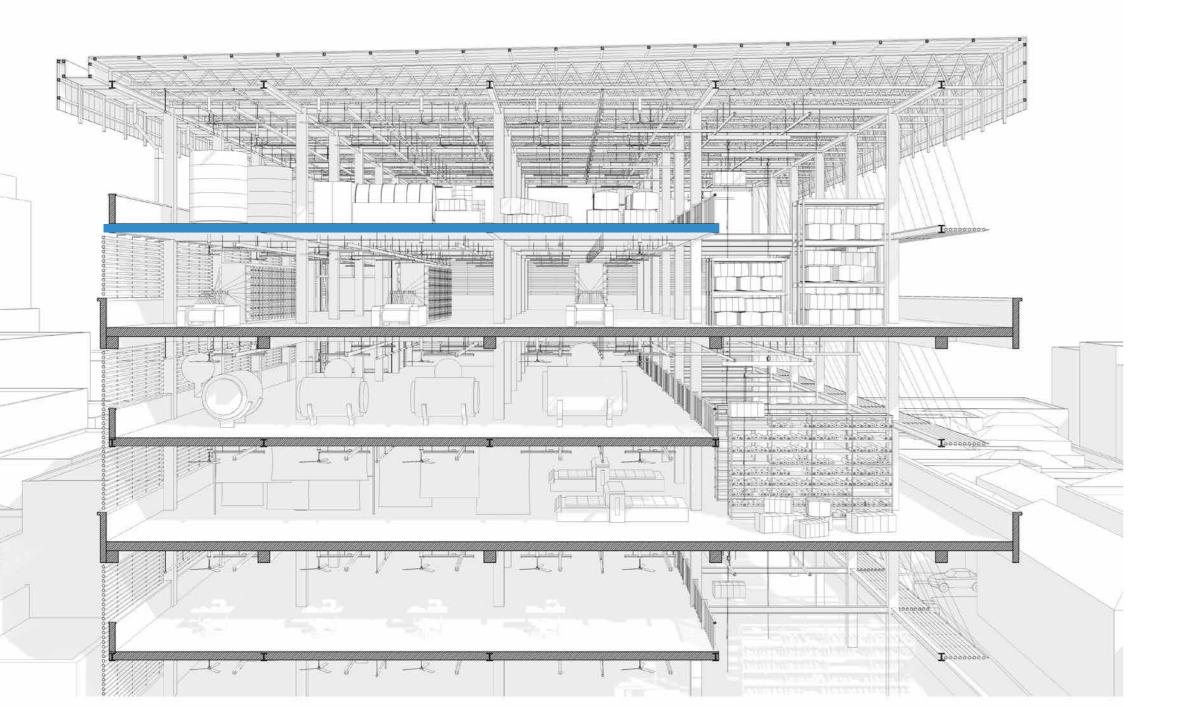




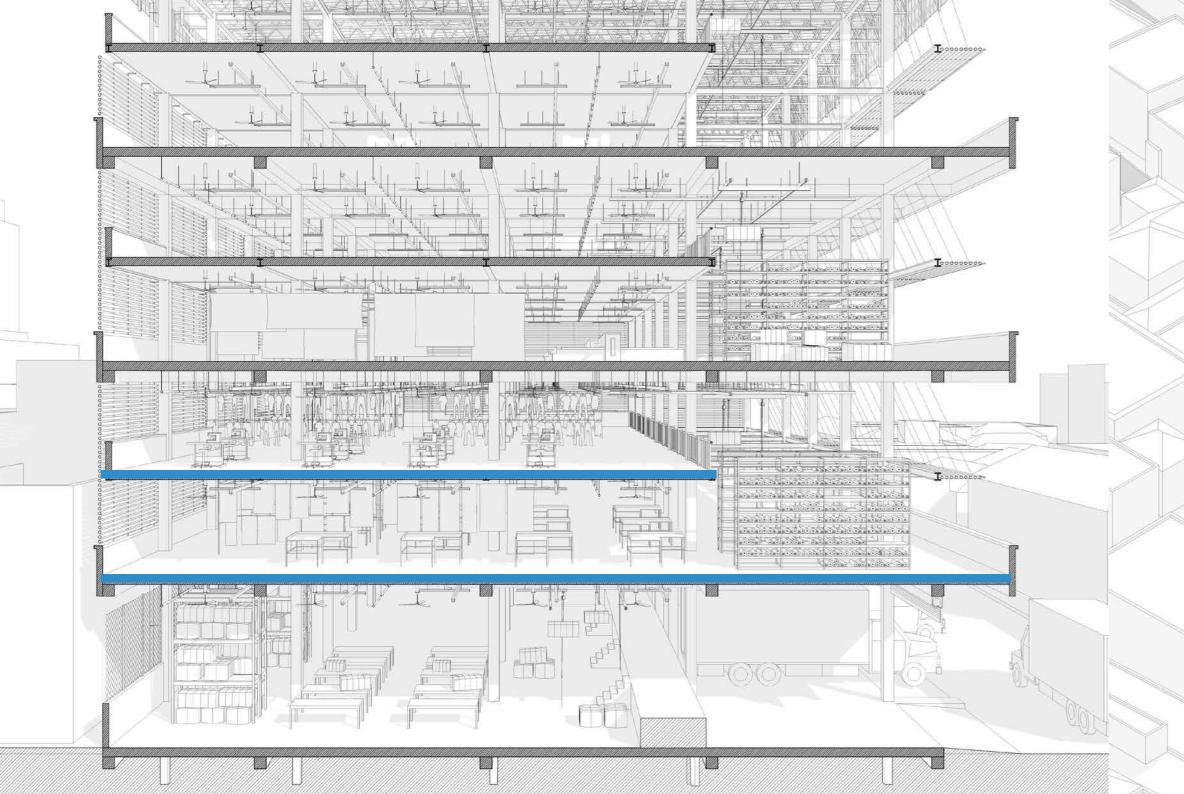


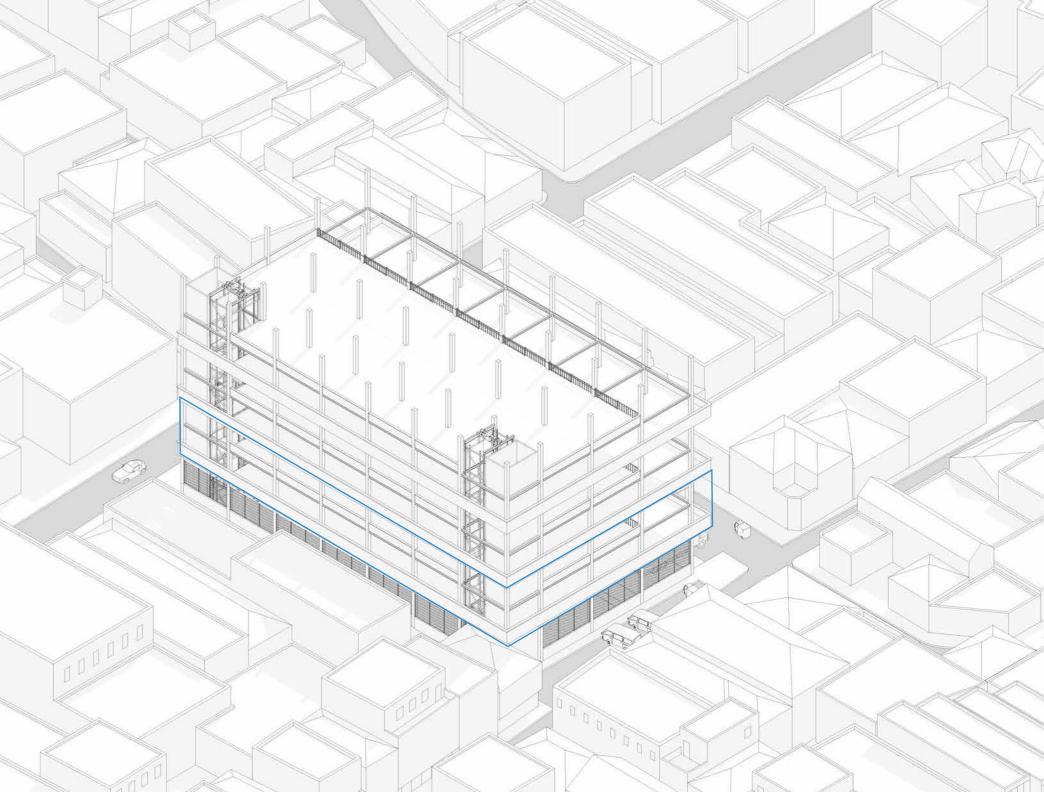


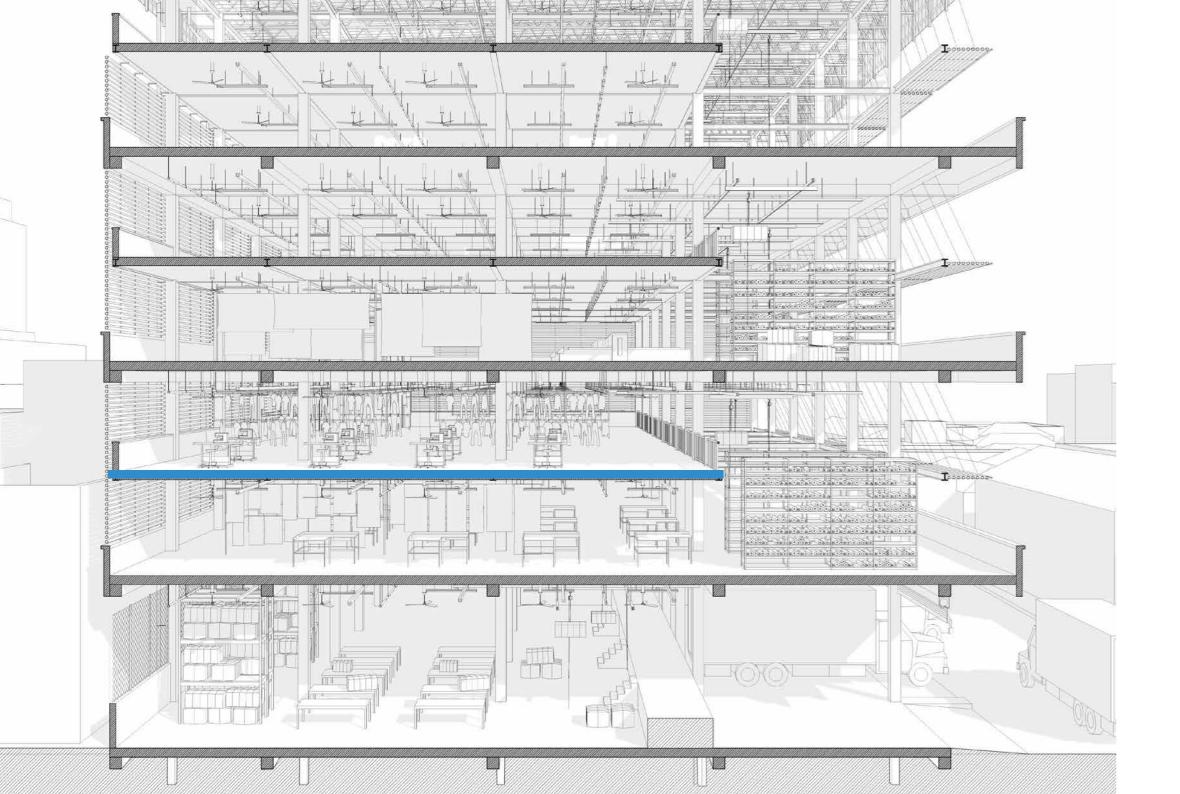














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