

# 18

## Smart Town SAVASA

— Deltamas City, Bekasi Regency, West Java, Indonesia, 2018 (sale)—

Smart town development leading to new value-added urban development using Japanese-style industrialized residences

### Key Issue

Despite the progressive concentration of investment from overseas investors, the Jakarta metropolitan area faces various problems, such as lack of transportation infrastructure, urban sprawl and the issue of ensuring safety and security of residential areas. Under these circumstances, the east area of Jakarta including Deltamas City is actively undergoing urban development. Deltamas City, anticipated to develop as a subcenter of Jakarta, is a complex urban development project consisting of around 3,200ha of urban and industrial park areas,

in which 70% of the industrial park is already completed. With opening of new expressways and urban railways expected, there are growing possibilities for the city not only as a working hub but also as a place to live, bringing about the necessity to upgrade the city with attractive and appealing city functions near home and workplace. For this reason, there was a need to provide safe, high-quality living spaces and living environments, as well as commercial functions and educational environments,



To encourage social activities and interaction among the residents of SAVASA, green network with pedestrian/cycling paths and active green space become the dominant structure of this development. Source: PT.PanaHome Deltamas Indonesia



With the rapidly increasing population of Indonesia, the W-PC construction method provides as an efficient and faster way of supplying houses. Using precast walls and slabs fabricated and assembled on-site, the method can shorten construction time and provide large speedy supply of houses with better durability. Source: PT.PanaHome Deltamas Indonesia

### Project Approach

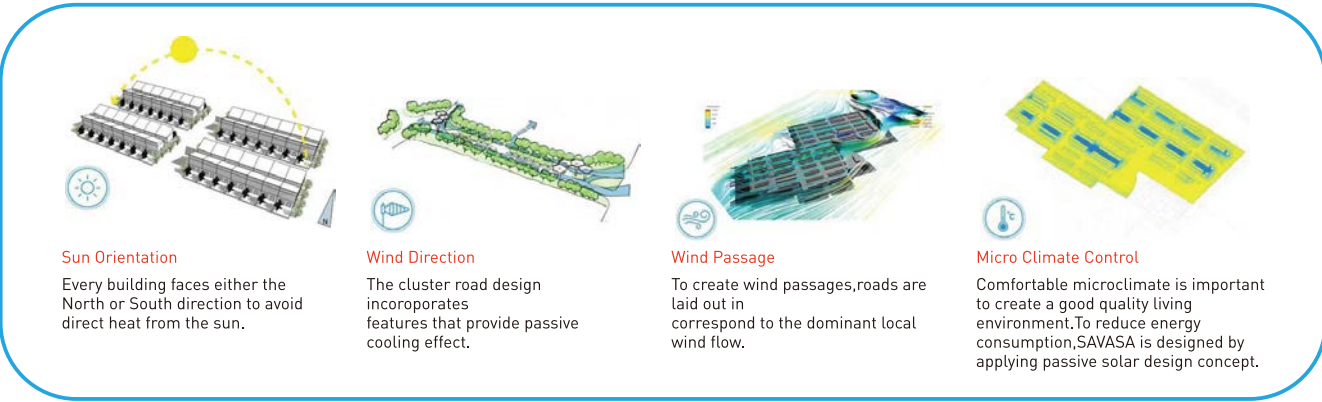
High-grade Japanese industrialized housing capable of meeting high demand for both quality and quantity

With a high demand for housing and high demand for new urban development near home and workplace, the Greater Jakarta also has a need to supply high-quality housing that would also add value to the city. Taking that into account, based on Japan’s globally-renowned prefabricated house building method, the wall-type precast reinforced concrete housing (W-PC construction method) was adopted in Smart Town SAVASA. This method allows shortening of construction time by manufacturing and assembling within the construction site, while enabling the fast supply of high-quality housing in large volume. Additionally, high energy-saving can be achieved by adopting passive design approach using Japanese house building knowledge and techniques, which can be used at both city-wide and individual house levels and tailored to match the local climate.

Passive design principles maximizing the use of natural energy such as sun orientation, wind direction, wind control, wind path and micro climate control have been adopted. Source: PT.PanaHome Deltamas Indonesia

Using various community planning techniques

Deltamas City, where SAVASA is located, is engaged in sustainable urban development efforts in terms of both environmental and community aspects. These include block design and common facility planning with consideration to environment and public safety, by using smart concepts such as the adoption of passive urban design (with regard to sunlight and rainwater, etc.), improving security (through the introduction of CCTV) and providing community spaces such as urban farming activity areas. The use of focused gates will ensure the safety and security of the community, while the provision of green walking spaces in residential areas offers residents a safe place to walk.



### To the Next Phase

Deltamas City plans to develop a new “Japan Town (tentative)” district in the northern area of SAVASA, which includes Cikarang Japanese School opened in April 2019 and AEON MALL to be opened in 2022. The plan for this town is to develop a Japanese brand area of the city that takes advantage of Japanese urban development techniques such as district management,

development of new businesses, and systematic land use planning, thus playing a key role in stimulating sustainable development and improving the value of Deltamas City overall. It is also anticipated that the knowhow on industrialized housing and urban planning cultivated in Japan will serve as a new urban development model of Asia where high quality real estate developments are required.

#### Data

[SAVASA] Area: 37ha/Project implementing bodies: PT. PanaHome Deltamas Indonesia (established by the Panasonic Group, Sojitz Group and other partners)/Planned number of housing units: 2,500/Planned population: 10,000 [Deltamas City] Area: Industrial estate area: approximately 1,700ha, urban development area: approximately 1,500ha/Number of companies expanding into the area (industrial estate): approximately 200 companies/Main city functions: Bekasi Regency administration building, vocational training schools, private technical college, school for Japanese citizens, large-scale commercial facility AEON Mall (scheduled to open in 2022)

