Quarter I-2006

- The occupancy rate offices and hotels in Jabodetabek area increased but the occupancy rate retails and apartments decreased. The rental rate apartment, hotels and industrial estates decreased but retails and offices increased.
- Meanwhile, the occupancy rate apartments, hotels and the rental rate apartments, hotels in Bandung area increased.

The Retails at Jabodetabek and Bandung

During Quarter I-2006, the retails occupancy rate in Jabodetabek (Jakarta – Bogor – Depok – Tangerang - Bekasi) was recorded at 90.11%, or decreased by 385 bps (q-t-q) as compared to 93.96% in Q IV-2005 (Graph 1).

Graph 1

The Development of the Occupancy Rate and the Price of the Retails In Jabodetabek

The decreasing occurred in Jakarta areas which were recorded the occupancy rate at 92.08% or decreasing 191 bps, meanwhile the retails occupancy rate in Bodetabek areas was stable at 93.87%. The retails rental rate in Jabodetabek increasing at 17.95% (q-t-q) i.e. from Rp318,670/ m²/month to Rp375,887 /m²/month.

The rental price increases had also reflected by index movement, which moves-down from 389.99. to 460.01. Meanwhile the selling rate was note at Rp51,372,572/m²/month and the selling price strata title at 93.97%.

Methodology

Commercial Property Survey is a quarterly survey since March 1999 that covers 5 commercial property segments which are: shopping centers, offices, hotels, apartments, and industrial estates in two areas, the first area in Jakarta Greater Area or known as Jabodetabek stands for Jakarta-Depok-Bogor-Tangerang-Bekasi and the second area in Bandung. Data collecting is conducted by directly interview with panel respondents that selects by purposive random sampling method. Data observed are occupancy rate, price, and rent rate of commercial property. Weighted average method is applied on data processing based on specific property segment and total. The differentiation between quarterly and monthly commercial property survey is on the scope of coverage. Quarterly survey uses population data whereas monthly survey uses sample data.
Annually, the retail occupancy rate in Jabodetabek decreased 2.44% or by 385 bps as compared to 92.37% in Q I-2005. While the retail rental rate increased at 26.52% as compared previous year (Rp297,100/m²/month).

In reporting period, total retail space supply in Jabodetabek increased as compared previous month. Total stock grew up 1,912,480 m² due to the operation of Plaza Cibubur 2 (Extension) – Depok, Sudirman Place Jakarta, Plaza Taman Harapan Baru-Bekasi dan Margo City Square-Depok.

In Quarter I-2006, the retail occupancy rate in Bandung was recorded at 61.00%, or decreased by 1160 bps (q-t-q) as compared to 72.60% in Q IV-2005. Meanwhile the retail rental price increased by 0.34% (q-t-q), which was from Rp194,856/m²/month to Rp195,510/m²/month.

**The Offices in Jakarta and Bandung**

In Quarter I-2006, the offices occupancy rate in Jakarta was recorded at 85.28%, or it increased by 53 bps (q-t-q) as compared to 84.75% in the previous quarter (Graph 2). The higher rate was caused by the increasing of occupancy rate both in primary area (Central Business District /CBD area) and secondary area (outside the CBD area).

The development of the occupancy rate based on the division of the area was as follows:
- The occupancy rate in primary area (CBD) increased by 462 bps (q-t-q), which was from 85.12% to 89.74%.
- The occupancy rate of leased offices in secondary area (outside the CBD area), increased by 150 bps (q-t-q), from 83.72% to 85.22%.

Meanwhile, the office rental rate in Jakarta went up by Rp109,085/m²/month. The rental rate increases occurred in the primary and secondary area from Rp145,618/m²/month to Rp145,629/m²/month) and from Rp93,924/m²/month to Rp93,928/ m²/month) respectively.

In reporting period, the office rental rate and the occupancy rate for offices in Bandung stable at 97.39% and Rp67,500/m²/month as compared to that of the previous quarter.

**Graph 2**

*The Development of the Occupancy Rate on the Office Rental Rate In Jakarta*

In Quarter I-2006, the office selling rate in Jakarta increased by 2212 bps. The development was due to the increased of selling rate in primary area and secondary area (outside Central Business District /CBD area) increased by 2200 bps and by 2186
Meanwhile, the office selling price in Jakarta decreased by 0.85% (q-t-q) so become to Rp12,176,778/m². The decrease was due to low selling rate in the primary area (CBD) by 0.91% (q-t-q) and the secondary area by 0.55% (q-t-q).

In reporting period, the total stock for offices in Jakarta was 4,314,625 m² or stable as compared to that of the previous quarter.

### Apartments in Jakarta and Bandung

In Quarter I-2006, the occupancy rate of leased apartment in Jakarta was 75.40% or it decreased by 329 bps as compared to the previous quarter (78.69%). The rental rate decreased by 0.01% (q-t-q), from Rp112,378/m²/month to Rp112.367/m²/month (Graph 3).

In Quarter I-2006, the occupancy rate of leased apartment in Bandung was 64.50% or it increased by 950 bps as compared to the previous quarter (55.00%). Meanwhile, the apartment rental rate increased by 1.82% (q-t-q), which was from Rp397,814/m²/month to Rp405,067/m²/month.
Hotels in Jabotabek and Bandung

In Quarter I-2006, the occupancy rate for three, four and five-star hotels increased by 417 bps (q-t-q), which was from 54.54% to 58.71%. The increasing on the occupancy rate was due to the increase of the occupancy rate for three-star hotels by 302 bps (from 63.98% to 67.00%), the five-star hotels by 303 bps (from 47.77% to 50.80%). While the four-star hotels decreased by 89 bps (from 59.23% to 58.34%). On annual basis, the occupancy rate decreased by 201 bps (y-o-y) as compared to that in the same period in 2005 (56.70%).

As compared to the previous quarter, the average room rate decreased by 4.91%, which was from Rp461,521/night to Rp438,848/night (Graph 4). The three-star hotels room rates decreased by 2.47% (from Rp267,780/night to Rp261,164/night), while the four-star hotels increased by 6.27% (from Rp355,703/night to Rp377,990/night) and the five-star hotels rates by 4.28% (from Rp649,563/night to Rp677,391/night). Total stocks for the hotels room in Jabotabek which decreased at 7.41% from 23,327 to 21,559.

In reporting period, on average the occupancy rate for three, four and five-star hotels in Bandung increased by 275 bps (q-t-q), which was from 66.19% to 68.94%. The average room rates increased at 4.16%, or from Rp175,879/night to Rp183,200/night.

Graph 4
The Development of the Occupancy and the Room Rates Hotels
In Jabotabek Area

Industrial Estates in Jabotabek

In Quarter I-2006, the selling rate of industrial estates in Jabotabek increased significant at 450 bps or from 71.69% to 76.19% (Graph 5). The rental rate in Jabotabek decreased as compared to that in Q IV-2005 and it was note at Rp25,157/m²/month. For the industrial estates price there was an exception from other commercial property sectors, where the rental rate and the service charge was not combined (gross rate). Annually, the selling price increased from Rp622,291/m²/month to Rp622,286/m²/month.

The selling rate and the selling price went up. However the rental rate increased.
Based on the areas, the development of the rental rate of the industrial estates in Jabotabek was as follow:

- The industrial estate rental rate in Jakarta stable at Rp26,769/m².
- In Botabek, the rental rate decreased by 0.01% (q-t-q) (from Rp22,732/m² to Rp22,731/m²).

The average rental rate of industrial estates in Jabotabek increased and reached 5.15% as compared in Q I-2005 (Rp23,925/m²).