DISPARITY ANALYSIS OF FOREIGN AND DOMESTIC INVESTMENT REALIZATION IN WEST BANDUNG REGENCY 2024

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ABSTRACT

This study aims to analyze the disparity in the realization of Foreign Direct Investment (FDI) and Domestic Direct Investment (DDI) across subdistricts in West Bandung Regency in 2024. Investment plays a vital role in supporting regional economic development; however, its distribution tends to be uneven, potentially widening interregional development gaps. This research uses a quantitative descriptive approach, employing secondary data sourced from regional investment reports. To measure investment disparity, the Lorenz Curve is applied, providing a visual representation of inequality in investment distribution among subdistricts. The analysis reveals a notable disparity in both FDI and DDI realization, with investment concentrated in specific subdistricts that possess better infrastructure, accessibility, and economic facilities. These findings highlight the urgency for more inclusive and regionally balanced investment policies to reduce spatial inequality and promote equitable development in West Bandung Regency.

Keywords: investment disparity; FDI; DDI; lorenz curve; west bandung regency

INTRODUCTION

Analyzing investment disparities at the regency/city and even sub-district levels holds significant urgency in achieving equitable and inclusive economic development (United Nations Conference on Trade and Development, 2024)

Unequal distribution of investment across areas within a regency or city can have long-term effects on residents' quality of life, job availability, and local economic growth. By utilizing analytical tools such as the Gini ratio, local governments can measure the extent of investment equity and identify underdeveloped areas. This analysis is essential as a foundation for development planning and targeted policymaking, including in the

formulation of regional development strategies, investment incentives, and improvement of supporting infrastructure. Additionally, it helps in managing urbanization and economic concentration in specific areas, ensuring that the potential of other regions is not overlooked. In the long run, mapping investment gaps becomes a strategic step toward achieving inclusive economic growth, strengthening social cohesion, and enhancing regional competitiveness and economic resilience (OECD, 2022)

The urgency of examining investment disparities at the sub-district level lies in the need for a more detailed and contextual understanding of local development conditions. While regency or city-level analysis provides a general overview, a sub-district approach allows for more specific identification of rapidly developing versus lagging areas.

This is crucial because each sub-district has distinct characteristics, potentials, and challenges whether in infrastructure, human resources, accessibility, or policy support. By assessing investment disparities across sub-districts, the government can develop more targeted and responsive

interventions, such as special incentives, improvement of investment-supporting facilities, and development of local priority sectors. Moreover, this approach can help prevent intra-regional inequalities that may lead to social jealousy, unequal public services, and disparities in living standards. Therefore, sub-district-level analysis is vital to achieving more inclusive, effective, and spatially just development.

Assessing investment disparities at the sub-district level is especially important to ensure fair and balanced development. Investment inequality between sub-districts may indicate imbalances in local economic growth, where only certain areas develop rapidly while others fall behind. By closely analyzing the distribution of investment at the sub-district level, local governments can gain a more accurate picture of which areas are less attractive to investors and why.

This information is highly valuable for designing precise policies such as special incentives, improved accessibility, or strengthening key sectors in less developed areas. Furthermore, this approach helps prevent

the concentration of economic activity in just one or two sub-districts, which could lead to overpopulation, unequal public services, and social inequality. Therefore, examining investment disparities at the sub-district level is a strategic step to support development that is inclusive and proportionally distributed across all regions (UN-Habitat, 2020).

LITERATURE REVIEW

An effective development strategy should aim for stable economic growth while ensuring that inequality between regions and population groups is minimized, thereby helping to reduce poverty. Governments are expected not to focus solely on rapidly growing areas at the expense of others that may be left behind. This relates closely to setting accurate development priorities.

The issue of income distribution inequality was first studied by Professor Kuznets in 1955. The tool commonly used to measure inequality in income distribution is the Gini coefficient, supported by the Lorenz Curve. In Indonesia, efforts to address inequality through the Gini coefficient have seen relative success. This is evidenced by the decline in the Gini coefficient from 0.38 in 1978 to 0.32 in 1990 (World Bank Group, 2025). Income inequality can be influenced by many factors, both economic and non-economic. Economic factors often associated with inequality include a region's macroeconomic conditions, while non-economic factors include demographics, geography, politics, and culture (Soeharjoto, 2020).

This observation is widely known as the Inverted-U Hypothesis or Kuznets Curve, where income inequality increases during early development but declines as per capita GNP rises. This hypothesis can be illustrated using GDP per capita and inequality indices such as the Theil entropy index. The inverted-U curve reflects a pattern where income inequality increases initially, then decreases in more mature stages of economic development (Maket et al., 2023).

In developing countries, equitable distribution is a crucial condition for sustainable economic growth. If income inequality remains high, it can negatively affect overall economic progress. Inter-regional income inequality depends on

how much income is received by various income recipients in each area, whether by social groups or geographical units. Differences in income received lead to disparities in income distribution, and the magnitude of those differences determines the level of regional income equality or inequality.

According to (Paningrum, 2022) investment refers to expenditures made to acquire capital goods and production equipment to increase future production capacity. At the regional level, investment is typically categorized into two main types: Foreign Direct Investment (FDI) and Domestic Direct Investment (DDI). FDI originates from foreign entities, either directly or through partnerships, while DDI is sourced from domestic business actors registered in Indonesia. Both types of investment are crucial in shaping the direction and quality of regional development—including in West Bandung Regency—since investment not only brings capital but also introduces new technology, management expertise, and wider market access.

However, a major challenge in regional development is investment disparity across regions or sub-districts. This disparity reflects uneven development, where certain areas emerge as growth centers while others lag behind. Areas lacking these characteristics often get sidelined in the flow of investment.

This phenomenon is further supported by Myrdal's theory of cumulative causation 1957, which explains that more developed areas continue to grow rapidly due to their strong investment appeal, while underdeveloped regions fall further behind in the absence of adequate intervention. This leads to widening economic disparities in terms of income, employment opportunities, and access to economic facilities. To measure the extent of investment disparity across regions, one useful tool is the Gini ratio. Although initially developed by Corrado Gini 1912 to measure income inequality, it can also be applied to other forms of distribution, including investment. The Gini ratio ranges from 0 to 1, with values closer to 0 indicating more equal distribution and values nearing 1 showing high levels of inequality.

In the context of investment realization in West Bandung Regency, the Gini ratio can be used to assess whether FDI and DDI are equitably distributed across all sub-districts or are concentrated in just a few. Applying this tool provides an objective, quantitative basis for comparison over time. In addition to quantitative approaches, it is important to analyze investment disparities through spatial analysis. Emphasized the relevance of spatial analysis in regional economics to capture the geographical dimensions of economic inequality (Khan et al., 2021).

In West Bandung Regency, investment analysis at the sub-district level is crucial due to the diverse geographic and socio-economic characteristics of each area. For instance, sub-districts located near government centers or major industrial zones are more attractive to investors than those that are remote or have limited infrastructure. Thus, spatial analysis helps uncover geographic location and inter-regional connectivity shape investment distribution.

In conclusion, from a theoretical perspective, investment disparity is not only a symptom of imbalanced economic development, but it also affects social cohesion and territorial governance. The use of the Gini ratio and spatial analysis to examine FDI and DDI realization by sub-district in West Bandung Regency is highly relevant as a policy support tool grounded in equity and fairness. This review underscores the importance of inclusive development strategies, ensuring all sub-districts have equal opportunities to grow through fair and targeted investment support.

Theoretical Framework

Several previous studies have examined the phenomenon of disparities in investment realization and its application in analyzing regional development inequality. The study by Nopiah et al. (2024) titled Analysis of Inequality Structure and Its Correlation With Government Expenditure : A Study of Western Indonesia showed that investment distribution in East Java remains highly unequal, with the highest concentration occurring in metropolitan areas. This study employed the Gini ratio to assess inequality across regencies and recommended strategies to develop peripheral regions through the provision

of basic infrastructure and investment incentive policies.

A study conducted by (Rahmawati et al., 2020), titled Analysis of FDI and DDI Investment Disparities in West Java Province, 2015–2019, found significant disparities between regencies/municipalities in terms of FDI and DDI realization. The study also highlighted that FDI is more concentrated in areas with industrial zones and good logistics access, whereas DDI is more dispersed but with lower investment value. These findings underscore the importance of a spatial approach in investment disparity analysis.

Economic Development Inequality Between Sub-districts in Medan City. This research used the Gini ratio and location analysis to measure inequality between sub-districts. The results showed that development disparity remains high due to variations in investment-supporting facilities, such as infrastructure, education, and spatial planning. The study emphasized that investment inequality is not only influenced by capital availability but also influenced by capital availability but also

by environmental readiness and local government policies.

A similar study was carried out by (Yulianti et al., 2021), titled Evaluation of Sub-District-Based Regional Investment Inequality in Sleman Regency. They used the Gini ratio and investment dispersion index with a spatial approach. The research showed that investment inequality among sub-districts can be geographically mapped, where areas with road connectivity and proximity to economic centers tend to be more favored. This study highlighted the importance of comprehensive spatial planning supported by geospatial data.

Various previous studies have discussed the issue of interregional investment disparities using both quantitative and spatial approaches, in the context of FDI and DDI. The study by (Pratiwi et al., 2018), titled Analysis of Investment Inequality Between Regencies in East Java Province, used the Gini ratio and Williamson index to measure investment disparity. Their results indicated that investment distribution in East Java is still highly concentrated, especially in and around Surabaya. They concluded that

disparities were due to differences in infrastructure quality and competitiveness across regions. This research is relevant as a broader-scale comparison but does not delve into sub-district-level analysis, which would provide more detailed insights.

The study by (Rahmawati et al., 2020), which focused on FDI and DDI Investment Disparities in West Java Province from 2015 to 2019, found that FDI tends to be concentrated in industrial zones with strong logistics and market access, while DDI is more scattered, albeit with smaller investment values. This study emphasized the role of spatial factors in shaping investment inequality and the need for policies that promote equity through localized potential-based approaches. However, the unit of analysis was still at the regency/municipality level and thus failed to capture internal dynamics within a regency, such as in West Bandung.

Economic Development Inequality Between Sub-Districts in Medan City, applied the Gini ratio to measure inequality at the sub-district level. The results indicated considerable disparity

due to unequal access to infrastructure and public facilities. This research is a valuable contribution in terms of using sub-districts as the unit of analysis, providing one of the key references for understanding how disparities can emerge within smaller administrative areas. However, the study focused more broadly on economic development rather than specifically on investment realization.

Another study by (Yulianti et al., 2021) examined Sub-District-Based Investment Inequality Evaluation in Sleman Regency using the Gini ratio and spatial analysis. The results showed that sub-districts located in central economic activity areas received significantly more investment, while peripheral regions remained underdeveloped. The study proposed the use of investment distribution maps as a foundation for designing affirmative policies for marginalized sub-districts. This study is highly relevant to the present research because it uses sub-districts as the unit of analysis and employs a similar methodology.

In general, empirical reviews indicate that the Gini ratio has been

widely applied as a tool to measure investment disparities across various geographic levels—province, regency, and sub-district. However, specific research on disparities in investment realization by capital source (FDI and DDI) at the sub-district level, particularly in West Bandung Regency, remains limited. Therefore, this study contributes added value by filling this research gap through a spatial analysis of investment at the sub-district level using the Gini ratio approach, while also offering empirical contributions for more equitable and well-targeted regional development planning.

RESEARCH METHOD

This study employs a descriptive quantitative approach to analyze the level of investment realization disparity based on administrative sub-districts in West Bandung Regency in the year 2024. The objects of analysis include the realized investment values of Foreign Direct Investment (FDI), and Domestic Direct Investment (DDI) distributed across all sub-districts. The primary objective of this study is to measure and illustrate the level of investment distribution

inequality among sub-districts using two analytical tools: the Gini ratio and the Lorenz curve.

The Gini ratio is used as a quantitative indicator to determine the degree of inequality in investment distribution across sub-districts. The Gini ratio ranges from 0 to 1, where a value of 0 indicates perfectly equal distribution of investment across all sub-districts, and a value of 1 reflects absolute inequality, where all investment is concentrated in a single sub-district. The use of the Gini ratio in this context aims to identify the extent to which FDI and DDI are either dispersed or concentrated in certain regions.

Technically, the initial step involves sorting the population from the lowest to the highest monthly per capita expenditure. Next, the population is divided into decile groups, from the lowest 10 percent to the highest. The subsequent step is to calculate the percentage frequencies and cumulative percentages of both the income-receiving population, and the income received. The Gini index value ranges between 0 and 1, where 0 indicates perfect equality, and 1 indicates perfect inequality. The formula

for calculating the Gini index is as follows:

$$GR = 1 - \sum_{i=1}^{k} \frac{fp_i(fc_i + c_{i-1})}{10.000}$$

Formula Explanation:

GR	=	Gini Ratio
fpi	=	frequency of the population in the i-th expenditure class
fci	=	cumulative frequency of total expenditure in the i-th expenditure class
fci-1	=	cumulative frequency of total expenditure in the (i-1) expenditure class
k	=	total number of expenditure classes formed

Inequality levels can also be measured through personal income distribution using the Lorenz Curve. American statistician Conrad Lorenz introduced the Lorenz Curve.

The Lorenz Curve illustrates the cumulative distribution of national income across cumulative population segments. The curve lies within a square where the vertical side represents the cumulative percentage of national income, and the horizontal side represents the cumulative percentage of the population. The curve typically lies beneath the diagonal of the square. A Lorenz curve that lies closer to the diagonal line indicates a more equitable distribution of income.

The diagonal line represents perfect equality. The Gini coefficient is defined as A / (A + B), where A and B are the areas shown in the Lorenz diagram. If A = 0, the Gini coefficient equals 0, indicating perfect equality. Conversely, if B = 0, the Gini coefficient equals 1, indicating perfect inequality.

RESULT AND DISCUSSION

This section presents the results of the analysis of the distribution gap in the realization of Foreign Direct Investment (FDI) and Domestic Direct Investment (DDI) across sub-districts in West Bandung Regency for the year 2024. The analysis was conducted using a quantitative approach, employing the Gini ratio calculation and Lorenz curve visualization.

The analysis of the distribution of FDI and DDI realization across the 16 sub-districts in West Bandung Regency reveals an extremely high level of inequality. This is evident from the pattern of the cumulative distribution of investment realization, which is significantly more uneven compared to

the cumulative distribution of the sub-district population.

In the initial phase, the first seven sub-districts (from Cipongkor to Sindangkerta) collectively accounted for less than 1% of the total investment value, despite representing 43.75% of the total number of sub-districts.

Table 1 Gini Coefficient

District	Pi-Qi (Area Lorenz)
Gununghalu	0.125
Cipeundeuy	0.1875
Rongga	0.2499
Saguling	0.3124
Cililin	0.3744
Sindangkerta	0.4357
Cisarua	0.4951
Parongpong	0.5532
Cihampelas	0.6101
Cipatat	0.6597
Ngamprah	0.6778
Batujajar	0.6469
Lembang	0.5973
Cikalongwetan	0.4016
Padalarang	0

This inequality becomes more evident starting from the sub-districts of Cisarua and Parongpong, where investment values begin to rise but still contribute less than 1% each to the total accumulated investment. A significant increase in investment contribution only begins in Cihampelas (1.49%) and Cipatat (2.78%), then sharply rises in

Ngamprah (7.22%), Batujajar (16.56%), and Lembang (27.77%), before peaking in Cikalongwetan and Padalarang, which together account for over 80% of the total investment value—Padalarang alone contributes over 46%, making it the most concentrated investment hub.

This stark disparity is further visualized through the Lorenz curve, where the area between the line of perfect equality and the actual curve (as represented by the column of pi-qi) shows a steep bend towards the end of the distribution, illustrating the dominance of investment in a few areas. The Gini coefficient, derived from the accumulated area between the 45-degree line (perfect equality) and the Lorenz curve (based on the pi-qi column), reflects the accumulation of inequality. The highest pi-qi values are observed in middle sub-districts like Cisarua (0.4951) and Parongpong (0.5532), indicating the turning point where the distribution of investment begins to deviate sharply from equality. These values decline in the last sub-districts because their investment contributions exceed their administrative population

proportions, for instance, Cikalongwetan and Padalarang.

Overall, the distribution pattern indicates that investment realization in West Bandung Regency is highly centralized, particularly in areas with superior infrastructure and economic access, such as Padalarang and Cikalongwetan. This disparity suggests that most sub-districts remain unattractive to investors, both in terms of FDI and DDI. The Gini coefficient of 0.75, obtained from the analysis of FDI and DDI realization in 2024, indicates a very high level of inequality. This figure, close to 1, statistically implies that the majority of investment is concentrated in a small number of sub-districts, while the rest receive a very small or negligible share. In other words, the spread of investment is far from equitable and is heavily concentrated in sub-districts like Padalarang, Cikalongwetan, and Lembang—areas known for their better infrastructure, accessibility, and proximity to industrial zones and regional economic centers.

This stands in stark contrast to southern sub-districts like Cipongkor, Rongga, and Cipeundeuy, which, despite having resource potential, remain largely untouched by investment due to various constraints such as limited transportation access, unprepared land, and weak local economic capacity.

This level of disparity also reflects a regional economy that is not yet fully recovered or evenly developed in the post-pandemic era and amidst ongoing national inflation challenges. While some sub-districts grow rapidly due to the influx of large-scale projects, others face stagnation due to a lack of new capital. If left unaddressed, this situation risks widening interregional welfare gaps, highlighting the need for policy interventions such as targeted investment incentives for underdeveloped areas, improved inter-district connectivity, and equitable provision of basic infrastructure.

Thus, the Gini coefficient of 0.75 not only quantifies the level of inequality but also reflects a socioeconomic reality that demands an urgent policy response from local authorities. Strategic spatial planning and inclusive investment access are essential to ensure more equitable regional development. To complement the quantitative analysis of investment

distribution inequality in West Bandung Regency, the Lorenz curve serves as a visual analytical tool. The curve plots the relationship between the cumulative percentage of sub-districts (assumed to have equal administrative weight) and the cumulative percentage of investment realization. The farther the curve bends away from the 45-degree diagonal representing perfect equality, the higher the level of inequality.

In this context, the Lorenz curve does not merely function as a graphical illustration but also reinforces the interpretation of the previously calculated Gini coefficient of 0.75, indicating high inequality. By including the Lorenz curve, this analysis aims to provide a more concrete visualization of the spatial distribution pattern of investment across sub-districts in the study area.

Picture 1: Lorenz Curve
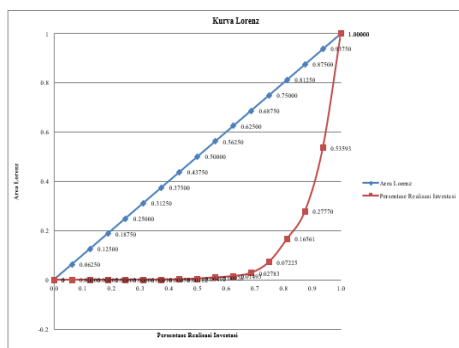
The Lorenz curve in the figure illustrates the level of inequality in the distribution of Foreign Direct Investment (FDI) and Domestic Direct Investment (DDI) across the 16 sub-districts of *West Bandung Regency* in 2024. The blue diagonal line represents perfect equality, where each cumulative percentage of sub-districts (e.g., 10%, 20%, etc.) corresponds proportionally to the same percentage of total investment. In contrast, the red curved line shows the actual distribution, where sharp deviations from the diagonal line indicate a very high level of inequality.

From the curve, it is evident that the first 50% of sub-districts 8 contribute virtually nothing to the total investment, indicating that half of the administrative regions received an insignificant portion of investment. Even by the time 75% of sub-districts are included, the contribution remains minimal. Conversely, a sharp surge in investment is only seen in the final 25% of sub-districts particularly in Cikalongwetan and Padalarang which contribute more than 80% of the total investment value. This reflects extreme investment concentration in a few regions The

highly concave shape of the Lorenz curve and its deviation from the line of perfect equality reinforces the calculated Gini coefficient of 0.75, signifying very high inequality in investment realization among sub-districts in West Bandung Regency.This suggests that most areas remain largely untouched by both FDI and DDI, potentially resulting in imbalanced economic growth and disparities in development quality across sub-districts. The curve clearly underscores the urgent need for more inclusive and responsive investment policies, especially for regions that have long been marginalized (Maichal et al., 2024), empirical panel data from 34 Indonesian provinces (2015–2023) indicate that increases in FDI and GRDP per capita are positively correlated with income inequality at the provincial level. This suggests that concentrated investments tend to widen regional disparities rather than reduce them.

Emphasize that local democracy and gender inequality are significant determinants of income disparity. This reinforces the notion that without inclusive institutions and equal social opportunities, investment alone may not be sufficient to promote equitable economic distribution at the sub-district level (Syafitri et al., 2025).

CONCLUSION

The analysis of the distribution of Foreign and Domestic Investment in West Bandung Regency in 2024 reveals a very high degree of inequality among sub-districts. This is evidenced by a Gini coefficient of 0.75, placing it within the high-inequality category. This figure indicates that investment is not evenly distributed across administrative areas but is instead heavily concentrated in a few sub-districts.

Visual support through the Lorenz Curve further validates this finding. The shape of the curve, which significantly deviates from the line of perfect equality, illustrates that the majority of sub-districts—particularly those located in the southern and southwestern regions receive only a very small share of total investment. In contrast, sub-districts such as Padalarang, Cikalongwetan, and Lembang serve as the main investment hubs, accounting for over 80% of the total investment value, despite comprising only a fraction of the total

number of sub-districts. This condition reflects a spatial disparity in investment allocation that can widen development and welfare gaps among regions within regency. The concentration of investment in specific areas is closely linked to factors such as infrastructure availability, accessibility, and proximity to strategic economic zones. Therefore, affirmative policies and more inclusive development planning are required to promote equitable investment distribution to underdeveloped areas, so that economic growth can be more evenly experienced throughout West Bandung Regency.

Based on the Gini ratio of 0.75, which indicates high inequality in the distribution of FDI and DDI in West Bandung Regency in 2024, several strategic recommendations are proposed to encourage investment equalization across sub-districts as Provide targeted incentives for investors willing to invest in underperforming sub-districts such as Cipongkor, Gununghalu, Cipeundeuy, and Rongga. These incentives may include simplified licensing procedures, regional tax reductions, or basic infrastructure support to improve regional competitiveness. The second is prioritize the improvement of economic infrastructure and inter-regional connectivity, especially in the southern and southwestern areas, which still face access limitations related to roads, clean water, electricity, and internet connectivity. The third is to promote local potential-based economic zones such as agro-tourism, integrated agriculture, or traditional crafts, so that investment is not solely concentrated in industrial sectors in the northern and central regions like Padalarang and Lembang. The fourth is Revise spatial planning (RT/RW) with a more equitable spatial approach, so that future investment flows can be redirected toward currently underdeveloped but potentially promising areas. The fifth is Strengthen public-private partnerships (PPP) to build new economic zones outside the main industrial corridors, fostering inclusive regional development. The last is Enhance the capacity of sub-district government officials to develop local investment profiles, promote regional potential, and facilitate communication between local businesses and prospective investors.

This will strengthen the role of sub-districts as new nodes of economic growth.

By implementing these measures, the disparity in investment distribution can be reduced, enabling a more equitable and sustainable regional development throughout West Bandung Regency

This study is limited by its reliance on quantitative data from a single year—2024—which may not capture temporal trends or long-term investment dynamics. The analysis focuses solely on the spatial distribution of FDI and DDI without incorporating qualitative factors such as governance quality, investor perceptions, or socio-political dynamics that may influence investment decisions. Additionally, the use of the Gini coefficient and Lorenz Curve, while effective for illustrating inequality, may oversimplify the complex and multidimensional nature of regional investment disparities. Furthermore, the study does not assess the effectiveness of past or ongoing policy interventions aimed at reducing inequality, nor does it account for sub-sectoral differences within investment types (e.g.,

manufacturing vs. tourism). These limitations suggest the need for a more comprehensive, multi-method analysis.

Future studies should adopt a longitudinal approach using multi-year investment data to assess trends and the persistence of inequality across time. Integrating qualitative methods—such as interviews with local policymakers, business leaders, and community stakeholders—would provide deeper insights into the institutional and behavioral factors influencing investment flows. Moreover, future research should explore the role of specific sectors (e.g., agribusiness, tourism, renewable energy) in shaping regional disparities and assessing the effectiveness of spatial planning policies and investment incentives at the sub-district level. Comparative studies involving other regencies with similar topographies or development challenges could also provide broader policy implications. Finally, incorporating spatial econometric models would enable a more nuanced understanding of the geographic spillover effects of concentrated investments.

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