



# Investment Opportunities TOBA CALDERA RESORT

Badan Pelaksana Otorita Danau Toba

Investment Forum  
Nort Sumatera Invest (NSI)  
28 September 2022





# LAKE TOBA AS SUPER PRIORITY TOURISM DESTINATION

## 4 January of 2016

Designed as 10 Priority  
Tourism Destination



**DANAU TOBA**



## 15 July of 2019

Designed as 5 Super Priority  
Tourism Destination



**SUPER PRIORITY TOURISM = SUPER PRIORITY INVESTOR**



# KEY HIGHLIGHT BPODT



**Presidential Decree No. 49 of 2016**  
concerning the Authority for the Management of the Lake Toba Tourism Area | June 2016

**Minister of Tourism No. 13 of 2016** concerning Organization and Work Procedure of the Lake Toba Tourism Authority August 15, 2016

**STEERING BOARD (13 MINISTER + 1 GOVERNOR)**  
Chairman: Coordinating Minister for Maritime Affairs  
Chief Executive Officer : Minister of Tourism



**Authoritative Zone**  
TOBA CALDERA RESORT  
Area : +386,72 Ha  
Location : Ajibata, Toba Regency

**Coordinative Zone**  
Cakupan : 8 Kabupaten

1. Simalungun
2. Toba
3. Samosir
4. Humbang Hasundutan
5. Tapanuli Utara
6. Dairi
7. Karo
8. Pakpak Bharat





# KEY HIGHLIGHT TOBA CALDERA RESORT



**386,72 Ha**

Development Are TCR



**±21.000**

Tourists/ day



**30.000**

Employees



**33%**

Green Open Space



**Green Globe**

Standard Certificate



**Zero Waste**

Infrastructur

The number of visitors at The Caldera Toba Nomadic Escape, **November 2021 – Aug 2022** reached **160.000** people.

One of the super priority tourism destinations visited by Indonesian President Joko Widodo and Mrs. Iriana, reached **30.000** people during the 2022 Eid holiday period.

The increasing number of tourist visits proves that the tourism sector is showing a good recovery trend





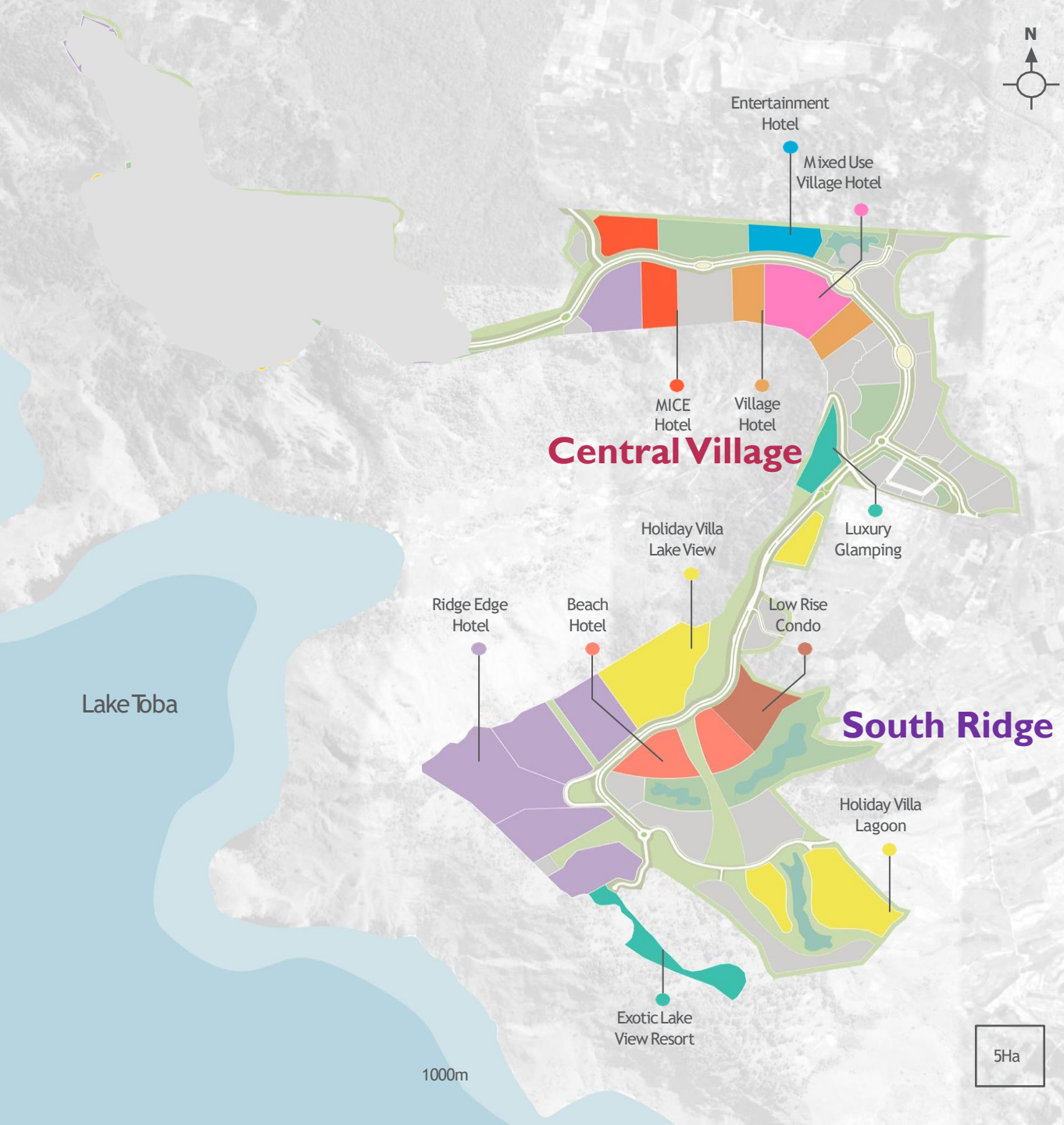
# TOBA CALDERA RESORT ACCESSIBILITY





# THE ACCOMODATION

	Ridge Edge Hotel		Beach Hotel / Resort		Holiday Villa
	MICE Hotel		Luxury Glamping & Exotic Lake View Resort		Low Rise Apartment / Condominium
	Village Hotel		Branded Residential		Entertainment Hotel
	Mixed Use Village Hotel				



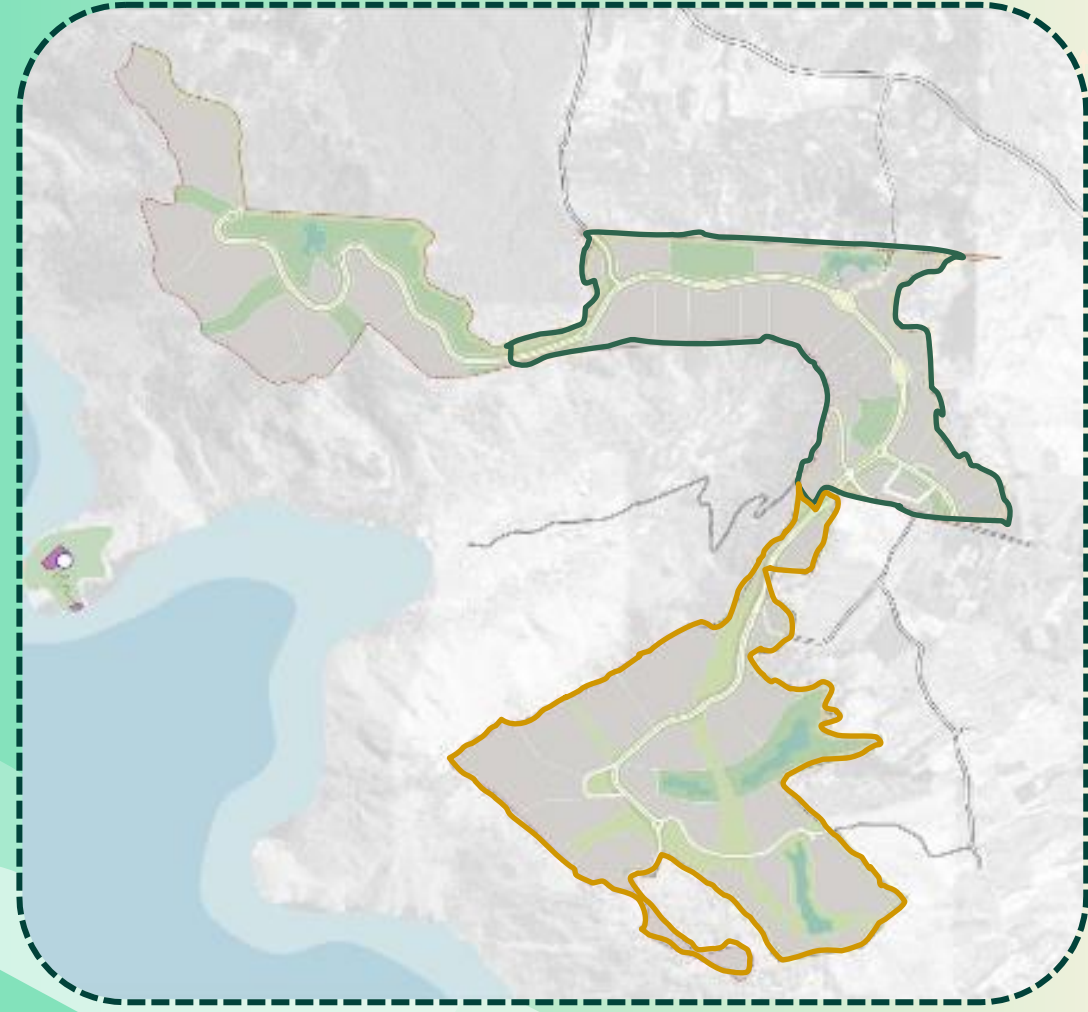
**Central Village** will have MICE Hotel, Entertainment Hotel, Village Hotel, Mixed Use Village Hotel.



**South Ridge** will have Ridge Edge Hotel, Exotic Lake View Villa, Low Rise Condo / Apartment, Holiday Villa Lagoon and Holiday Lake View Villa.



# PARCEL READY TO OFFER



## CENTRAL VILLAGE

CV - 05  
Village Hotel (3,13Ha) Rp. **170 Bio**

CV - 06  
MICE (4,96 Ha) Rp. **425 Bio**

CV - 18  
Luxury Glamping (3 Ha) Rp. **40 Bio**

CV - 30  
Indoor Entertainment (3,89 Ha)  
Rp. **70 Bio**

CV - 23  
Petrol Station (0,3 Ha) Rp. **10 Bio**

CV - 14  
Cable Car Rp. **400 Bio**

CV - 32  
Staff Housing (1,36 Ha) Rp. **20 Bio**

CV - 29  
Outdoor Entertainment (3,98 Ha)  
Rp. **85 Bio**

## SOUTH RIDGE

SR - 02  
Holiday Villa (11,47Ha) Rp. **300 Bio**

SR - 09  
Retail (F&B) (0,53 Ha) Rp. **12 Bio**

SR - 05  
Flagship Hotel (12,46 Ha) Rp. **600 Bio**

SR - 08  
Luxury Glamping (8,03 Ha) Rp. **50 Bio**

SR - 18  
Beach Club (1,83 Ha) Rp. **45 Bio**

SR - 27  
Hotel (2,19 Ha) Rp. **18 Bio**

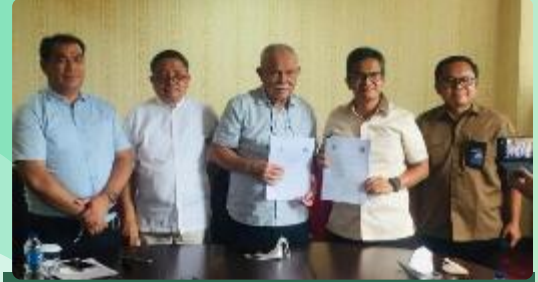




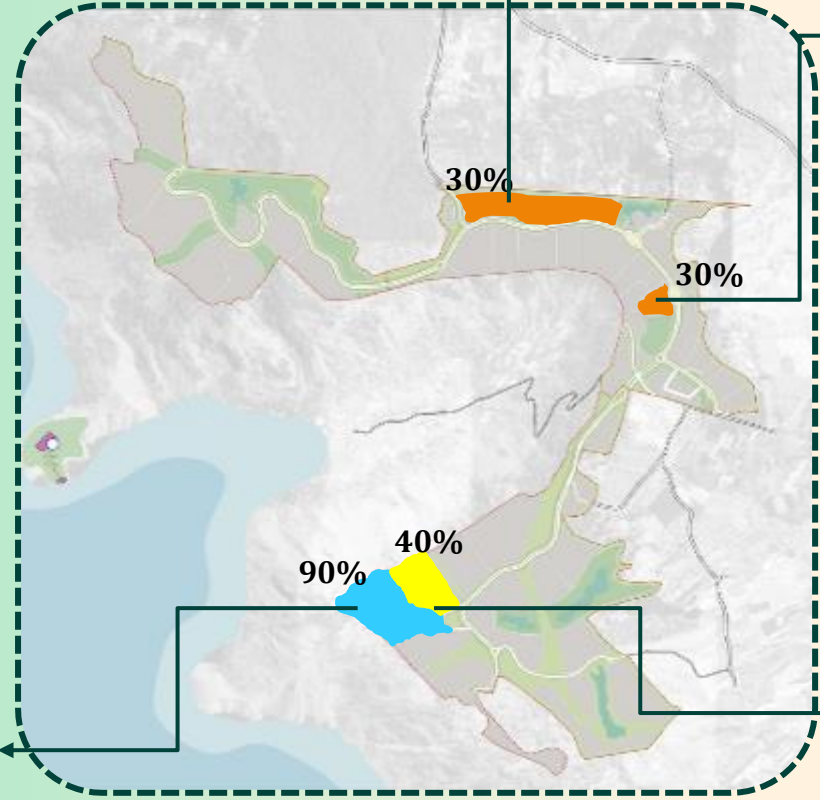
**Sports Complex (Progress 30%)**  
Has found potential investor



**Cable Car (Progress 30%)**  
Pra Feasibility Study has done by PT.INKA



**First Investor (Progress 90%)**  
**Five Star Hotel**  
Investment Value: 600 Billion



**Tender SR-04 (Family Hotel)**  
**(Progress 40%)**  
Investment Value: 400 Billion

- ## LIST POTENTIAL INVESTOR
1. PT. Agung Concern
  2. PT. Gamaland Toba Properti
  3. PT. Indah Toba Mas
  4. PT. Tobanta Nauli Indah
  5. PT. Vigour Land
  6. Sihar Sitorus
  7. Artotel
  8. ARCS HOUSE (Jambuluwuk)





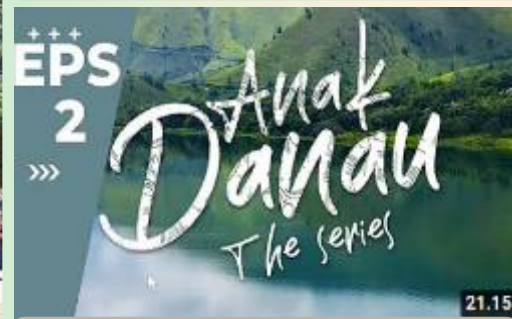
CALENDAR OF EVENTS LAUNCHING



CALENDAR OF EVENTS



GONDANG NAPOSO FESTIVAL



16 GEOSITE VIDEO & ANAK DANAU SERIES



EVENT W20 & PRESS CONFERENCE



FIRST FLIGHT DPS - SILANGIT



F1H2O EVENT MEETING



# WHY INVEST IN TOBA CALDERA RESORT?

Toba Caldera Resort (TCR) has panoramic view of Lake Toba, Sigapiton Valley, Samosir Island, and Bukit Barisan Mountains. It is characterized by eucalyptus, pine forest and surrounded by plantations and agriculture area.

Toba Caldera Resort located in Batak region that has strong cultural legacy, friendly community and also abundant varieties of culinary, art, and cultural arts (traditional dance, music, and crafting/ weave).

I. Projected number of tourists at Toba Caldera Resort:

- Guests staying  $\pm$  7,000 tourists / day (30th year).
- Guests not staying  $\pm$  14,000 tourists / day (30th year).

## Incentive in Investment

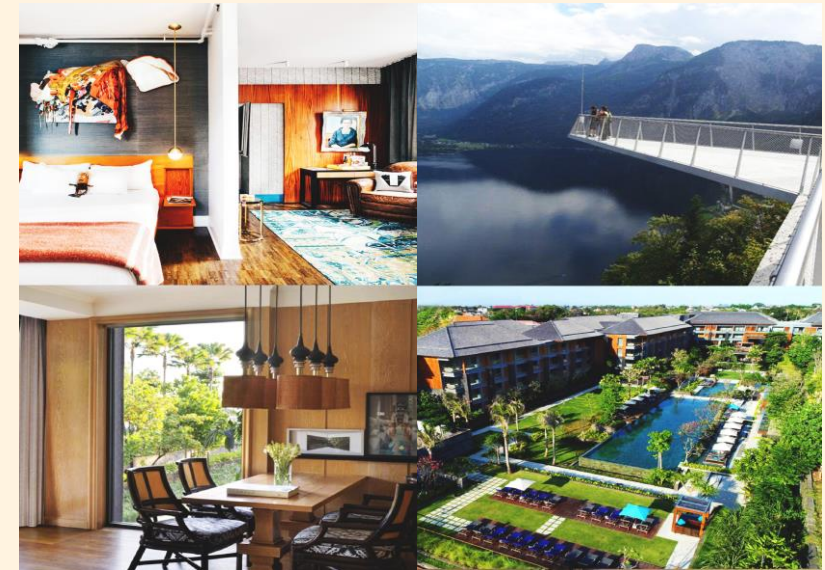
Investor of Toba Caldera Resort will earn several incentives in investment as follows: period of land tenure, doing easier and simpler business (ex: KLIK\*, one way licensing process), the early-bird incentive for investor. Details can be obtained through BPODT.



Maritime Affairs and Investment Coordinating Minister has direct BPODT to be Special Economic Zone (SEZ), so that the incentives in the SEZ can be applied in BPODT, Such as:

- 1.- Tax Allowance
2. Tax Holiday

## Tourism Property Investment Opportunities



Great opportunity for **hotel development** due to limited hotel operations in the Lake Toba area, while the tourism visitor numbers is increase.

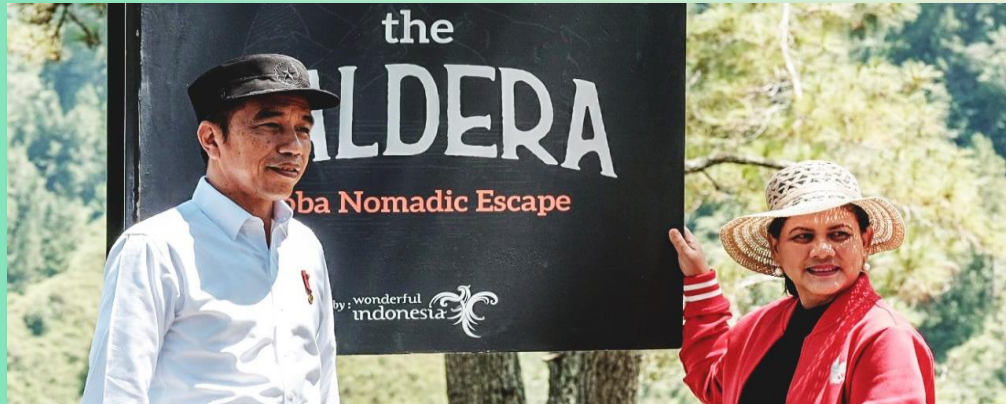
**Tourism accommodation** type such as Holiday Villa in Indonesia is increasing up to 88%.

**Commercial and entertainment development** due to limited modern entertainment or commercial destination at Lake Toba area,.



# WHY INVEST IN TOBA CALDERA RESORT?

## Government Support in Investment



Strategic approach to TCR such as the integrated programs from ministry with government, partnership between government and private sector, and integration between strategic plan and policy of the National Super Priority Destination Policy.



CONSUL GENERAL VISIT SITE



MEETING WITH Mrs. PUAN MAHARANI



MEETING WITH NORTH SUMATERA  
REGIONAL POLICE



DISCUSS ABOUT AJIBATA PORT



# Model Bisnis Pengembangan

KSO				KSM		
Sewa (tipe A)	Aset BLU			Aset Pihak Lain	SDM / Manajerial BLU	SDM / Manajerial Pihak Lain
	Bangun Serah Guna – BSG (tipe B)	Bangun Guna Serah – BGS (tipe C)	Selain Tanah dan/atau Bangunan	Peralatan dan Mesin		
15 Tahun atau lebih sesuai persetujuan Menkeu, dapat diperpanjang setelah dilakukan evaluasi.	30 Tahun atau lebih sesuai persetujuan Menkeu, berlaku untuk 1 kali perpanjangan dan tidak dapat dilakukan perpanjangan, namun dapat melanjutkan kerja sama dengan skema sewa (tipe A).		Dapat diperpanjang setelah dilakukan evaluasi, dan penyesuaian klausul dalam perjanjian.	Memperhitungkan masa manfaat.	5 tahun dan dapat diperpanjang setelah dilakukan evaluasi dan penyesuaian klausul dalam perjanjian.	
Kompensasi tetap (wajib) Imbal hasil (dapat diatur).	Kompensasi tetap dan/atau imbal hasil.		Kompensasi tetap, imbal hasil, dan/atau manfaat ekonomi lainnya.	Imbal hasil	Imbalan	
Penunjukan langsung.	Tender		Penunjukan langsung, perizinan, atau tender.	Tender	Perizinan	Tender



Recover Together  
Recover Stronger



**INSTAGRAM**

@otorita.danautoba  
@wonderlaketoba



**YOUTUBE**

@Otorita.DanauToba



**TWITTER**

@Otorita\_Toba



**FACEBOOK**

Otorita Danau Toba



**WEBSITE**

<https://laketoba.travel>

*Mauliate*

T E R I M A K A S I H