



West Java Potential Investment

01 Pangandaran Regency

02 Cirebon Regency

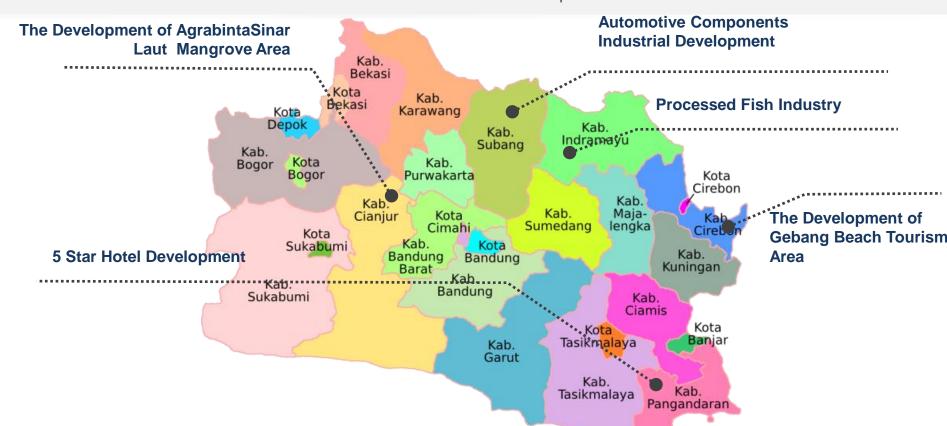
03 Cianjur Regency

04 Subang Regency

05 Indramayu Regency

West Java Potential Investment

West Java Potential Map



5 Star Hotel Development, Batukaras- Pangadaran Regency

Batukaras Beach is a strategic location because it is adjacent to the beautiful beach scenery.



5 Star Hotel Development

Financial Analysis

Net Present Value (NVP)

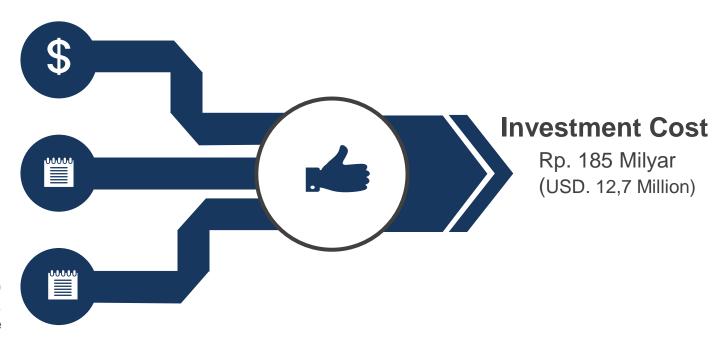
Net Present Value (NPV) value is Rp. 21.372.648.415

Benefit Cost Ratio (BCR)

Benefit Cost Ratio value is (BCR) 1,05455

Internal Rate Return (IRR) & Payback Period

Internal Rate of Return (IRR) value is 16,61 % > 15,01 %. While Pay Back Period value is 9 years 8 months.



The Development of Gebang Beach Tourism Area, Cirebon Regency

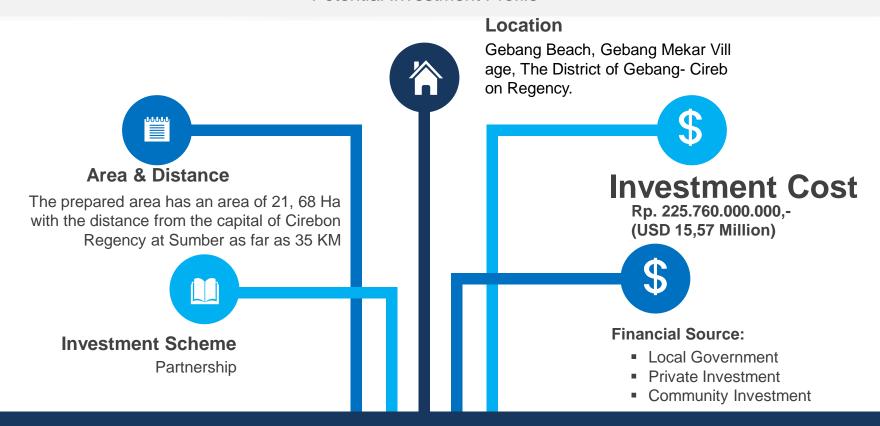
Pantai Gebang is a potential Fish landing port (PPI) with the construction of Fish Auction Place (TPI) which supports the activities of fisheries sector in this area but the management of tourism sector is still minimal





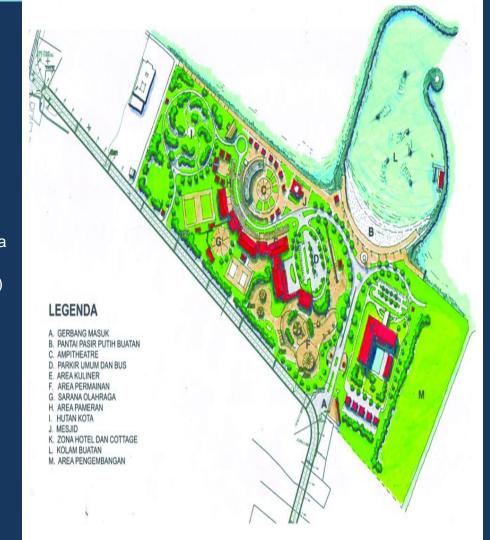


Potential Investment Profile



Tourism Zone Development Plan

- Sea Area (± 5 Ha)
- Culture & Art Exhibition Area (±1.600 m²)
- Amusement Park (±2,9 Ha)
- Culinary Area (±4.000 m²)
- Sport Area(±2,4 Ha)
- Urban Forest Area (±3 Ha)
- Hotel (±3,92 Ha)
- Development Area(±3,2Ha)



Residential Zone Development Plan

- Fishermen's Resident
- Green Field
- Office
- Drying Fish
- Dock
- Parking and Green Belt

Preparation of The Development of Gebang Beach Tourism Area

The land is on the edge of the beach supported by various leading sectors where the coastal landscape has been patterned.

02

This development area has been integrated with the natural environment, culture and human, and will ensure the changes that occur due to tourism development so that can be accepted by the environment.

03

Integrated planning and development of gebang beach tourism area compiled by the government and authorized by the authorities with all Cirebon tourism stakeholders. With this concept, tourism will become a media for sustainable resources and welfare of the community.

04

Supporting infrastructure such as (West Java International Airport at Kertajati, Cirebon Seaport, Cipali- Cikapa toll road, Cileunyi-Sumedang-Dawuan toll road (under construction)is being built - Sumedang - Dawuan, adequate facilities of hospitality and power plant.

Estimation Cost

NO	FACILITIES	VOLUME	UNIT	PRICE	PER UNIT	TOTAL
1	Land Acquisition	216.800	Ls	Rp	200.000	Rp 43.360.000.000
2	Boulevard gate and monument	1	Ls	Rp	500.000.000	Rp 500.000.000
3	Retaining Wall	650	M1	Rp	1.000.000	Rp 650.000.000
4	Breakwater	800	M1	Rp	2.000.000	Rp 1.600.000.000
5	Sea pool and artificial beach	50.000	M2	Rp	500.000	Rp 25.000.000.000
6	Entrance	10.000	M2	Rp	500.000	Rp 5.000.000.000
7	Parking pavement	23.000	M2	Rp	150.000	Rp 3.450.000.000
8	Pedestrian Waterfront	9.000	M2	Rp	500.000	Rp 4.500.000.000
9	Amphitheater and plaza	8.000	M2	Rp	1.000.000	Rp 8.000.000.000
10	Culinary Area	4.000	M2	Rp	2.500.000	Rp 10.000.000.000
11	Club house	4.000	M2	Rp	2.500.000	Rp 10.000.000.000
12	Sports Area	24.000	M2	Rp	200.000	Rp 4.800.000.000
13	Exhibition Building	800	M2	Rp	2.500.000	Rp 2.000.000.000
14	Exhibition Retail	1.600	M2	Rp	2.500.000	Rp 4.000.000.000
15	Game Zone	600	M2	Rp	2.500.000	Rp 1.500.000.000
16	Playground	29.000	M2	Rp	500.000	Rp 14.500.000.000
17	Mosque	1.600	M2	Rp	2.500.000	Rp 4.000.000.000
18	Hotel an dCottage	39.200	M2	Rp	2.000.000	Rp 78.400.000.000
19	Urban Forest and jogging track	30.000	M2	Rp	150.000	Rp 4.500.000.000
20	Development Area	32.000	M2	-		-
	TOTAL	216.800	M2			Rp 225.760.000.000

Stages of Implementation



- 1. Preparation of DED and FS Tourism Development Zone.
- 2. Land Clearing of Tourism Zone Development Area.
- 3. Land Mapping of Tourism Zone Development Zone.



- 1. Spatial Area Expansion Plan
- Green and Blue Open Space Utilization Plan
- 3. Development of Circulation Patterns
- 4. Regional Infrastructure Development.



Control, Monitoring, and Evaluation

The Development of Agrabinta Sinar Laut Mangrove Area - Cianjur Regency

On the natural panorama of the agrabinta beach, there are plenty of mangrove plants ecosystem.





The Development of Agrabinta Sinar Laut Mangrove Area

Potential Investment Profile



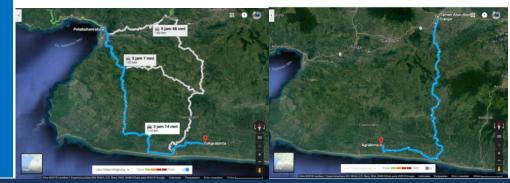
Sinarlaut Village, Agrabinta, Cianjur Regency





Location Access

- Alun-alun Cianjur (146 km)
- Pelabuhan Ratu Tourism Area (114 km)



Tourist Attraction Plan

a. Sinar Laut Mangrove Bridge



b. Sinar Laut Mangrove Lift Nets



c. Sinar Laut Mangrove Culinary Area



Tourist Attraction Plan

Supported Tourism Facilities

01

Camping Ground

Around the mangrove forest, there's is a fairly wide beach area that is appropriate for camping. The type of Camping Ground that can be applied in this area is Adventure Camping. This type of camping has its own charm for tourists.

03

Outbond

Sinar Laut mangrove forest area can also be used as a gathering area for families and groups of organizations .. Outbound areas that can be developed in this region include, Flying Fox, Paintball, KidsPlayground and others.

02

Offroad Track

In the area off to the mangrove forest area, there is an access road that has the contour of the land that's still natural with the main attraction of the off-road track that adrenaline rush for offroad sports lovers, but the type of offroad that can be accommodated in this area is down hill offroad.

The Development of Agrabinta Sinar Laut Mangrove Area

Net Present Value (NVP)

Net Present Value (NPV) is Rp. 4.180.798.513

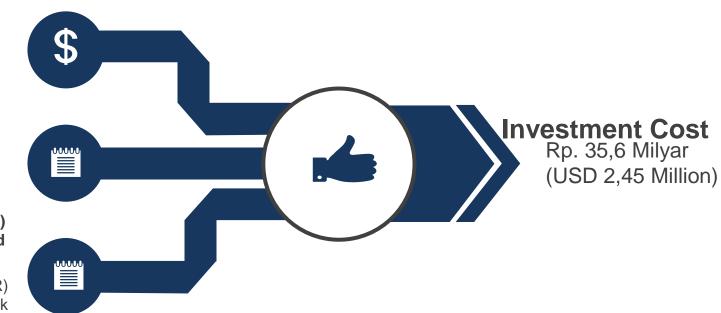
Benefit Cost Ratio (BCR)

Benefit Cost Ratio (BCR) Value is 2,55

Internal Rate Return (IRR) & Payback Period

Internal Rate of Return (IRR) valure is 8,27%. While Back is 4 years 8 months.

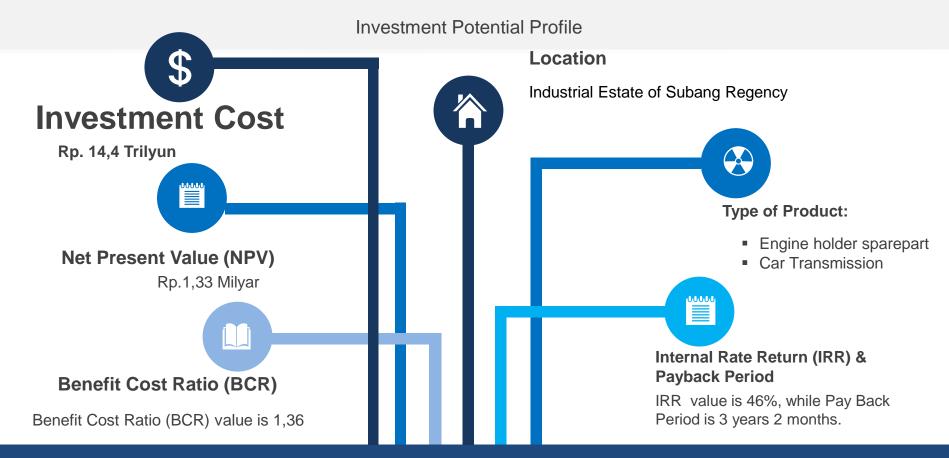
Potential Investment Profile



Automotive Components Industrial Development- Subang Regency



Automotive Components Industrial Development



Processed Fish Industry – Indramayu Regency

Development policy in Indramayu Regency shows a positive support towards the creation of investment growth, especially for the processing industry of fishery products.



Processed Fish Industry

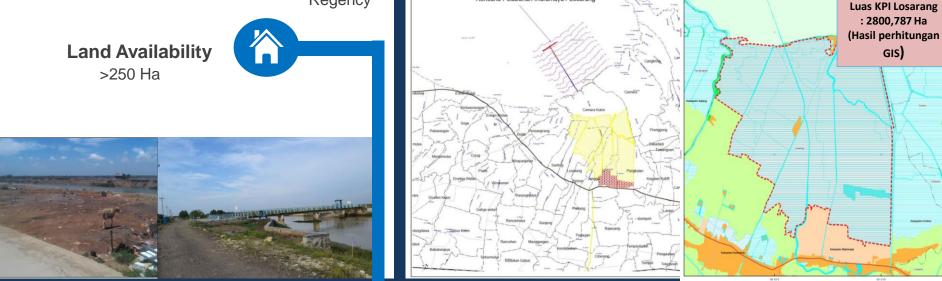
Potential Investment Profile

Rencana Pelabuhan Indramayu / Losarang

PEMERINTAH KABUPATEN INDRAMAYU

PEMBANGUNAN KAWASAN INDUSTRI





Processed Fish Industry

Financial Analysis

Fish Pasta Industry/ Ikan Lumat (Surimi)	Processed Food Industry (Pasta based) Ikan/Ikan Lumat (Surimi)	Canned Fish Industry	
Indicator	Indicator	Indicator	
NPV: 5.283.027.044,99	NPV: 137.777.325.383,81	NPV: 6.852.820.040,86	
IRR: 24,58 %	IRR: 37,91 %	IRR: 15,09	
B/C: 1,2	B/C: 5,6	B/C: 1,09	
Payback Period: 2 Years	Payback Period: 1 Year	Payback Period: 2 Years	
BEP unit (kg): 15,656.50	BEP unit (kg): 3.793,80	BEP unit (kg): 845.359,42	

