

5. INVESTMENT OPPORTUNITIES SUMMARY

BUSINESS FIELDS	AMOUNT NEEDED	REQUIRED FUNDS PER BUSINESS FIELD	TOTAL REQUIRED FUND PER BUSINESS FIELD CATEGORY
TWO STAR HOTEL	1	IDR 24 Billion	IDR 24 Billion
THREE STAR HOTEL	1	IDR 44 Billion	IDR 44 Billion
RESTAURANT	2	IDR 5 Billion	IDR 10 Billion
CAFE	2	IDR 2.5 Billion	IDR 5 Billion
TOTAL REQUIRED FUND IN THE REGION (EXCLUDING LAND LEASE, LICENSE AND PERMIT)			IDR 83 Billion



KYAI LANGGENG PARK



ADDRESS

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MAGELANG CITY
 CENTRAL JAVA PROVINCE



AN INVITATION TO INVEST IN TOURISM DEVELOPMENT IN :



**Indonesia
 Tourism
 Invitation**





WELCOME TO THE REPUBLIC OF INDONESIA
THE LAND OF SMILES....
PRESENTING:
MAGELANG CITY, CENTRAL JAVA PROVINCE

OUR MISSIONS ARE:

- 1) Recognize and promote the locations of great natural beauty and social diversity as tourist destinations;
- 2) Inform international and domestic investors, developers, operators, and visitors about development potentials in these areas;
- 3) Guide investors towards the comprehensive investment services offered by the Ministry's partners, including the Indonesia Investment Coordinating Board.



1. ABOUT MAGELANG CITY



GEOGRAPHY

Capital City : Magelang City
Time Zone : WIB (UTC +7)
Coordinate : 7°28'0"S 110°13'0"E
Area Width : ± 18.12 km2
Borders :
North : Magelang Regency
West : Magelang Regency
South : Magelang Regency
East : Magelang Regency
Air Temperatur : 26°C – 37°C
Relative Humidity : 82-85%



DEMOGRAPHICS

Population : 120.373
Density : 7.268 Peoples/km²
Labour Force : 579
Ethnic Group : Javanese, Maduranese and Chinese
Religion : Islam, Cristianity, Budhism, Catholic, Hinduism and Konghucu
Language : Indonesian (official), Java language (local)



BUSINESS ENVIRONMENT

Tourism is the one of the highest contributor of GDP in Magelang Regency with around 23.31 percent of the total GDP. The other is manufacturing sector, agriculture sector and service sector. The high performance of tourism sector confirms the characteristics of Magelang City that has a great chance to be developed as a city of services and tourism.



INFRASTRUCTURE

Transportation

The transportation system in Magelang City consists of road transport. Land transportation infrastructure supported by the network of national, provincial and regency levels. Overall, the existing transportation infrastructure has reached almost all parts of Magelang City.

Telecommunication

Communication technologies in Magelang City has been well implemented and have covered the entire province. Telex and facsimile are already applied to all of area in Magelang City, especially for activities of government and entrepreneurs. Telecommunication infrastructures are easy to reach even in the urban and rural - area.

Energy

In terms of electricity, Magelang City has shown a significance improvement. Overall, the improvement of energy has shown a great promise of regional development, especially in rural and remote areas.

Water

Most areas of Magelang City is flowed by rivers. The existence of the rivers in addition to water and other daily needs of local residence. Aside from these rivers, the hydrological situation in Magelang City is also determined by the presence of swamps, lakes, dams, reservoirs, springs and boreholes.



2. TOURISM FACTS



ATTRACTION

Magelang City has a number of attractive tourism destination. Ranging from natural tourist attraction, nature based tourist attraction and historical tourist attraction. Kyai Langgeng Park is the most famous tourism place in Magelang City. Kyai Langgeng Park located at the western part of Magelang, and occupying land about 27 hectares, with the tranquility of a rural atmosphere, is easily accessible as it lies only about 1 km from the center of the town. Built by the local government of Magelang Municipality and opened its gate to the public in 1987, Kyai Langgeng Park now provides of many kinds collection of rare plants from all over Indonesia, collection of dinosaurs statues, fishing pond, traffic gardens, aquariums, green house, swimming pool, open air theater, large cages of various kinds of tropical birds, various kinds of animals from the bigger to the smaller ones, arena for go-carts, a river for canoeing and wild water surfing, restaurants, souvenir shops, tropical fruit market, indoor tennis court, hotel and many other things to see, to do and to enjoy. For now and the future the Local Government of Magelang Municipality will move on to invest in new recreational facilities for all levels of the community.



ACCESSIBILITIES

Magelang City is relatively easy to reach by both domestic and international tourist. The main entry is through Adisudjipto Airport located about 60 km to the central city. From the Adisudjipto Airport, tourist can reach Magelang City via land transportation, which takes around 1 hours by car, though it depends on which destination that the tourists are going to visit, considering the area of the City.



3. REGIONAL TOURISM POLICY



TOURISM POSITION ON REGIONAL DEVELOPMENT

Tourism has become one of the main priority sector for development by the local government. The government and the community have fully aware of the Magelang City tourism resources and it's potential for economic contribution through tourism development. They are welcoming investors that are willing to cooperate not only on developing more tourism attraction and facilities but also to develop in all of tourism aspects of Magelang City.

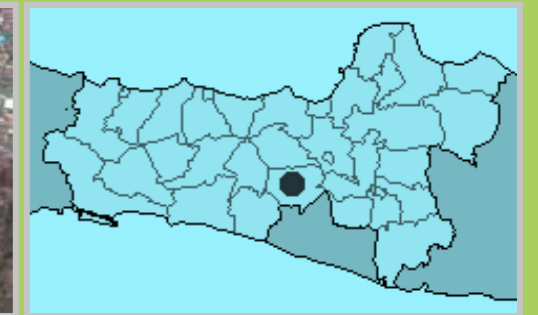


REGIONAL TOURISM DEVELOPMENT OBJECTIVE

The tourism development at the Magelang City must be implemented in compliance with the following principles:

1. Community based tourism
Maintain the involvement of the local community and the stakeholders on every tourism development activities
2. Sustainable tourism
Continuous improvement and preservation of the environmental, cultural and community aspects of tourism development
3. Cultural preservation
Implement and integrate the local culture elements on all of the tourism development activities
4. Collaborative cooperation between stakeholders
Cooperate and accommodate all of the stakeholder's aspirations

4. INVESTMENT OPPORTUNITIES



KYAI LANGGENG PARK

Coordinate : S07°29'03.40" E110°12'37.58"

- 1) Located at Magelang City, Central Java Province.
- 2) Location Width : ± 27,8 hectare (30% in use)
- 3) Owner : Local Government
- 4) Tourism Business Opportunities (including the investment code of the Standard Classification of Indonesian Business Fields for Tourism):
 - a. 1 unit of Two Star Hotel (5511) with 70 rooms.
• Estimated required initial funds: IDR 24 Billion (Excluding land lease, license and permit fees)
 - b. 1 unit of Three Star Hotel (5511) with 80 rooms.
• Estimated required initial funds: IDR 44 Billion (Excluding land lease, license and permit fees)
 - c. 2 units of Restaurant (56101)
• Estimated required initial funds: IDR 5 Billion (Excluding land lease, license and permit fees)
 - d. 2 units of Café (56303)
• Estimated required initial funds: IDR 2.5 Billion (Excluding land lease, license and permit fees)
- 5) Available cooperation
The Investors are encourage to invest in collaboration with the Local Government through the following cooperation:
 - a. Build, Operate and Transfer (BOT)
 - b. Joint Venture
 - c. Any agreeable cooperation form