

Lagundi

WELCOME TO INDONESIA
THE LAND OF SMILES

A DEVELOPMENT AREA OF 28 HECTARES, IDEALLY SUITED TO

• Five Star Hotel	55111
• Four Star Hotel	55112
• Three Star Hotel	55113
• Villa	55194
• Theme Park	93210
• Recreation Park	93232
• Any kind of sub-business type from the business field of River, Lake and Dam Tourism which have been established by the Regent, Mayor and or Governor	93249



NATURAL ASSETS

A proposal for UNESCO recognition of the Regency cluster and protected forests around Lake Toba, plus the island of Samosir is under preparation. Investors are encouraged to enter public-private development agreements that will generate naming rights for the most spectacular geological formations to be included in the Geo - Park application.

In addition to physical assets, Samosir Regency is proud to host several sport tourism events, including

- International Paragliding Festival
- Dragon Boat Races
- Beach Volleyball Competitions
- Extrim Trail

The Regency intends to encourage development that is commercially sound, environmentally sustainable, sensitive to community values, and an exemplar of stewardship of natural resources.

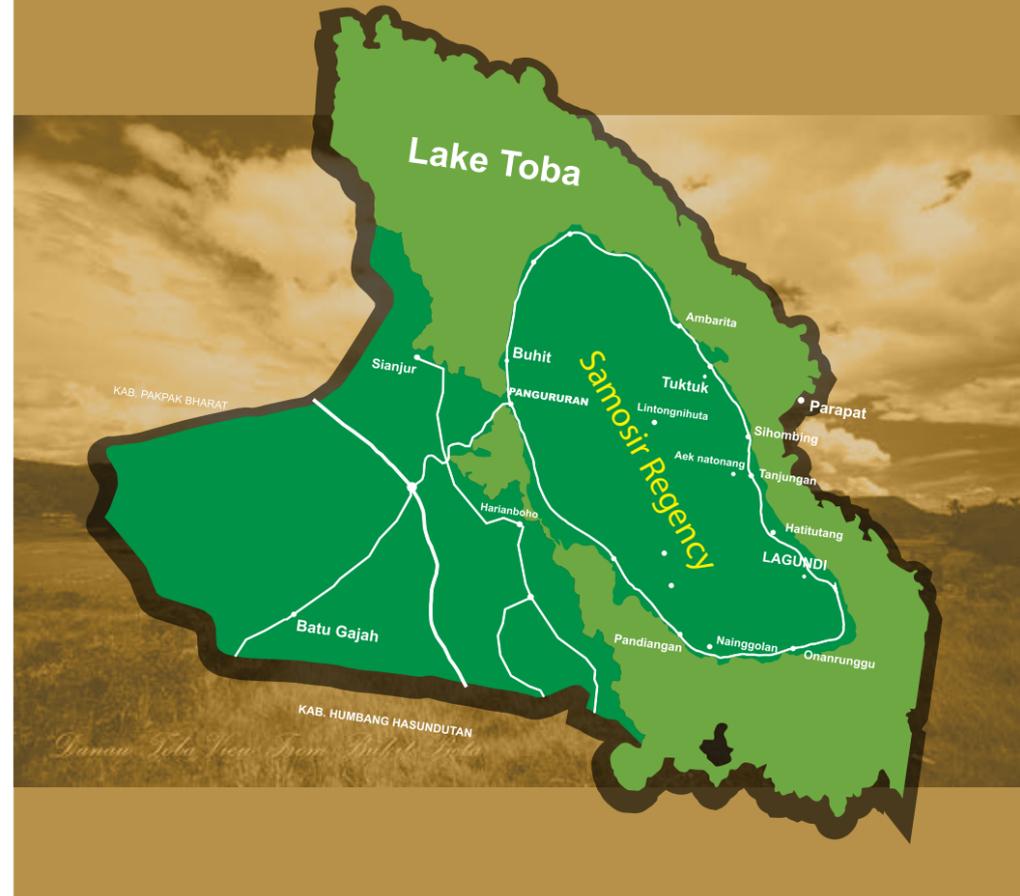
- Timely completion of roads between airport and new tourism developments.
- Installation of arrival jetty and centre for float plane service.
- Timely expansion of public utility networks including potable water; black water; power; telecoms and data; waste collection.

Agreement may be reached about alternative energy and water sources.

- Uplift of service support and training of residents to achieve eco-focused, tourism based community development.
- Administration of building rules and regulations that ensure compliance with international standards of construction, whilst respecting indigenous architectural forms and use of materials.



SAMOSIR REGENCY



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SAMOSIR REGENCY

NORTH SUMATRA PROVINCE



INVITATION TO INVEST IN TOURISM
BASED COMMUNITY DEVELOPMENT AT :



**Indonesia
Tourism
Invitation**



Ministry of Tourism Republic of Indonesia



wonderful
indonesia



PRESENTING SAMOSIR ISLAND, SAMOSIR REGENCY, IN LAKE TOBA . . .
 THE WORLD'S LARGEST VOLCANIC LAKE, FORMED FROM 3 OVERLAPPING CALDERA AT THE SITE OF
 A SUPERVOLCANIC ERUPTION SOME 70,000 YEARS AGO . . .
 HOMETLAND OF BATAK TRIBES, WITH DISTINCTIVE CULTURE EXPRESSED IN LANGUAGE AND ARCHITECTURE . . .
 A REGION RENOWNED FOR ITS DIVERSITY OF FLORA AND FAUNA, AND A FOCAL POINT FOR ECO-TOURISM . . .
 OPPORTUNITIES TO EXPERIENCE THE COOL, HEAVILY FORESTED HIGHLANDS OF NORTH SUMATRA . . .

1. DEVELOPMENT OVERVIEW



LOCATION

The world's largest volcanic lake, spectacular Danau Toba, centred in the highlands of North Sumatra, is surrounded by dramatic, heavily forested peaks and valleys.

- Surface elevation : 905 metres above sea level
- Maximum length : 100 kilometres
- Maximum width : 30 kilometres
- Surface area : 1,265 sq. km. excluding Samosir
- Maximum depth : 505 metres



GEOGRAPHIC COORDINATES

- Latitude: 5°12' S through 6°25' S;
- Longitude: 123°20' E through 124°39' E;
- Time zone: UTC + 7.
- Capital of the Regency is Pangururan.



MICRO CLIMATE

Volcanic mega-eruption at Lake Toba around 70,000 years ago is estimated to be the largest experienced in the last 25 million years, creating a global winter with peak temperatures dropping between 5°C & 15°C over several years. Current climate - Samosir :

- Temperature highs : 17°C through 29°C
- Average monthly rainfall : 77.6 mm – 206.5 mm
- Days having rain : average 11 days per month
- Humidity : average 85%



CURRENT ACCESS

From Medan to the North, access by road or rail to Parapat ferry takes about 4 hours. The closest airport is at Silangit, near Balige, a 40 minute flight from Kuala Namu, and a 2 hour drive to Parapat. Currently air service is limited. Frequency shall be improved as demand increases.



ACCESS IMPROVEMENTS

With the opening of the new Bandara Kuala Namu serving Medan, revised alignments and significant improvements to the roads providing access to Lake Toba perimeter will result in significantly reduced travel times. Opportunities also exist to provide float plane service direct from Medan to Lake Toba.



DEMO GRAPHICS

Surrounding plateau : 904 to 2,157 metres above sea level, with diverse contours.

Land area of the Regency = 1,444.25 sq. km. Overall population of the Regency = 119,653 [2010] majority being of Batak origin. Batak population in North Sumatra : 4.8 million. Predominant languages spoken : Indonesian and distinct yet related Batak languages including Toba. Religious pluralism is well established; Christianity is dominant throughout the Regency (98%). Muslim, animist and other traditions are also practiced freely in the region. The Batak are acknowledged as being hard working and well educated. There are many schools at all levels, and class sizes are moderate to small.



ECONOMIC PROFILE

Regency GDP : Rp 2 & 21.95 Billion [2014]

- Per capita = Rp 20.79 million [2014]
 - Rate of increase = 10.84% [2014]
- Main contributors to GDP by population [2014] :
- Agriculture and plantations = 751.97%
 - Services = 19.89% (25% of this hotels, F&B)
 - Industry = 5.99%
 - Government administration : 12.02%
 - Hotel, F&B : 4.83%

Food products include rice, chilli, onion, ginger, potato, avocado, coffee, cocoa, cabbage, peanut, corn, candlenut, coconut, vanilla, sugar palm, mango, banana, marquisa; Animals include buffalo, cow, pig, goat, fish; Industry products include food, leather, fabrics; Designated forest covers 46% of the Regency half designated for production, half being protected.

2010 – 2011 tourist numbers increased by 12.19% to 132,630, of which 83% were domestic.



SOCIAL & COMMUNITY ASSETS

Evidence suggests early agricultural settlers moved into the Lake Toba area some 2,500 years ago, and that Batak communities traded with coastal and more distant communities for at least a millennium. Original trade products included benzoin (fragrant gum resin) and camphor. Over the last 500 years, rice and other agrarian products became important sources of trade. The Batak people have their own writing system, now mainly ceremonial, most probably originating from South Sumatra. Ferry boats are a popular form of transportation between lake-front communities. Cultural pursuits include ethnic music, dance and sports influenced by traders from Europe and other Indonesian kingdoms, including Java. Islamic and Southern India (Tamil) influences are also evident in other cultural and social activities, including a variety of annual festivals, and regular religious socialisation. Local products that are sought after by tourists include traditional woven fabrics; wood carving.



NATURAL ASSETS

There is significant diversity in lake front landforms, as well as flora, fauna and avian species, that can be responsibly appreciated by exploration on foot and by car or boat.



SAMOSIR REGENCY



TOURISM OBJECTS & ASSETS

Lake and Samosir Island attractions include :

- Ancestor statues and monuments
 - Ambarita stone judgement chairs
 - Batak villages and activity centres, with historic examples of unique architectural heritage
 - Historic buildings and ruins
 - Hot water springs and waterfalls
 - Mountain trekking experiences
 - Many attractive lake-front white sand beaches
- The Regency administration is very aware of the benefits of eco-tourism and encourages sustainable development.

2. TOURISM DEVELOPMENT



TRANSPORTATION & UTILITY ASSETS

A range of car and passenger ferries connect Samosir to adjacent townships on the mainland, and provide water access around the perimeter. The Regency is served by some 800 km of road of different classes. As developments mature, the Regency intends to encourage alternative energy forms of land and water transport.

Telecommunication cable and cellular networks are generally well developed, although improvement is needed in more remote areas. Treated lake water is piped by the Regional water corporation primarily in Pangururan district. Each new development elsewhere will need to consider how to economically fulfil its potable water needs.

Electricity supply from the State is limited to the well populated township areas. For the time being, remotelocations must plan to be self sufficient. In accordance with the intention of MP3EI (Masterplan for Acceleration and Expansion of Development) investors and developers are encouraged to apply for priority upgrade and / or installation of roads and utilities to more remote locations.



OPPORTUNITIES

• Aek Natonang

An elevated, rolling site, zoned for tourism, some 94 hectares in size, including a charming lake of some 14 hectares, bound on the South by a protected rain forest.



INDIVIDUAL PARCELS MAY BE ACQUIRED BY PRIVATE SECTOR ENTITIES FOR ECO - SENSITIVE DEVELOPMENT OF :

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