

AIO

Aceh Investment Opportunities

Tourism Development
Sector



📍 Gua Sarang, Sabang

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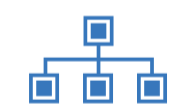
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51 **dpmtsp.acehprov.go.id**

📍 Bundaran Simpang Lima, Banda Aceh.



Tourism Development

Testimony  

Investment Experience in Accommodation Sector

Kyriad
MURAYA ACEH

Kyriad Muraya Hotel Aceh started its hospitality business in Aceh at the end of 2017 with high optimism. By continuing to carry out the concept of halal and Sharia, the Kyriad Muraya Hotel Aceh has received a positive response from the domestic and international markets. Starting from the grand opening of the Hotel in 2017 until now the Kyriad Muraya Hotel Aceh has been listed as the 1st ranking hotel in Aceh and has become the choice of staying for regional and foreign guests including the President of the Republic of Indonesia, Ministers, Ambassadors, State High Officials, Military Attaches and special

guests including celebrities and the community. The profit achieved in a short period of time are significant enough to give us confidence to expand our hotel business by building 3 new properties in Banda Aceh, Takengon and Kuta Cane. Therefore, in 2021 there will be 4 hotel units under Kyriad management. Until now, business opportunities in Banda Aceh in particular or Aceh in general are still very potential with an ideal ROI period.

Let's invest in Aceh.....

Bambang Pramusinto

General Manager
Kyriad Muraya Hotel Aceh



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Tourism



The tourism sector is a promising investment opportunity in Aceh. Aceh has great tourist attractions; natural tourism, cultural tourism, artificial tourism, cultural heritage, and so forth.

The Aceh Culture and Tourism Agency has identified 797 tourist destinations as well as 774 cultural sites and heritages scattered in 23 regencies and cities throughout Aceh. Apart from tourism, Aceh also has a variety of unique cultural arts such as dances, customs, literature, arts, painting, and spiritual activities that are tourist attraction.

All that beauty is very easy to enjoy, since accessibility to tourist attractions in Aceh is very convenient. All tourist destinations can be reached by land, sea and air. There are international flights to Aceh, such as from Penang, Kuala Lumpur and Jeddah.

The Aceh government is currently discussing a plan to open a new flight route from Aceh to India (Port Blair), as well as the Sabang – Phuket– Langkawi route.

As a result, the number of tourists visiting Aceh continues to increase every year. Approximately 2.3 million tourists visited Aceh in 2017 and 2.5 million in 2018. This shows a 20% increase from the previous year. In 2019, the number of tourists who visited Aceh reached 2.6 million.



📍 Iboih Beach, Sabang.

Total Domestic and International Tourist by Regency/City in Aceh, 2019

Regency/City	Total Tourist		Total
	International	Domestic	
Simeulue	1.499	47.833	49.332
Aceh Singkil	3.242	95.309	98.551
South Aceh	19	22.473	22.492
Southeast Aceh	5.625	21.388	27.013
AceH Timur	43	15.941	15.984
Aceh Tengah	424	52.946	53.370
West Aceh	324	52.265	52.589
Aceh Besar	28.400	500.476	528.876
Pidie	30	16.493	16.523
Bireuen	10	66.178	66.188
North Aceh	3.531	173.469	177.000
Southwest Aceh	33	14.544	14.577
Gayo Lues	263	17.383	17.646
Aceh Tamiang	-	10.250	10.250
Nagan Raya	17	1.327	1.344
Aceh Jaya	66	23.850	23.916
Bener Meriah	295	70.928	71.223
Pidie Jaya	-	2.127	2.127
Banda Aceh	31.670	482.322	513.992
Sabang	31.450	589.244	620.694
Langsa	36	32.850	32.886
Lhokseumawe	42	140.751	140.793
Subulussalam	18	79.532	79.550
2019	107.037	2.529.879	2.636.916
2018	106.281	2.391.968	2.498.249
2017	75.758	2.288.625	2.364.383



▣ The arrival of foreign tourists by cruise ship in Sabang.

Aceh as “World’s Best Halal Cultural Destination” has encouraged the Aceh Government to be more active in improving various tourist facilities and infrastructure.

Based on Data from Aceh in Figures, the tourism sector has contributed approximately 5% to Aceh’s GRDP every year on average. Compared to other sectors, tourism’s contribution is 8th from the top.

Seeing this growth, the Aceh Government is confident that the contribution of the tourism sector can rise to the top four. The Aceh government is optimistic that the tourism sector will become one of the pillars of Aceh’s economy in the future.

In an attempt to develop the tourism sector, the Government of Aceh invites investors to participate both as stakeholders and managers in several supporting projects for the tourism industry in the following districts/cities:

📍 0 Kilometer Monument Sabang.



NAIC & BSB

Nurul Arafah Islamic Center & Banda Aceh Business Center



☑ Nurul Arafah Islamic Center (NAIC), Ulee Lheue.



☑ Banda Aceh Business Center (BSB), Keudah, Banda Aceh.

Banda Aceh City

Banda Aceh City is located between 05°16'15" - 05°36'16" North Latitude and 95°16'15"- 95°22'35" East Longitude with average altitude of 0.80 meters above the sea level.

Geographically, the position of Banda Aceh City is highly strategic; close to the countries in southern Asia. Banda Aceh is bordered in the North by South Malacca Strait and also bordered by West Aceh Regency, East Indian Samudera, Aceh Besar Regency.

Banda Aceh as the capital city of Aceh Province is also the center of Aceh Provincial Government and various related agencies. Aside from its function as the centre of government, economic, educational and cultural services, and religious center, Banda Aceh City is also the gate of the Republic of Indonesia to the western part of the country in terms of transport, land, sea and air.

Banda Aceh City has great tourism potential considering that this city is a cultural and historical centre. The main economic activity is trade and fisheries since Banda Aceh is a coastal city.

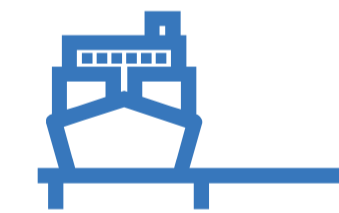
The total population of Banda Aceh was 268,156 people in 2019 with population growth rate of 1.15 % from 2018 to 2019. Good quality and competitiveness of human resources is necessary for Aceh investment performance. Besides that,

the work force participation rate in Banda Aceh is 61.39% with the Human Development Index (HDI) at 85.07 in 2019.

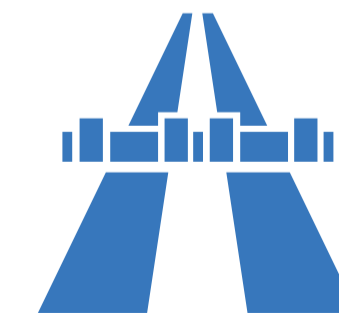
Infrastruktur Pendukung Transportasi (Darat, Udara, Laut):



Airport/Bandara Sultan Iskandar Muda International Airport, dengan jarak tempuh ke pusat Kota Banda Aceh 16,7 Km dengan jarak tempuh 26 Menit.



Ulee Lheue Ferry Port Pelabuhan Penyeberangan Ulee Lheue, dapat diakses dari Bandara Sultan Iskandar Muda dengan Jarak 20,6 Km dengan waktu Tempuh 35 Menit.



Gerbang Tol Blang Bintang, dengan pusat Kota Banda Aceh dengan jarak 19 Km dengan waktu tempuh 30 menit.

Supporting Facilities Project Development for **Gemilang Tourism Project**

Gemilang Project is an initiation from the Government of Banda Aceh City to build a world class Islamic Centre as a destination of halal tourism and Banda Aceh Business Centre and as the lifestyle center in Banda Aceh.

INAIC (Nurul Arafah Islamic Center) The New Icon of Islamic Center in Asean

NAIC (Nurul Arafah Islamic Center) has a function as a religious convention centre with a capacity of 3000 congregants from various Islamic countries, mainly ASEAN.



Available Land:

Total Area: (Government owned)

7.245 M²

Future Expansion: Land Acquisition

19.331 M²

Location: Jl. Iskandar Muda Gp. Ulee Lheu, Sub-District Meuraxa, Banda Aceh City



Market Opportunity:

Banda Aceh as the capital city and the centre of government of Aceh Province is also the oldest Islamic City in Southeast Asia and the capital city of the Sultanate of Aceh. Banda Aceh city has great potential as a religious tourism destination.

Economic Feasibility Analysis

Payback period for Gemilang Project (Nurul Arafah Islamic Centre and Banda Aceh Business Centre) : **15 Years.**

Net Present Value : **US\$ 45,423,736 (Positive Value)**

IRR : **11.00%.**

Nurul Arafah Islamic Center (NAIC)

Investment Estimates:

Supporting Facilities

IDR 49,365,000,000
(USD 3.6 MILLION)

Main Building

IDR 281,681,000,000
(USD 20.5 MILLION)

Total Investment

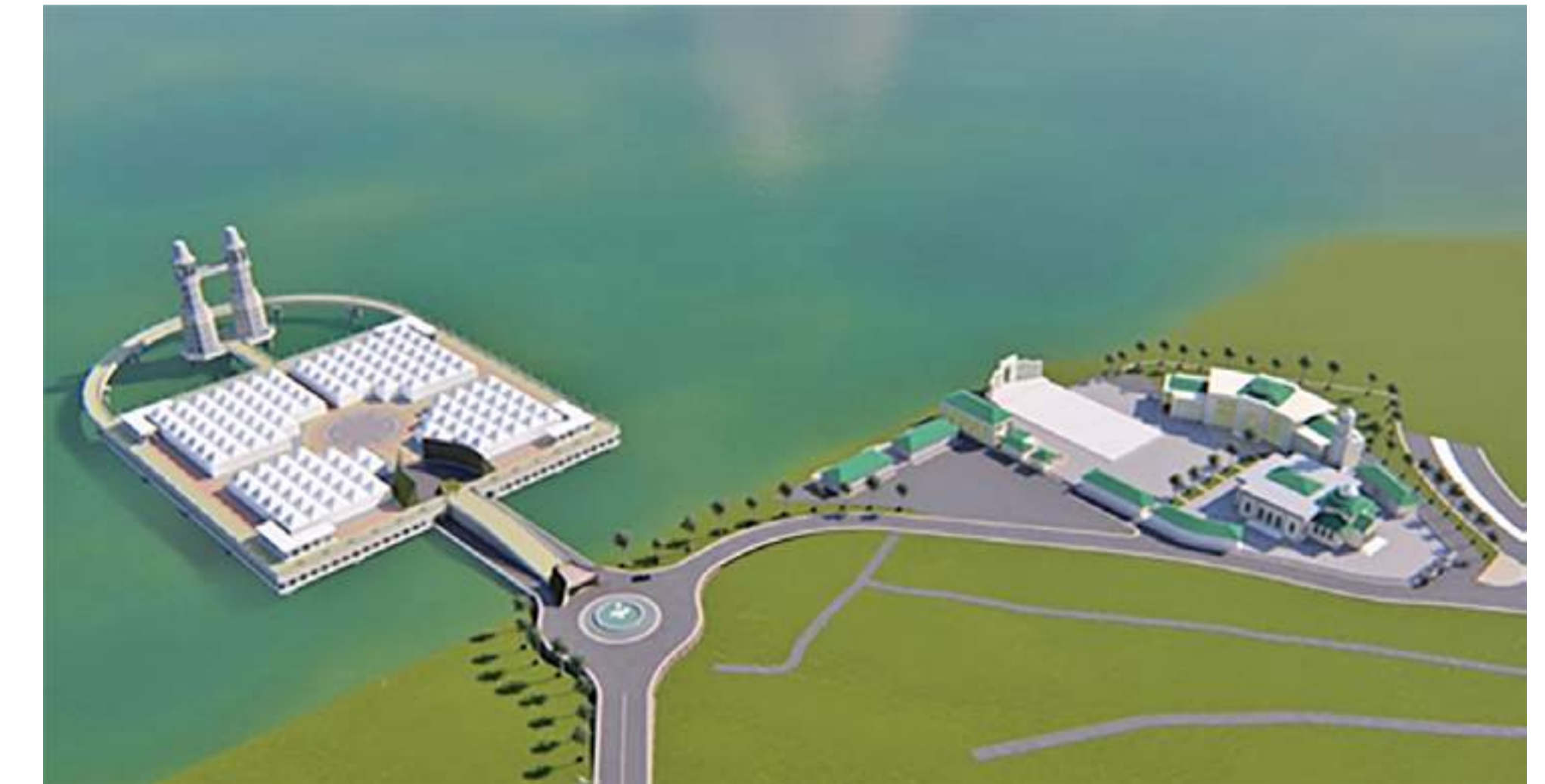
IDR 331,046,000,000
(USD 24.2 MILLION)

Cooperation Scheme:

Build, Use, Hand Over

Investment Activities:

Development plans: Highway, bridges, parking lots, mosques and towers, ablution places, dzikr plazas, tahfiz schools, boarding schools, guest houses, health clinics, mini markets, souvenir shops and food galleries, post offices, parks and landscapes.



■ Nurul Arafah Islamic Center (NAIC).

Banda Aceh Business Center (BSB)



Land Available:

Total Area:
11,727 M2

Status:
Government Owned

Location : Strategic Area (Old town centre)
Jl. Cut Meutia Gp. Baru Kecamatan,
Baiturrahman, Banda Aceh City

Investment Activities:

Banda Aceh Business Centre will be developed as a center of business district with transportation and accommodations, integrated with shopping malls and modern lifestyle and is expected to increase regional income.

Investment Estimates
IDR 461,024,190,000
(USD 33.8 MILLION)

Cooperation Scheme:

Government cooperation with business entities (KPBU).



☑ Nurul Arafah Islamic Center (NAIC).



☑ Nurul Arafah Islamic Center (NAIC).



☑ Banda Aceh Business Center (BSB)

Banda Aceh Investment And One Stop Services Agency (Dpmptsp)

Address : Mal Pelayanan Publik (MPP) Bulding, Jl. Diponegoro, Pasar Atjeh Lt.III, Gp. Kampung Baru, Baiturrahman Sub-District, Banda Aceh

Postal Code : 23242

Telephone : (0651)32874 / (+62) 813 62 503 333

Email : bid.pm.dpmptsp.bna@gmail.com @mpp_bandaacehkota



CP : **Cut Maisarah, SE, MM**
(Head Division) /

0811687480

Website : dpmptsp.bandaacehkota.go.id

Lhoknga Golf Course Development Aceh Besar

Lhoknga Golf Course is located in the Aceh Besar Regency, close to the popular tourist destination of Lhoknga Beach.

The property is 20 KM or about 25 minutes by road from Banda Aceh, the capital of Aceh Province. The Golf Course has a total area of 57 hectares, surrounded with white sandy beaches of Lhoknga and Lampuuk on its western side, and hillside view on the eastern side. Lhoknga Golf Course is the only public golf course in Aceh, located on the designated development land for tourism. The government of Aceh has been developing this Golf Course since 1997 and it has become one of the tourist destinations and integrated golf courses in Indonesia.



▣ Lhoknga Golf Course, Aceh Besar.



Land:

520.788 M²

Land Ownership:

Owned by the Government of Aceh

Duration of Lease:

30 Years

Land Status:

Certified Audited by MAPPI

(Indonesian Society of Appraisal Profesi)



Facilities Provided:

The condition of Lhoknga Golf Course is still bad and lacking maintenance due to limited government funds. The existing golf course only serves 9 holes out of the 18 holes available. Other facilities include:

	Grass
	The club house
	Lockers
	Prayer room
	Pump House
	Electricity and water network
	Temporary storage warehouse
	Sprinklers, and
	Guardrail area

Lhoknga Golf Course.

Total Land Value:

Rp. 41.663.040.000.-

Total Building Value:

Rp. 533.900.000.-

Total Facility Value:

Rp. 26.148.600.000, -

Total Assets:

Rp. 68.345.540.000

(Assessed by independent auditor in 2018)

Investment Analysis

Net Present Value (NPV)=

Rp.118.187.770.374, -(Feasible)

Benefit Cost Ratio (BCR)=

1,3260 > 1 (Feasible).

Internal Rate of Return (IRR)=

26,8367% > MARR 15%. (Feasible).

Pay Back Period (PBP)=

11.4730 Years.

Break Even Point (BEP)=

11,3181 Years.

Investment Cost

Investment for integrated tourism, resort and sport facilities development (4-year plan):

Rp. 83.967.584.000

Existing facilities renovation cost:

Rp. 14.918.415.000

Maintenance cost & wages (annual):

Rp. 18.837.057.794

Total investment cost:

Rp. 117.723.056.794

Estimated Annual Gross Income

Facilities and Building Rent:

Rp. 10.700.000.000

Green Fee:

Rp. 26.401.000.000

Total Annual Income:

Rp. 37.101.000.000

Investment Scheme

Management of the property by investors for a certain period of time (a maximum of 30 years). Profit sharing: 40% to investor, 60% to the management and the Government of Aceh.



Lhoknga Golf Course, Aceh Besar.

Ie Seum Hot Spring Resort Tourism Development

Overview Of Aceh Besar Regency

Aceh Besar Regency is located at 5.05 ° - 5.75 ° North Latitude and 94.99 ° - 95.93 ° East Longitude. The North is bordered by the Malacca Strait and Banda Aceh City, the South is bordered by Aceh Jaya Regency, the East is bordered by Pidie Regency, and the West is bordered by the Indian Samudera. Aceh Besar has an area of 2,903.50 km² with 68 tourist destinations consisting of 51 natural attractions, 6 cultural attractions and 11 special interest attractions. Most of the areas are land, and also a small part is in the islands. Aceh Besar District has protected and cultivated forests.

📍 Ie Seum hot spring, Aceh Besar.

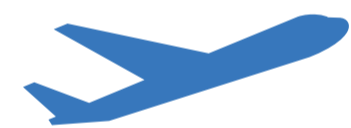


Investment Supporting Infrastructure



Land Transportation

Toll road become an alternative transportation to le Seum Hot Spring Resort with distance of 18 km and travel time of \pm 25 minutes. The location of the le Seum Hot Spring Resort is 38 km from the provincial capital city with travel time of \pm 55 minutes. The distance from Aceh Besar Regency is 62 km with travel time of \pm 90 minutes.



Air Transportation

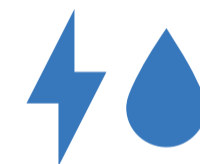
Sultan Iskandar Muda International Airport Blang Bintang is a transportation mobility for local and international tourists. With 5 (five) major airlines traveling to Aceh there are approximately \pm 5,000 trips each year and the number of passengers reaches 550,000 each year. The distance from SIM to the tourist attraction is 23 km with travel time of \pm 38 minutes.



Water Transportation

There are 2 (two) major ports in Aceh, namely:

- Malahayati Port, with a distance of 7 km and travel time of \pm 10 minutes, Malahayati Port is used as a marine highway that supports Aceh's logistical connectivity.
- Ulee Lheu Port, with a distance of 39 km and travel time of \pm 60 minutes is one of the seaports to Sabang City, which is one of the marine tourism destinations in Aceh.



Electricity and Water

The State Electricity Company has distributed electricity to 604 villages in Aceh Besar Regency. There are 604 villages with 73,655 customers that are connected to Electricity Power for 102,719,869 VA. Currently, infrastructure and electricity are available in the le Seum Hot Spring Resort. The highest number of drinking water customers in PDAM Tirta Mountala Aceh Besar Regency was 3,525 for non-commercial and 2,929 for commercial customers in 2017.



📍 le Seum hot spring, Aceh Besar.

Meanwhile, the total amount of drinking water distributed to customers was 10,560,758 m³ with most of the distribution in November reaching 966,167 m³. Meanwhile, the clean water pipeline (PDAM) is not yet available. So far, clean water is drawn from wells in neighboring villages using makeshift tools.



Human Resources

The total population of Aceh Besar Regency according to the estimated results in 2017 was 409,109 consisting of 209,593 of males and 199,516 of females. The total workforce in Aceh Besar is 555.

Tourism destination of le Seum currently has approximately **39 workers**

Swimming Pool:

3 people

Parking:

3 people

Cleanliness:

3 people

Canteen Staff:

30 people

For managers of le Seum Hot Spring Resort, training has been given by the Tourism, Youth and Sports Agency of Aceh Besar Regency.



Availability of Land

Geographically, the le Seum hot spring tourism destination is located at Gampong le Seum, Masjid Raya Sub-District, Aceh Besar Regency, Aceh Province, which geographically is located at 5° 22'12.3 "NL and 95° 37'46.5".

This tourist spot has a total area of ± 8 ha belonging to the local government.



Market Opportunity

One of the tourist destinations that is expected to be developed professionally is the Hot Spring Tourism Destination (le Seum). The water in this tourism destination is natural hot water flowing from the foot of Gunoeng Meuh (Golden Mountain) which is a Strato Volcano with an altitude of 1749

masl in Seulawah Agam. The average temperature of water is 40 ° c to 90 ° c. Meanwhile minimum air temperature in this area is approximately 19-21°C and maximum temperature is 25-30°C. Approximately 35,000 tourists from both local and outside of the city visit le Seum. This location is one of the water tourism options besides the beach. By providing tourists with a beautiful view of hills and small channels emitting smoke, visitors can enjoy the sensation of soaking in hot water that relaxes the body.

The management of le Seum tourism is currently under the Aceh Besar Regency Tourism, Youth and Sports Agency. The facilities that exist are as follows:

1. Parking 2 units
2. Bathing pool 3 units (male & female area 20 x 15 m with a height of 165 m and a children's pool area 6 x 6 m)
3. Play Ground with a size of 20 m x 20 m
4. MCK 7 units
5. Prayer room 5 x 7 m
6. 15 units of canteen and 8 units of Souvenir Shop managed by the local community
7. Wooden gazebo
8. 8 units of sauna bathroom



Facilities to be built in 2020:

Cold Water Bathing Pool, Water Pumping Machine and Pipeline.

Additional supporting facilities and infrastructure is expected to increase the tourists of le Seum. The development of le seum as a prominent tourist destination in Aceh Province is supported by many factors, including:


- Transportation that is easily accessed with good and smooth road condition.
- Apart from hot spring tourism destination, tourists can also enjoy the fruit along the Lambaro and Blang Bintang roads to Barbate date palms, mango gardens, cocoa gardens, candlenut and jamblang fruit, only the arrangement is not yet professional.

Investments Offered:

le Seuem Bath Tourism Development and Management

Location

Village : le Seum
Sub-District : Mesjid Raya
Regency : Aceh Besar
Province : Aceh
Area : ± 8 Ha
Status : Mountain Forest
Land Ownership : Local Government

 le Seum hot spring tourism destination.



Investment Activities

Expansion Plan

- Road Expansion
- Parking area
- Café or restaurant
- Souvenir shop
- Potential land for agro-industrial tourism
- Safety fences in streams of hot springs
- Disability access
- Expansion of the bathing pool
- Changing room / toilet
- Children's play area
- Facilities for praying
- Sauna therapy
- Cottage / Lodging
- Green open spaces
- Promotion through mass media
- Development and maintenance of facilities and parks

Investment Estimates

The construction of various supporting facilities mentioned above are expected to increase the number and intensity of tourist visits with an estimation of about 300% growth: 35,000 to 105,000 tourists each year. Repair and development of supporting facilities will also significantly increase the cost of entrance tickets from the previous Rp. 3,000, - to Rp. 30.000, - per person. This estimation is built based on the analysis of secondary data (the number and management of tourism destinations that are professionally organized in Aceh Besar).

Investment:

Rp. 10 billion

Working Capital:

Rp. 2 billion

Estimated annual income:

Rp. 3.15 billion

Payback Period:

4 Years

Cooperation Scheme:

Utilization Cooperation
(according to agreement
with regional leaders)

Aceh Besar Investment And One-Stop Service Agency

Investment Opportunities 2020 Aceh Besar

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23912 Aceh Besar - Aceh

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Budi Santosa, SSTP

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Pidie Lingkok Kuwieng Tourism Development

Pidie Regency is located at 04.30° - 0460° North Latitude and 95.75° - 96.20° East Longitude, with an area of 3,562.14 Km² that consists of 23 sub-districts, Pidie Regency is bordered by Pidie Jaya Regency on the Eastside, Aceh Besar Regency on the West side, Strait of Malacca on the North side, and West Aceh Regency and Aceh Jaya Regency on the South side.



Pidie Regency has a Tropical Climate (Lowlands / Coastal Coast) and Cool Climate (Highlands / Valleys / Mountains) with a rainfall rate of 1,482 mm each year and an average temperature of 24 ° - 32 ° C, and also has a river length of 567, 40 Km and Beach of 122 Km. Pidie has various types of soil consisting of Alluvial (Kembang Tanjong, Pidie, Simpang Tiga), Hydromorf (Pekan Baro, Geulumpang Tiga, Mutiara, Titue, Keumala, Tiro Truseb, Muara Tiga), Podsolik (Padang Tiji, Sigli City, Indra Jaya, Tangse).

Pidie Regency has several top tourist destinations such as Beungga Hot Springs, Lestari Rafting Pidie Park, Pelangi Beach, Guha Tujoh and Lingkok Kuwieng.



📍 Lingkok Kuwieng, Pidie.

Land Transportation

Pidie Regency has 96 km of state roads, 267.58 km of provincial roads, 1,084,150 km of Sub-district roads and 1,798.03 km of Gampong roads. Transportation in Pidie Regency is quite adequate with the existence of public transportation in the form of large buses and small buses for inter-regency and inter-provincial transportation. Meanwhile, transportation within the town there are labi-labi, pedicabs, motorcycles, taxis and rental cars.



📹 Lingkok Kuwieng.



Air Transportation

There is no air transportation in Pidie Regency. Flights to Pidie Regency are via Sultan Iskandar Muda Airport (SIM) in Blang Bintang, Aceh Besar Regency. Furthermore, from SIM airport, the Sigli Regency can be reached in approximately 2 hours with a travel distance of 112 km via the Banda Aceh - Medan National road or within 1 hour via the toll road. This SIM airport serves domestic flight routes and several international flights.



Sea Transportation

There is no sea port in Pidie Regency. The closest sea port is through the Ule-lheu port in Banda Aceh City which is about two hours to the city to Sigli via Banda Aceh - Medan National road or one hour via the toll road.



Energy

The availability of electricity in Pidie Regency is adequate with connected power of 102,368,900 VA consisting of the Sigli state electricity agency for 59,380,600 VA and the Beureunuen state electricity agency for 42,988,300 VA. The required electricity for investment activities in the tourism industry is adequate.



Human Resources

The total workforce in Pidie Regency is 192,190 persons consisting of 111,145 men and 81,045 women. From its educational background perspective, there are 1,046 members of the workforce who have not attended school, 17,447 who have not finished elementary school, 27,486 who have finished elementary school. Meanwhile, there are 41,463 who have attended junior high school, 62,964 high school, 7,169 vocational, 11,363 who have diplomas, and 23,252 are university graduates. The majority of the work force, at 32.76%, have Senior High School education. With this number of workers, it is sufficient to fill jobs in the tourism industry.



▣ Lingkok Kuwieng.



Land availability

Lingkok Kuwieng, also known as Uruék Meuh, located in Padang Tiji Sub-District (in the Hagu Forest) is 12 km from Sigli City, the capital of Pidie Regency. Lingkok Kuwieng is a river with mountain cliffs, in the form of large cliffs resembling an ancient site. This place is often called the Grand Canyon of Aceh. Lingkok Kuwieng is a natural phenomenon which formed because of mountain erosion that make water volumes change. The beauty of Lingkok Kuwieng is complemented by a natural atmosphere and maintained by a row of green trees that thrive around the river.

To get to the Lingkok Kuwieng Tourist Spot in Padang Tiji, the distance is 99 Km away from the Banda Aceh City. Meanwhile from Sigli City to Padang Tiji is 13 Km and takes an hour through Padang Tiji Military Command. Starting this year, the road to Lingkok Kuwieng has already been repaired by the TNI through TMMD activities.

The Lingkok Kuwieng area is a forest owned by the community with total area of approximately 20 hectares.



Market Opportunities

Lingkok Kuwieng provides a very unique and captivating natural phenomenon. Besides being able to enjoy a river with its green water equipped with rock cliffs on its sides, we can also enjoy the beautiful natural atmosphere, fresh air, trees, and camping places. By setting up tents on rocky cliffs, of course visitors can feel the sensation of staying the night in the middle of the wild accompanied by a campfire. This tourist destination can be one of the uncommon and unique places with its endless natural resources.



📷 Lingkok Kuwieng.

Investments Offered:

Development of facilities and markets for the Lingkok Kuwieng tourist destination

Location

Village	: Pulo Hagu
Sub-District	: Padang Tiji
District	: Pidie
Province	: Aceh

Investment Activities

The development of this tourist destination consists of several investment activities, including:

1. Road Construction
2. Souvenir Shopping Center
3. Parking area
4. Agro-tourism land for tourist attractions that involve the community who own the land
5. A stopover place / lodge for visitors
6. Restaurant / Restaurant / Café
7. Toilet / Changing Room
8. Lodging
9. Worship Facilities
10. Kids Game Facilities
11. Fasilitas Permainan Anak

Investment Estimates

Investment:

IDR 10 Billion

Working capital:

IDR 15 Billion

Estimated Income:

IDR 5 Billion/Years

Payback Period:

5 Years

Scheme:

Investment activities are facilitated by the Pidie Regency Government based on a cooperation agreement.



📷 Lingkok Kuwieng.

Contact us :

PIDIE TOURISM, CULTURE, YOUTH AND SPORTS (DISPARBUDPORA)

Address : Jalan Prof. A. Majid Ibrahim-Tijue Kabupaten Pidie-Aceh, Kode Pos 24151
Phone : **(0653) 21109 / Fax: 23748**
Email : disparbudporapidie@gmail.com
Website : disparbudpora.pidiekab.go.id

PIDIE INVESTMENT AND ONE-STOP SERVICES AGENCY (DPMPTSP)

Address : Jalan Tgk. Chik di Reubee No. 5 Kota Sigli, Kode Pos 24114
Telp/Fax : **(0653)23399**



Syammi, SP

(Head of Tourism Div)

Cp : **0822 5224 8860**

Email : syammiabdullah@gmail.com

Pulau Banyak Tourism Development

Nature Tourism Park (TWA) is a Natural Tourism Park appointed based on the Decree (SK) of the Minister of Forestry No. 596 / Kpts-II / 1996 on September 16, 1996 concerning the Designation of the Multi-Island Cluster and the surrounding marine waters covering an area of $\pm 227,500$.



📍 Panjang Island, Pulau Banyak.

In 2000, the Minister of Forestry and Plantation issued Decree No. 170 / Kpts-II / 2000 concerning the Designation of Forest and Water Areas in the Special Region of Aceh Province with an area of $\pm 3,549,813$, thus it changed the area of Banyak Islands Nature Tourism Park. In 2013, the Minister of Forestry Decree No. SK.941 / Menhut-II / 2013 concerning

Change of Designation of Forest Areas to Non-Forest Areas of $\pm 42,616$ Hectares, Changes in the Function of Forest Areas of $\pm 130,542$ Hectares and Changes of Non-Forest Areas to Forest Areas of $\pm 26,461$ Ha in Aceh Province. Based on the results of the boundary demarcation in 1996 and the SK for the designation of the area,

the Banyak Islands Nature Park was designated as a nature tourism park based on the Decree of the Minister of Forestry Number: SK. 5347 / Menhut-VII / KUH / 2014 concerning the Designation of Forest Areas for Natural Tourism Parks and Marine Nature Tourism Parks in the Banyak Islands, covering an area of 205,720.24 hectares in Aceh Singkil Regency, Aceh Province. In



📍 Baguk Island,
Pulau Banyak.

2018, the Minister of Environment and Forestry Decree No. SK.580 / MENLHK / SETJEN / SET.1 / 12/2018 dated 17 December 2018 concerning the Third Amendment to the Decree of the Minister of Forestry Number SK.865 / MENHUT-II / 2014 dated 29 September 2014 concerning Forest Area and Conservation of Waters of Aceh Province. Based on this latest decree, the Banyak Islands Nature

Park has an area of 230,632.18 hectares consist of 205,758.87 hectares of water (89.22% of the total area) and 24,873.31 hectares of land (10.78% of the total area)..

In 2016, the Director General of Conservation of Natural Resources and Ecosystems (KSDAE) has approved the block arrangement of the Banyak

Islands Nature Park area through the Director General of KSDAE Decree No. SK.162 / KSDAE / SET / KSA.0 / 6/2016 dated 9 June 2016 concerning the Management Block of the Many Archipelago Nature Park, Aceh Singkil Regency, Aceh Province. The division of this area block divides TWA into Protection Blocks (20,920.39 Ha), Maritime Protection Blocks (87,464.05 Ha), Utilization Blocks

(56,863.95 Ha), and Traditional Blocks (90,337 Ha). In 2017, the Aceh Natural Resources Conservation Center has also compiled a Site Design for Management of Natural Tourism Block Utilization in the Banyak Islands Nature Tourism Park.

In the management of the Banyak Islands Nature Park which is a Nature Conservation Area (KPA) refers to Government Regulation (PP) Number 28 of 2011 as amended in PP Number 108 of 2015 concerning Amendments to Government Regulation Number 28 of 2011 concerning Management of Nature Reserve Areas and Conservation Areas Natural. In this PP it is stated that the implementation of Natural Tourism Parks is carried out by the Government in this case by the Natural Resources Conservation Agency. Therefore, the Banyak Islands Nature Tourism Park is managed by the Aceh Natural Resources Conservation Agency, the Directorate General of Natural Resources and Ecosystem Conservation, and the Ministry of Environment and Forestry. As for the development of Banyak Islands Nature Park, it is carried out in an effort to develop business activities, construct infrastructure to support activities and provide services.

The following
are the potential
investment that
can be developed
in Banyak Islands:

Tuanku Island, Pulau Banyak.

No.	Location	Area (Ha)	Site Analysis	Recommendation	Development Potency
1.	Bangkaru Island (Ujung Lakita, Ujung Selatan, Teluk Berasi, tip berambang, Sidincak Farm and Teluk Asin)	± 347	a. Flat topography b. The vegetation that is dominated by sea pandanus, waru, benut and coconut c. Fauna: Monitor Lizards, Parrots, King Prawns, Magpie Stones, Crocodiles, Mouse Deer d. Potential: Beach, White Sand, Surf Spots and Beautiful Beach Views	Business Area	Development of Accommodation: Bungalow and Restaurant
2.	Bangkaru Island (Abuse, Offense, Jungle Door, Luan Batu etc.)	± 404	a. Flat topography b. Vegetation: Sea Waru, sea pandanus, Nyamplung, Ficus, bayur etc. c. Fauna: Monitor Lizard, Murai Batu, King Shrimp, Turtle, Mouse Deer, crocodile d. Objects / Potentials: white fine sand, beaches and limited tours of turtle observation e. There is a turtle resort / camp	Public Space	Tourism Package of Turtle Observation
3.	Tuanku Island (Tip Lolok)	± 202	a. Flat topography b. Vegetation: Waru Sea, Pandanus Sea, ketapang c. Fauna: Lizard, king prawns d. Object / Potential White sand, big waves suitable for surfing e. There are 4 units of resort / bungalow and 1 unit of floating resort / bungalow	Business Area	Development of Accommodation: Bungalows, Restaurants, Water Resort
4.	Tuanku Island	± 1995	a. Flat topography b. Vegetation: Waru Sea, Pandanus Sea, ketapang c. Fauna: Lizard, king prawns d. Object / Potential White sand, big waves suitable for surfing	Public Space	Development of Docking and Shelter
5.	Palambak Besar Island	± 51	a. Flat topography b. Vegetation: Ketapang, Coconut Trees, Pandanus Sea c. Fauna: Lizard, king prawns d. Object / Potential: Fine white sand, suitable for snorkeling and diving e. There are 4 units of resort / bungalow	Business Area	Development of Accommodation: Bungalows and Restaurants

No.	Location	Area (Ha)	Site Analysis	Recommendation	Development Potency
6.	Palambak Besar Island	± 213	a. Flat topography b. Vegetation: ketapang coconut trees, Pandanus sea c. Fauna: Lizard, king prawns d. Object / Potential: Fine white sand, suitable for snorkeling and diving e. There are 4 units of resort / bungalow	Public Space	Development of Docking, Shelter, Camping Ground, Toilet, Prayer Room, Security Post
7.	Sikandang Island	± 130	a. Flat Topography b. Vegetation: Coconut Tree, Waru sea c. Fauna: Lizard, King Shrimp d. Object/Potential: White Sand, Suitable for snorkeling and diving	Public Space	Development of Docking, Shelter, Camping Ground, Toilet, Prayer Room, Security Post
8.	Sikandang Island	± 23	a. Flat Topography b. Vegetation: Coconut Trees, Waru Sea	Business Area	Development of docking bridge and water resort
9.	Taliana Island	± 4	a. Flat Topography b. Vegetation: Coconut Trees c. Fauna: Lizard, King Shrimp d. Object/ Potential: White Fine Sand which suitable for snorkeling and diving e. Resort and Bungalow	Business Area	Development of Accommodation: Hotels, Restaurants, Water Resort
10.	Taliana Island	± 4	a. Flat Topography b. Vegetation: Coconut Trees c. Fauna: Lizard, King Shrimp d. Object/ Potential: White Fine Sand which suitable for snorkeling and diving	Public Space	Development of Docking, Shelter, Camping Ground, Toilet, Prayer Room, Security Post
11.	Exploitation Block (water)	± 53.490,95	Shallow waters: Kayaking, Snorkeling Deep water: Surfing and diving	Public Space	

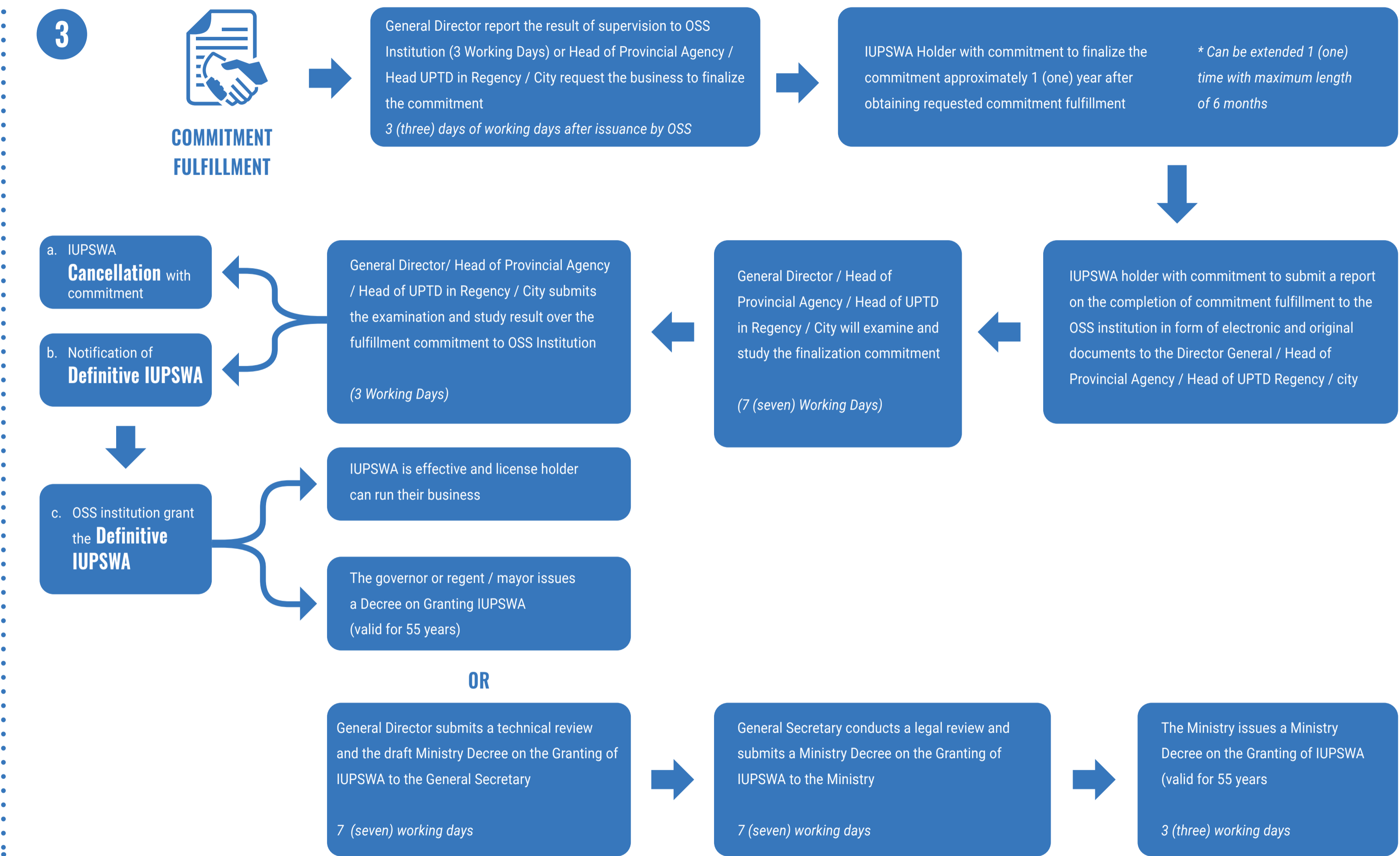
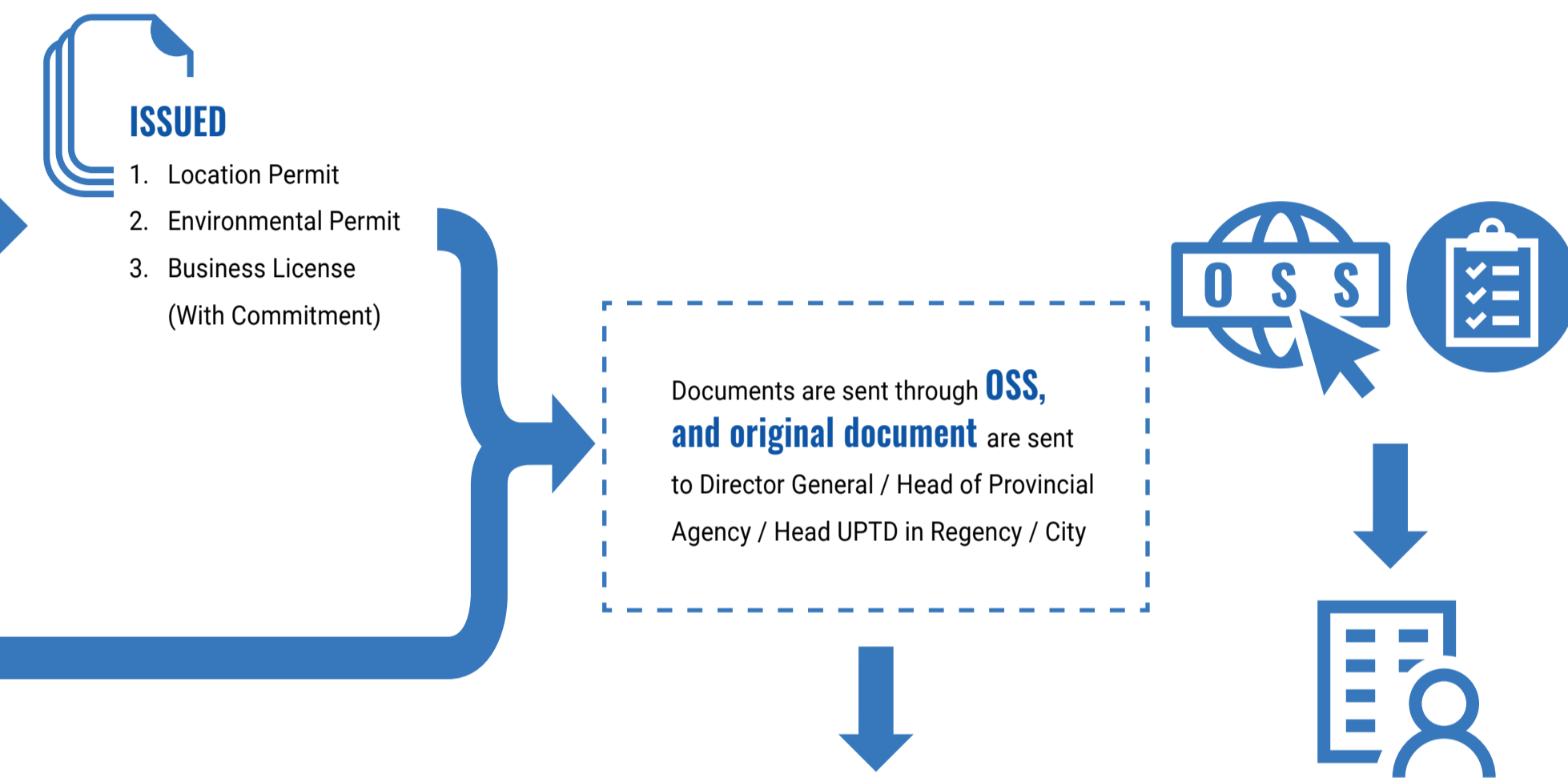
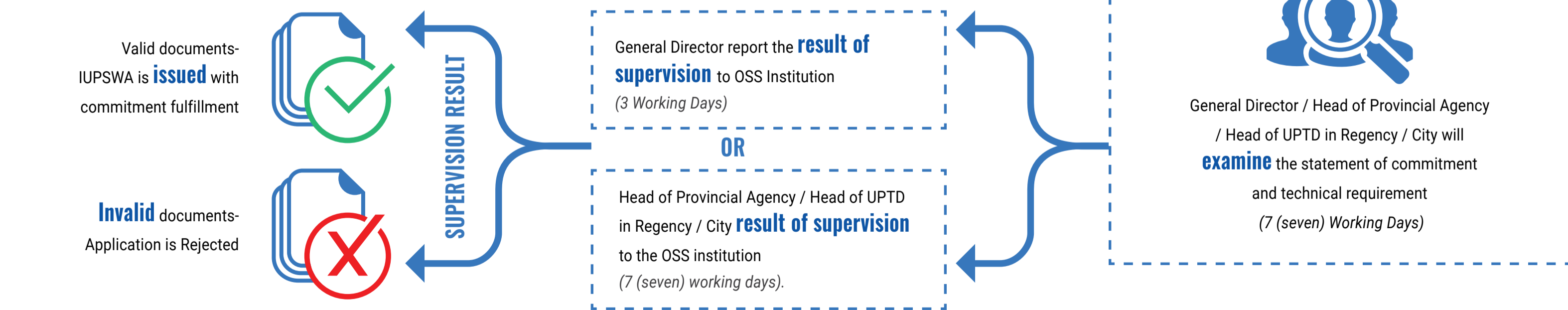
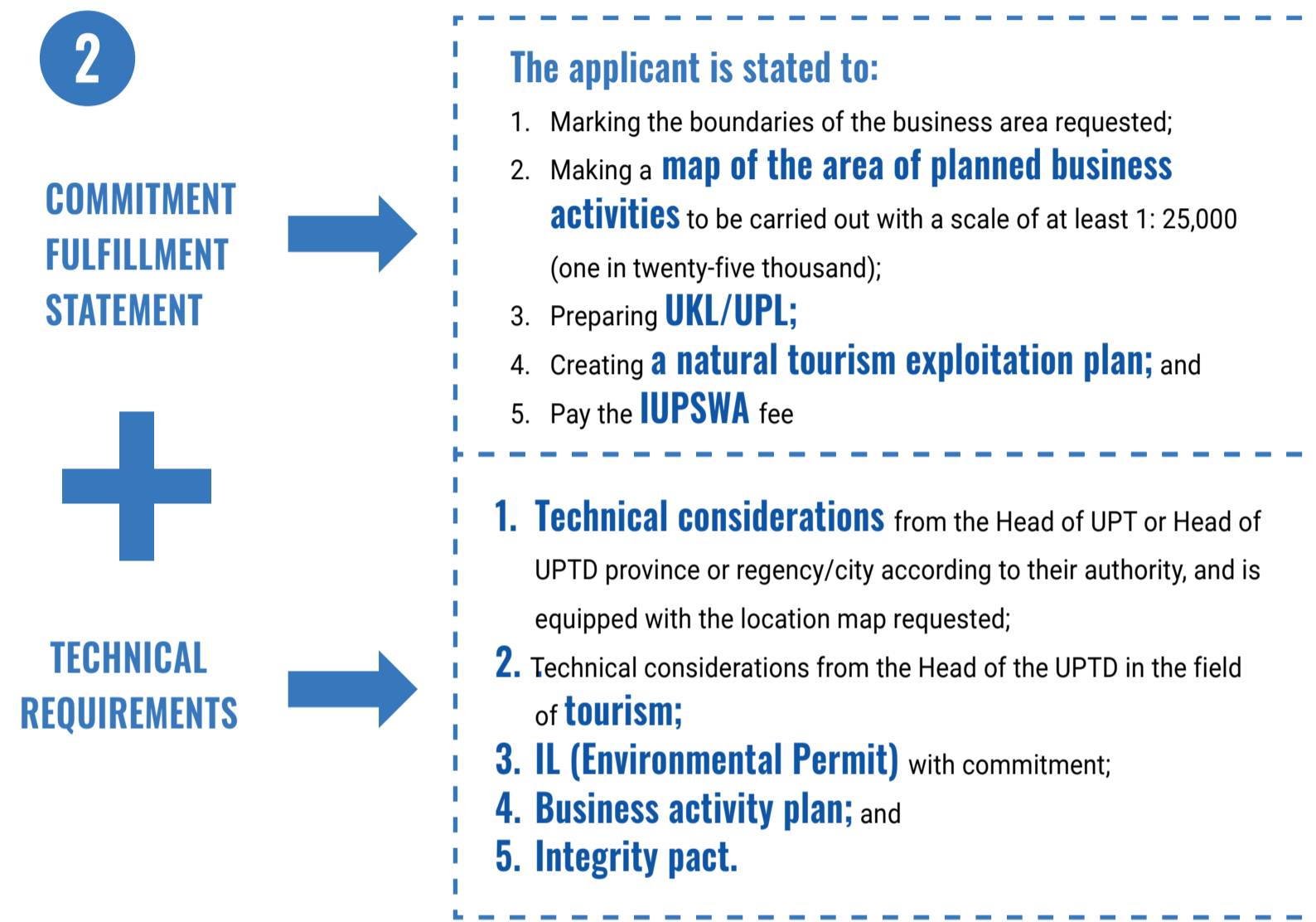
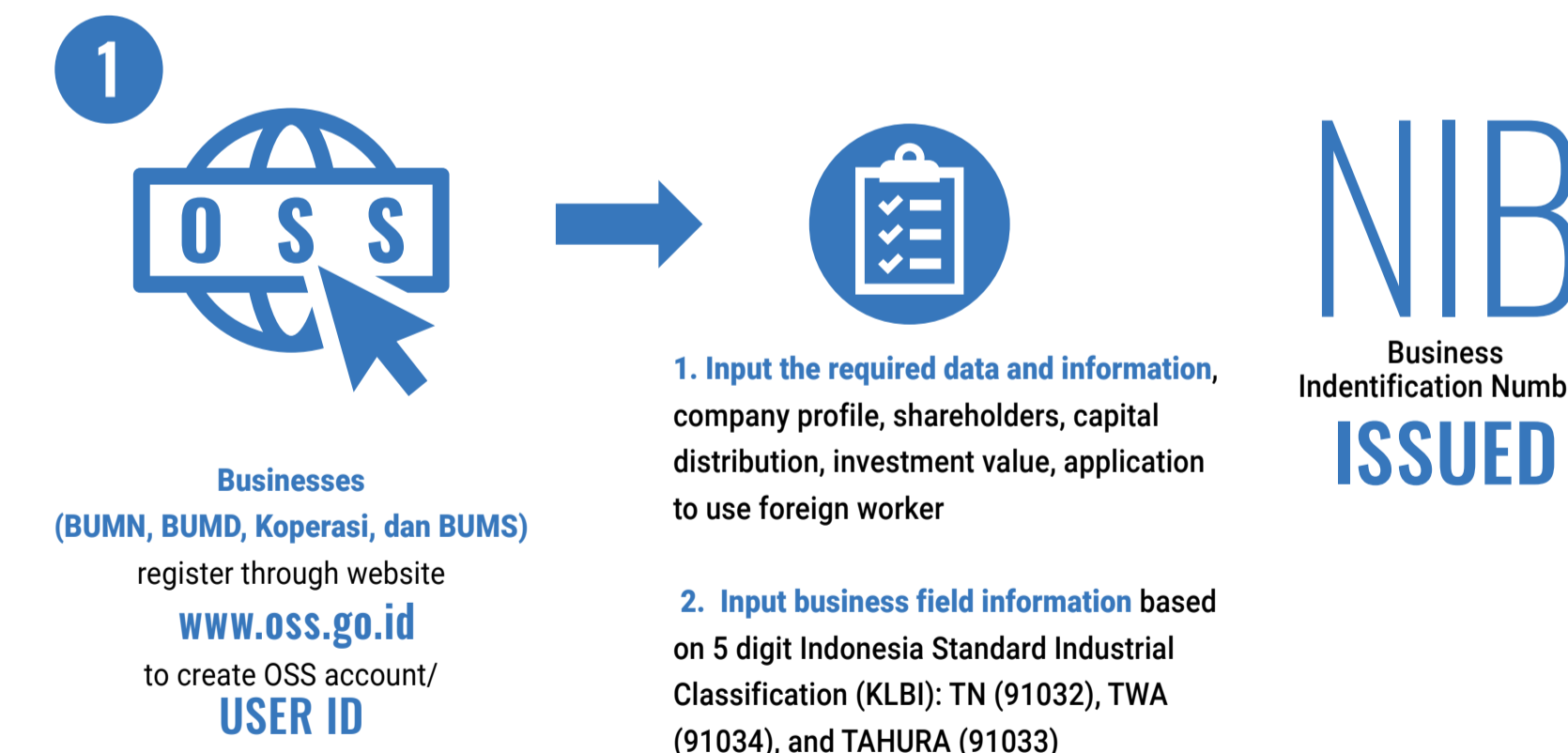
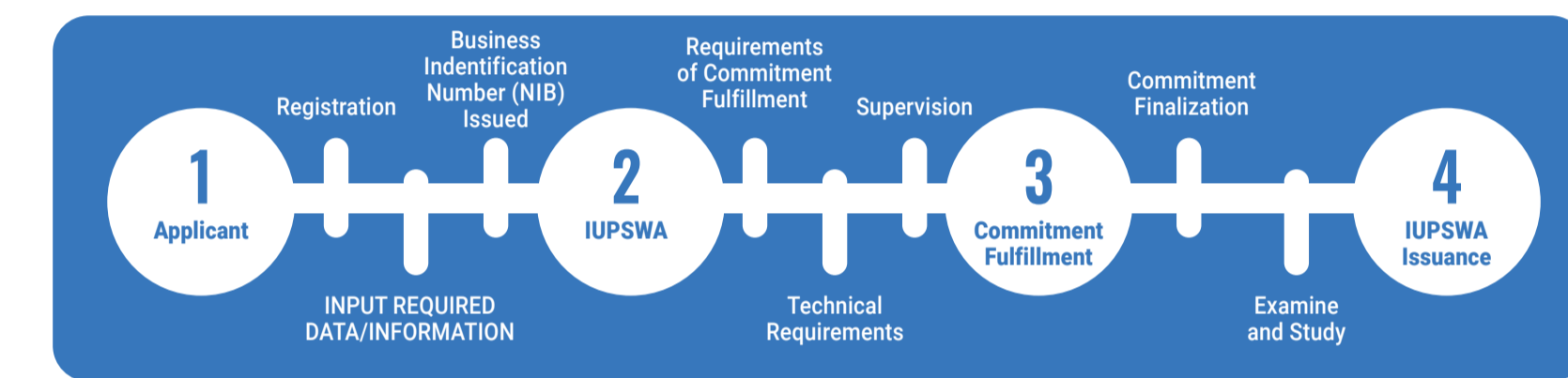


☑ Mangrove, Ujung Lolok, Pulau Banyak.



The Stages of Submitting a Business Permit for the Provision of Natural Tourism Facilities (IUPSWA) which submitted by BUMN, BUMD, BUMS, and Cooperative:

REGISTRATION PROCEDURE IUPSWA ECO-TOURISM BUSINESS DEVELOPMENT LICENSES



Sources of further reading related to natural tourism concession licensing:

1. Government Regulation No. 24 of 2018 concerning the Electronically Integrated Business Licensing Services.
2. Regulation of the Minister of Environment and Forestry No. P.22 / MENLHK / SETJEN / KUM.1 / 7/2018 concerning Norms, Standards, Procedures, and Criteria for Electronically Integrated Licensing Services in the Ministry of Environment and Forestry.
3. Based on the Minister of Environment and Forestry Regulation No. P.8 / MENLHK / SETJEN / KUM.1 / 3/2019 concerning Exploitation of Nature Tourism in Wildlife Reserves, National Parks, Grand Forest Parks, and Nature Tourism Parks.

SOURCE: MINISTRY OF ENVIRONMENT AND FORESTRY
DIRECTORATE ENVIRONMENTAL UTILIZATION OF CONSERVATION FOREST
DIRECTORATE GENERAL OF NATURE RESOURCES AND ECOSYSTEM CONSERVATION

ACEH NATURAL RESOURCES CONSERVATION CENTER

Address : Jalan Cut Nyak Dhien Km. 1,2
Telp/Fax : 0651 42694
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Tutia Rahmi, S.Hut
(Forest Ecosystem Controller (PEH) BKSDA Aceh)

Hp : 085260250452
Email : tutiarahmi05@gmail.com



📍 Jetty at Balai Island, Pulau Banyak.



Aceh Investment Development Zones

Development of NPK fertilizer, PT. Pupuk Iskandar Muda.

Testimony    



Investment Experience

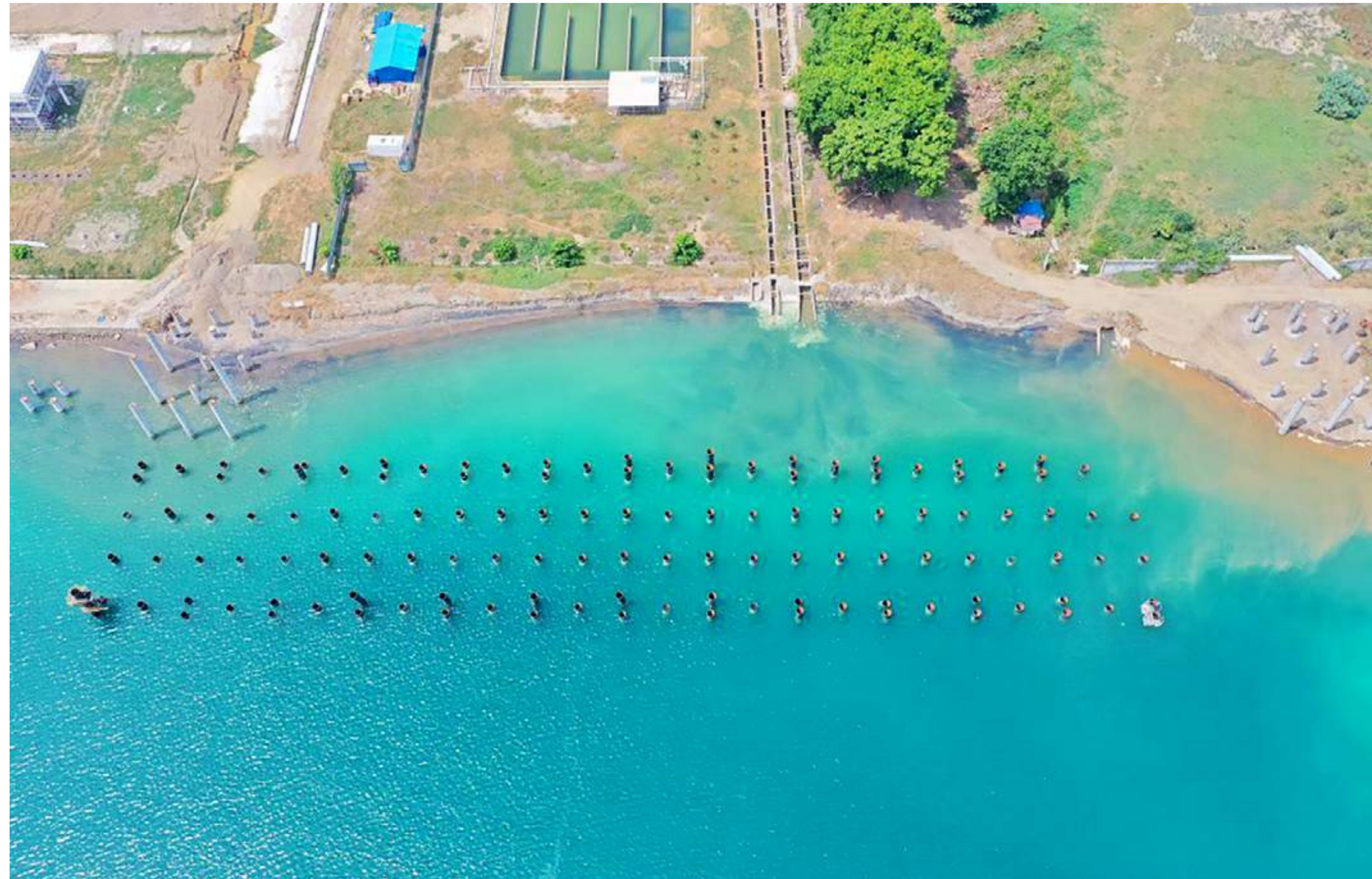
Pupuk Iskandar Muda has been operating in Aceh for 38 years which currently has been developing the NPK Chemical Plant.

We consider that investment climate in Aceh is excellent with the security conditions that increasingly conducive to making Aceh an attractive investment location outside Java Island, especially in the Arun Lhokseumawe Special Economic Zone (SEZ) that gives tax incentives: tax holidays and tax allowances as well as other conveniences we have received.

We are also received big from the local government for growth of investment in Aceh, making Aceh a competitive investment destination.

Yanuar Budinorman

CEO of PT PIM



Development of NPK fertilizer, PT. Pupuk Iskandar Muda.

Aceh Investment Development Zones

Aceh currently has an industrial area that will be the right choice for investors to develop their business. Aceh Industrial Zone consists of the Free Port and Free Trade Zone (FP & FTZ), Special Economic Zones (SEZ), Industrial Zone (IZ) and Samudera Fishery Port Development (OFP). These industrial zone have their own special appeal by offering incentives and conveniences to potential investors.

The Government of Aceh expect that the existence of this industrial area can become a center for new economic growth in Aceh.



Development of NPK fertilizer, PT. Pupuk Iskandar Muda.

Sabang Free Port and Free Trade Zone (FP & FTZ)

Why Invest in Sabang Area?

Strategic Location

Sabang is the western gateway to Indonesia and an entrance for investment, goods and services from within and outside the country. The location of Sabang is right on the international shipping route that connects trade between the east via the Melaka Strait and the west via the Indian Samudera which bordered by the Bay of Bengal. Thus it is suitable to be an international shipping traffic service center. This area is also positioned as a frontier in global competition.

Natural beauty

The Sabang area is an island that a wide sea and various natural tourist destinations, especially marine tourism.

Accessibility

Access to the Sabang is supported by sea and air transportation facilities. For sea transportation, Balohan Port provides route from Sabang to Malahayati Port in Banda Aceh (Capital of Aceh Province). Yachts and cruises through Phuket and Langkawi are also an alternative for foreign tourists. For air transportation, Sabang has Maimun Saleh Airport which tourists can take a connecting flight via Kuala Lumpur, Malaysia or Medan and Jakarta, Indonesia.

Infrastructure

Infrastructure in the Sabang area is quite adequate, especially roads, electricity, water and telecommunications.



CT3 Seaport.

Deep Sea Port

Sabang has a natural port with a depth of approximately 20 meters and has great potential to be developed as a center for international port services, both for export-import ports and national trans shipment ports.

Incentive

In order to encourage investment activities in the Sabang area, facilities incentives are provided for business actors or investor: free trade tax of import duties, value added tax, sales tax on luxury goods and excise.

Land Availability

Clean and clear land is an absolute necessity for investment activities. Land covers an area of 708 hectares and has been certified as many as 1,000 parcels are available for investors to develop, especially in the tourism sector.

Sabang Area

UU no. 37/2000 regarding the Free Port and Free Trade Zone (FP & FTZ) into Law: Sabang Free Port Free Trade Zone or called Sabang Zone is an area that is within the jurisdiction of the Unitary State of the Republic which is separate from the customs area so that it is free from:

- a. Trade system (does not include goods subject to quarantine regulations and types of goods / services prohibited by law)
- b. Imposition of import duty,
- c. Value-added tax,
- d. Sales tax on luxury goods and excise

Duration of the Sabang area: 70 years



📍 Iboih, Sabang.

Area functions for business development:

- Trade and services
- Industry
- Mining and energy
- Transportation
- Maritime and fisheries
- Post and telecommunications
- Banking
- Insurance
- Tourism
- and other fields.



📍 Balohan Sabang Passenger Terminal.

Includes activities:

1. Manufacturing, design, engineering, sorting, initial and final inspection, packing and repacking of goods and raw materials from home and abroad, service repair and recondition of machinery and quality improvement.

2. Provision and development of water resources infrastructure, transportation infrastructure, and other facilities including seaports and airports, buildings and electricity networks and other infrastructure.

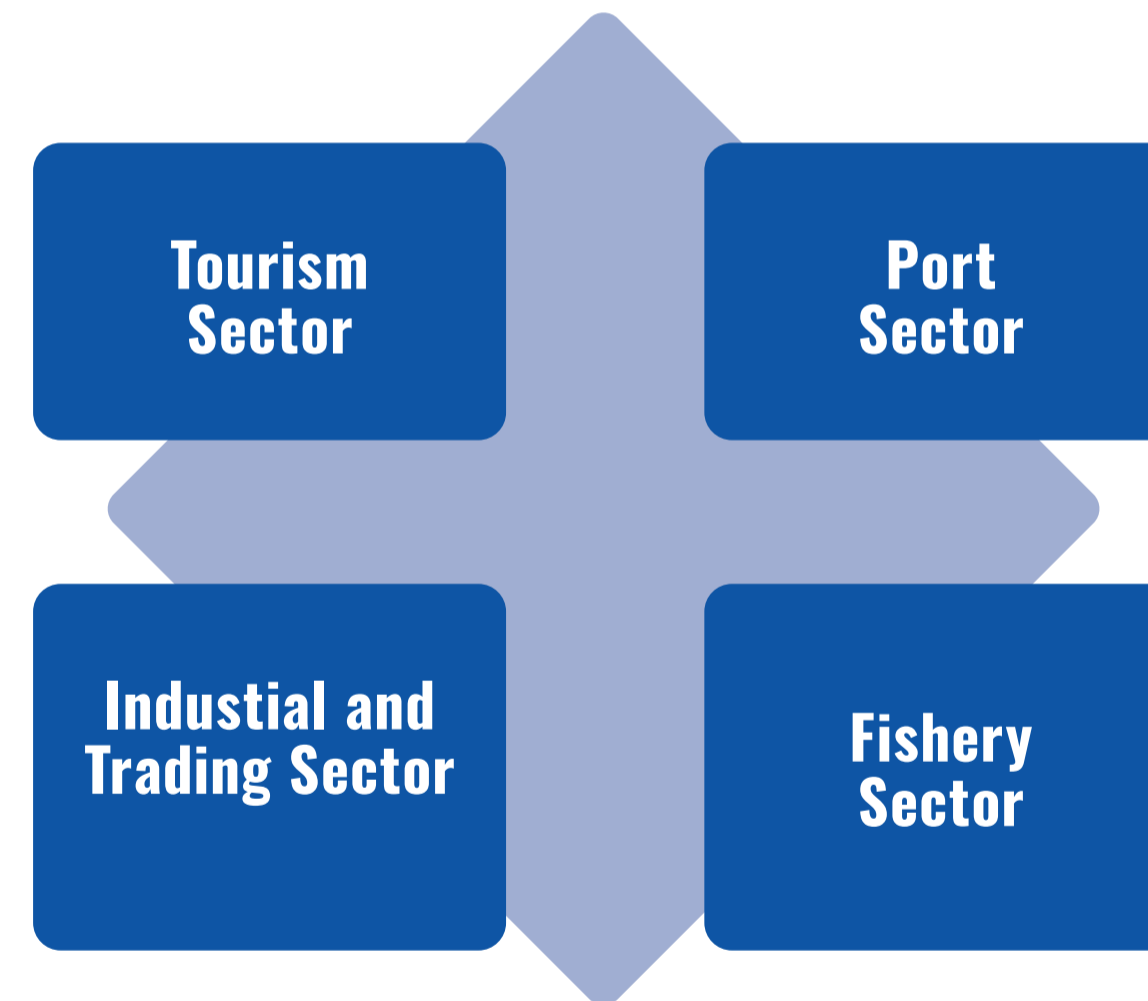
Sabang Management and Development Agency

The Sabang Management and Development Agency (BPKS), located in Sabang City, is an agency authorized to manage and develop the Sabang Area in accordance with the functions of the Sabang Area.

BPKS is established the provisions and issues related permits for business actors who carry out their business activities in the Sabang Area. Apart from that, BPKS is also authorized to carry out guidance and integration of policies with the provincial and district / city governments.

Sabang Investment Opportunities

The presence of BPKS as the manager of the Sabang Area is expected to be a partner of the regional government in the management and implementation of development, both facilities and infrastructure to support investment and licensing services. Therefore, it will attract investors to invest in the Sabang area. BPKS determines 4 priority sectors to be developed, namely:



Freddies, Pantai Sumurtiga, Sabang.

Development of Iboih and Gapang Marine Tourist Destination

The area of Iboih and Gapang marine tourism is a marine tourist destination. This area offers stunning beaches and beautiful underwater views. Currently, there are several cottages are available in this area, but it is still necessary to be developed some other investments in this area such as hotels, restaurants, villas, cafes and spas.

This area can be accessed by road from Balohan Port (29.1 Km) and travel time of 47 minutes, and from CT-3 Port (20.2 Km) with a travel time of 33 minutes. Currently, public transportation is available to Iboih and Gapang.



Market opportunity

The development of a marine tourism area as the main tourist destination in Sabang, offers a relaxed atmosphere with forest views as a coastline for beautiful Iboih, golden sand filled with giant stones. The clarity of shallow water sea shows a bluish-green hue that gives peace and relax. The beach is curved in shape, resembles lips, smiles and welcoming people to come and feel the warmth and see the exotic flora and fauna of the tropical rainforest which is part of the natural wealth of Sabang.

To attract tourists, it is definitely needed to improve the supporting infrastructure to provide comfort for tourists.

Investment Offered

Development of the Iboih and Gapang Marine Tourist Destination

- Location** : Iboih dan Gapang
- Area** : 800 Ha
- Land Ownership** : BPKS



Investment Activities

The regional development project includes several stages:

- Development of the main building cluster
- Development of functional facilities
- Development of supporting facilities



Investment Estimates

Total Costs:

Rp. Rp. 1.95 Trillion,

IRR : 34 %

NPV : 925,850,000

PI : 1,91



Iboih



Gapang

Development of the International Resort and Gua Sarang Golf Course Area

Sarang Cave is located in Iboih Village, Sukakarya Sub-District, Sabang City, at the foot of the cliffs and hills of the protected forest of Pulau Weh that jutting into the blue sea. Gua Sarang offers natural beauty, green leaves of trees flank along the pedestrians to this tourist sites. Called as the Sarang Cave, since there is a cave door where bird's nest is placed. There are as many as five cave doors, but only two cave doors are inhabited by birds which are believed to have many benefits.

Sarang Cave can be accessed by road via Balohan Port (20.7 Km) with a travel time of 37 minutes, while from CT-3 Harbor (20.3 Km) with a travel time of 34 minutes. Currently, there is no public transportation available to the Sarang Cave. In other hand, visitors can rent a car or motorbike to get there.



Market opportunity

Currently the Sarang Cave area is a favorite selfie spot in Sabang and also a tourists attraction for the one who are interested in the beach activities such as swimming, snorkeling and diving. Even, it is also often to be used as a camping spot, because there are no hotel facilities here.

Though it is still lacking of facilities, the enthusiasm of tourist interest in Sarang Cave has encouraged us to improve and develop supporting infrastructure such as resorts and international sports facilities for seek of the tourist comfort and satisfy.



Investment offered

International Resort and Golf Course Development

Location:

Kampung Paya, Gua Sarang

Area:

200 Ha

Land Ownership:

50% of the land owned by BPKS



Investment Activities

The regional development project includes several stages:

- Land acquisition
- Construction of basic facilities cluster (reclamation area, resort development and golf courses)
- Construction of functional facilities
- Construction of supporting facilities



Estimasi Investasi

Total development costs:

Rp. 2 Trillion,

IRR: 33 %

NPV: 466,122,000

PI: 1,4

Pay Back Periode:

6 years 11 months



📍 Gua Sarang, Sabang.



Iboih, Sabang.

MICE
Meetings
Incentives
Conferencing
Exhibitions

Development of Meeting, Incentive, Convention, and Exhibition (MICE) Cluster and Iboih Condominium

The Sabang area is currently one of the venues for local, national and international events with various activities such as exhibitions, seminars, workshops, coordination meetings: Sabang Exhibition Festival, Sabang Sea Festival, Khanduri Laot Festival, Sabang Diving Festival, Sabang Freediving Competition International, Sabang Weh Bicycle, Sabang Jazz Festival, Sabang Mountain Bike, Ethnic Cultural Festival and other events.

Iboih offers a quiet atmosphere that away from the hustle and bustle of the city, with direct views of the giant aquarium.

Market opportunity

Aceh has experienced a remarkable transformation, from rare visited province to one of the most visited provinces in Indonesia, with number of events that taken place in Aceh. The

Sabang area has dazzle beaches and amazing underwater nature scenery that opens up opportunities for the construction of MICE and condominiums that will be place for various events both at national and international levels.

By offering a complete design by combining occupancy and convention space in one property, of course it will attract event organizers to carry out activities in Sabang.



Investment offered

Development of a Meeting, Incentive, Convention, and Exhibition (MICE) Cluster and Iboih Condominium

- Location** : Iboih
- Area** : 10 Ha
- Land Ownership** : 70% of the land belongs to BPKS



Investment Activities

The regional development project includes several stages:

- Land acquisition
- Construction of basic facilities cluster (reclamation area, break water construction, and drainage)
- Construction of functional facilities
- Construction of supporting facilities



Investment Estimates

Total development costs:

Rp. 326 billion

IRR:

22,40 %

NPV:

235,125,875,000

PI: 1,25

Pay Back Periode :

5 years 3 months



Kota Bawah, Sabang.

Sabang Waterfront City Development

The Sabang area which is an island that has great potential for the development of waterfront city - based tourist area, with the concept of development of visual city that bordered by the waterfront. This waterfront city development is located in the port area of CT-1 to CT-3, which is adjacent to the center of Sabang City.

The development of Sabang Waterfront City will integrate the tourist center with trade. The construction and development of this Waterfront City consists of Sabang Marina Bay, Yacht Clubs, waterfront Promenade, Street Food, Tugu Merah Putih (shopping center area), and the construction will also be connected to the old town of Sabang on pedestrian street. The development concepts offered include: walking waterfront, recreational waterfront and residential waterfront.



Market opportunity

The development of Sabang Waterfront City will attract tourists, cruise and yachts to stop at the CT-3 Sabang Harbor, where currently has visited by more than 30 cruises and 300 yachts in last three years.

By carrying out the integrated tourism and trade design, it certainly will be a paradise for tourists who get off from cruise and directly looking for unique destinations, hunting a delights culinary and shopping for souvenirs from Sabang.



Investment offered

Development of Sabang Waterfront City

Location:

Kota Bawah Timur Village, Sukakarya Sub-District

Area: **20Ha**

Land Ownership:

Community and BPKS



Investment Activities

The regional development project includes several stages:

- Land acquisition
- Construction of basic facility cluster (reclamation area, break water construction, and drainage)
- Construction of functional facilities
- Construction of supporting facilities



Investment Estimates

Total development costs	: Rp. 60 billion
IRR	: 23%
NPV	: 854,650,000
PI	: 1.5
Pay Back Period	: 7 years 2 months

Marina and Eco Resort Lhok Weng Development

Lhok Weng is located in a strategic location, in the middle of 5 (five) main Sabang tourism destinations; Iboih Beach, Rubiah Island, Gapang Beach, Balek Gunong and Zero KM Monument, thus the development of the Lhok Weng area must be packaged in a unique and different way, with the designation of marine tourism areas, marine reserves or local protected areas.

Lhok Weng has an area with hills with extraordinary view potential, in the form of a white sandy beach. Even though it is only 100 m long, it has mangrove conservation area that can be utilized as eco-tourism and potential development of a marina.



Market opportunity

The geographical position of Lhok Weng is the initial capital as a new destination. Without giving a big promotion effort, tourists will still visit Iboih, Rubiah Island, Gapang, and Zero KM. Therefore, it is needed is to prepare various facilities, infrastructure and destinations in the Lhok Weng area.

The development design offered at Lhok Weng is the development of marina tourism that is integrated with an eco-resort which will provide water sports, restaurants, bazaars, mangrove adventures and other facilities.



Investment offered

Development of Marina and Eco Resort Lhok Weng

Location:

Kota Bawah Timur Village, Sukakarya District

Area:

14 Ha

Land Ownership:

Community and BPKS



Investment Activities

The regional development project includes several stages:

- Construction of the main facility complex
- Construction of socio-cultural facilities (places of worship, amphitheater)
- Construction of sports and recreation facilities
- Construction of supporting facilities



Investment Estimates

Total development costs	: Rp. 108 billion
IRR	: 20.12%
NPV	: 1,499,304.96
BCR	: 1.4649
Pay Back Period	: 7 years 5 months



📍 Lhok Weng, Sabang.

Klah Island Marine Tourism Development

Klah Island has an area of 17.71 hectares and used as protected forest and one of the green spaces in Sabang City. The concept of tourist destination development offered is a combination of marine tourism development and environmental conservation, adaptive tropical architecture with the concept of local traditions. Klah Island has a contour with a moderate steep slope, almost the entire rocky area has various sizes, the beach is limited and separated into two places, however its beautiful and suitable for swimming.



Market opportunity

The development of the Klah Island marine tourism area is complemented by the development of facilities that will support tourism activities such as; utilization of protected forests, walking tracks, coconut groves for forest exploration, windmill parks, cable cars and forest viewing decks that can be

used to enjoy the beauty of the sea and the city of Sabang. By developing a unique tourism concept that is oriented towards marine tourism such as a floating fish market, boat, seafood restaurant, and other tourist facilities. This definitely will make Klah Island to be a special tourist destination compared to other tourist destinations in Sabang.



Investment offered

Klah Island Marine Tourism Development

Area:

20 Ha



Investment Activities

The regional development project includes several stages:

- Construction of utilization facilities for protected forest
- Development of coastal tourism facilities
- Construction of accommodation facilities and other support facilities
- Construction of public facilities and entertainment
- Construction of management facilities and utilities
- Construction of commercial and public facilities
- Construction of water tourism facilities



Investment Estimates

Total Investment:

US\$ 20.000.000

Land Acquisition:

8% of the total investment value

Construction:

15% of the construction that funded by BPKS

Investment period:

36 months

Construction period:

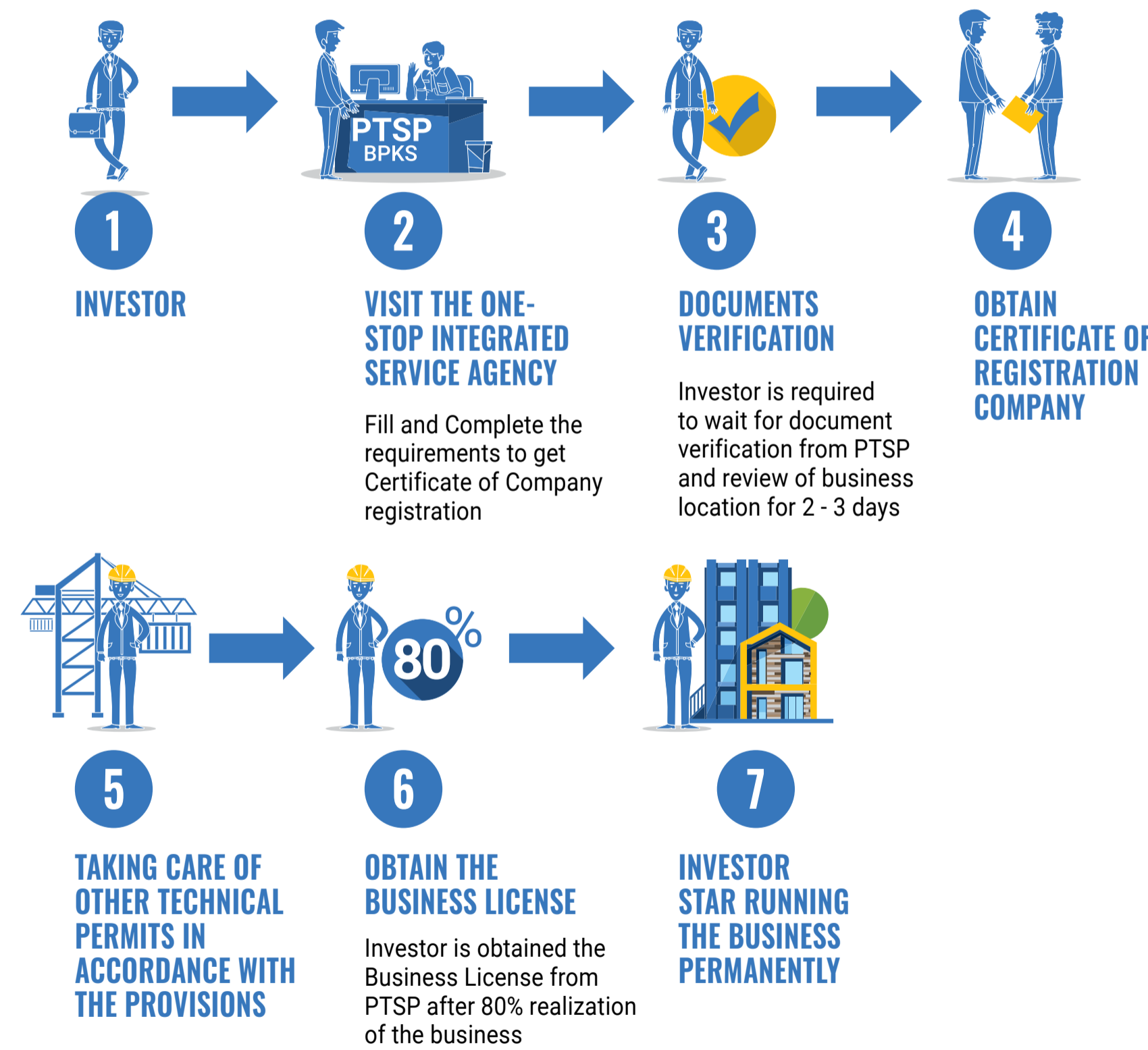
18 months

Klah Island, Sabang

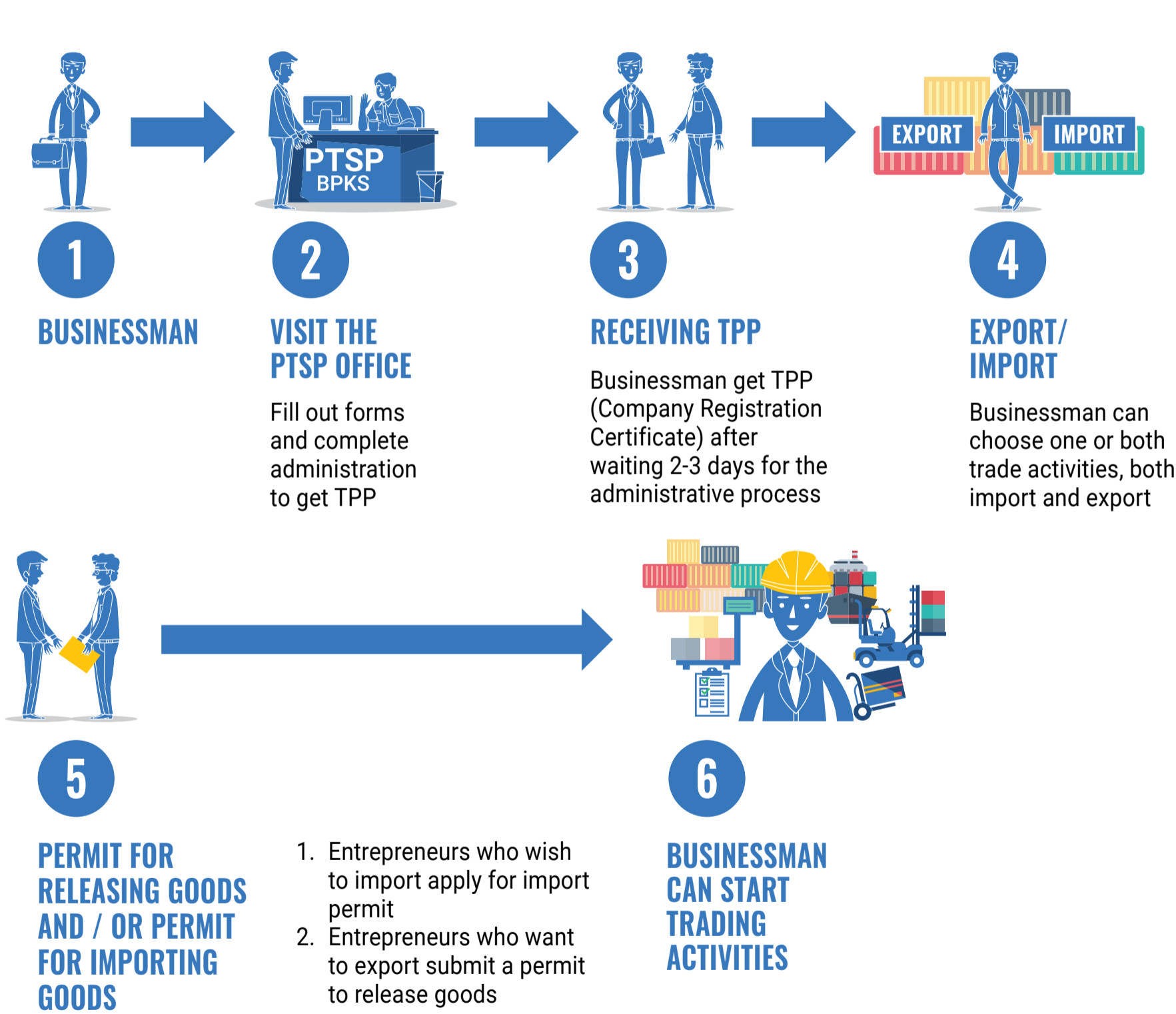


Sabang Management and Development – One Stop Services Agency

INVESTMENT LISENCE REGISTRATION PROCEDURE



LICENSE FLOW FOR IMPORT / EXPORT GOODS IN THE SABANG AREA



Contact us:
BPKS Pusat Sabang

Jalan Panglima Polem, No. 1
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Faks +62 652 22143

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Email: bp.sabang@gmail.com



Contact us:

Susanti

(Head of Promotion Sub Division)

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Email: susantisabang@gmail.com

BPKS, Sabang.



PT. Pupuk Iskandar Muda, Lhokseumawe.



Development of NPK fertilizer, PT. Pupuk Iskandar Muda.

Special Economic Zone (SEZ) Arun Lhokseumawe

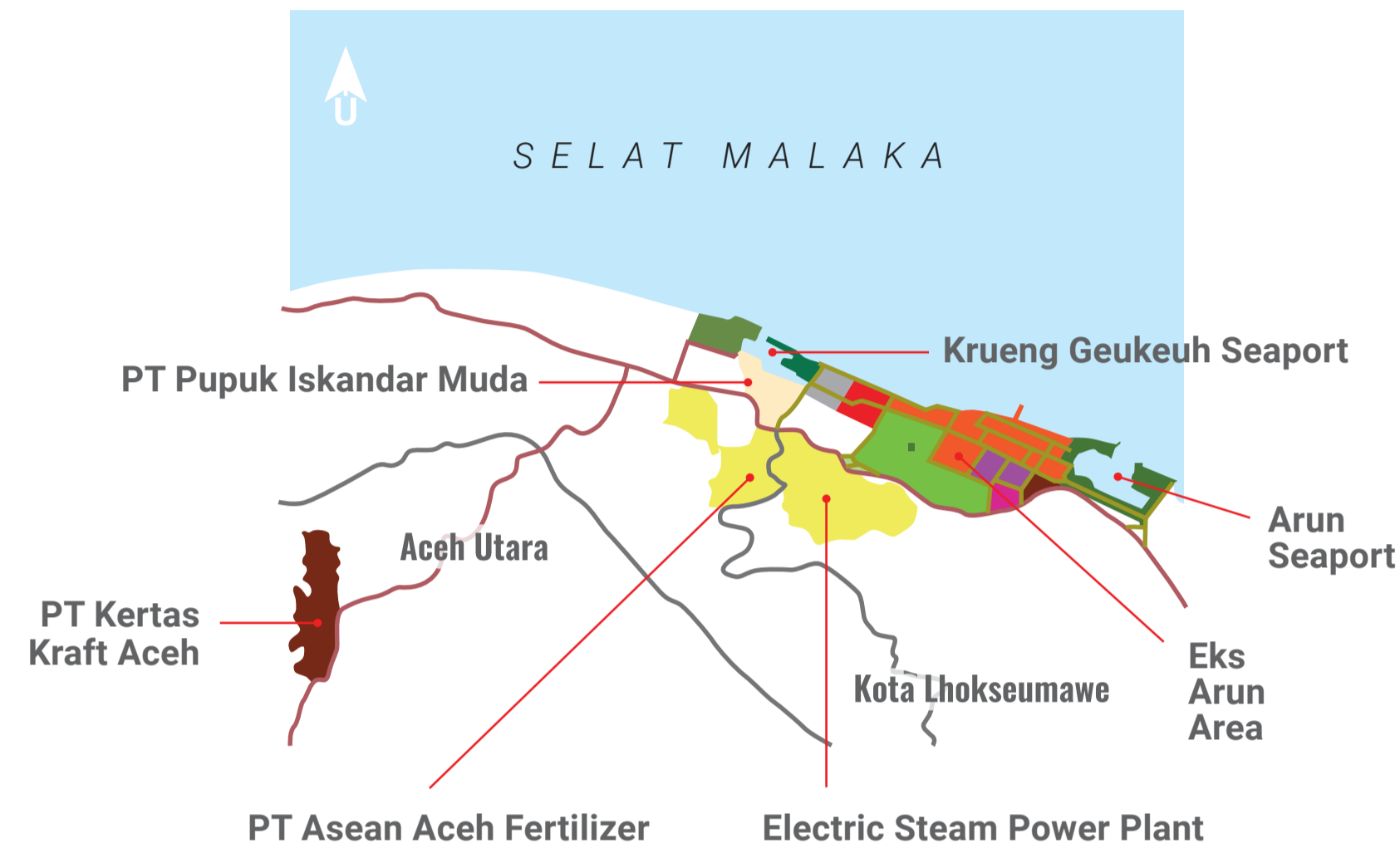
The SEZ Arun Lhokseumawe is located in North Aceh Regency, Lhokseumawe City—Aceh province, and was formed based on Government Regulation Number 5 of 2017. SEZ is based on the geographical location of Aceh which is crossed by the Sea Lane of Communication (SLOC), that is the Malacca Strait and has a comparative advantage to become part of a global production network or global value chain. The SEZ was formed from a consortium of several existing companies, such as PT Pertamina, PT Pupuk Iskandar Muda (PT PIM), PT Pelindo 1, and also the Aceh Regional Development Company (PDPA). The PDPA consists of 3 (three) areas: the Arun refinery complex, Dewantara District and Jamuan village, which is the exact location of PT KKA factory.

The SEZ Arun Lhokseumawe was inaugurated by the President of the Republic of Indonesia, Mr Joko Widodo on December 14, 2018. The SEZ focuses on

several sectors, such as energy, petrochemical, agro-industry to support food security, logistics and kraft paper producing industries. From the energy sector (oil and gas), LNG regasification, LNG Hub / Trading, LPG Hub / Trading, Mini LNG Plant PLTG will be developed by developing environmentally friendly power plants or providing clean energy solutions. Logistics infrastructure is also being developed to support input and output from the oil and gas; meanwhile, petrochemical and agro-industrial industries will be developed through improving international standard port and dock infrastructure.

Besides, the SEZ Arun Lhokseumawe is one of the rich and productive aquatic ecosystems that supports the development of the fisheries industry. With its potential, the SEZ Arun Lhokseumawe will also become a base for the agricultural sector with the support of the superior commodities such as palm oil, coffee,

cocoa, rubber, coconut, essential oils and others. The SEZ Arun Lhokseumawe will develop along with the regional development of several countries in the South Asia region through revitalizing the marine economy of the Maritime Silk Road. Hence, the SEZ Arun Lhokseumawe is located in the ASEAN and South Asian trade markets. With this potential and opportunities, the SEZ Arun Lhokseumawe is projected with an attractive investment of US \$ 3.8 million and is launched to recruit as many as 40,000 workers by 2027.



Boundary of the KEK Arun Lhokseumawe

- Former Arun Refinery Area, Lhokseumawe City (LMAN and Pertamina land)
- Dewantara area, North Aceh (PT. PIM, ex AAF and PT. Pelindo-1 land)
- Jamuan area, North Aceh (PT.KKA land)

Land Area:
2.622,48 Ha
 Land Status: (HPL dan HGB)
 Empty land:
896.3 Ha (34,2%)

Comparison of Land Areas

Land owner	Land Area (Ha)	Empty land (Ha)
LMAN	1.689,8	540
PT Pertamina	151,3	81
PT Pelindo-1	38,18	7,82
PT PIM	305,15	126,5
Eks PT AAF	236,4	91
PT KKA	199,6	50
Total	2.622,48	896,32



Development of NPK fertilizer, PT. Pupuk Iskandar Muda.

Why Invest in SEZ Arun Lhokseumawe:

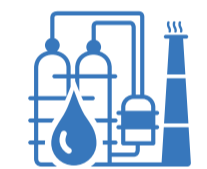
- ➔ A decent and pleasant work environment with world-class infrastructure;
- ➔ Meet the needs of today's business, family lifestyle & active lifestyle;
- ➔ Strategic location and airport connectivity, a gateway to Northwest Indonesia;
- ➔ Excellent location with a natural environment for the lifestyle and residential community.

Potential Development



Oil, Gas, Energy

- LNG Hub / Trade
- LPG Trade / Hub
- Gasification & Processing
- Refining & Processing Facilities
- Power plants
- Storage facilities
- Clean Energy Solutions



Petrochemical

- Petrochemical Industry Cluster
- Environmental Friendly Industry
- Integrated Petrochemical Project



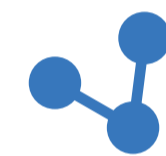
Food and Agro-Processing

- Infrastructure logistics
- Storage of cargo and containers
- Modern port



Recreation / Housing

- Commercial Facilities
- Hotel, Conference and recreational facilities
- Housing Development
- Education
- Health and Sports Facilities



UNIQUE SALES UNIT

1. Connectivity and Proximity:

- Strategic location, important delivery channel
- Good vehicle connectivity
- Close to the airport
- Seaport

2. Integrated Infrastructure:

- Reliable infrastructure
- Electricity, water, sewage treatment, high-speed optical fibre
- Smart and sustainable infrastructure



3. Manpower Availability:

- Access to a reliable workforce
- Education and universities
- Close to the surrounding housing



4. Premium Facilities:

- Elite housing
- Recreational facilities (recreational park and lake, country club)
- Education
- Community



5. Smart and sustainable:

- Landscape ecology and recreation
- Beautiful nuance in an industrial area
- Green Blue Network / WSUD
- The latest technology



6. Industry Support:

- Special Economic Zones
- Land management
- 24-hour security
- Strict security
- Integrated human resource services
- Logistic service

Investment Procedure in SEZ

(1) Agree on an Investment Plan

1. Prospective Investors and BUPP agree on Investment Plans of SEZ (can be stated in the MoU, Head of Agreement, Agreement, or LUDA)
2. Prospective Investors create a Certificate of Establishment of a Business Entity and Ratification from the Ministry of Law and Human Rights for the Formation of a Company in a Special Economic Zone
3. Prospective Investors create a Company Taxpayer Identification Number (NPWP)/ If the businessman does not have an NPWP, Online Single Submission (OSS) will process the NPWP

(2) Come to the Licensing Service in the Administrator

1. Self Service

- The SEZ administrators provide the computer facilities for applicants who already understand how to access OSS services

2. Assisted Services

- The SEZ administrator assist the applicants who need help in accessing the OSS

3. Priority Service

- The SEZ administrators facilitate the applicants, starting from the application stage to the completion stage of the licensing product.

(3) OSS Account Activation

4. Business people access the website <https://www.oss.go.id/oss/>
5. Business people access the OSS by inputting their National Identity Number (NIK) / Passport, E-mail, and some other information on the available registration form
6. Business people will receive E-Mail containing Direct Link for OSS Account Activation
7. Business people activate their OSS account and will receive an e-mail containing a User-ID and password for their OSS account

(4) Businessmen will obtain Business Identification Number (NIB)

1. Entrepreneurs log in to the OSS system using a User ID and Password, then click the menu business license application to retrieve company data from General Law Administration (AHA) Online which is registered with the OSS system.
2. Business people check the required list of Commitment Permits (Business Permits and Commercial Permits) according to their business activities
3. The OSS system issues NIBs for the businessmen. They can obtain other registration documents simultaneously with the publication of the NIB (If needed)
 - Certificate of Company Registration;
 - Foreign Labor Use Plan (RPTKA);
 - Import Identification Number (API); and
 - Customs Access

Facilities and Incentives

Licensing Facilities

The implementation of the Online Single Submission (OSS) system in the SEZ aims to facilitate business people to obtain the Business Identification Number (NIB) which in its performance can be assisted by the SEZ Administrator.



Taxation

Aspect	Facilities and Convenience	Terms
Reduction of Income Tax (PPh)	<p>1. Reduction of Corporate Income Tax / Tax Holiday (For Main Activities)</p> <ul style="list-style-type: none"> Investment > Rp. 1 Trillion: 20-100% PPh reduction for 10-25 years Investment of Rp. 500 Billion - 1 Trillion: 20-100% PPh reduction for 5-15 years Investment < Rp. 500 Billion: 20-100% PPh reduction for 5-15 years For certain SEZs set by the National Council <p>2. Tax Allowance (For Outside the Main Activities)</p> <ul style="list-style-type: none"> A net reduction of 30% is charged for six years; Accelerated compilation and amortization; 10% of income tax imposed on dividends to overseas taxpayers; and Compensation for losses from 5 years to 10 years. <p>3. Income Tax Article 22 on Import is free of charge</p> <p>Business Agency:</p> <ul style="list-style-type: none"> PPh 22 on imports is not collected on imports of capital goods for a maximum of 3 years <p>Business people:</p> <ul style="list-style-type: none"> PPh 22 imports are not collected on imports of capital goods for a maximum of 2 years 	<ul style="list-style-type: none"> New WP Conducting new investment and expansion of new investment The business sector is the main activity in SEZ; Meets Debt to Equity Ratio (DER) requirements Delivered a letter of commitment to place funds in banks in Indonesia at least 10% of the investment It has a legal entity status, since or after August 15, 2011. <p>WP Recipient of Facilities is the WP of domestic bodies in SEZ who make the new investment/expansion on:</p> <ul style="list-style-type: none"> Business fields which are the main activities in SEZs that do not receive tax holiday facilities in SEZ; or Business fields which are other activities in SEZ <p>Type and number of items not collected PPh 22 specified by the SEZ administrator (master list)</p>

Customs and Taxes

Aspect	Facilities and Convenience
Customs	<p>BM exemption in the framework of construction/development</p> <ul style="list-style-type: none"> • Business entities are rewarded with BM for imports of capital goods for three years • People in business encourage BM to import capital goods and production of raw materials for two years • The type and amount of goods specified by the administrator
Tax	Exempt from tax for raw materials or auxiliary materials in the manufacture of final products that are not taxable goods

Employment

Aspect	Facilities and Convenience
Employment	<ul style="list-style-type: none"> • In SEZ, it is in the form of a Wage Board and Special Tripartite Worksheets • Only 1 SP / SB Forum in each company • Confirmation and addition of RPTKA in SEZ • Extension of IMTA in SEZ

Traffic of Goods

Aspect	Facilities and Convenience
Inland FTA	The release of goods to other places in the area (TLDDP) is subject to an import duty of 0% by having a Domestic Content Level (TKDN) of at least 40%.
Traffic of Goods	<ul style="list-style-type: none"> • The import of goods into SEZ has not yet been subject to provisions in the import sector • Exports from SEZ to TLDDP are subject to import provisions.

Land

Aspect	Facilities and Convenience
Land	<ul style="list-style-type: none"> • Land acquisition can use a land acquisition scheme for the public interest using the APBN or APBD • Given HPL to KEK proposed by K / L, Pemprov, Regency / City, BUMN / D • Business entities/businessmen who obtain HGB or Right of Use can be granted for 30 years at the same time extended for 20 years after being declared commercially producing and starting 30 years (total up to 80 years). • In the case of residential / property ownership, HGB or Right of Use can be given 30 years at the same time extended 20 years after the occupancy/property is declared legally owned and can be changed for 30 years (up to 80 years in total)

Immigration

Aspect	Facilities and Convenience
Immigration	<ul style="list-style-type: none"> • Visit Visa on Arrival is 30 days long and can be extended five times each 30 days • Multiple Entry Visit Visa for foreigners and their families; • Special visa or residence permit for foreigners who own property in the Tourism SEZ; • Special visa or residence permits for elderly foreigners living in the Tourism SEZ.

Visit Us:

PT Patriot Nusantara Aceh, KEK Arun Lhokseumawe Development and Management Agency

Address : Jl. Medan - Banda Aceh, Muara Satu Sub-District,
Lhokseumawe City, Aceh Province - 24352

Phone : **(62) 645 8050011**

Email : patriot.sezarun@gmail.com



Contact Person:

Rustam Effendi

(General Manager Operations)

Cp : **+628 11 673 250**

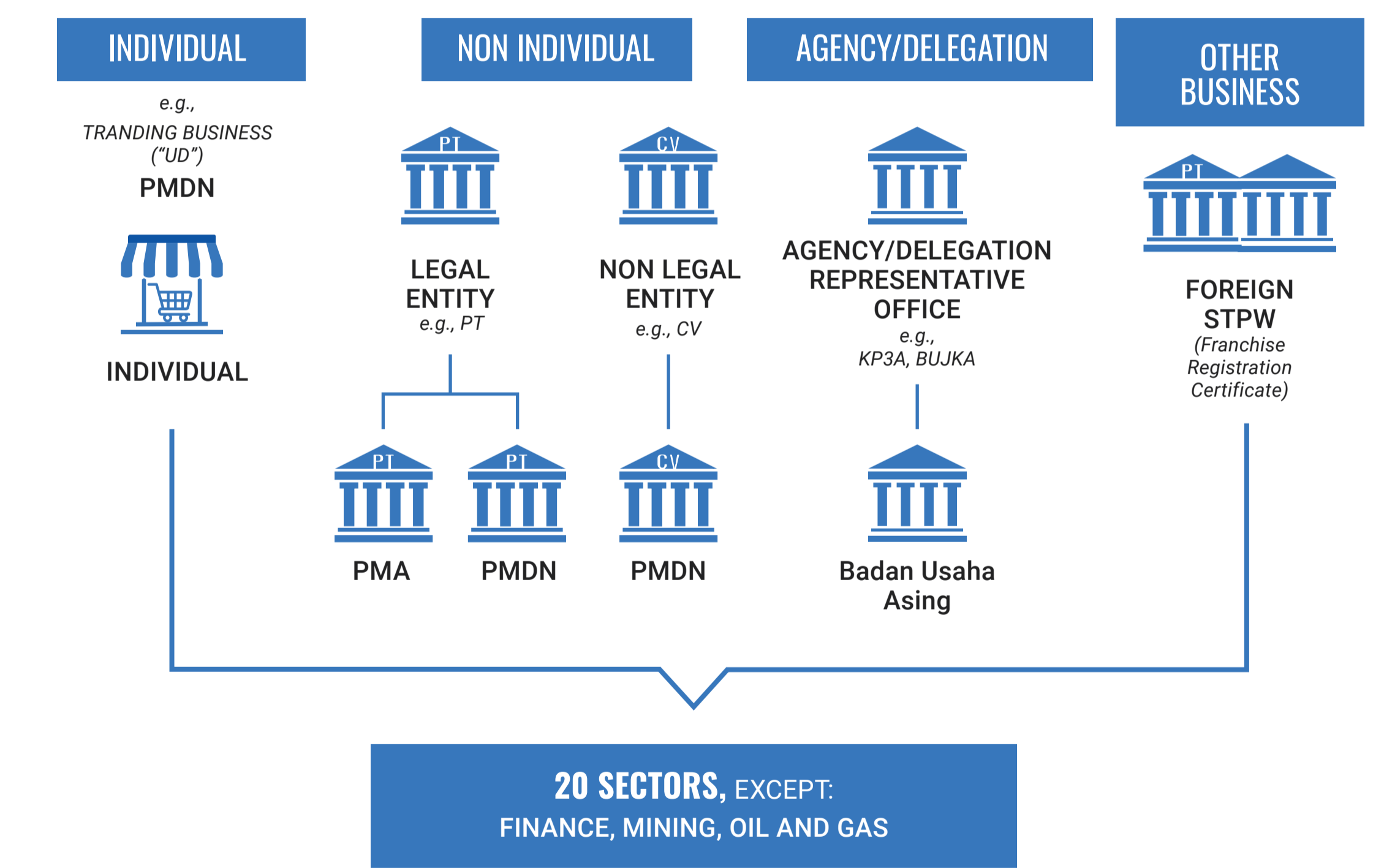
Email : rustam.sezarun@gmail.com



Development of NPK fertilizer, PT. Pupuk Iskandar Muda.

Electronically Integrated Business Licensing Service

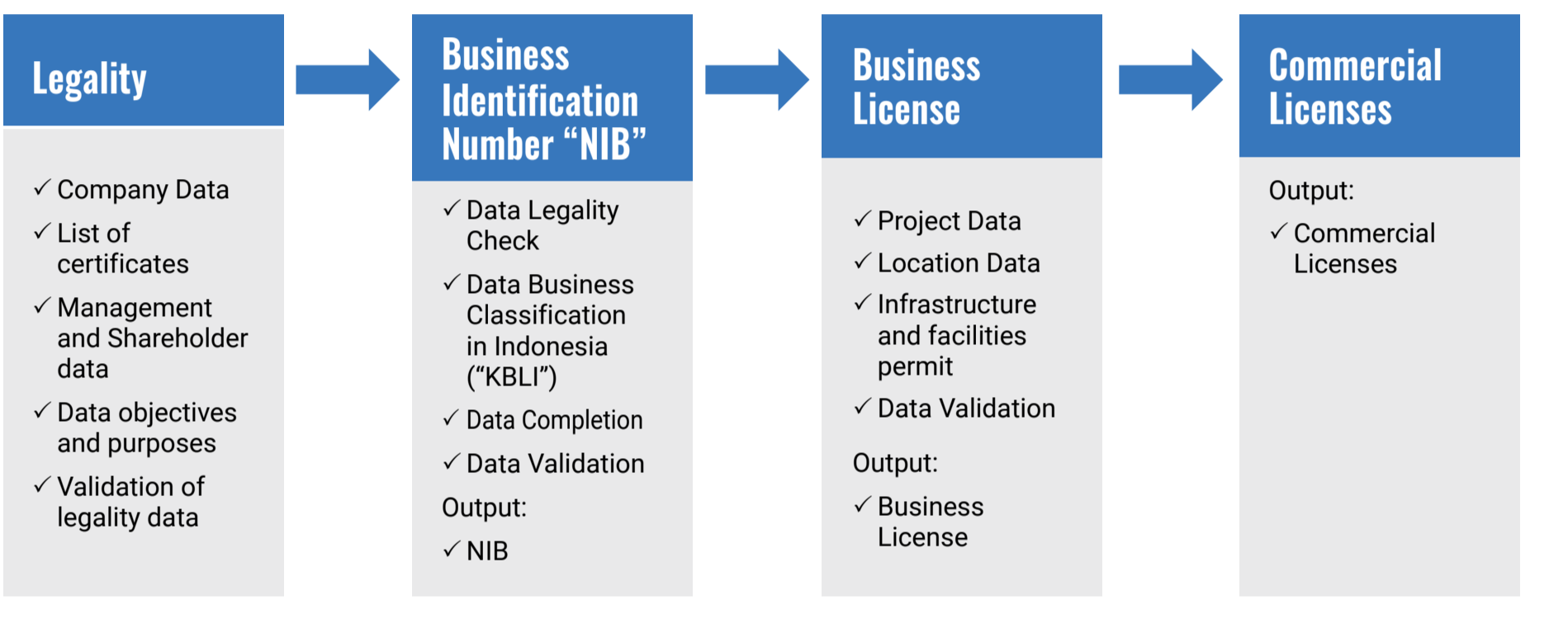
TYPE OF BUSINESS AND SECTOR LICENSING APPLICATION



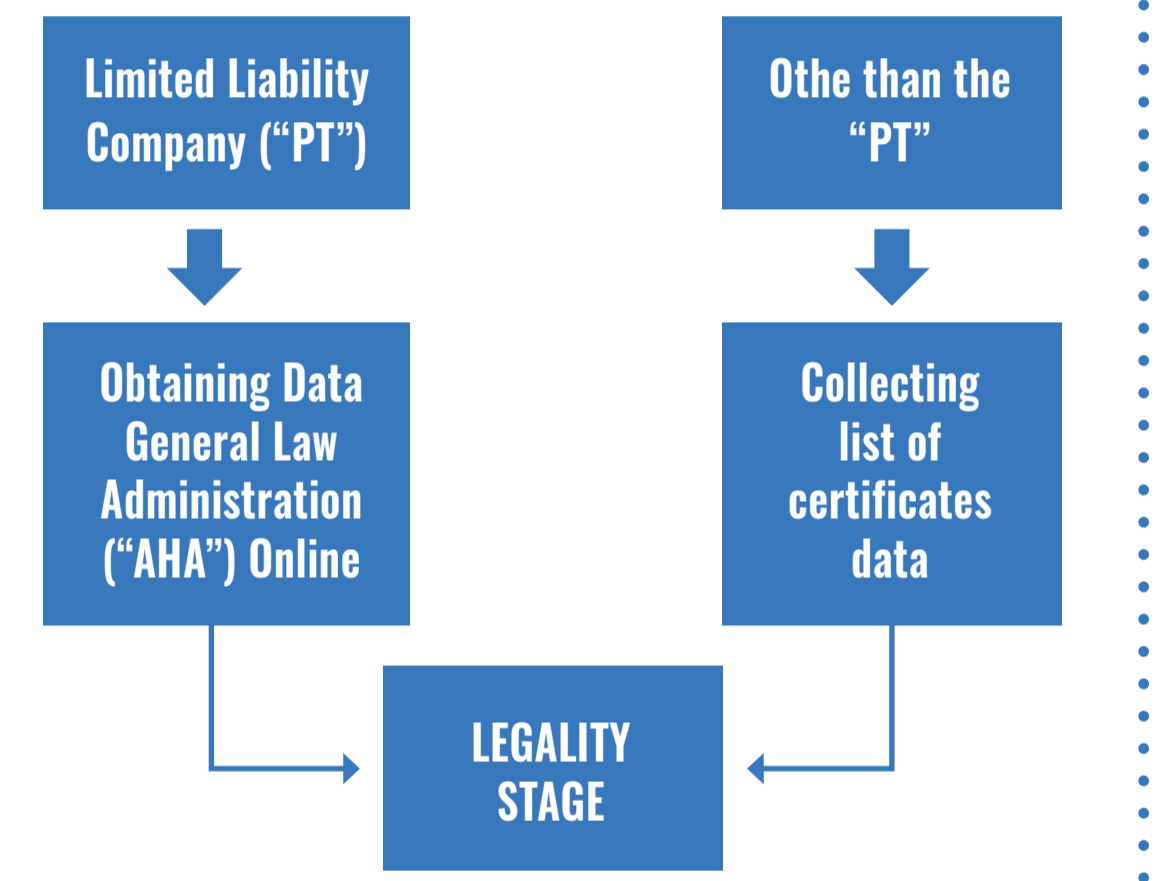
SCOPE OF ONLINE SINGLE SUBMISSION (OSS)



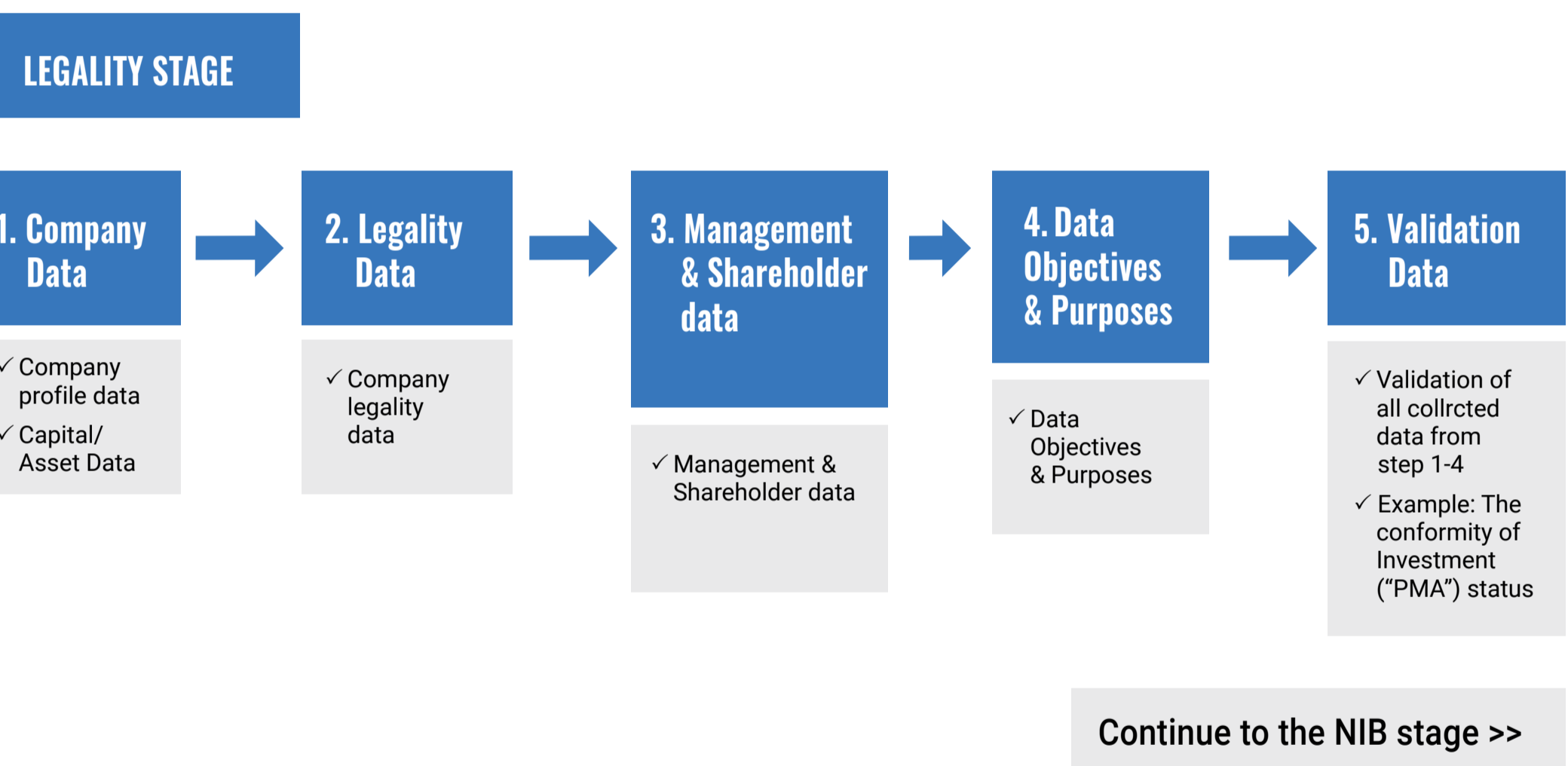
BUSINESS LICENSE



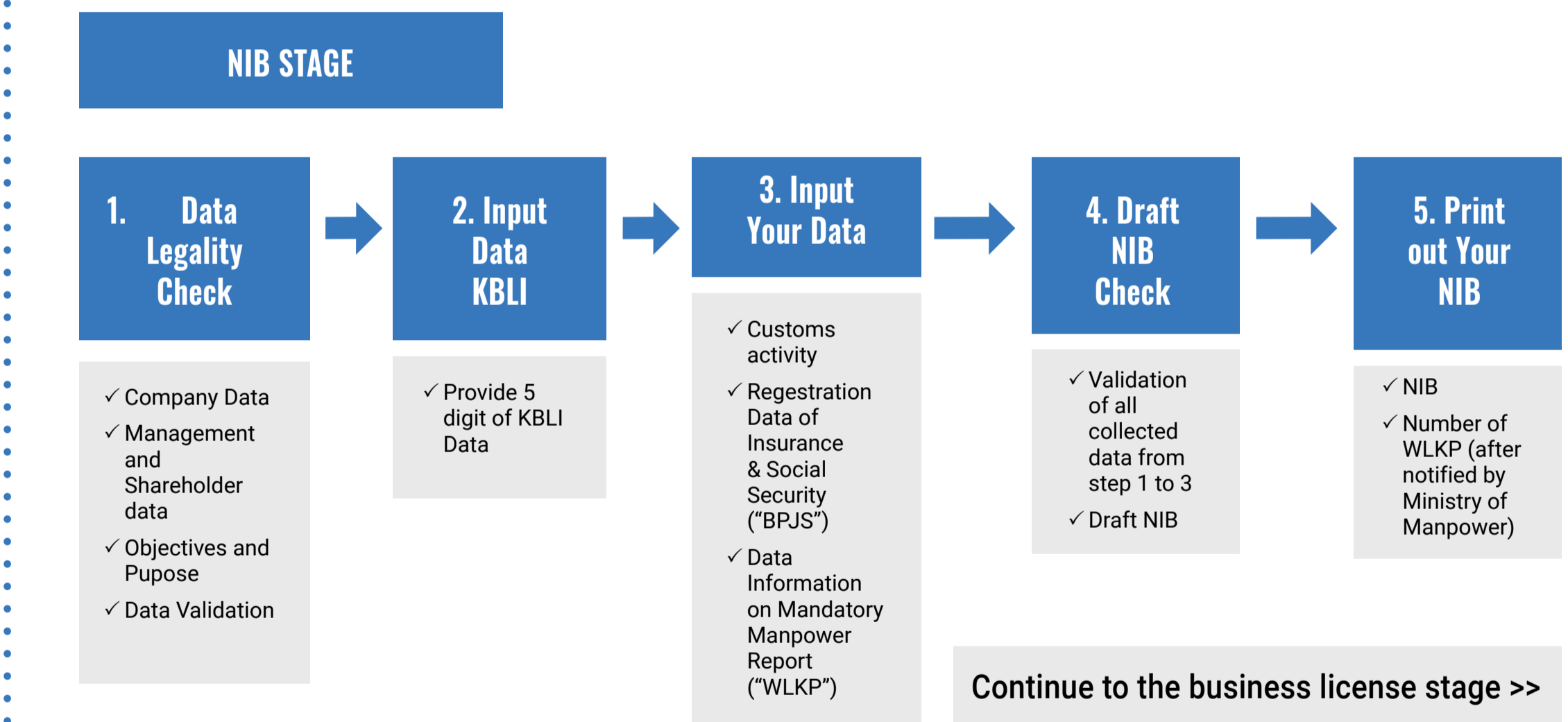
Online Single Submission (OSS) System V 1.1 (1/6)



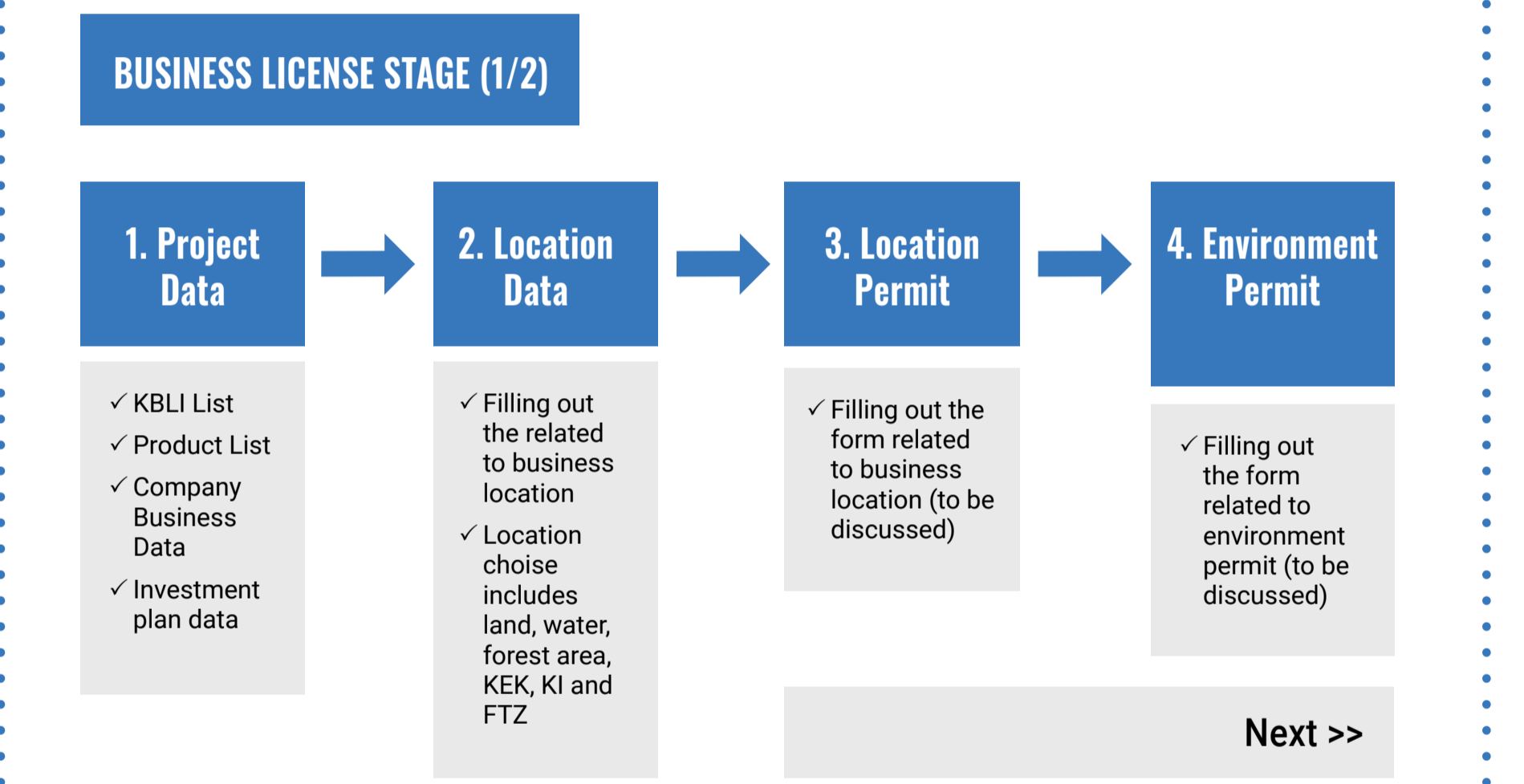
Online Single Submission (OSS) System V 1.1 (2/6)



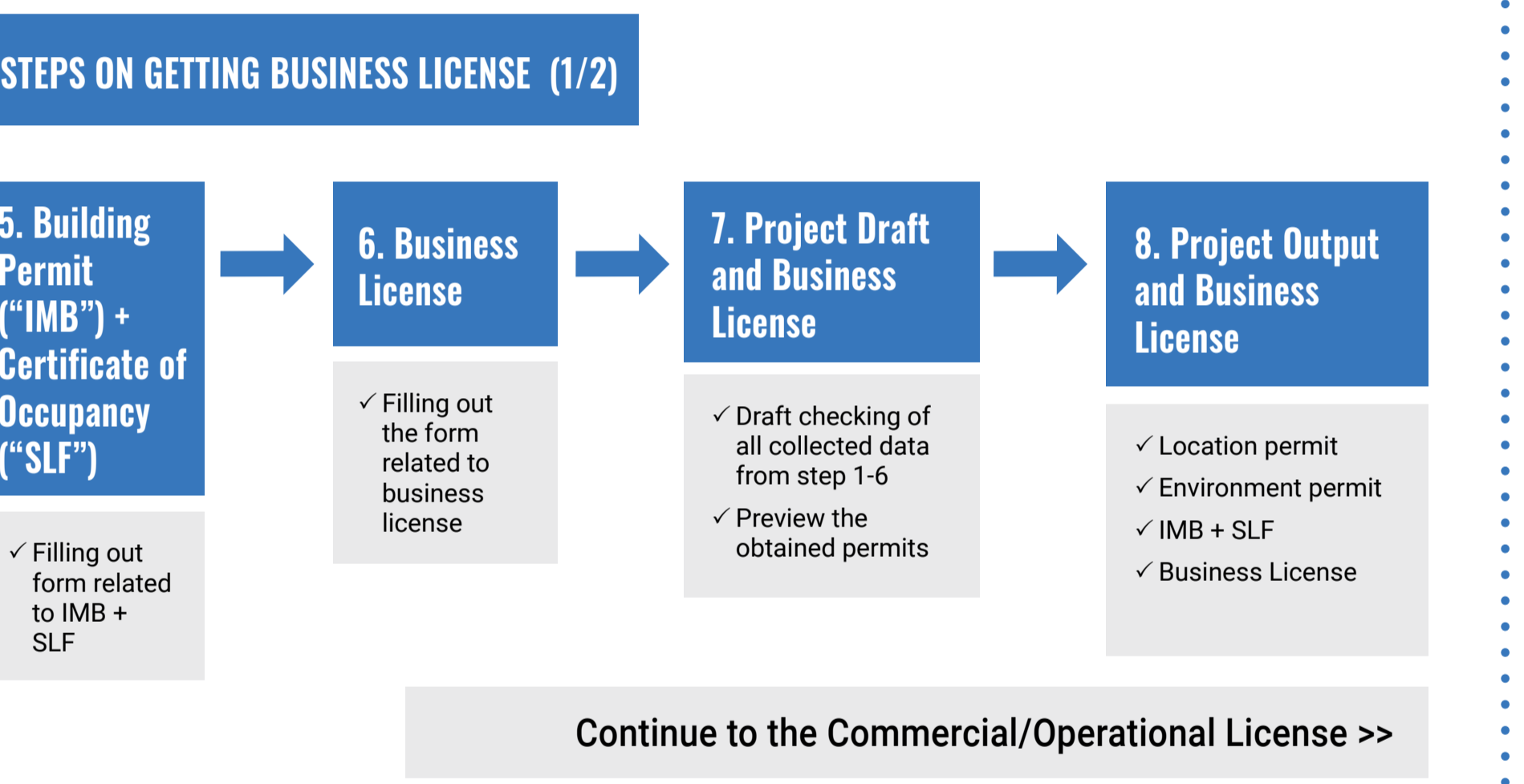
Online Single Submission (OSS) System V1.1 (3/6)



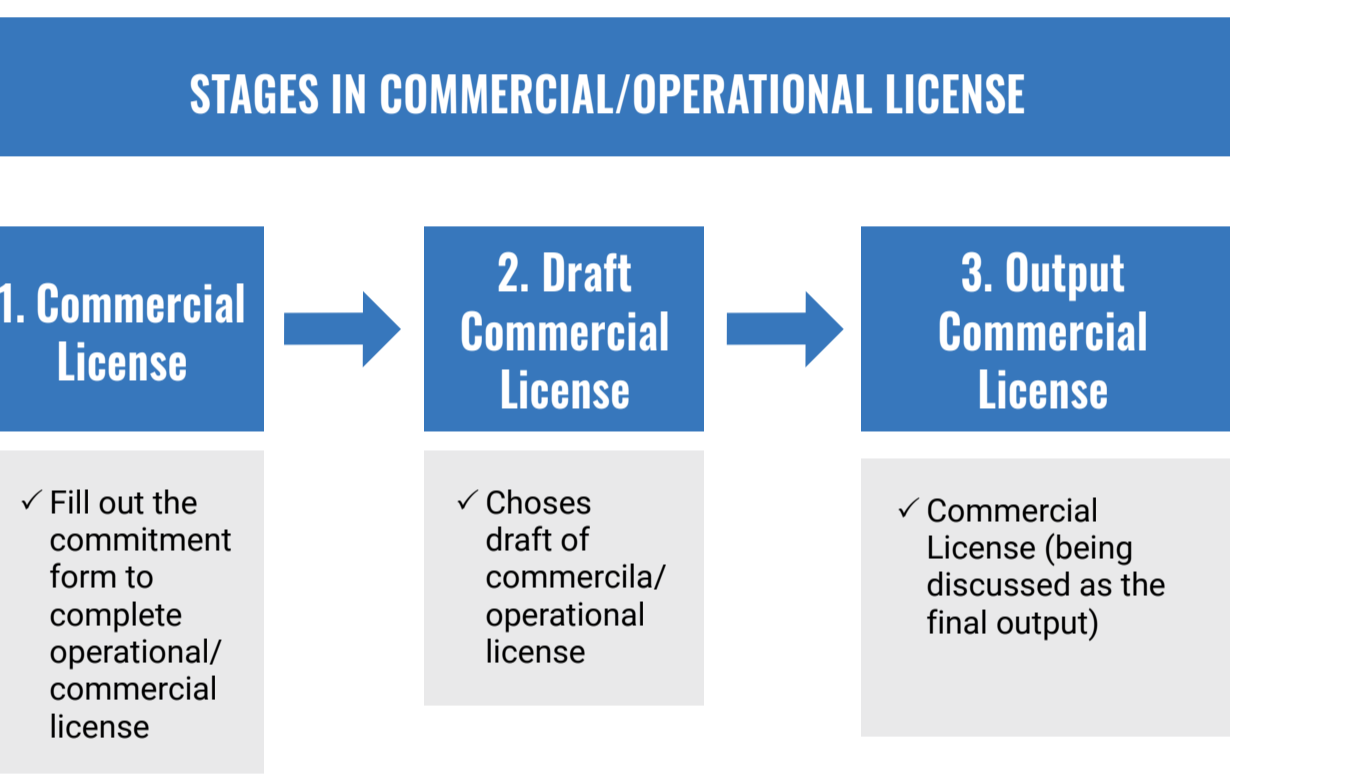
Online Single Submission (OSS) System V1.1 (4/6)



Online Single Submission (OSS) System V1.1 (5/6)



Online Single Submission (OSS) System V1.1 (6/6)



CONTACT PERSON FOR SYSTEMIC PROBLEMS

PROBLEM IN VALIDATING TAXPAYER IDENTIFICATIONS NUMBER ("NPWP")

Portal Ex-1 : Displaying and Updating Data

Phone : **021 - 5262912**

Web Service: Electronic Data Interchange

Email : pde@pajak.go.id

Phone : **021 - 52904817**


PROBLEM IN NUMBER IDENTITY ("NIK")

Layanan Call Center Ditjen Dukcapil Kemendagri

 **Ditjen Dukcapil**

 **@ccdukcapil**

 **08118005373**

 **08118005373**

 **callcenter.dukcapil@gmail.com**

CONTACT US**INDONESIAN INVESTMENT COORDINATING BOARD (“BKPM”)**

Address : Jl. Jend. Gatot Subroto No. 44, Jakarta 12190

P.O. Box 3186, Indonesia

One Stop Service Contact Center

Phone : 0807 100 2576 OR 1500765



Email : info@bkpm.go.id

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Indonesia Investment Promotion Centre (IIPC)



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