

Investment Potential of Bagendit Lake



1. Physical Area and Fascination

Object and tour attraction of Bagendit Lake, located in Bagendit Village, Banyuresmi District, Garut Regency, West Java, is object and tour attraction in the form natural lake. In appraisal by using AHP, Bagendit Lake is the second exceeding of coast and lake Tour Destinations. From physical aspect, Situ Bagendit's width is between 10-50 ha with arela clear nature and administration limits. Bagendit Lake locating on the height Of 800 m above seal level has common configuration flat and hilly. From level of soil, land, and ground stability and good soil, and ground absorption supported by level of low abrasion, all make Bagendit Lake in geology aspect, good for tourism activity. Appraisal of climatologic aspect is also good and supports the activity of tourism because it has air temperature that is hot enough, between 32°C - 38°C with level of low rainfall for 200-500 mm/year. From the condition of landscape, it is good enough because this lake is encircled by hill causing beauty of panorama from Bagendit lake. Level of air pollution, soil, land, ground and water, is low because contamination, that is generally yielded, comes from coming visitors. Space pattern in Bagendit Lake is concentrated for tourism activity there.

Main fascination from Bagendit in the form of lake is encircled by hills. Now Bagendit Lake, which has been recognized widely by public and also tourists as one of objects, becomes another main tour destination main in Garut Regency. This can be seen from the improvement of tourists sum, predominated by archipelago tourists. Now activity, generally done by tourists, is common recreation and usage of water recreation.

2. Facility and Infrastructure

Since having become the main tourism object in Garut Regency, Bagendit has owned various facilities of tour and one of them is restaurant that is adequate enough. At the moment there is still being done physical settlement covering some facilities among others like mini train with is mini railway, swimming pool, and others. From market aspect, visiting pattern is stop by patter for <3 hours.

While from behavior of the visitors to Bagendit, based on result of observation, is good enough and generally they do 1 main activity and 2 other supporting activities. Emulation of product level with the same characteristics is also not so high and the existence of marketing program is rising.

Infrastructure in this area for electrical resources has capacity 1200 KWH with condition of medium distribution, where not all people in Bagendit enjoy electrical facility. For sources of clean water, generally public use well water and lake water to fulfill their needs. For water quality in general is good either seen from level of clearness, or taste aroma.

3. Accessibility

Accessibility aspect in Bagendit Lake is good enough, with district class roadway infrastructure with quality of asphalt pavement and road (street wide 5-6 m, besides, street factor, to reach Bagendit Lake, we can use frequent public vehicle.

4. Management

For management aspect, Bagendit Lake object gets assessment 036 of AHP analysis, the highest number for costal object criterion and lake. Because it has been specified as superior tourism object in Garut Regency, Bagendit Lake has owned organization of management with detail management system. Bagendit Lake has also been supported by good enough marketing pattern and clear on its guide.

5. Project Profile of Tourist Areas at Bagendit Lake

Project Name	: Hotel
Capacity	: 8 Table, 32 Chairs
Location	: Bagendit Lake
Area Requirement:	840 m ²
Ownership Status	: Local Government Owners
Utilities	: Water, electricity, telephone
Infrastructure	: Parking areas
Labor needs	: 4 people x 4 = 16 people (for 4 seat)
Fixed Capital	: 140.000.000
Work Capital	: 12.500.000
Total of Investment	: 152.500.000

Study Support

Study of Investment Opportunity (Opportunity Study)	: √ (available)
Project Feasibility Pre-Study (pre Feasibility Study)	: √ (available)
Project Feasibility Study (FS)	: √ (available)

Financial Profitability :

BEP = 8.465 people or BEP = Rp. 101.581.395
NPV = Rp. 171.155.904
PAYBACK PERIOD = 3,21 years (3 years, 2 months)
IRR = 20,65%
ROI =21,79% (eat/hour)