



Design Of

D'ULOS RETSORT AS PROFIT CENTER IN SAMOSIR ISLAND

ZK



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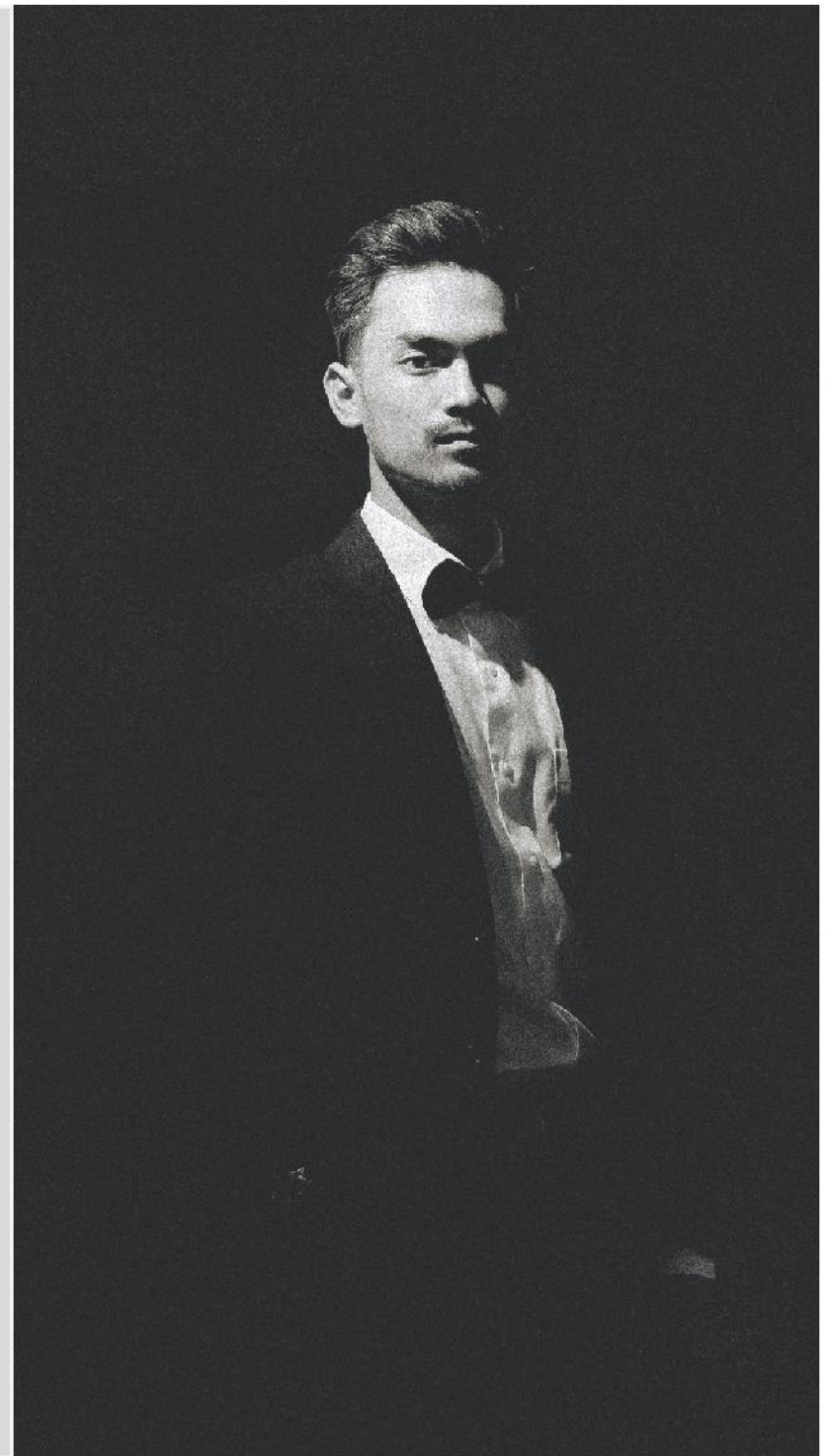
D'ULOS RESORT

ORIGINALITY

ZAQY K. WICAKSONO



In this design report, all content has been created solely by myself, Zaqy Kusdwinugroho Wicaksono, under the guidance and supervision of Ir. Hanif Budiman, M.T., Ph.D. The work presented here reflects my original ideas and efforts, with the valuable insights and expertise provided by my supervisor.







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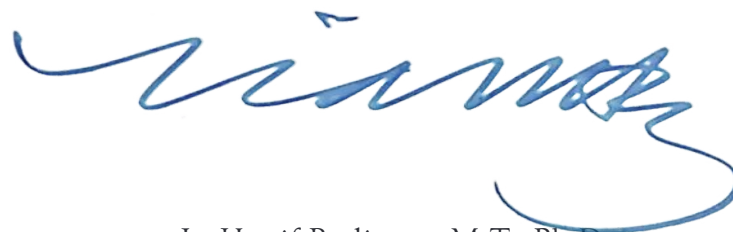


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Abstract

Samosir Island is an island located in North Sumatra, precisely on Lake Toba. With various statements stating this island to be A1 international tourism and various evidence such as holding world-class races. of course with rapid development like this raises an issue, the initial issue that will be raised for this case is the lack of lodging on the island of samosir even resulting in some tourists resting in cars during peak season. therefore making a resort that uses a profit centre approach is an idea.

The main purpose of a resort is to offer a comprehensive and complete experience, where guests can relax and enjoy various activities

without the need to leave the premises. But a contradiction arises when there is an idea to build a resort against the issue, which is how the owner still earns revenue when it is not in peak season. That's where the profit area approach comes in, so this area will be a resort and an area that is a centre of activity that consists of several facilities that are sold or commercialised so as to get profits for the owner or benefits for its users.

From the discussion, the idea to improve the surrounding economy and become a solution to architectural issues in the D'ulos Resort



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Abstract

S Pulau Samosir adalah sebuah pulau yang terletak di Sumatera Utara, tepatnya di Danau Toba. Dengan berbagai pernyataan yang menyatakan pulau ini menjadi A1 pariwisata internasional dan berbagai bukti seperti diadakannya balapan tingkat dunia. tentu saja dengan perkembangan yang pesat seperti ini memunculkan sebuah isu, isu awal yang akan diangkat untuk kasus ini adalah kurangnya penginapan di pulau samosir bahkan mengakibatkan beberapa wisatawan beristirahat di dalam mobil pada saat peak season. oleh karena itu membuat sebuah resort yang menggunakan pendekatan profit center menjadi sebuah ide.

Tujuan utama dari sebuah resor adalah untuk menawarkan pengalaman yang komprehensif dan lengkap, di mana para tamu dapat

bersantai dan menikmati berbagai kegiatan tanpa perlu meninggalkan tempat. Namun, sebuah kontradiksi muncul ketika ada ide untuk membangun sebuah resor yang bertentangan dengan isu tersebut, yaitu bagaimana pemilik tetap mendapatkan pendapatan ketika sedang tidak berada di musim ramai. Di situlah pendekatan profit area masuk, sehingga kawasan ini akan menjadi sebuah resort dan area yang menjadi pusat kegiatan yang terdiri dari beberapa fasilitas yang dijual atau dikomersilkan sehingga mendapatkan keuntungan bagi pemilik atau keuntungan bagi penggunanya.

Dari hasil diskusi tersebut, ide untuk meningkatkan perekonomian sekitar dan menjadi solusi dari permasalahan arsitektural di lingkungan D'ulos Resort menjadi ide utama.



Rancangan

D'ULOS RESORT SEBAGAI KAWASAN PROFIT AREA SAMOSIR ISLAND

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D'ULOS RESORT

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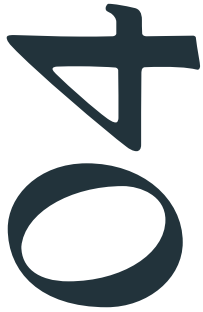
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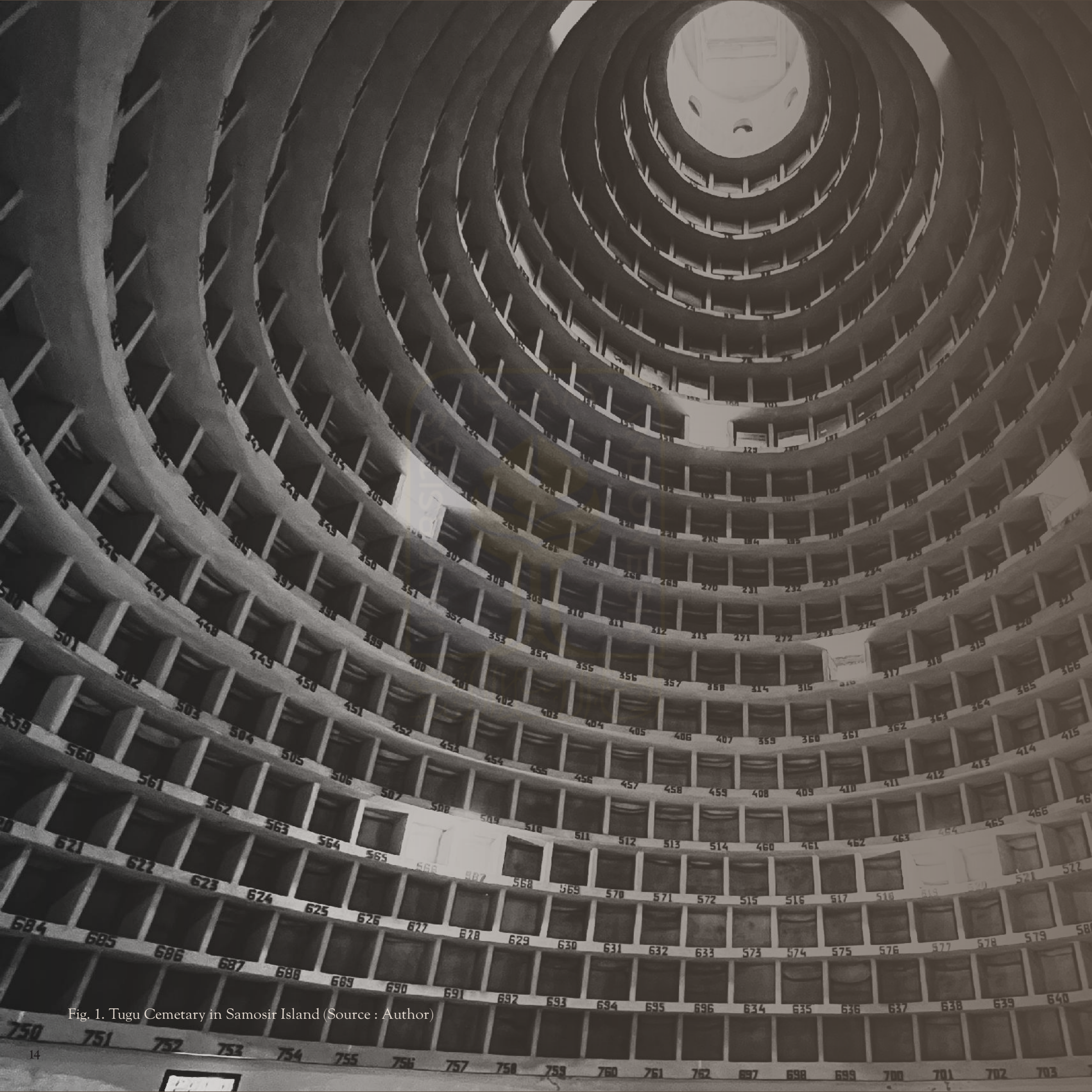


Fig. 1. Tugu Cemetery in Samosir Island (Source : Author)

01 INTRODUCTION



1.1 PROJECT TITLE

Design Of D'ulos Resort as Profit Area Center In Samosir

RESORT is a place designed for vacation or recreation, offering a wide range of amenities and services to guests. Resorts are typically situated in scenic or desirable locations and provide accommodations along with various leisure activities, dining options, and entertainment. The primary purpose of a resort is to offer a compre-

hensive, self-contained experience where guests can relax and enjoy various activities without needing to leave the premises. Resorts can vary in size and style, including beach resorts, ski resorts, golf resorts, spa resorts, and luxury resorts, each catering to different interests and preferences.

PROFIT CENTER can be defined as a hub for generating profit. Profit Centre is an English term used as the name for a commercial building. It consists of two words, 'Profit' and 'Centre'. 'Profit' refers to benefit or gain, while 'Centre' means hub or

axis. The term is defined as an area that serves as a center of activity, consisting of several commercial facilities that benefit the owner and to accommodate the user

SAMOSIR. The economic growth and tourism industry on Samosir Island in Sumatra have led to a high demand for lodging that can accommodate the increasing number of visitors. However, the current lodging options are insufficient to meet the rising demand as the island's popularity as a tourist destination continues to soar. The surge in tourism on Samosir Island presents a significant opportunity for investment in new accommodation facilities. These facilities should not only address the current shortage but also enhance the

overall visitor experience. By providing comfortable and convenient lodging options, Samosir Island can better leverage its tourism potential, attracting more visitors and stimulating further economic growth in the region. Efforts to expand and improve the accommodation infrastructure align with the broader goal of sustainable tourism development. This ensures that Samosir Island remains an attractive and welcoming destination for travellers from around the world.

ULOS is a traditional Tenun fabric of the Batak people of North Sumatra, Indonesia. It holds significant ceremonial value, with different types of Ulos representing different occasions. The fabric is

typically draped over the shoulders, and is also used in weddings to symbolically bind the bride and groom together.



Fig. 2. Rendered Image of D'ulos entrance (Source : Author)

1.2 BACKGROUND

Following the ongoing Kementerian Pariwisata dan Ekonomi Kreatif program in 2024, which plans to develop Samosir Island into a premium tourist destination, an international resort is set to be built as a profit area in the Samosir Island region. Lake Toba has seen significant improvements in terms of infrastructure and tourist destinations. Therefore, it is necessary to align with the increase in demand to ensure the creation of quality tourism," said Luhut Binsar Panjahan, Coordinating Menteri Kemaritiman dan Investasi (Panjahan, 2024; in Medcom, 2024). This is a program that has been initiated and implemented by the Ministry of Tourism and Creative Economy since 2022 in an effort to boost the creative economy and promote tourism awareness. Sandiaga Uno, as the kemenparekraf, explained that this program can increase awareness of tourism and encourage active participation from the community in providing the best service to tourists (Uno, 2022; in Dinas Komunikasi dan Informatika Kabupaten Samosir). It is important to view this program from an economic and business perspective, as it opens up opportunities to develop international resorts as profit centres on the island.

An example of an event held to achieve this objective is the Aquabike Jet Ski World Championship, which took place in November 2023. The event successfully attracted 100,000 tourists to four districts. The next event is the F1 Powerboat World Championship in March 2024. Both events have had an economic impact of up to 391 billion and are targeted to reach 1.6 trillion in the next five years.

The growing economy and tourism potential of Samosir Island, Sumatra, has taken centre stage in recent years. The island, located in the middle of Lake Toba, has attracted the

attention of many local and foreign tourists thanks to its stunning natural beauty and rich cultural heritage. With the increasing number of visitors, there is a need for accommodation that can fulfil the need for adequate lodging.

The increasing number of visitors to Samosir Island has brought a positive impact on the local economy. Local entrepreneurs and investors are beginning to see great potential in the tourism industry, including in the development of accommodation infrastructure. Hotels, resorts, homestays and guesthouses have begun to spring up along the coast and in other strategic areas of Samosir Island, offering a variety of options for travellers with various budgets. However, Tetty Nibaho, the head of the Samosir Tourism Office, explained that 128 hotels were full due to high tourist arrivals and there were reports of "some tourists sleeping in their cars" (Naibaho, 2024).

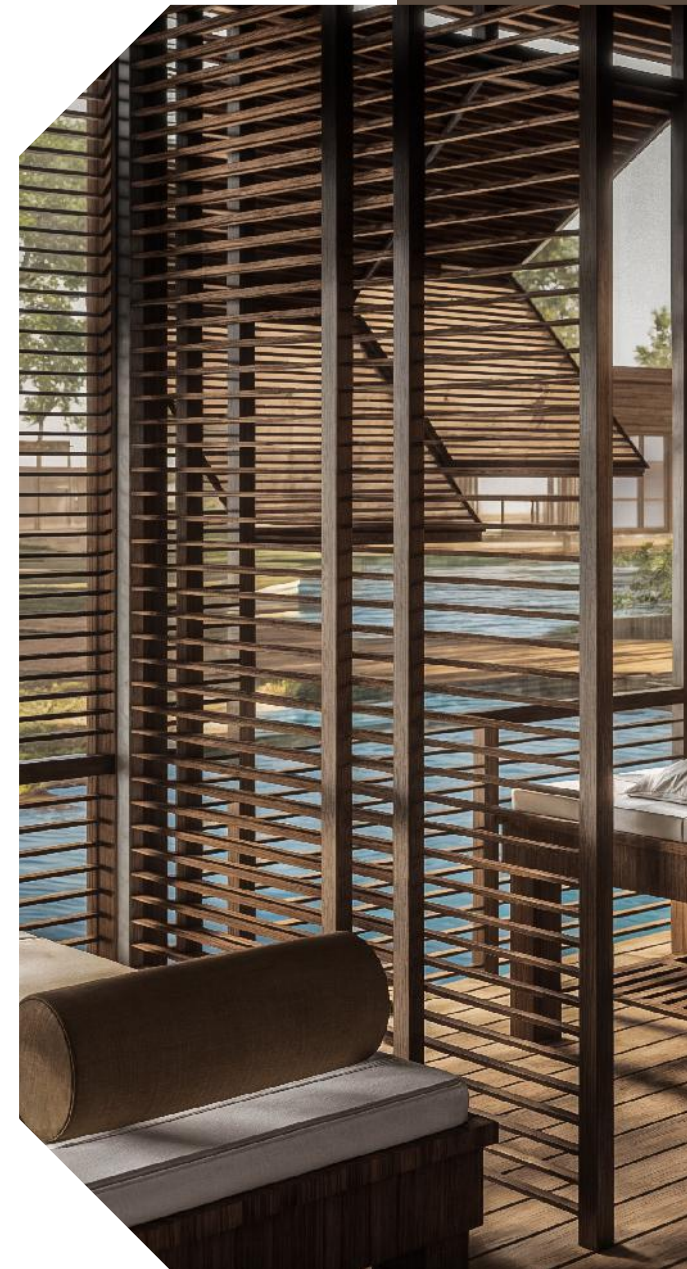


Fig. 3. Rendered Image
(Source :)



Image of D'ulos Spa
(Author)

1.3 PROBLEM STATEMENT & GOALS

1.3.1 Common Issue

How can a resort in Samosir be designed with a profit center approach to benefit the owner and to accommodate the user?

1.3.2 Specific Issue

The development of Samosir Island in the field of tourism and the increasing number of tourists coming, as well as the development of Samosir Island into a premium tourist destination, but has a minimal number of lodging.

1.3.3 Goals and Objective

The purpose of making this international resort is to meet the demand for lodging due to the increasing number of tourists visiting Samosir Island. Then make the resort area into a profit center, a profit center can be interpreted as an area that is a center of activity which consists of several facilities that are sold or commercialized so as to benefit the owner or benefit the user.

1.3.3 Benifit

The advantage of building a resort in the Samosir Island area is that the need for lodging there is fulfilled, creating jobs for residents there, attracting tourists to attend and of course getting profits for the owner and benefits for its users.

1.3.4 Scope Of Limitation

Designing a resort that can be used as a place of lodging and recreation for tourists and as a means of supporting the Samosir Island tourism area that refers to the profit centre approach.

1.4 METHODOLOGY

1.4.1 PROFIT CENTER APPROACH

Therefore, Profit Centre can be defined as a hub for generating profit. Profit Centre is an English term used as the name for a commercial building. It consists of two words, 'Profit' and 'Centre'. 'Profit' refers to benefit or gain, while 'Centre' means hub or axis. The term is defined as an area that serves as a center of activity, consisting of several commercial facilities that benefit the owner and to accommodate the user

1.4.2 DATA COLLECTION METHOD SECONDARY

Field observations and interviews with Samosir Island residents were used to collect primary data. The collected data includes existing sites and issues experienced by the community

SECONDARY DATA

Secondary data collection was conducted by conducting literature review and mapping the region. Secondary data collection was conducted to obtain regional statistical data

1.5 PROBLEM MAP

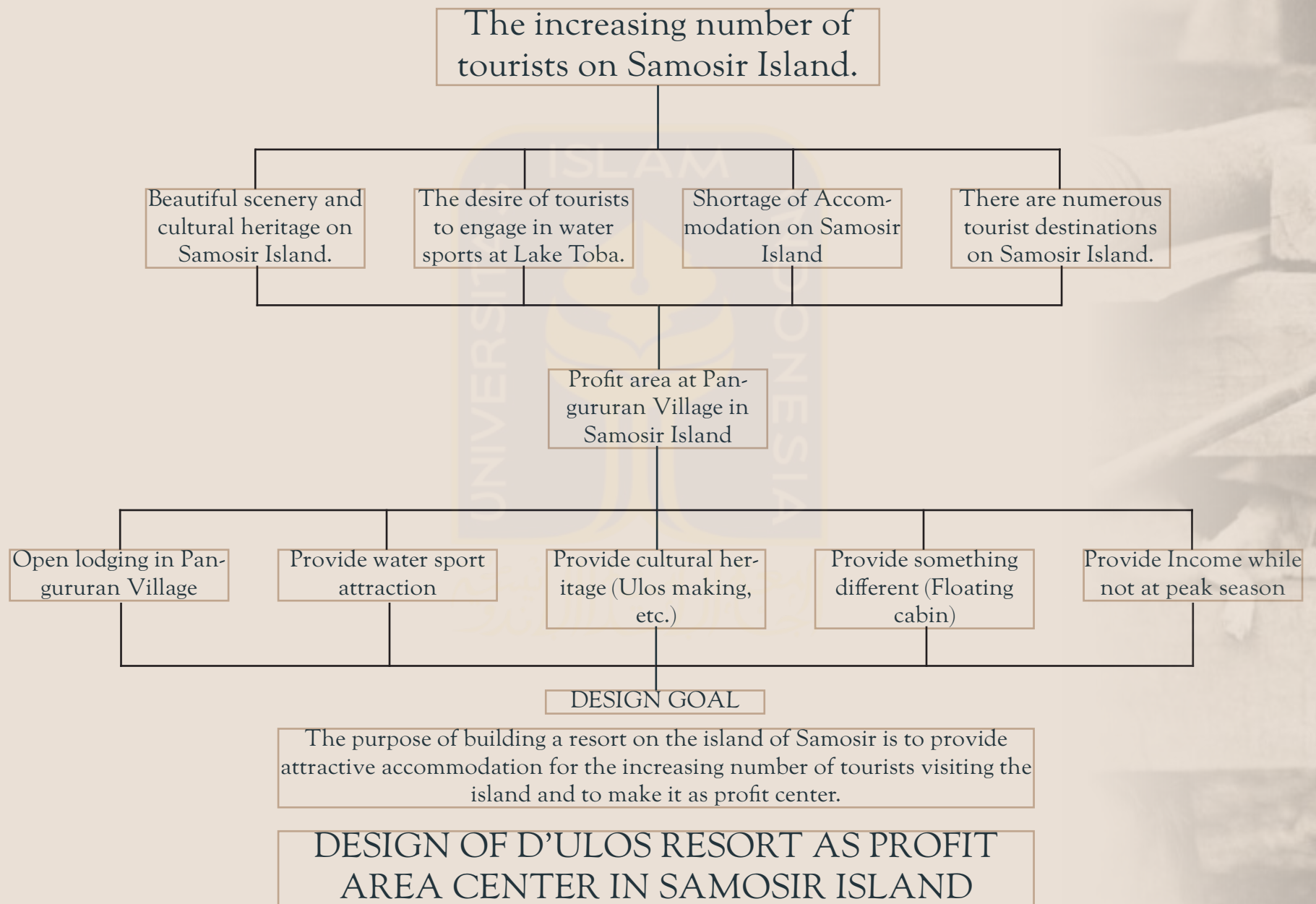




Fig. 4. Tugu Batak Traditional (Source : Canva image)



Fig. 5. Samosir island (Source : Canva Image)

1.6 PROBLEMATIQUE

BACKGROUND:

The growth of the economy and tourism potential in Samosir Island in Sumatra has led to a need for accommodation that can support the inadequate lodging needs.

NON ARCHITECTURAL ISSUE:

- There is a shortage of accommodation in the midst of the economic growth and tourism potential of Samosir.
- Improving tourism potential and regional economy
- To accommodate tourists who wish to visit Samosir, lodging facilities are required.

ARCHITECTURAL ISSUE:

- Inadequate existing lodging
- Provide difference between other accommodation
- Samosir is located in a highly potential and beautiful spot for tourism with a lot of potential for tourism.
- The needs of facilities for water sport
- No innovation such as floating cabin

COMMON ISSUE:

How can a resort in Samosir be designed with a profit center approach to benefit the owner and to accommodate the user?

SPECIFIC ISSUE:

How to design a resort as a profit center?
How can a resort be designed to provide accommodation for tourists while also generating profit for its owner?



Fig. 6 Samosir Island Tugu Exterior Source : Author

02 DESIGN STUDY





Fig. 7. Samosir Island (Source : Canva Image)

SUMATRA

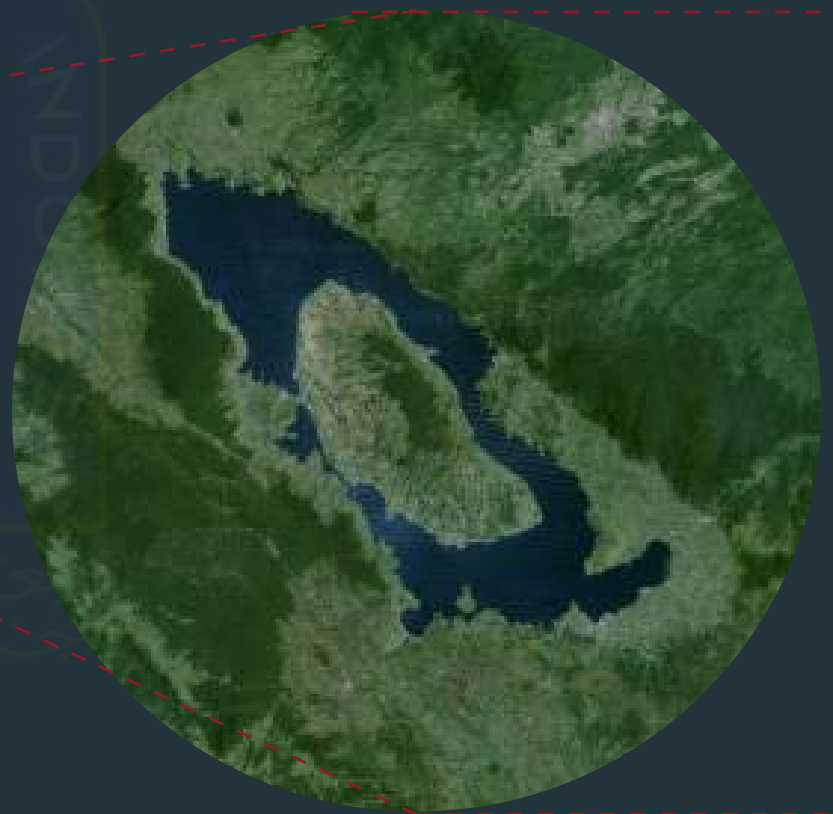


Fig. 8. Samosir Island (Source : Google Earth)

SAMOSIR ISLAND | TOBA LAKE



Fig. 9. Pangururan Village (Source : Google Earth)

PANGURURAN VILAGE

Samosir Island, nestled in the heart of Lake Toba in North Sumatra, Indonesia, is a hidden gem brimming with potential for tourism development. Renowned for its stunning landscapes, rich cultural heritage, and serene environment, Samosir Island is rapidly becoming a sought-after destination for travelers. Despite its growing popularity, the island currently faces a significant shortage of lodging options, presenting a lucrative opportunity for entrepreneurs to establish new resorts.

One prime location for such a venture is Pangururan Village, situated on the western coast of Samosir Island. This village offers breathtaking views of Lake Toba and easy access to some of the island's most beautiful natural attractions. By opening a resort in Pangururan, investors can tap into the rising demand for comfortable and convenient accommodations, attracting tourists who seek both relaxation and adventure.

In addition to lodging, integrating water sport attractions into the resort's offerings could significantly enhance its appeal. Lake Toba's expansive and calm waters are ideal for activities such as jet skiing, kayaking, and paddleboarding. These attractions not only provide guests with thrilling experiences but also position the resort as a comprehensive destination for both leisure and adventure, making it a central profit hub on the island.



D'ULOS RESORT

D'SITE

LOCATION | Pangururuan, Jl. Simanindo, Kabupaten Samosir

LONGITUDE, LATITUDE | 2.679666, 98.689450

The selected site is located on Samosir Island, on Jl. Simanindo, Pangururuan. The land is privately owned with an area of 100,000 m² and has several facilities, including houses, animal pens, gardens and fish ponds. Only 25,000 m² of the land will be used for the resort development.

Surrounding the site is a main road that provides access to the area, as well as several residential houses, a church, a minimarket, a cemetery, and eateries. This location also has contours that tend to be flat, making

- ♦ SITE : 30000m²
- ♦ KDB 60% = 18000M²
- ♦ KLB 2 storey

Fig. 10. Site (Source : Author)



2.1.1 TOURIST DATA IN SAMOSIR ISLAND

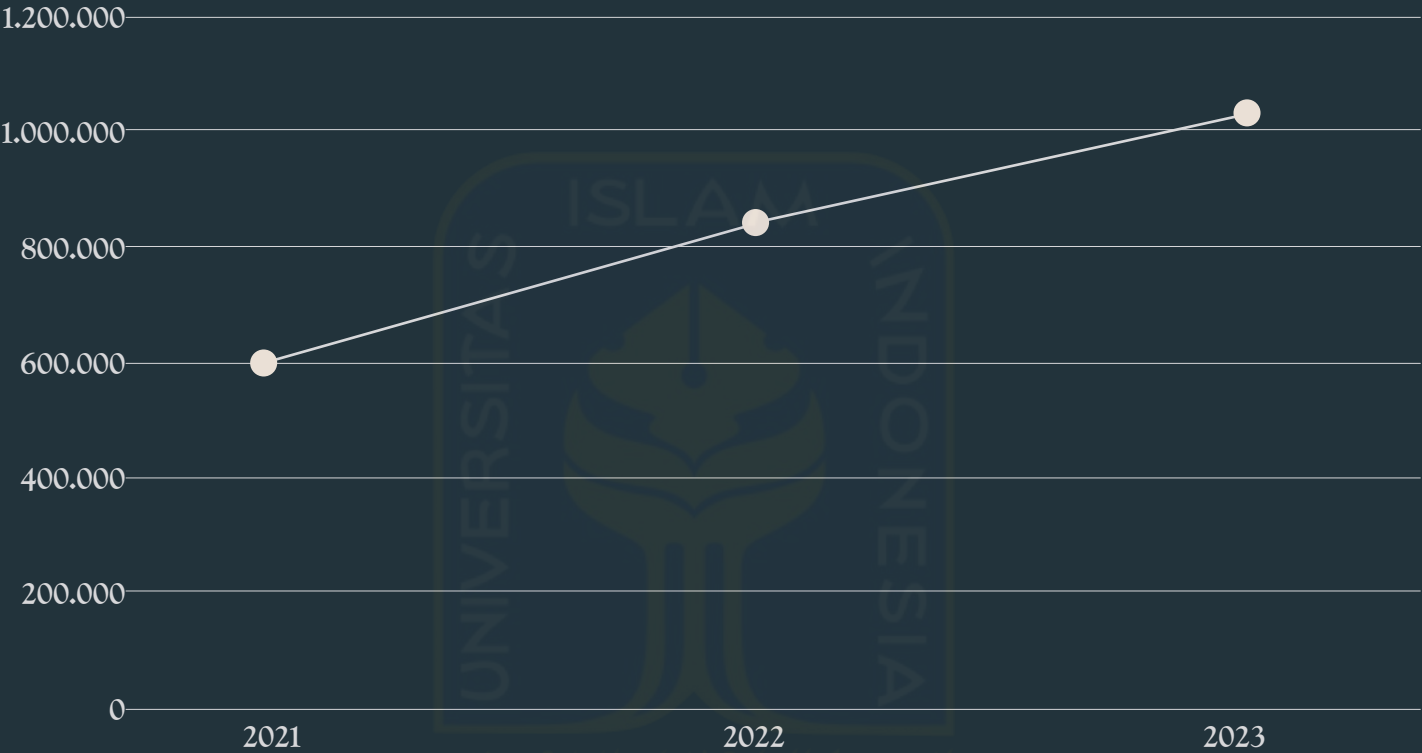


Chart 1 Tourist Visit Source: Green Berita, 2024

Based on the data, it is evident that the number of local and foreign tourists visiting Samosir Island will continue to increase annually. However, a concerning issue is that all hotels are fully booked, leaving some tourists to sleep in their cars, resulting in a less comfortable experience. Therefore, the construction of accommodation facilities could be a viable solution.



Fig. 11. Sibeabea in Samosir(Source : Author)



Fig. 12. Tugu Exterior (Source : Author)



Fig. 13. Lake Toba (Source : Author)



Fig. 14. Pendiri Tugu Jala Udean(Source : Author)



Fig. 15. Lake Toba (Source : Author)



Fig. 16. Lake Toba (Source : Author)

No	Hotel	43	MERLYN GUEST HOUSE	86	GITA ULU HOTEL
1	SOPO AGAPE	44	MURINI GUEST HOUSE	87	DERMAGA HOTEL
2	GALATIOGUEST HOUSE	45	MAYSCA ACC	88	GRAND SIPAYUNG
3	HAMIDA	46	FANDU LIKE SITE HOTEL	89	JTS HOTEL
4	LOFO INN	47	FARNA'S ACC	90	FERDU SIHALOHOMISTY
5	MARINACOTTAGE	48	PUJI HOMESTAY	91	PAKBABA BEACH HOTEL
6	TOBA BEACH HOTEL	49	PONDOK GANDA HOTEL	92	PASARIBU HOMESTAY
7	ROGANDA ACC	50	POPPY'S ACC	93	PENGINAPAN ERNA
8	ECOVILLAGE	51	RODEO ACC	94	PERMATA THE ONES'S
9	PENGINAPAN TUMORANG	52	ROMLAN ACC	95	PRIMA HOTEL
10	PENGINAPAN EKA PUTRI	53	ROSITA GUEST HOUSE	96	RAJA HOTEL
11	ABADI ACC	54	REGGE GUEST HOUSE	97	RAMOS
12	ANDALIMAN HOUSE	55	SAMOSIR VILLA	98	TOMI
13	AMAN ACC	56	SAMOSIR COTTAGE	99	VILLA SOLO
14	AMBAROBA RESORT	57	SIBAYAK GUEST HOUSE	100	BLESS HOMESTAY
15	ANJU COTTAGE	58	SIBICO HOTEL	101	MANIHURUK HOMESTAY
16	ANNAS PENGINAPAN	59	SERAPAN GUEST HST	102	MARINA HOTEL
17	BAGUS BAY ACC	60	SILINTONG HOTEL	103	ASIDO STAR HOTEL
18	BERNARD ACC	61	SONY GUEST HOUSE	104	DAINANG HOTEL
19	CHRISTINA ACC	62	SUMBER PULO MAS	105	EDIS DAYANTO ACC
20	CAROLINA HOTEL	63	TABO COTTAGE	106	JOSUA HOTEL
21	DUMASARI HOTEL	64	TAMADO	107	JEEGESS LASIO
22	DG INN COTTAGE	65	TOBA GUEST HOUSE	108	GRAND DAINANG
23	D'POS HOMESTAY	66	TOBA VILLAGE INN	109	HOTEL AEK RANGAT
24	ELSINA ACC	67	TONY'S GUEST HOUSE	110	IRDIYOSPANDE
25	EBIHEL ACC	68	TOLEDO INNA	111	PENGINAPA CAHAYA
26	EPY ACC	69	TUKTUK TIMBUL HOTEL	112	SAULINA RESORT
27	EVEDINA HOTEL	70	TUKTUK VIEW INN	113	SITIO-TIO HOTEL
28	COCKHON GUEST HOUSE	71	ZOE'S PARADISE	114	TIGA BESAR
29	HARIARA GUEST HOUSE	72	MANGARALA HOTEL	115	HOTEL WSATA
30	HISAR GUEST HOUSE	73	PENGINAPAN RAMOS	116	YOGI PUTRA JAYA
31	HOKAS FAMILY HOME	74	AMARIS HOMESTAY	117	PENGINAPAN PARTUKKOAN
32	IMANUEL GUEST HOUSE	75	BARBARA GUEST HOUSE	118	PENGINAPAN SIMULLOP
33	JUDITA COTTAGE	76	KING'S GUEST HOUSE	119	PENGINAPAN KENCANA
34	JUWITA	77	ROGATE BEACH HOTEL	120	BETA MARTABE
35	ELASTER GUEST HOUSE	78	SANGGAM BEACH HOTEL	121	WISMA SINUR
36	LINDA GUEST HOUSE	79	LE SHANGRILLA	122	HOMESTAY HUTATINGGI
37	LYBERTA HOMESTAY	80	SOPO TOBA HOTEL	123	PENGINAPAN SAMPEAN
38	LEKJON COTTAGE	81	THYESZA HOTEL	124	HOMESTAY PEA POROHAN
39	MAFIR	82	TIHTA MOMI INN	125	GORAT HOTEL
40	MAS COTTAGE	83	VILLA LYLLA	126	LOPES HOMESTAY
41	MARROAN ACC	84	VANESHA HOTEL	127	HOTEL SAMOSIR
42	MARTHA GUEST HOUSE	85	S'TALASARI	128	Homestay Agus Lea Siallagan

Table 2 Lodging List Source: Samosir kab)

Samosir Island, a popular tourist destination, hosts a total of 128 hotels. During peak seasons, particularly around Lebaran, the demand for lodging skyrockets. This surge often results in all accommodations being fully booked, leaving many tourists with no choice but to spend the night in their cars.

2.2.2 JETSKI IN SAMOSIR ISLAND

Jet Ski in Samosir Island

With its beautiful scenery, Danau Toba offers a great opportunity to enjoy water sports such as jetskiing. Opening up jetskiing on the western side of the island would help distribute tourist traffic more evenly and reduce overcrowding. Since the Jetski World Championship, tourists have been eager to try jetskiing on the lake. However, jetskiing is only available in three locations on the eastern side of the island.

After interviewing one of the Jetski owners, it was found that they provide 5 units of Jetski with Type GTI 90 that can be ridden by 2 people. The rental price is Rp1,500,000 for 60 minutes of playtime, and they can get an average of 8-10 hours of rental per day. Additionally, opening other water sports facilities on the island presents a high profit opportunity.



2.2.3 Climatic Condition

Pangururan, the main town on Samosir Island in Lake Toba, North Sumatra, has a climate that is generally mild and pleasant due to its high elevation, around 1,000 meters above sea level. The region experiences a tropical rainforest climate with significant rainfall throughout the year, even during its drier months.

Temperature

The average temperature in Pangururan ranges from 18°C (64°F) to 27°C (81°F). The higher altitude ensures that temperatures remain cooler compared to other regions at lower elevations in Sumatra. Nights can be quite cool, often dropping to around 16°C (61°F).

Rainfall

Pangururan receives substantial rainfall annually, with the heaviest rains occurring between October and April. Even during the dry season, from May to September, occasional showers are common. This abundant rainfall contributes to the lush, green landscape that characterizes the region.

Humidity

Humidity levels in Pangururan are generally high throughout the year, typical of tropical climates. However, the cool temperatures can make the humidity feel less oppressive compared to lower-lying tropical areas.

Best Time to Visit

The best time to visit Pangururan and Samosir Island is during the dry season from May to September when rainfall is less frequent, and outdoor activities are more enjoyable. However, the region's climate allows for tourism all year round, with the wet season also offering its own scenic beauty and fewer tourists.



Fig. 17. Samosir Map(Source : samosirkab.go.id)

2.2.4 Maps Of HIGHLIGHTS IN SAMOSIR ISLAND

As seen on the map, Samosir Island has many tourist spots, unique scenery, a mild climate, and offers an experience that is different from other tourist attractions. Since it became an international tourist destination and held several world-class competitions, it has experienced various positive and negative impacts.

One of the drawbacks is the lack of accommodation to accommodate the increasing number of tourists. On the other hand, visitors'

interest in water sports such as jet skiing has also increased. However, at present, jet ski facilities are only available on the eastern side of the island. Therefore, the construction of a resort in Pangururan village located on the west side of the island will not only increase the number of lodgings available, but will also even out the availability of jet ski facilities across the island, providing a more well-rounded experience for tourists.



D'ULOS RESORT

2.2.5 TOPOGRAPHY

The building site has a flat contour because it is located on the shore of Lake Toba. The location adjacent to the shore of this lake causes the surrounding land to form flat, the result of natural processes such as sedimentation and wave action of lake water. This flat contour not only adds to the natural beauty of the surroundings, but also facilitates the development and use of land for various recreational activities and infrastructure development

Fig. 18. Site (Source : Author)



2.2.6

SUMMARY OF SITE STUDY

The conclusion of the site study in Sumatra, specifically in Samosir Island, Pangururan Village, shows that this location is ideal for building a resort for the following reasons:

High Demand for Lodging:

This location has a high demand for lodging, especially during peak season, guaranteeing high occupancy potential for the resort.

An Incredible View:

The stunning natural scenery makes this location very attractive to travellers looking for natural beauty.

International Class Tourism Destination:

Samosir Island is an internationally recognised tourist destination, attracting many visitors from various countries.

High demand for water sports:

The high interest in water sports such as jetskiing shows the potential to offer a range of exciting water activities for resort guests.

Interesting Cultural Relics:

The presence of unique and interesting cultural relics adds to the attraction for tourists interested in local history and culture.

Lack of Resort with Floating Concept: The absence of resorts with floating concepts provides an opportunity to create something unique and different in the area.

Flat Contour: The flat contour of the land facilitates the construction of the resort and its various supporting facilities.

Access to Nearby Airports:

Access to the nearest airport by road takes 2 hours, with the option of

Considering these factors, Samosir Island, particularly Pangururan Village, is an ideal location for the development of a resort that has the potential to be successful and attract many tourists. providing shuttle services, making accessibility easy for travellers.

2.2 Approach Study Of PROFIT CENTER

Profit Center Definition

Therefore, Profit Centre can be defined as a hub for generating profit. Profit Centre is an English term used as the name for a commercial building. It consists of two words, 'Profit' and 'Centre'. 'Profit' refers to benefit or gain, while 'Centre' means hub or axis. The term is defined as an area that serves as a center of activity, consisting of several commercial facilities that benefit the owner and to accommodate the user

How the Architectural Design of a Building Attracts Investors

Various factors are at play when it comes to making sure that a building's architectural design will attract business investors. However, the most important ones to consider are the following.

Aesthetic Appeal and Unique Identity

- ◆ **Visual Impact:** Striking and innovative architectural designs create a strong visual impact, making the resort stand out. Iconic structures become landmarks that attract tourists and media attention, increasing the resort's visibility and desirability.
- ◆ **Brand Identity:** A well-designed building can encapsulate the brand's identity, conveying themes of luxury, eco-friendliness, or adventure, which align with the resort's target market. This differentiation is crucial for attracting investors looking for unique and marketable properties.

Revenue-Generating Features

- ◆ **Multi-Functional Spaces:** Designing multi-purpose areas that can host events, conferences, weddings, and other activities can diversify the resort's revenue streams. Flexible design elements that can be adapted for different uses are particularly attractive to investors.
- ◆ **Luxury Amenities:** Including high-end

amenities such as spas, gourmet restaurants, pools, and recreational facilities enhances the resort's appeal. These features can justify higher room rates and attract high-spending guests.

Market Appeal and Differentiation

- ◆ **Cultural Integration:** Designs that reflect the local culture and heritage can attract guests looking for an authentic experience. This approach can also foster community support and partnerships, which are attractive to investors.
- ◆ **Innovative Technology:** Integrating the latest technology in the design, such as smart rooms, app-based services, and advanced security systems, can appeal to tech-savvy guests and investors interested in future-proofing their investments.

Flexibility and Scalability

- ◆ **Phased Development:** Designs that allow for phased development enable investors to start with a smaller initial investment and expand as the resort gains popularity. This flexibility can be less risky and more attractive.
- ◆ **Adaptability:** Buildings that can be easily modified to adapt to changing market trends or expand in the future provide a long-term value proposition for investors.

architectural design is a critical factor in making a resort an attractive investment opportunity. By focusing on aesthetics, functionality, sustainability, market appeal, and flexibility, developers can create a resort that not only attracts investors but also operates efficiently and profitably. A well-designed resort enhances guest experience, supports diverse revenue streams, and maintains a competitive edge in the market, ensuring long-term success and profitability.



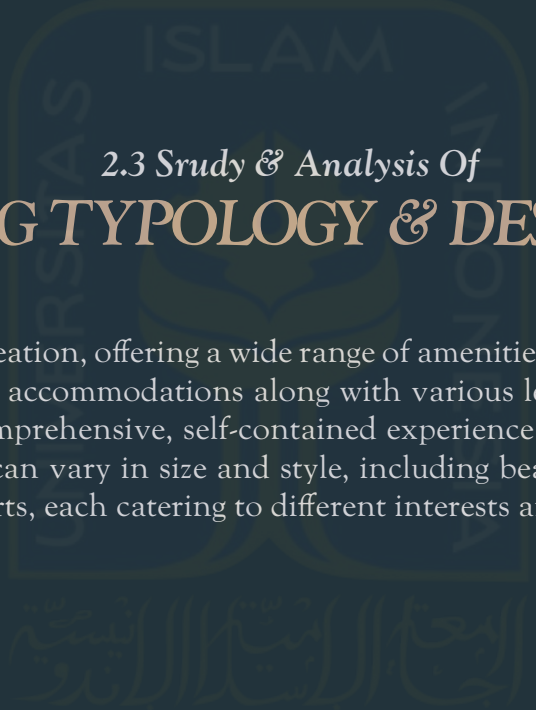
D'ULOS RESORT

2.2.1 Summary Of **D'APPROACH**

Architectural design plays a crucial role in attracting business investors. Key factors include aesthetic appeal, unique identity, and revenue-generating features. Striking designs create a strong visual impact and enhance brand identity. Multi-functional spaces and luxury amenities diversify revenue streams. Market appeal can be enhanced through cultural integration and innovative technology. Additionally, flexibility and scalability in design allow for phased development and adaptability to market trends, making the investment more attractive and less risky. A well-designed resort offers a compelling investment opportunity by ensuring efficient operation, diverse revenue streams, and long-term profitability.



Fig. 19. Suite Rendering (Source : Author)



2.3 Study & Analysis Of

BUILDING TYPOLOGY & DESIGN ISSUE

Resort” is a place designed for vacation or recreation, offering a wide range of amenities and services to guests. Resorts are typically situated in scenic or desirable locations and provide accommodations along with various leisure activities, dining options, and entertainment. The primary purpose of a resort is to offer a comprehensive, self-contained experience where guests can relax and enjoy various activities without needing to leave the premises. Resorts can vary in size and style, including beach resorts, ski resorts, golf resorts, spa resorts, and luxury resorts, each catering to different interests and preferences.



Fig. 20. Conventional Hotel (Source : Canva Image)

2.3.1 CONVENTIONAL RESORT

The building is of considerable size and comprises multiple storeys. Consequently, it employs a vertical transportation system to facilitate access to its various levels. The following characteristics are pertinent to this structure:

- The building appears to be a unified structure.
- It does not occupy a large area of land.
- it exudes a sense of enclosure, with a visible boundary delineating each internal space.



Fig. 21. Resort (Source : Canva Image)

2.3.2 COTTAGE SHAPE /SPREAD BUILDING

The hotel is comprised of a number of individual buildings, each of which is one to two storeys in height. Typically, there is one large building which serves as a unifying element for the dispersed smaller structures. This larger building serves as a support facility and also houses the management offices. The transport system is arranged in a horizontal configuration. The following characteristics are noteworthy:

- Consist of some building
- more privacy because of spreading placement



Fig. 22. Resort Floating (Source : Canva Image)

2.3.3 FLOATING CABIN/ VILLA

A floating cabin or villa is a residential structure specifically designed to float on water, providing a unique living experience directly on aquatic environments such as lakes, rivers, or coastal areas. These dwellings are built on buoyant platforms or pontoons and are equipped with all the necessary amenities for comfortable living. They can be either stationary, anchored in place, or mobile, allowing for relocation to different water bodies.

- Built using materials resistant to water damage, such as marine-grade wood, aluminum, and fiberglass.
- Incorporates modern architectural elements with large windows, open floor plans, and outdoor living spaces.

NO	FUNCTION	ACTIVITY	ROOM
1	Residentiala	Resting Eating Self care (membersihkan diri)	Room Dining Room Bathroom, Toilet
2	Supporting Function: Social Interaction Administration Supporting Activity	Social Interaction Registration, Payment Sport, Water Sport, etc..	Sitting Room Receptionist, Lobby Dermaga, Pool, Gym, Spa
3	Complement Function Building system	administrative service management Building Maintanance	Office, Storage room, Parking, Staff room, Kitchen Storage room, Staff room

Table 3. Activity in Resort Source: Rutes, W. & Panner, R, 1992 + (edited by author)

Prior to the commencement of any architectural design, it is essential to gain an accurate understanding of the intended utilisation of the building. This is because each activity will require a specific volume to accommodate it. The primary function of a resort is to provide accommodation, which necessitates an understanding of the activities that occur within the residential community on a daily basis. However, a resort cannot be designed in the same way as a residence or dwelling. It must also be equipped with additional functions, in addition to the primary function of providing temporary accommodation. The following section will present a detailed account of the activities that take place within a resort.

CLASS	MINIMAL ROOM CAPACITY	FACILITY
1	15 Standard room	Pool Sport Facilities
2	Minimum of 20 suite suite ± 22m2 Minimum of 1 suite ± 44 m2	<ul style="list-style-type: none">• Sport Facilities• Restaurant• Bar• Lounge
3	Minimum 20 Standard room ± 22 m2 Minimum 2 suite ± 44 m2	<ul style="list-style-type: none">• Pool• Sport facilities• Restaurant• Bar dan resto• Lounge
4	Minimum 50 kamar standar ± 24 m2 Minimum 4 kamar suite ± 48 m2	<ul style="list-style-type: none">•Kolam renang dewasa dan anak-anak• Sport Facilities<ul style="list-style-type: none">- Extreme- Light sport• 2 restaurant• Bar dan resto• Night club• Lounge
5	Minimum 100 kamar standar ± 24 m2 Minimum 3 kamar suite ± 48 m2	<ul style="list-style-type: none">•Kolam renang dewasa dan anak-anak• Sport Facilities<ul style="list-style-type: none">- Extreme- Light sport• 2 restaurant• Bar dan resto• Night club• Lounge

Table 4. Source: Rutes, W. & Panner, R, 1992 + (edited by author)

The classification of hotels in Indonesia is based on the number of rooms available, the facilities and equipment provided, and the quality of the service offered. These hotels are then grouped into five categories. The following details the classification criteria.

BENCHMARKS	ACTIVITY	ROOM
Residentials (Rutes, W.&. Penner, RR, 1992)	Provide space to stay and rest	Standard Room
		Delux Room
		Suite Lake Villa
		Suite Valley Villa
		Presidential Room
	Provide eating and drinking space	Restaurant
		Bar
		Caffe
	Provide space for gathering	Dining Room
		Chill Room
	Providing space for cleaning	Bathroom
		Lounge
		Club House
		Bar
		Souvenir Shop
		Lobby
		Receptionist
		Money Changer
		ATM Center
		Clinic
Social Interaction (Rutes, W.&. Penner, RR, 1992)	Provide for resort manajement	Management office
		Personnel and administration room
	Provide resort administration space	Accounting Staff
		Sales and marketing
	Provide service room	Oprational office
		Housekeeping
		Kitchen
		Food and beverage
	Provide room for resort maintanance	Scurity office
		Engineering office
		Storeage room
		Janitor
		Parking
		Staff room

Table 5. Room In Resort (Source : Author)

Recreation Activity (Regina, 2010)	Provide traditional dancing class	Hall
		Waiting room
		Sanggar tari
		Storage room
		Toilet
		Locker/changing room
		Make up room
		Perform stage
	Provide event venue	Hall
		Consultation room
		Outdoor venue
		Indoor venue
		Office
		Transit room
		Toilet
		Storage room
	Provide spa	Waiting room
		SPA room
		Storage room
		Office
		Locker room
		Toilet
	Provide night club	Bar
		Seating area
		Dance floor
		Stage
		Storage Room
		Kitchen
		Toilet
		Office
		Scurity office
	Provide Jetski	Dermaga
		Maintanance room
		Parking with canopy
		Storage room
		Training area
	Provide GYM	GYM
		Locker room
		Admin
		Toilet
	Provide pool	Toilet
		Pool
		Storage Room
		Bar

2.3.6 ROOM IN RESORT

Table 6. Room In Resort (Source : Author)

2.4 PRECEDENTS

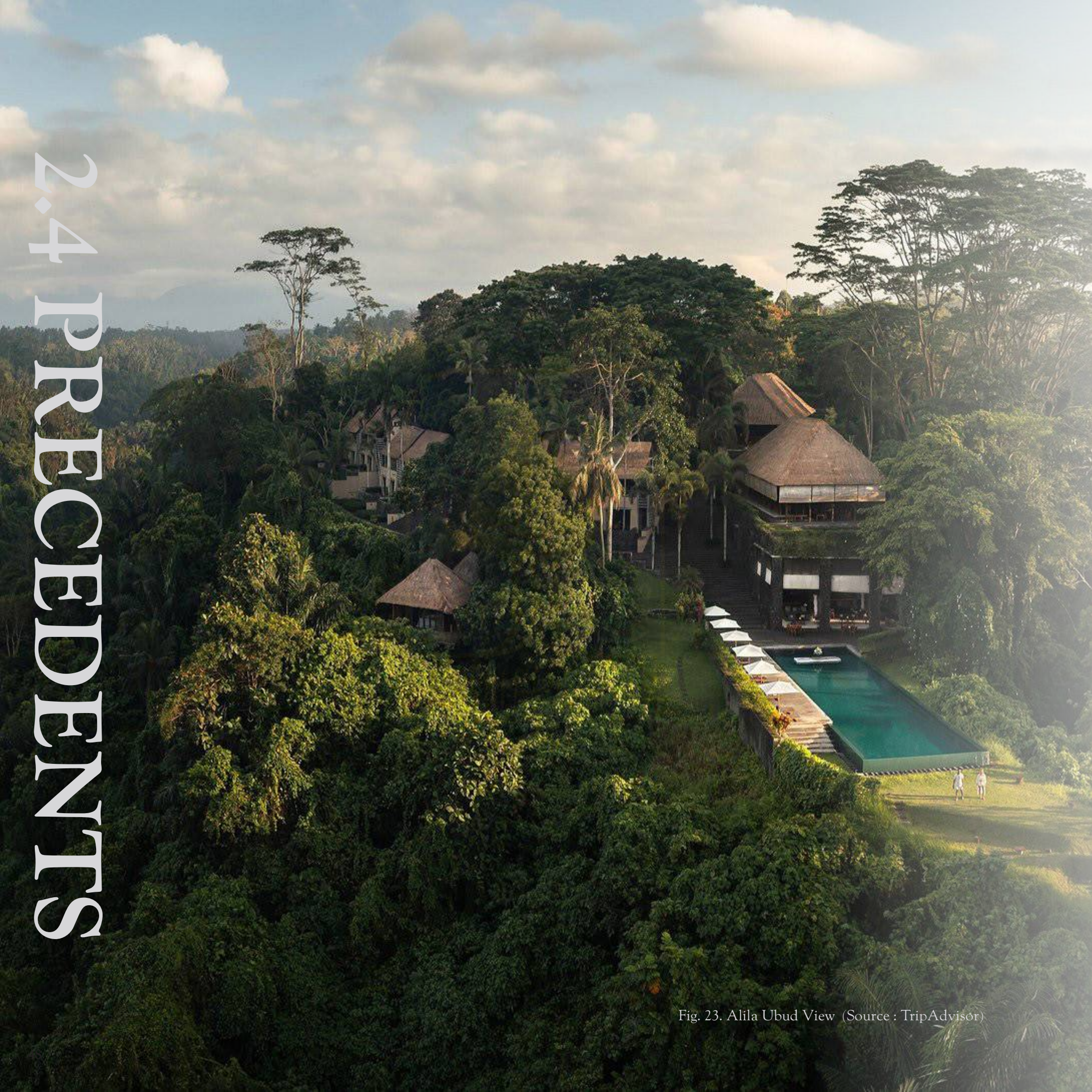


Fig. 23. Alila Ubud View (Source : TripAdvisor)

2.4.1 ALILA UBUD

Alila Ubud Hotel Resort embraces the concept of a memorable journey, offering guests an experience that immerses them in local traditions. This concept combines stylish yet traditional architecture, blending contemporary design with traditional Balinese architecture. This is evident in the combination of terrazzo tiles with pebbles or river stones and wood with glass, showcasing a mix of traditional and modern materials and construction systems.

Alila Ubud is located on the edge of the Ayung River valley, providing a tranquil environment and lush cliffside views. The site's contoured terrain is managed with stairways and stone walls in almost every spatial element of the hotel, creating an element of surprise with stunning valley views at the end. As a four-star hotel, Alila Ubud offers luxury with facilities such as a restaurant and bar, pool, library, spa, boutique, TV lounge, and various types of guest rooms.

SPECIAL FEATURES

1. GUEST ROOM

Alila Ubud Hotel Resort offers 56 guest rooms and 8 villas, all with views of the Ayung River valley slopes. The guest rooms are located on the north side of the hotel, divided into 14 blocks, each containing 4 rooms on two levels. The ground floor rooms are called Deluxe Rooms, while the first-floor rooms are called Superior Rooms.

The villas are split into two categories: Pool Villas and Valley Villas. The 4 Pool Villas are centrally located within the hotel, and the 4 Valley Villas are situated at the edge of the cliff with valley views. Each type of unit has different facilities. Overall, the guest rooms are categorized into four types:

- Delux Room
- Superior Room
- Pool Villa
- Valley Villa

The stylish building concept combines traditional and modern elements, evident in the use of wood, stone, and glass materials in each unit. Traditional elements are enhanced with traditional Balinese materials and construction systems, especially in the roofing. Each unit is designed to maximize natural views with large sliding glass windows, providing daylight side lighting and natural air circulation.

2. PUBLIC SPACE

Alila implements a modern Balinese traditional atmosphere in the public spaces, including the guest arrival and registration area, circulation to guest rooms, lobby lounge, food and beverage areas, and function and meeting spaces. These areas are centrally located in the southern part of the hotel near the lobby for easy monitoring. The

lobby lounge is designed with an open-air concept, creating a natural and traditional feel. This area connects directly with the guest arrival and registration area, allowing guests to immediately experience the natural and traditional atmosphere upon arrival. Alila blends this traditional ambiance with modern furniture in natural colors like browns, making the space stylish yet retaining its traditional charm.

3. FACILITIES

Alila provides various facilities, including a TV lounge, boutique, restaurant and bar, pool, spa, gallery, and library. The restaurant and bar, pool, and library are located on the east side of the lobby and lobby area. The spa, gallery, TV lounge, and boutique are situated separately on the north side of the lobby.



Fig. 24. Alila Ubud Lobby (Source : TripAdvisor)



Fig. 25. Alila Ubud Cottage (Source : TripAdvisor)



Fig. 26. Maya Ubud Resort (Source : TripAdvisor)

2.4.2 MAYA UBUD SPA & RESORT

Rai Maya Ubud Resort & Spa offers spacious accommodations with views of the Petanu River valley or Peliatan rice fields, utilizing the hillside between the river valleys as its site. This area is known to be rich in mythology and religious purification activities, and there are many Balinese relics. Approximately 800 meters from the river peninsula, the Maya Ubud location covers 12 hectares, an area that used to be a dry reed field.

One of the unique features of the Maya Ubud Hotel Resort is the Maya design concept, which combines modern and traditional impressions by blending traditional Balinese architectural styles with modern architectural designs. The facilities offered by Maya Ubud are quite diverse and include interesting amenities such as a pitch and puff, tennis court, restaurant and bar, gallery, library, boutique shop, spa, and swimming pool, along with various types of accommodation.

SPECIAL FEATURES

1. GUEST ROOM

Maya Ubud Resort and Spa features 60 villa-style units with a four-star hotel standard. The residential area is designed in a linear pattern on the master plan. The housing area is divided into two based on the orientation of the natural scenery. The first area faces west with views of the rice fields, while the second area faces east with views of the hills. These residential units are arranged in a village-like pattern with the lobby as the center point.

The accommodations provided include Superior Rooms, Deluxe Rooms, Superior Garden Villas, Deluxe Pool Villas, Pejeng Duplex Villas, and Petanu Presidential Villas. The Deluxe Pool Villas come with a private plunge pool, while the Pejeng Duplex Villas and Petanu Presidential Villas are equipped with private swimming pools. Each villa has a gate resembling a pamesuan, designed with a modern impression.

- Superior Room
- Delux Room
- Superior Garden Room
- Delux Pool Villa
- Pajeng Duplex Villa
- Petanu Presidential Villa

2. PUBLIC SPACE

The public space at Maya Ubud Resort and Spa includes guest arrival and registration, circulation areas to guest rooms, the lobby lounge, and food and beverage areas. These public spaces are located near the hotel lobby to facilitate supervision and monitoring.

The lobby is designed to be larger and taller than the other buildings. Its structure differs from traditional Balinese buildings, resembling a joglo instead. This design adds a unique touch, enhanced by the addition of copper artwork resembling a jar that stretches from the floor to the ceiling.

This distinctive view may create a unique impression for Maya Ubud guests. The lobby includes a lounge with a view of the villa units, arranged like a traditional Balinese village. This area primarily uses natural materials, creating a strong traditional ambiance.

3. FACILITIES

The non-conditioned area of Maya Ubud consists of several attractive facilities, including a restaurant and bar, tennis court, pitch and puff, gallery, boutique shop, library, spa, and swimming pool. The spa, a standout facility of Maya Ubud, is located at the confluence of two rivers, optimizing the river view to create a private atmosphere. Most of the other facilities are situated near the lobby area.



Fig. 27. Maya Ubud Pool (Source : TripAdvisor)



Fig. 28. Maya Ubud Wedding Venue (Source : TripAdvisor)

Conserve and sustainably use the oceans, seas and marine resources for sustainable development



CONSERVE AND SUSTAINABLY USE THE OCEANS, SEA AND MARINE RESOURCES FOR SUSTAINABLE DEVELOPMENT

PRESERVE THE BLUE, PROTECT THE EARTH: URGENT ACTIONS NEEDED TO SAFEGUARD THE PLANET'S **LARGEST ECOSYSTEM**



OCEAN EMERGENCY



COASTAL EUTROPHICATION:

CAUSING ALGAL BLOOMS AND DEAD ZONES



OCEAN ACIDIFICATION:

30% HIGHER THAN IN PRE-INDUSTRIAL TIMES



OCEAN WARMING:

SEA-LEVEL RISE AND AFFECTING MARINE ECOSYSTEMS



PLASTIC POLLUTION:

17 MILLION METRIC TONS IN 2021-2-3X MORE BY 2040



OVER-FISHING:

MORE THAN A THIRD OF GLOBAL FISH STOCKS ARE OVERFISHED

CITIZEN SCIENCE BEACH CLEAN-UPS

- SHED LIGHT ON THE MAGNITUDE OF OCEAN PLASTIC POLLUTION



SUFFOCATING SEAS

- COASTAL EUTROPHICATION TRIGGERS CRUSTACEAN WALKOUTS



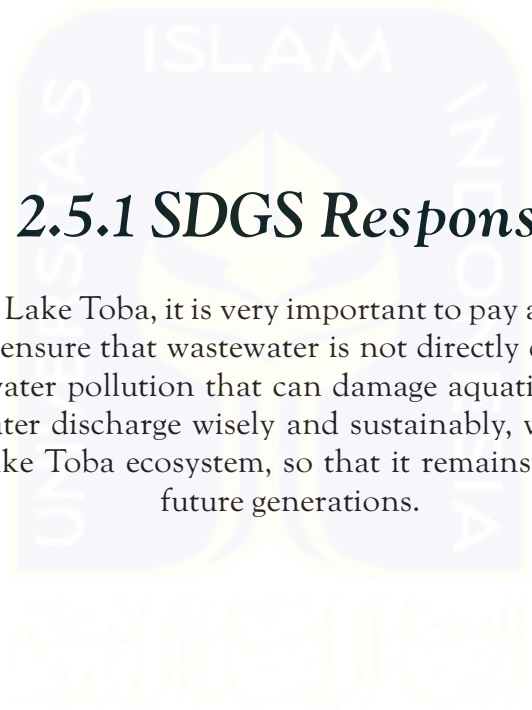
OCEAN ACIDIFICATION REPORTING STATIONS HAVE TRIPLED WORLDWIDE



2021: 178 STATIONS
2022: 308 STATIONS
2023: 539 STATIONS

1 IN 5 FISH CAUGHT ORIGINATES FROM ILLEGAL, UNREPORTED AND UNREGULATED FISHING





2.5.1 SDGS Response

To preserve the ecosystem of Lake Toba, it is very important to pay attention to wastewater disposal. One of the steps taken is to ensure that wastewater is not directly discharged into the lake. This is done to reduce the risk of water pollution that can damage aquatic life and water quality in Lake Toba. By managing wastewater discharge wisely and sustainably, we can protect and preserve the beauty and health of the Lake Toba ecosystem, so that it remains a valuable natural resource for future generations.



Fig. 29. Lake Toba View From Sibeabea (Source : Author)



D'ULOS RESORT

2.6 Summary Of **DESIGN STUDY**

Based on the strategic location of the resort design and its diverse natural and cultural potential, the target visitors are high-end tourists and foreign tourists. This resort design will be a 4-star resort.



Fig. 30. Fisherman at Danau Toba (Source : Author)

03 DESIGN RESULT & PROOF





D'ULOS RESORT

3.1 d'DESIGN PROBLEM SOLVING

Exploration of Combining Resort & Profit Area Design

One of the main challenges in combining a resort with profit-generating spaces such as a café, dance studio, and ulos-making class is maintaining the tranquil atmosphere for resort guests while still offering these engaging activities. The presence of these spaces can potentially disrupt the peaceful environment that guests seek when staying at a resort. To address this issue, the design must carefully consider the layout and placement of these profit areas. Ideally, they should be integrated into the resort in a way that allows easy access without compromising the serene ambiance. This can be achieved by incorporating soundproofing





PROFIT AREA

The profit area will be strategically positioned on the right side of the site to maintain the resort's tranquility. This area will feature a beach bar, a dance studio, classes for making ulos (traditional woven fabric), and a management area. This placement will not only ensure minimal disturbance to the peaceful atmosphere of the resort but also facilitate smooth circulation throughout the site.



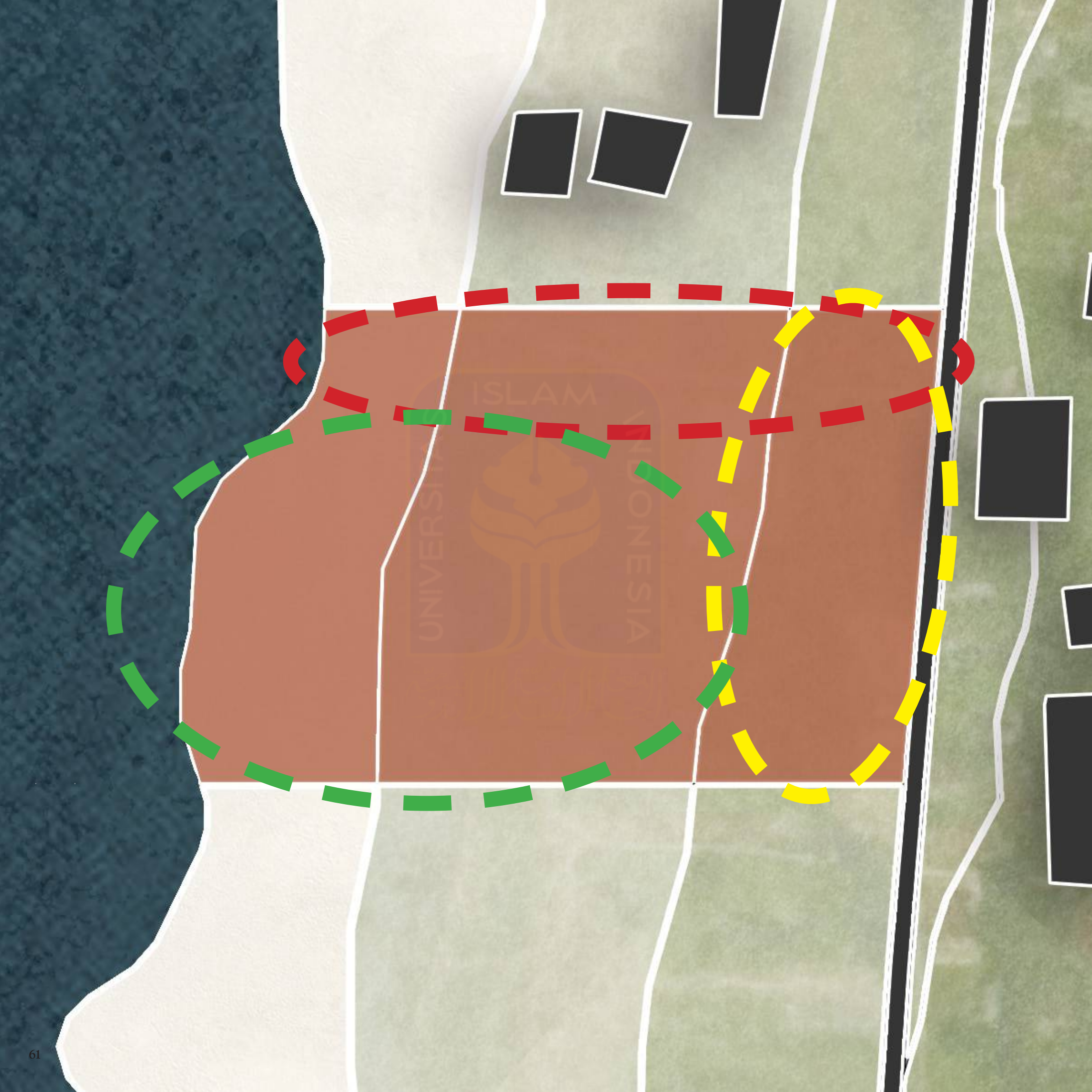
LOBBY & MANAGEMENT & PARKING

The resort's lobby, parking, and management area, along with the combined profit area, will be situated at the front of the site. This strategic placement is intended to streamline the circulation of guests and staff, facilitating easy access and efficient movement throughout the resort.

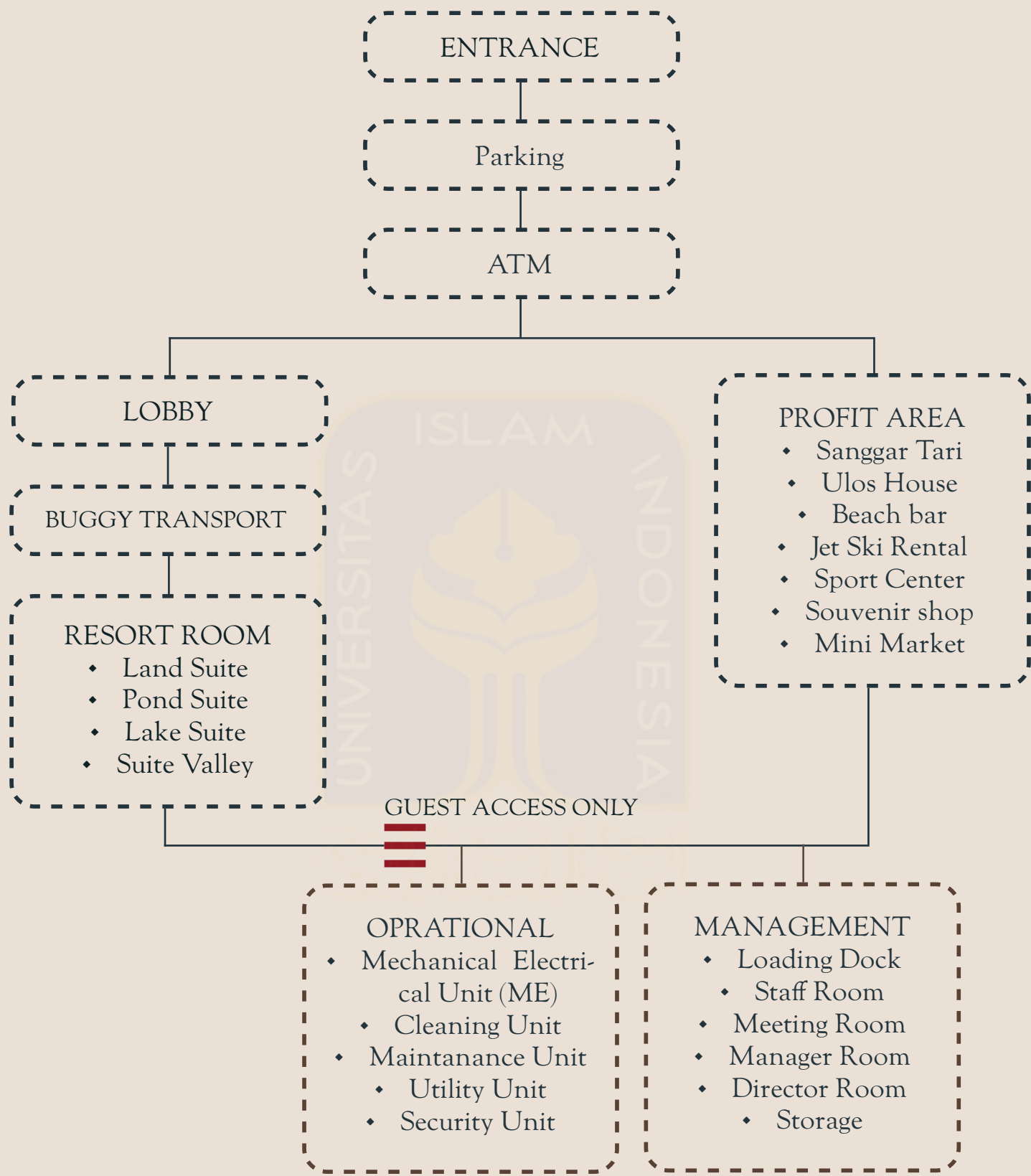


RESORT AREA

The main resort area will be located on the left side of the site. This layout is designed to preserve the tranquility of the resort while still accommodating the profit area, which includes a dance studio (sanggar tari), a beach bar, a mini market, and other facilities. This arrangement ensures that guests can enjoy a peaceful stay without being disrupted by the activities in the profit area.







3.4 NEED OF SPACE

ROOM	TOTAL AREA
Main Lobby	326m2
ATM	12m2
Parking Area	1.800m2
Land Suite 33.82m2/unit x 15	507.3m2
Lake Suite 33.82m2/unit x 8	270.56m2/unit
Pond Suite 33.82m2/unit x 12	405.84m2/unit
Valley Suite 74.12m2/unit x 7	518,84m2/unit
Spa	150m2
Management	76m2
Oprational	400m2
Beach Bar	800m2
Vilos House	64m2
Sanggar Tari	100m2
Mini Market	64m2
Sport Center	1000m2
Jetski Rental	65m2
Souvenir Shop	63m2
ALL TOTAL	6.622.54m2

Table 7. Need Of Space (Source : Author)

The proposed development on a 30,000m² plot of land adheres to the Building Coverage Ratio (KDB) of 60%, allowing for a maximum built-up area of 18,000m². With a total designed built area of 6,662.54m², the project remains well within the permissible limits. The design also prioritizes maintaining substantial green and open spaces, preserving the natural ambience of the resort and enhancing the overall experience for guests by integrating nature into the environment.

3.5 CONSTRUCTION COST CALCULATION

				KUALITAS RENDAH (LOW AVERAGE)		KUALITAS MENENGAH (MED.AVERAGE)		KUALITAS BAIK (HIGH AVERAGE)	
No	Uraian	vol	sat	standar	jumlah harga	standar	jumlah harga	standar	jumlah harga
I BANGUNAN (building cost)									
A. STANDAR		a. Bangunan Resort	4380 m2	Rp 3,000,000.00	Rp 13,140,000,000.00	Rp 3,750,000.00	Rp 16,425,000,000.00	Rp 4,500,000.00	Rp 19,710,000,000.00
		b. Bangunan Oprational & Managemen	1426 m2	Rp 3,000,000.00	Rp 4,278,000,000.00	Rp 3,750,000.00	Rp 5,347,500,000.00	Rp 4,500,000.00	Rp 6,417,000,000.00
		c. Bangunan Profit Center	1356 m2	Rp 3,000,000.00	Rp 4,068,000,000.00	Rp 3,750,000.00	Rp 5,085,000,000.00	Rp 4,500,000.00	Rp 6,102,000,000.00
		jumlah luas	7162 m2	Jumlah A	Rp 21,486,000,000.00		Rp 26,857,500,000.00		Rp 32,229,000,000.00
B NON STANDAR		a. IPAL	1 unit	Rp 300,000,000.00	Rp 300,000,000.00	Rp 400,000,000.00	Rp 400,000,000.00	Rp 600,000,000.00	Rp 600,000,000.00
		d Penangkal petir	3 ttk	Rp 37,000,000.00	Rp 111,000,000.00	Rp 40,000,000.00	Rp 120,000,000.00	Rp 47,000,000.00	Rp 141,000,000.00
		f Generator Zet 25 KVA	1 unit	Rp 495,000,000.00	Rp 495,000,000.00	Rp 495,000,000.00	Rp 495,000,000.00	Rp 495,000,000.00	Rp 495,000,000.00
		g Fire protection APAR	20 unit	Rp 300,000.00	Rp 6,000,000.00	Rp 300,000.00	Rp 6,000,000.00	Rp 300,000.00	Rp 6,000,000.00
		h CCTV	50 ttk	Rp 2,000,000.00	Rp 100,000,000.00	Rp 2,500,000.00	Rp 125,000,000.00	Rp 3,000,000.00	Rp 150,000,000.00
		i Tata Suara/sound system	1 set	Rp 50,000,000.00	Rp 50,000,000.00	Rp 65,000,000.00	Rp 65,000,000.00	Rp 75,000,000.00	Rp 75,000,000.00
		k Tower Air	2 m3	Rp 15,000,000.00	Rp 30,000,000.00	Rp 15,000,000.00	Rp 30,000,000.00	Rp 15,000,000.00	Rp 30,000,000.00
		m Instalasi Utama Elektrikal	300 ttk	Rp 250,000.00	Rp 75,000,000.00	Rp 250,000.00	Rp 75,000,000.00	Rp 250,000.00	Rp 75,000,000.00
				Jumlah B	Rp 1,167,000,000.00		Rp 1,316,000,000.00		Rp 1,572,000,000.00
				Jumlah I (A+B)	Rp 22,653,000,000.00		Rp 28,173,500,000.00		Rp 33,801,000,000.00
II PERSIAPAN LAHAN (SITE DEVELOPMENT)									
		e Pagar batako	600 m	Rp 150,000.00	Rp 90,000,000.00	Rp 300,000.00	Rp 180,000,000.00	Rp 500,000.00	Rp 300,000,000.00
				Jumlah II	Rp 90,000,000.00		Rp 180,000,000.00		Rp 300,000,000.00
III LANSEKAP									
		a Gerbang masuk/pos security	150 m2	Rp 2,000,000.00	Rp 300,000,000.00	Rp 2,500,000.00	Rp 375,000,000.00	Rp 3,000,000.00	Rp 450,000,000.00
		c pavement parking	2000 m2	Rp 120,000.00	Rp 240,000,000.00	Rp 120,000.00	Rp 240,000,000.00	Rp 150,000.00	Rp 300,000,000.00
		e lampu halaman	200 unit	Rp 2,500,000.00	Rp 500,000,000.00	Rp 2,500,000.00	Rp 500,000,000.00	Rp 3,000,000.00	Rp 600,000,000.00
		g Ramp	250 m2	Rp 600,000.00	Rp 150,000,000.00	Rp 600,000.00	Rp 150,000,000.00	Rp 600,000.00	Rp 150,000,000.00
		h drainase tertutup	164 m1	Rp 300,000.00	Rp 49,200,000.00	Rp 300,000.00	Rp 49,200,000.00	Rp 300,000.00	Rp 49,200,000.00
		i sumur resapan 5m'	5 unit	Rp 2,500,000.00	Rp 12,500,000.00	Rp 2,500,000.00	Rp 12,500,000.00	Rp 2,500,000.00	Rp 12,500,000.00
		j vegetasi perindang	30 ls	Rp 500,000.00	Rp 15,000,000.00	Rp 750,000.00	Rp 22,500,000.00	Rp 1,000,000.00	Rp 30,000,000.00
				Jumlah III	Rp 1,266,700,000.00		Rp 1,349,200,000.00		Rp 1,591,700,000.00
		Total Biaya Konstruksi Fisik (I+II+III)			Rp 24,009,700,000.00		Rp 29,702,700,000.00		Rp 35,692,700,000.00
IV PAJAK/TAX		PPN 10%			Rp 2,400,970,000.00		Rp 2,970,270,000.00		Rp 3,569,270,000.00
					Rp 26,410,670,000.00		Rp 32,672,970,000.00		Rp 39,261,970,000.00
V JASA PROFESIONAL (professional fee)									
		a Konsultan Perencana	7 %		Rp 700,000,000.00		Rp 700,000,000.00		Rp 700,000,000.00
		b Konsultan UKL/UPL			Rp 50,000,000.00		Rp 50,000,000.00		Rp 50,000,000.00
VI PERIJINAN (administrative cost)									
		Perijinan (ijin lokasi, IMB)	5%		Rp 120,048,500.00		Rp 148,513,500.00		Rp 178,463,500.00
		TOTAL BIAYA PEMBANGUNAN			Rp 27,280,718,500.00		Rp 33,571,483,500.00		Rp 40,190,433,500.00

Table 8. Preliminary Cost (Source : Author)

AVERAGE COSE PER M2

LOW AVERAGE

Rp 3,809,092.22

MID AVERAGE

Rp 4,687,445.34

HIGH AVERAGE

Rp 5,611,621.54

3.6 FEASIBILITY

RESORT

- ◆ **Lake Suite**
(8 Units x Rp 1,200,000.00 x 30 Day) x 60% number of rooms occupied in a month
= Rp 172,800,000.00 / Months
- ◆ **Pond Suite**
(12 Unit x Rp 1,000,000.00 x 30 Day) x 60% number of rooms occupied in a month
= Rp 216,000,000.00 / Months
- ◆ **Land Suite**
(16 Unit x Rp 800,000.00 x 30 Day) x 60% number of rooms occupied in a month
= Rp 230,400,000.00 / Months
- ◆ **Valley Suite**
(7 Unit x Rp 1,400,000.00 x 30 Days) x 60% number of rooms occupied in a month
= Rp 176,400,000.00 / Months

RESORT TOTAL REVENUE / YEAR = Rp 9,547,200,000.00

PROFIT AREA

- ◆ **Beach Bar**
100 Pax/Day x Rp 80,000.00 = Rp 240,000,000.00/ Months
- ◆ **Ulos House**
100 Pax/Day x Rp 50,000.00 = Rp 150,000,000.00 / Months
- ◆ **Sanggar Tari**
Space Rent / Year = Rp 20,000,000.00 = Rp 1,666,666.67/Months
- ◆ **Mini Market**
Space Rent / Year = Rp 40,000,000.00 = Rp 3,333,333.33/Months
- ◆ **Parking**
80 Bikes x Rp 2,000.00 = Rp 160,000.00 / Day
80 Cars x Rp 5,000.00 = Rp 400,000.00 / Day
Total Parking / Months = Rp 16,800,000.00 / Months
- ◆ **Jet Ski**
Rp 1,500,000.00/60 Minutes x 9 Huor/Day = Rp 405,000,000.00/Months
- ◆ **Venue Event / Wedding**
15 Days x 5,000,000 / Day = Rp 75,000,000.00
- ◆ **Spa**
30 Pax x Rp 100,000.00 x 30 days = Rp 30,000,000.00

PROFIT AREA TOTAL REVENUE / YEAR = Rp 11,061,600,000.00

ALL TOTAL / YEAR = 20,608,800,000.00

LAND PURCHASE
Rp 1,200,000.00 / m2 x 300,000m2
= Rp 360,000,000,000.00

Construction Cost
Rp 40,190,433,500.00

TOTAL COST = Rp 400,190,433,500.00

Optimistic Income Yearly
Rp 20,608,800,000.00

TIME OF RETURN INVESTMENT
= 19 YEARS (If the land are included)

In this case the land was already owned by private owner and the owner are looking for private investor.

Construction Cost
Rp 40,190,433,500.00

Optimistic Income Yearly
Rp 20,608,800,000.00

TIME OF RETURN INVESTMENT
= 1,9 YEARS



Fig. 31. Traditional Batak House (Source : Rendered 3D Warehouse)

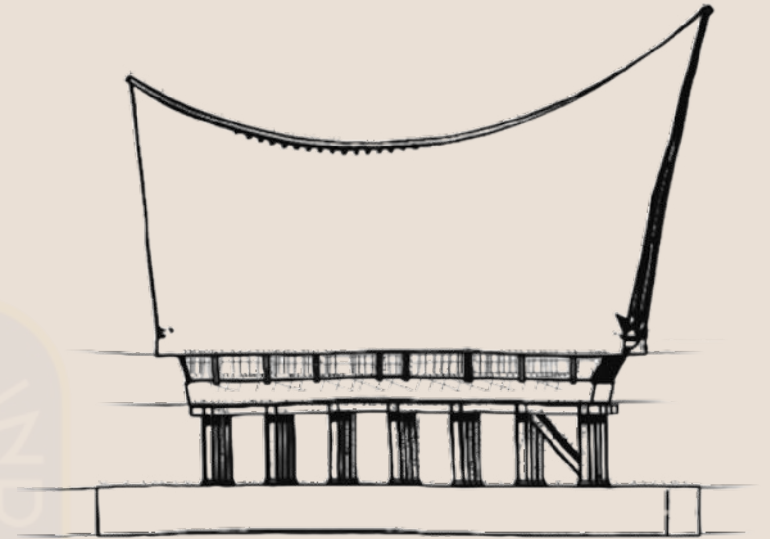


Fig. 32. Traditional Batak House Side Elevation (Source : Rendered 3D Warehouse)



Fig. 33. Traditional Batak Ornament (Source : Author)



Fig. 34. Traditional Batak Ornament (Source : Author)

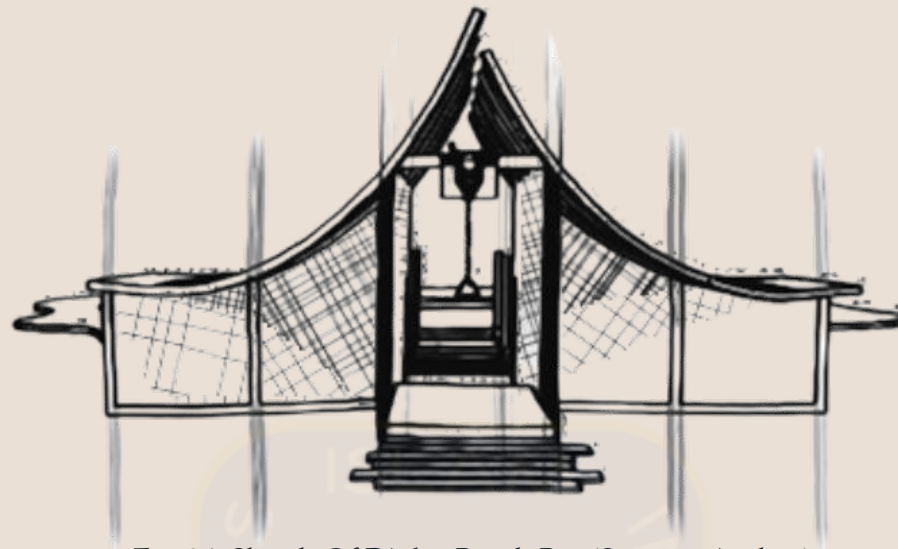


Fig. 35. Sketch Of D'ulos Beach Bar (Source : Author)

The design of this building thoughtfully integrates traditional Batak architecture, exemplified by the transformation of the traditional roof's curved design into a contemporary form. Additionally, select ornaments are incorporated to enhance the aesthetic, merging cultural heritage with modern elements. This blend of traditional and modern styles aims to provide guests of the resort with a unique experience, celebrating cultural richness while ensuring modern comfort and convenience.



Fig. 36. Rendered Ornament (Source : Author)



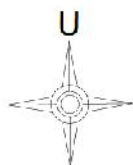
Fig. 37. Render Column Ornament (Source : Author)



Fig. 38. Rendered Beach Bar At D'ulos Resort (Source : Author)

04 DESIGN SCHEMATICS





SITE PLAN

SKALA 1 : 1000



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JUDUL GAMBAR

Site plan

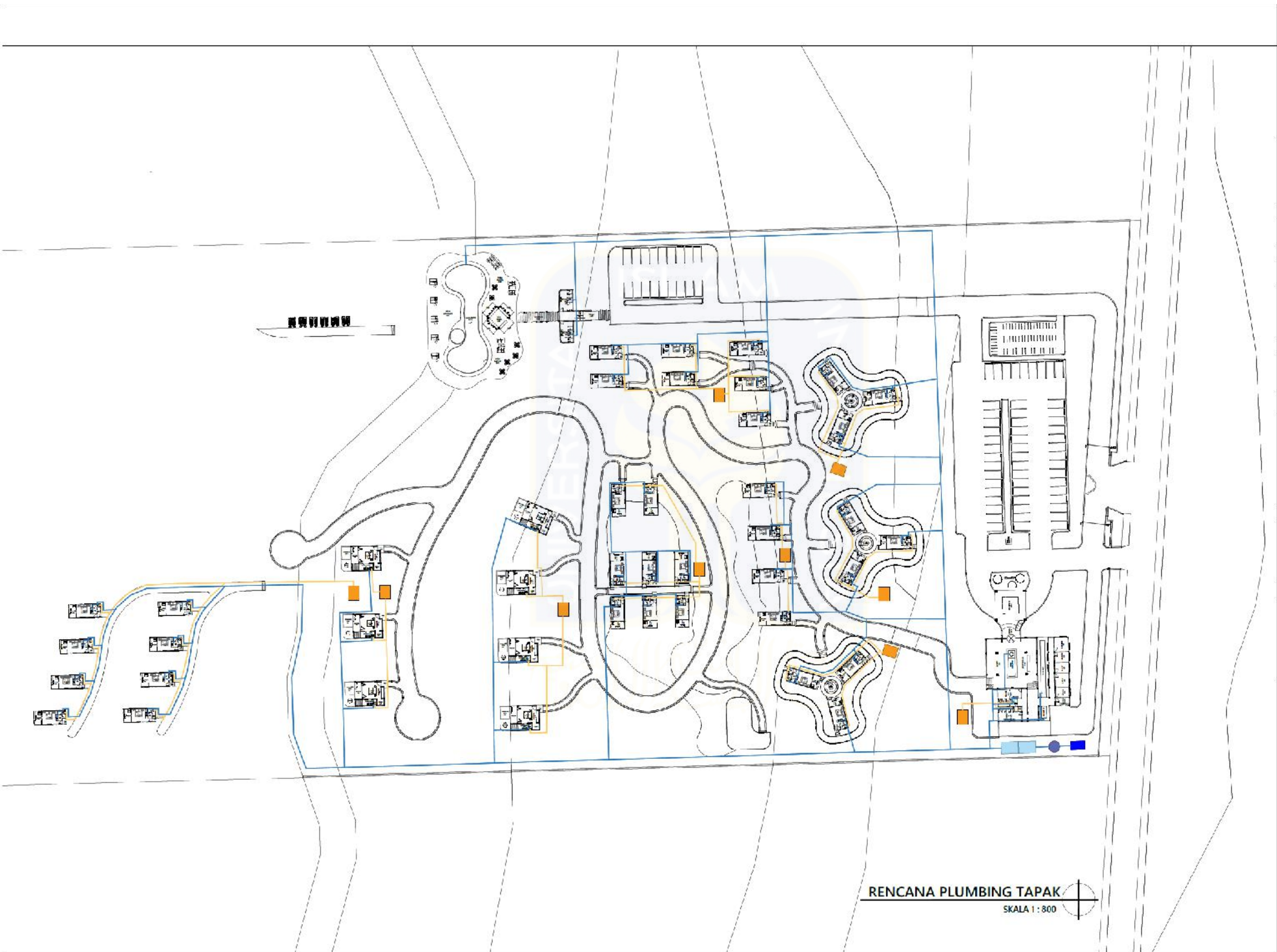
SKALA

TANGGAL

DOSE GAMBAR JMLAH GAMBAR NO KALAMAR

LEGENDA :

- A : MASUK
- B : KELUAR
- C : JALUR STAFF
- D : PARKIR RODA 4
- E : PARKIR RODA 2
- F : DROP OFF
- G : LOADING DOCK
- H : LOBBY/OFFICE
- I : AREA SPA
- J : AREA BAR
- K : COTTAGE TYPE-1
- L : COTTAGE TYPE-2
- M : AREA JET SKI



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JUDUL GAMBAR

SKALA

TANGGAL

KODE GAMBAR: FUNGSI GAMBAR: 100 HALAMAN

LEGENDA :

-  Sumber air / PDAM
-  Pompa
-  Septictank
-  Bak Penampungan air bersih
-  Pipa air bersih
-  Pipa air kotor



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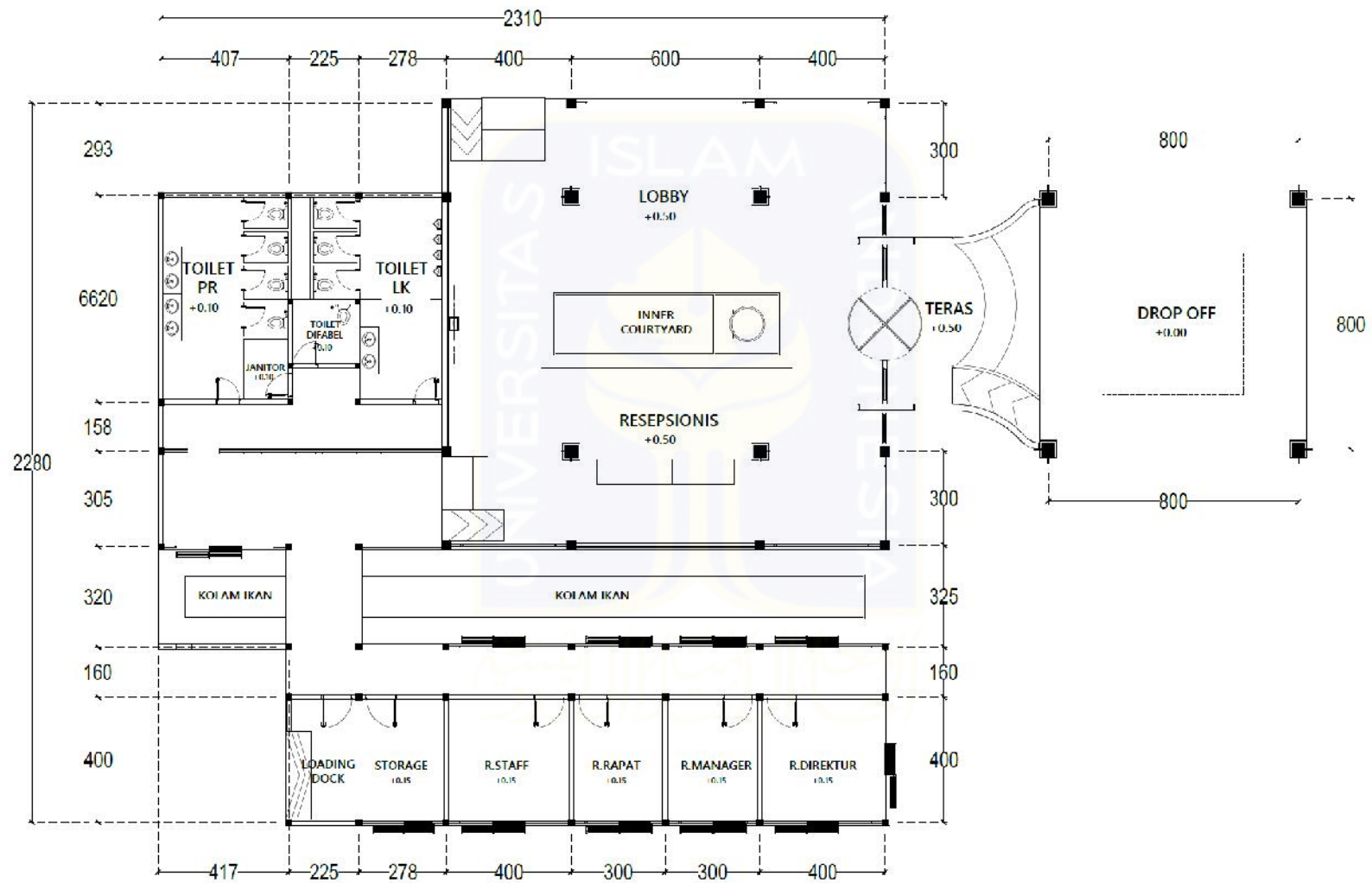
JUDUL GAMBAR

Denah Lobby

SKALA

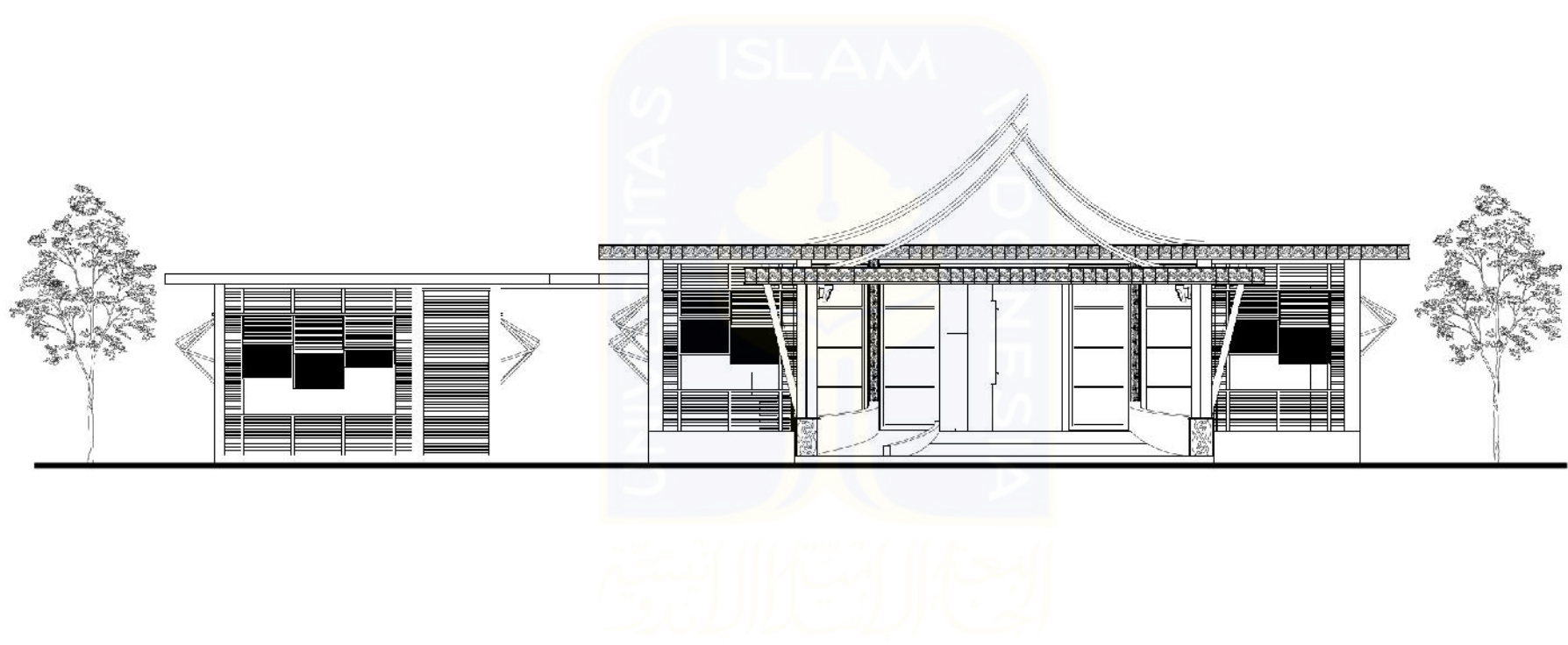
TANGGAL

KODE GAMBAR JENJANG GAMBAR NO BALOKAN



DENAH LOBBY/PENERIMAAN

SKALA 1 : 200



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JUDUL GAMBAR

Tampak depan
b.lobby/penerimaan

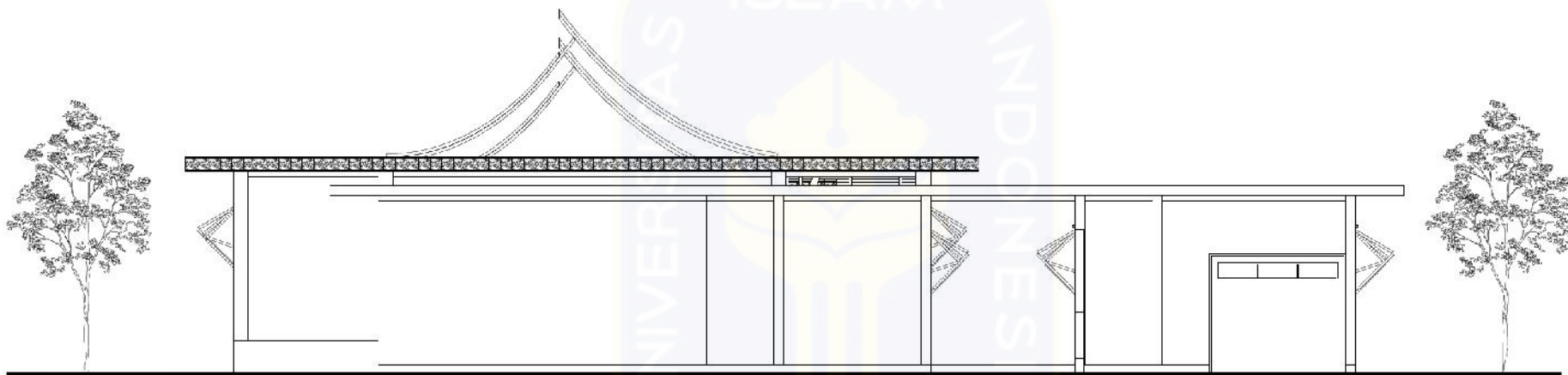
SKALA

TANGGAL

KODE GAMBAR FOTOGRAF GAMBAR NO BALAKAN

TAMPAK DEPAN B.LOBBY/PENERIMAAN

SKALA 1 : 200



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JUDUL GAMBAR

Tampak Belakang
h lobby/penerimaan

SKALA

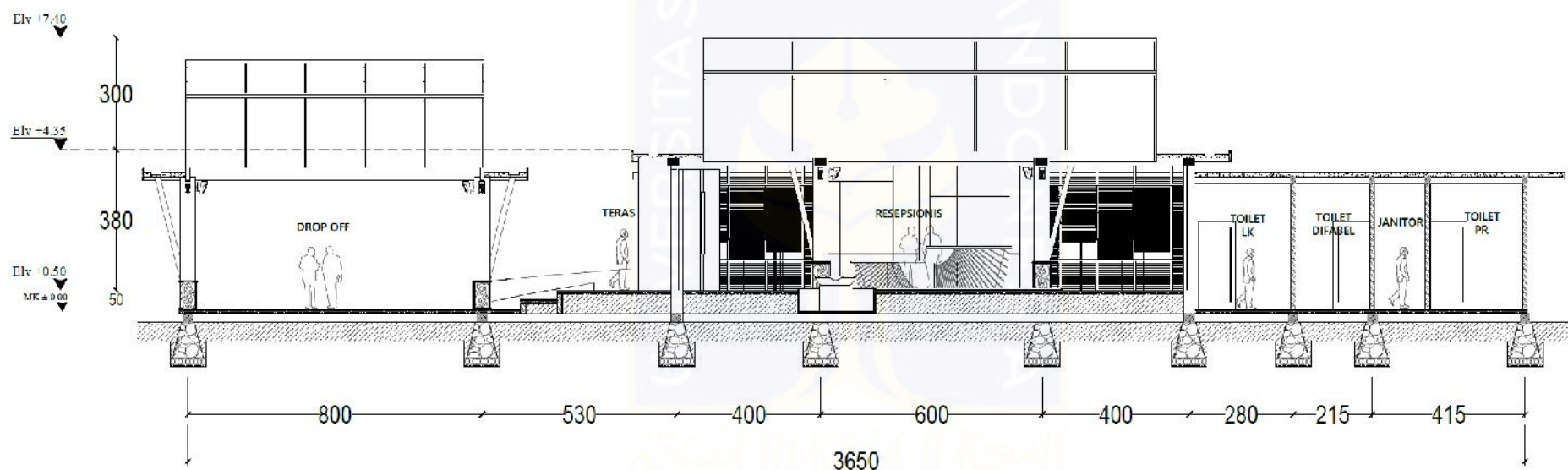
TANGGAL

JUDUL GAMBAR TUGAS GAMBAR NO. HALAMAN

TAMPAK BELAKANG B.LOBBY/PENERIMAAN

SKALA 1 : 200





POTONGAN A-A LOBBY/PENERIMAAN

SKALA 1 : 200



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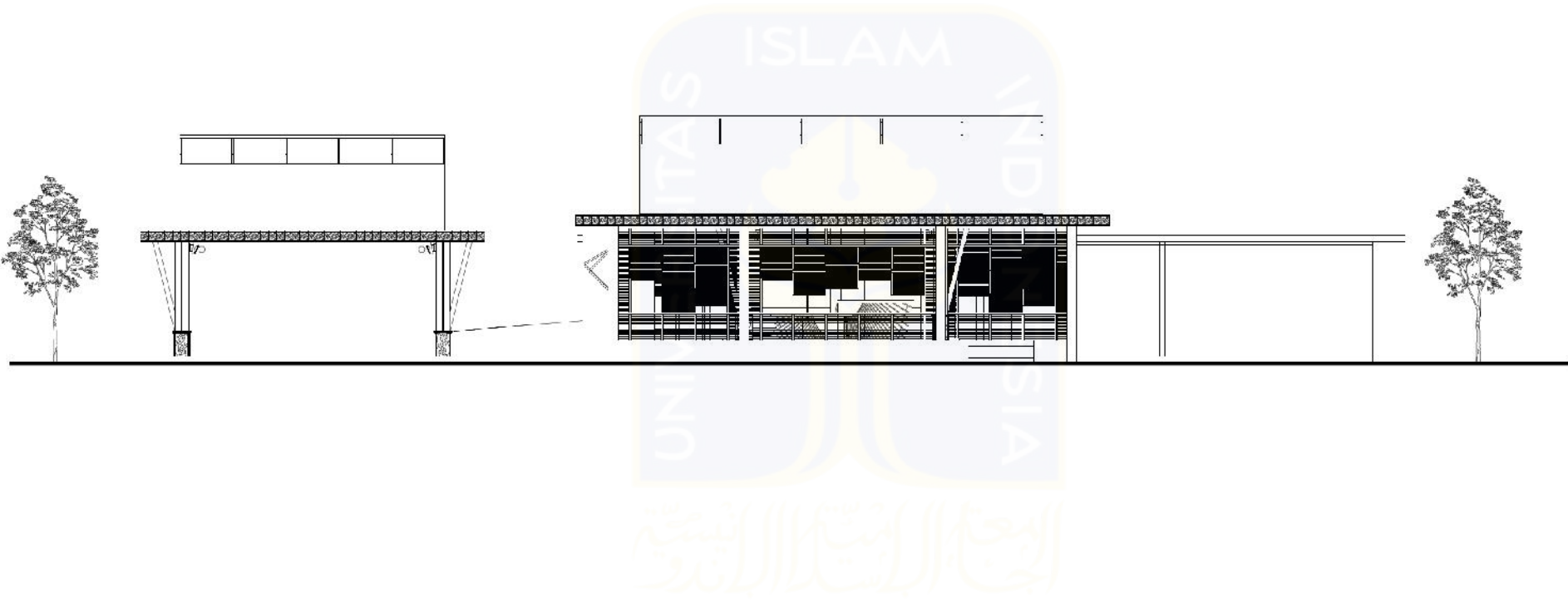
JUDUL GAMBAR

Potongan a-a Lobby/penerimaan

SKALA

TANGGAL

KECE GABAR	REVISI GABAR	NO KALAMAN



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JUDUL GAMBAR

Tampak S.Kiri
Jelby/penerimaan

SKALA

TANGGAL

KODE GAMBAR FUGLAR GAMBAR NO HALAMAN

TAMPAK S.KIRI B.LOBBY/PENERIMAAN

SKALA 1 : 200





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JUDUL GAMBAR

Rencana balok lobby/penerimaan

SKALA

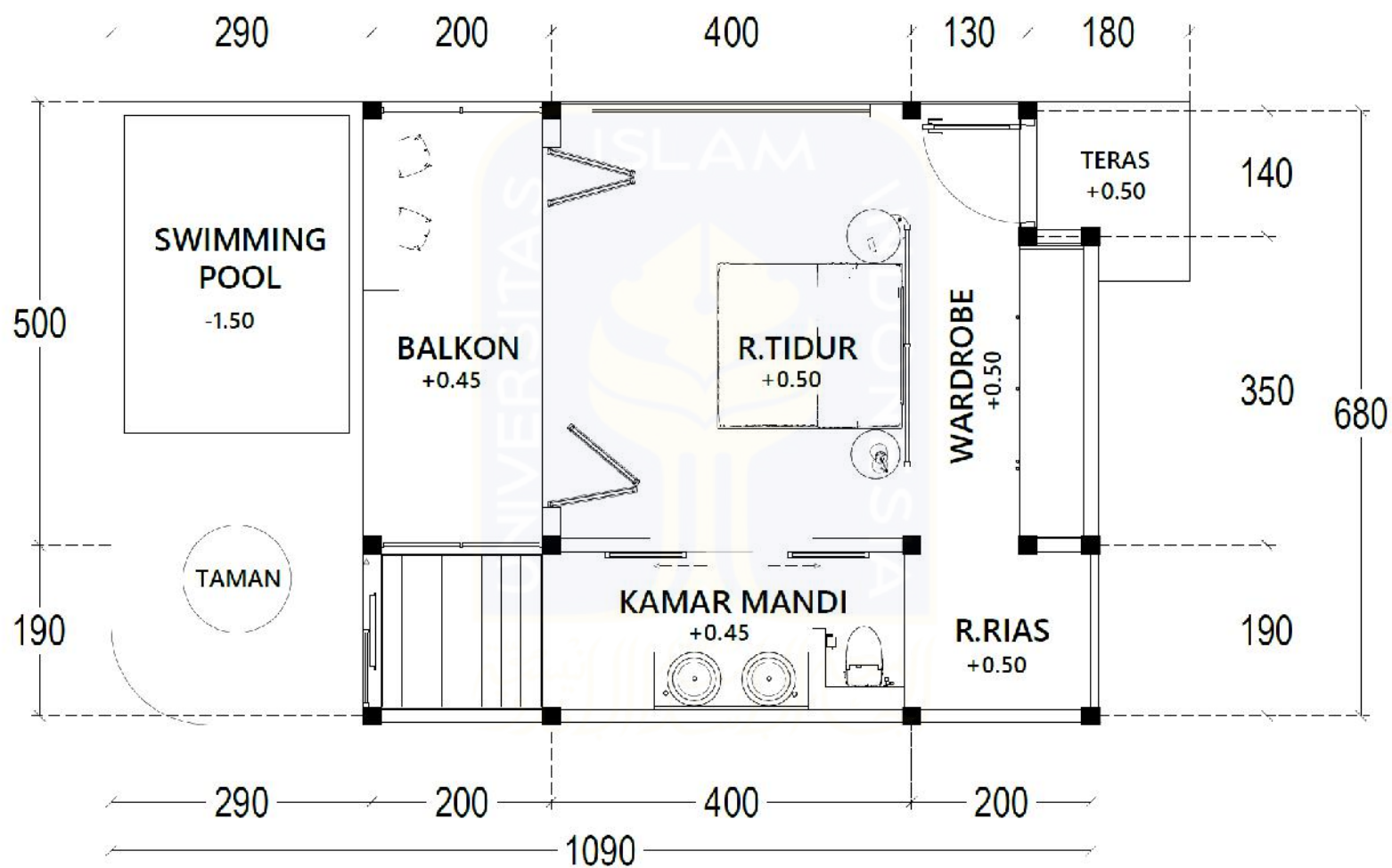
TANGGAL

NO. GAMBAR NO. LAMPIRAN NO. HALAMAN



RENCANA BALOK LOBBY/PENERIMAAN

SKALA 1 : 200



DENAH COTTAGE TYPE-1

SKALA 1 : 100



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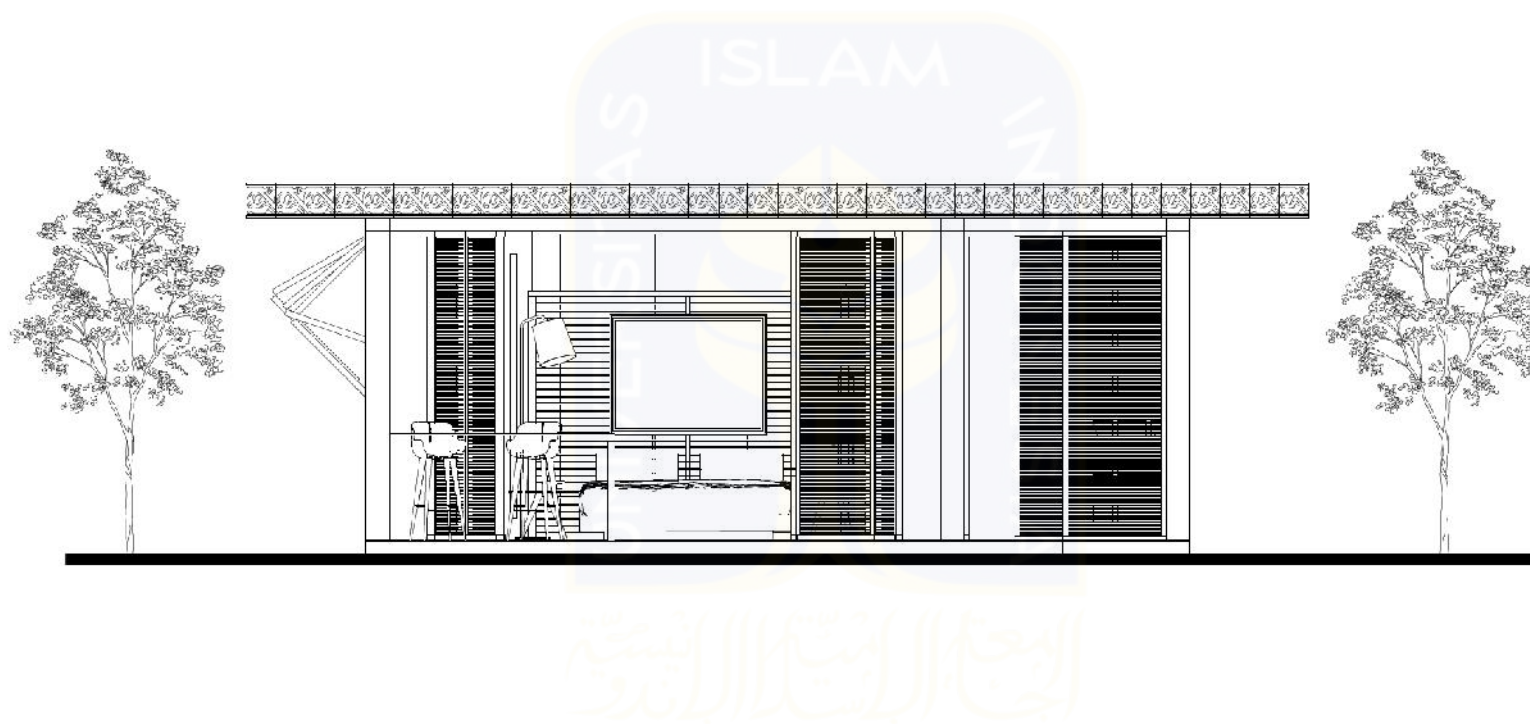
JUDUL GAMBAR

Denah cottage type-1

SKALA

TANGGAL

KOTR. GAMBAR TITIK. GAMBAR NO. PAK. AMAN



TAMPAK DEPAN COTTAGE-1
SKALA 1 : 100



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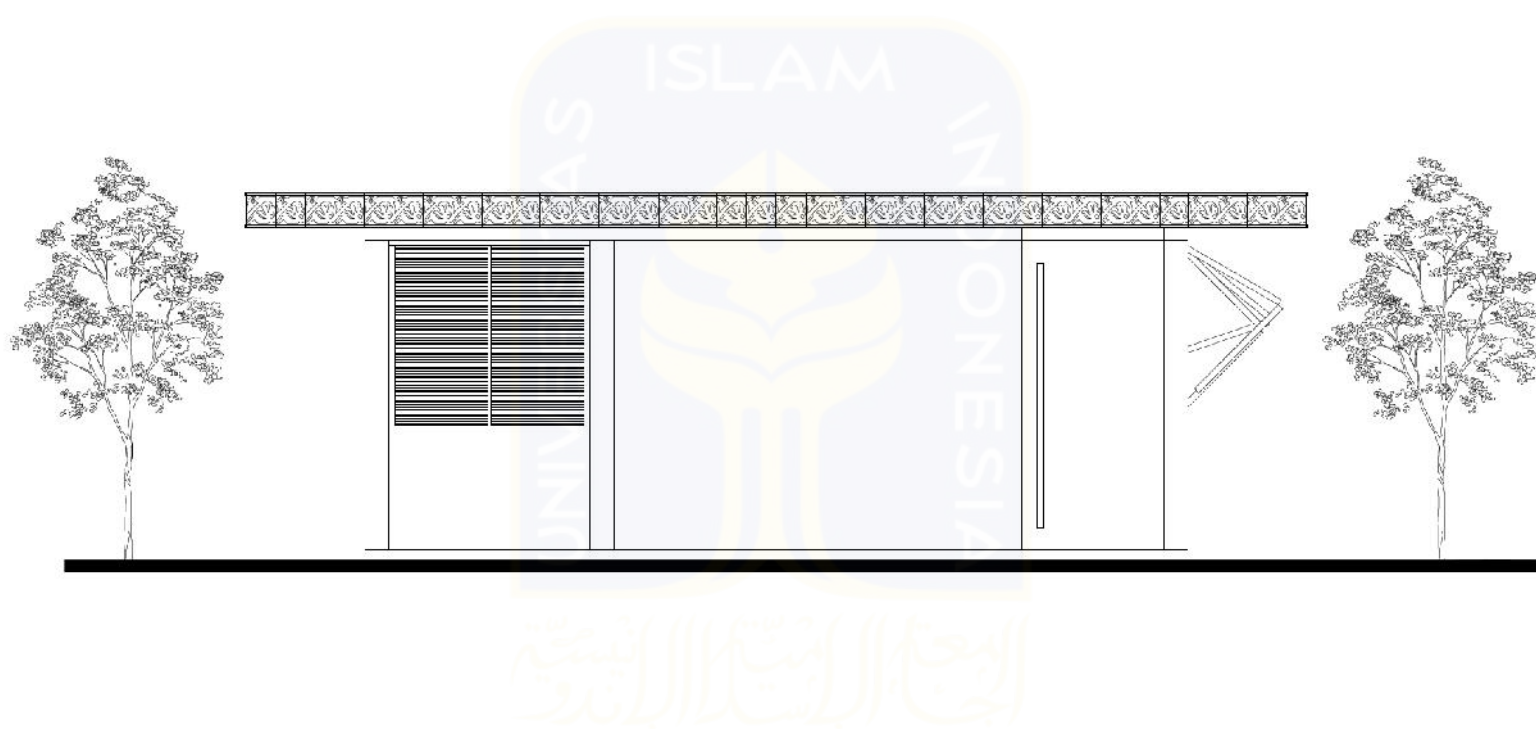
JUDUL GAMBAR

Tampak depan cottage-1

SKALA

TANGGAL

TUJUH GAMBAR DITAMBAH DITAMBAH



TAMPAK BELAKANG COTTAGE-1

SKALA 1 : 100



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Center Area in Samosir Island

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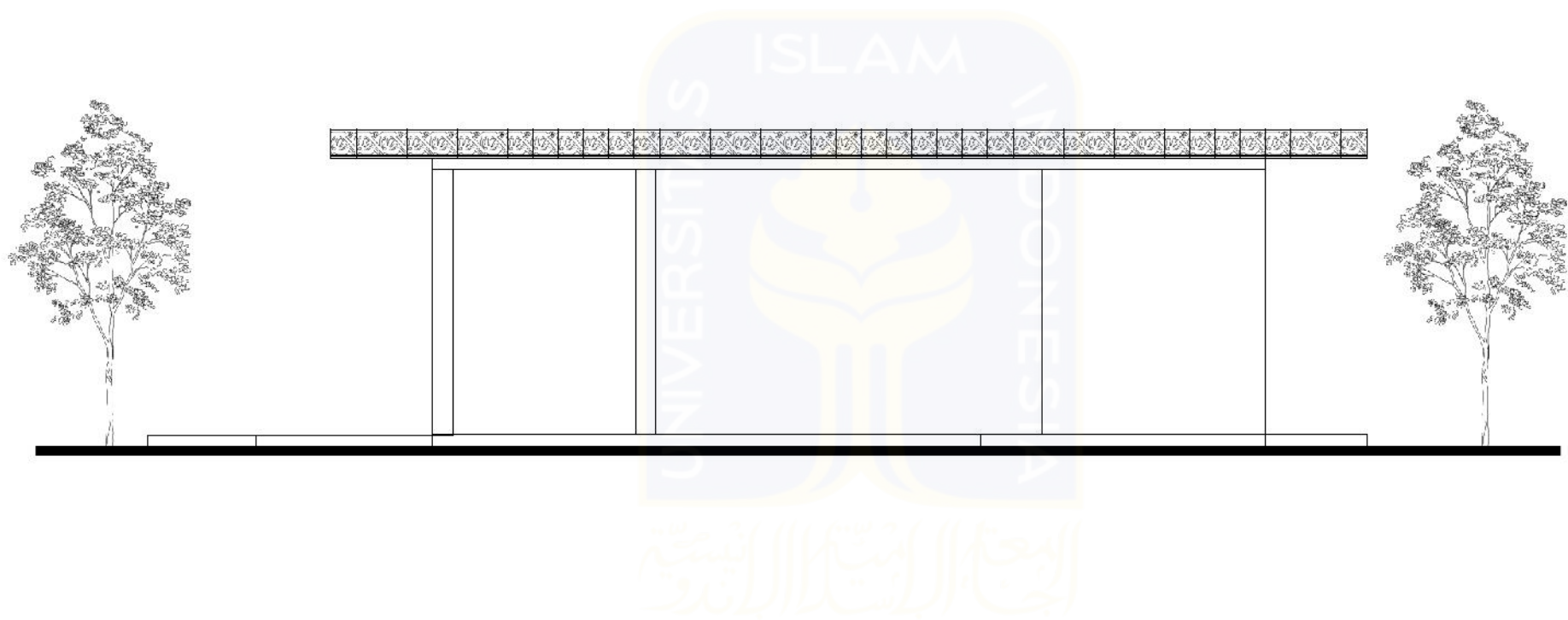
JUDUL GAMBAR

Tampak belakang cottage-1

SKALA

TANGGAL

KODE GAMBAR NO. GAMBAR NO. KALAMAT



TAMPAK S.KANAN COTTAGE-1

SKALA 1 : 100



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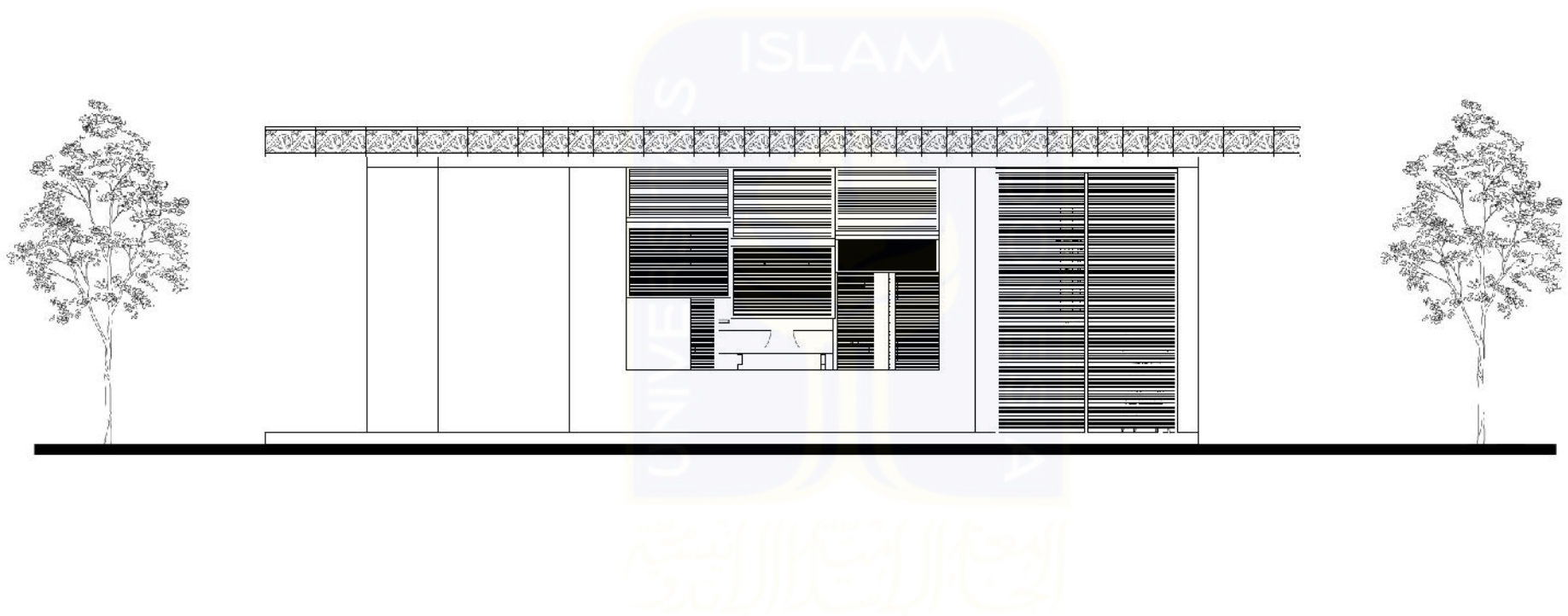
JUDUL GAMBAR

Tampak s.kanan cottage-1

SKALA

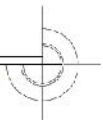
TANGGAL

KIRI: GAMBAR / TITIK: GAMBAR / JUDUL: GAMBAR



TAMPAK S.KIRI COTTAGE-1

SKALA 1 : 100



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Tampak s.kiri cottage-1

SKALA

TANGGAL

KODE GAMBAR JUDUL GAMBAR NO HALAMAN



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JUDUL GAMBAR

Potongan a-a Cottage-1

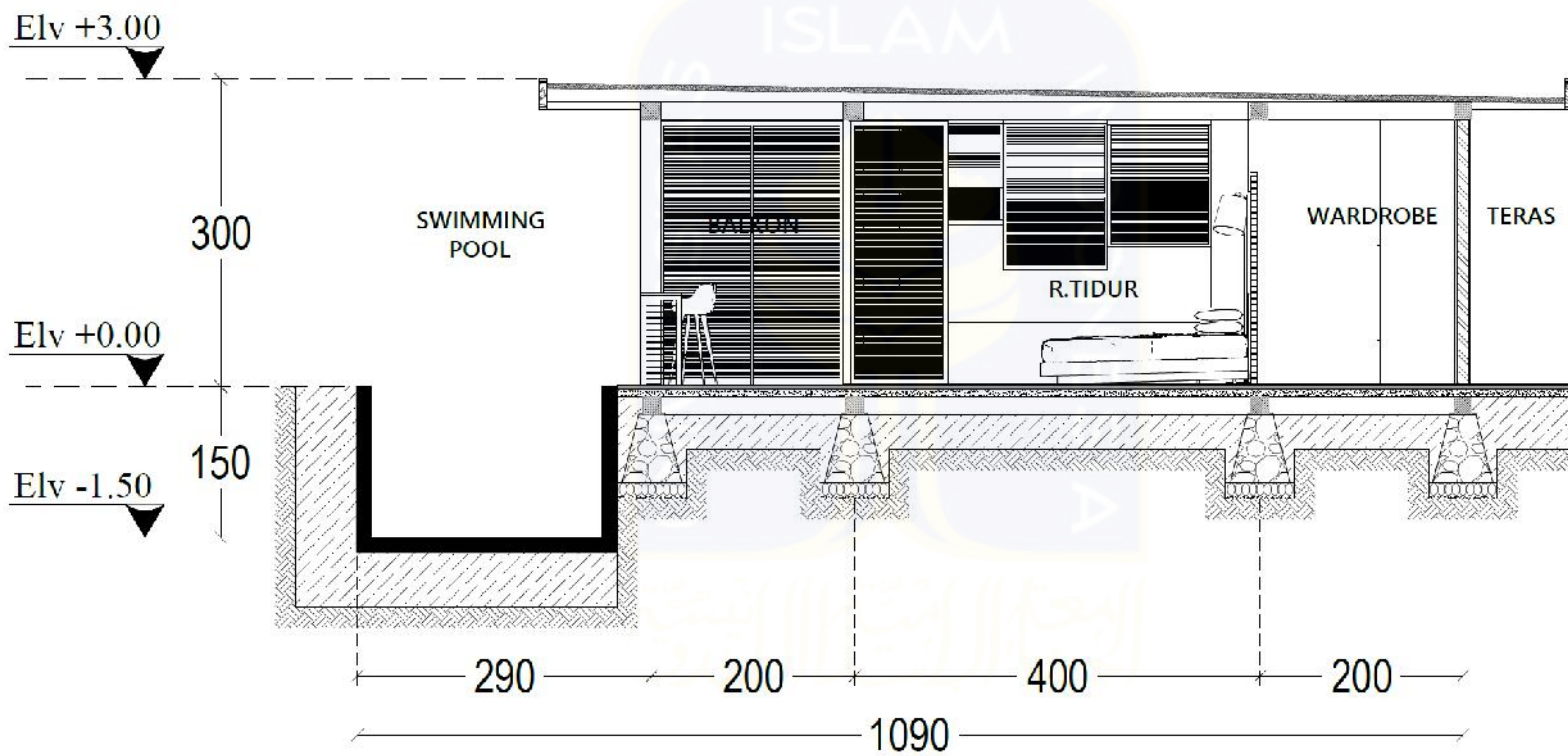
SKALA

TANGKAL

EDGE GARDEN

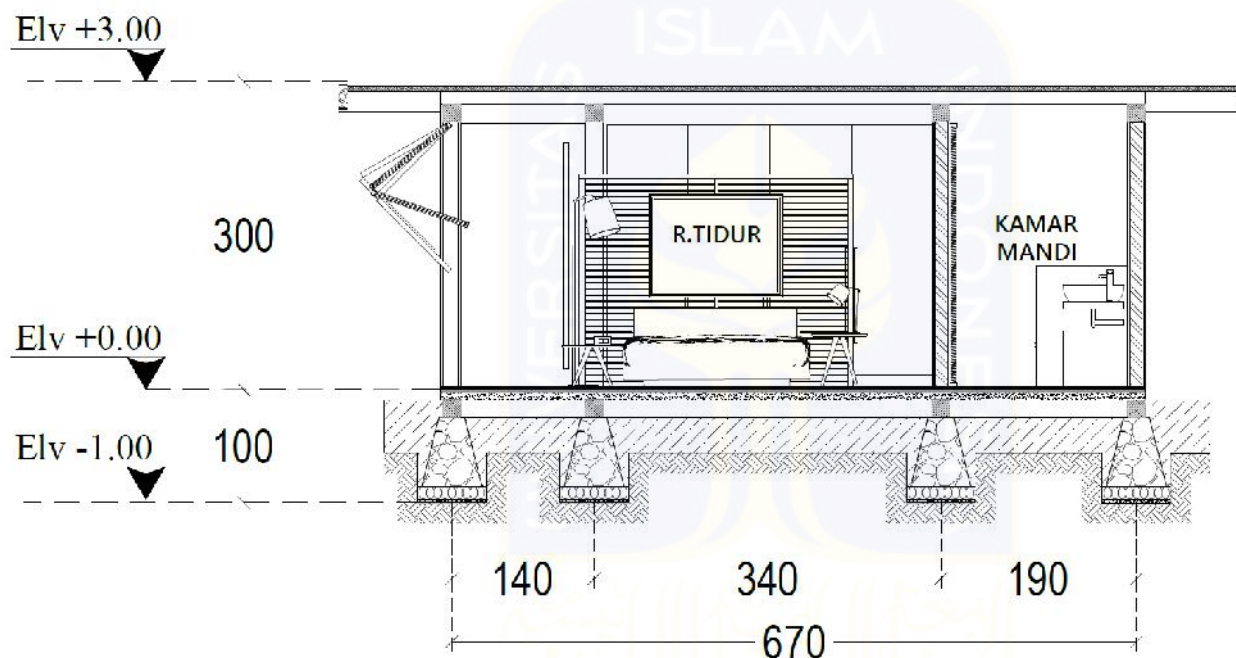
TERRACE GARDEN

NO BALLOON



POTONGAN A-A COTTAGE-1

SKALA 1 : 100



POTONGAN B-B COTTAGE-1

SKALA 1 : 100



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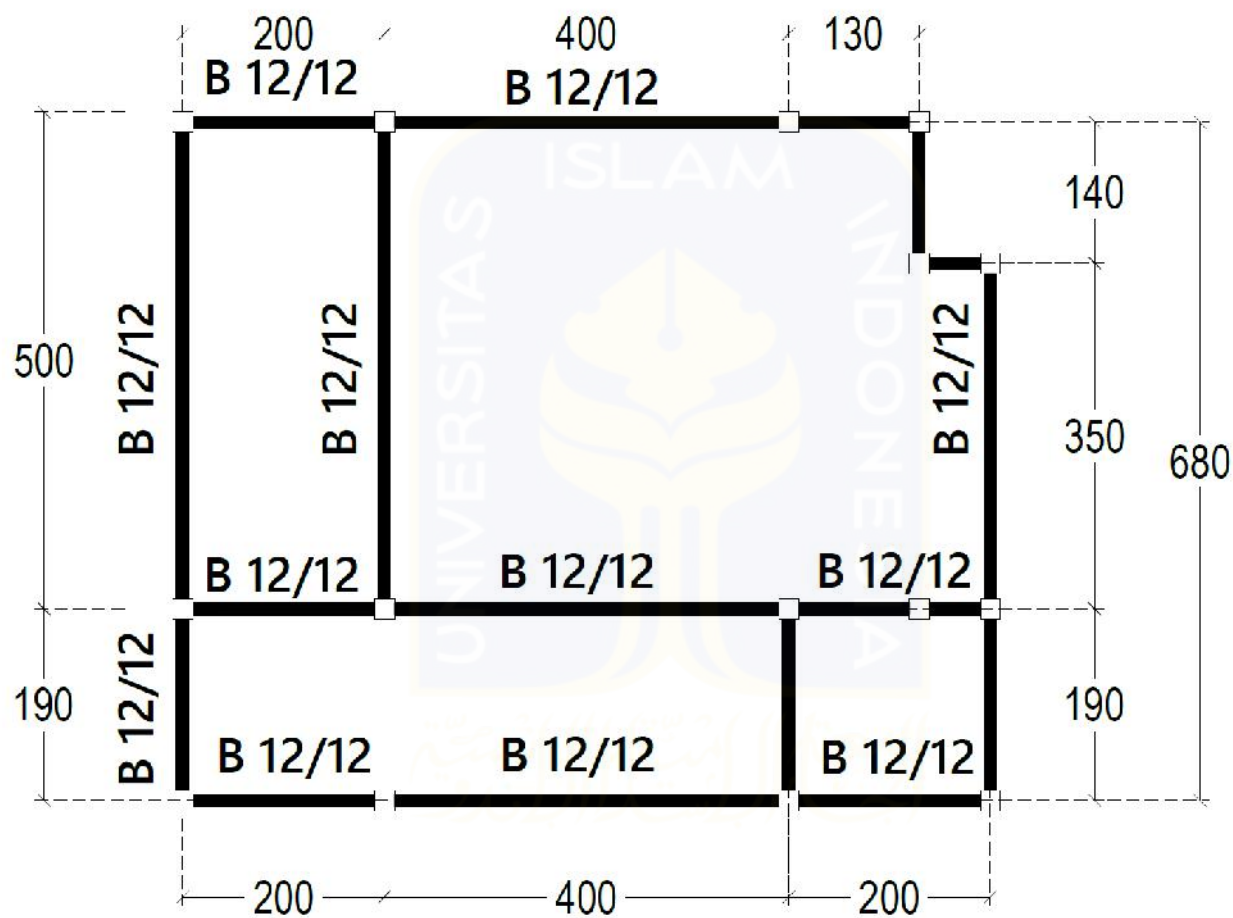
JUDUL: GAMBAR

Potongan b-b Cottage-1

SKALA

TANGGAL

KORUS KAMAR: SUMI ALICAMBAU: METERAN: AMAN



RENCANA BALOK COTTAGE TYPE-1

SKALA 1 : 100



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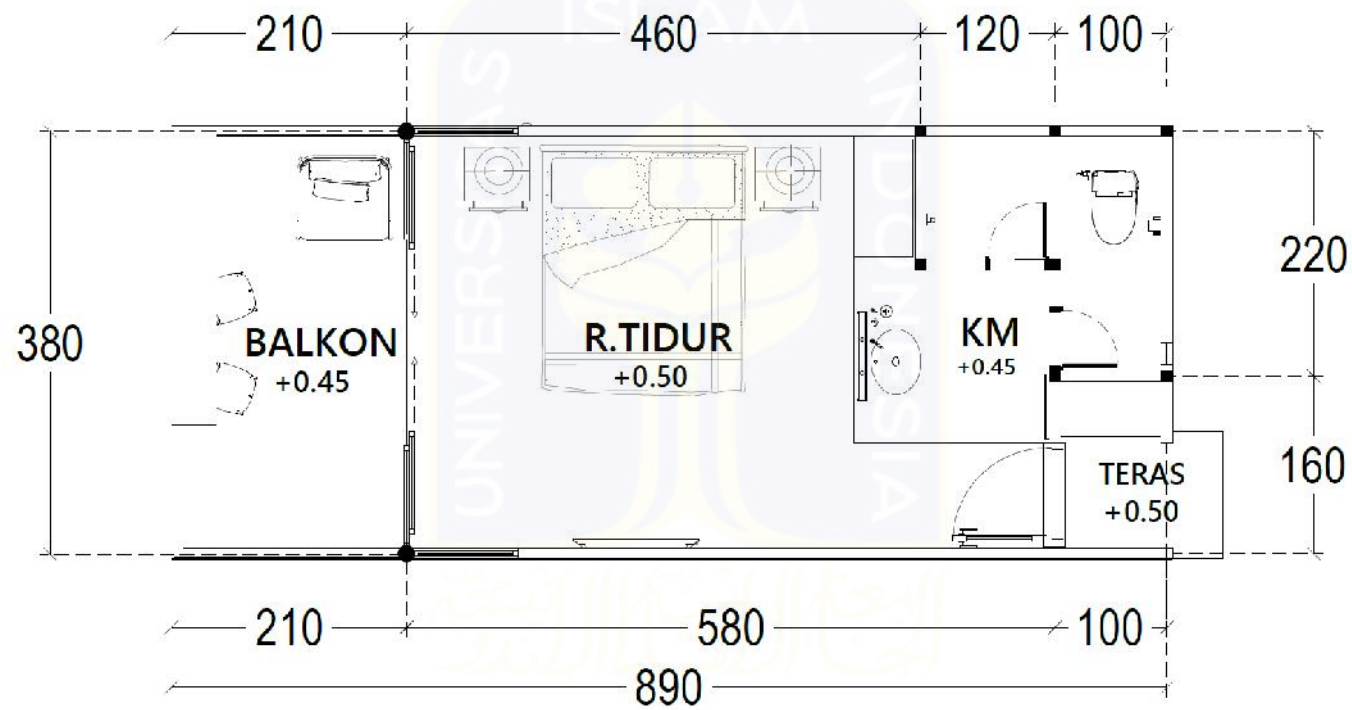
JUDUL GAMBAR

Rencana balok Cottage-1

SKALA

TANGGAL

KODE GAMBAR TUNJUK GAMBAR NO KALAMATI



DENAH COTTAGE TYPE-2

SKALA 1 : 100



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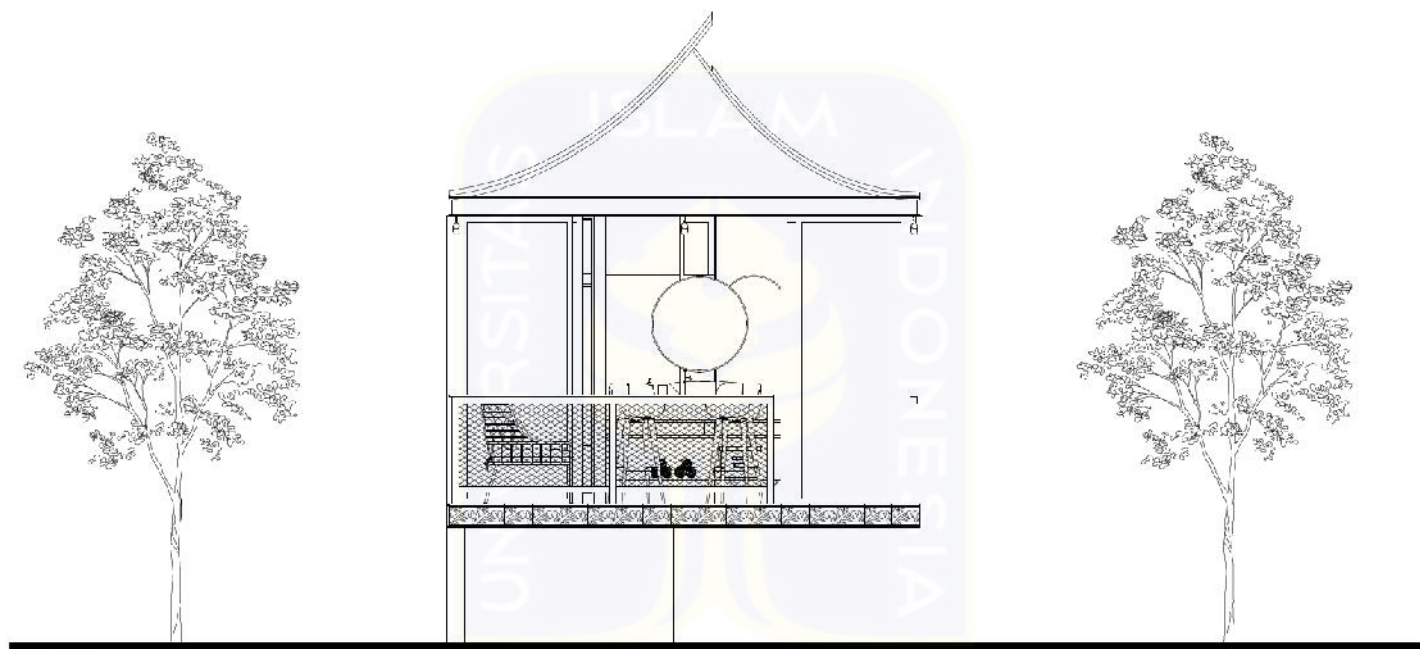
JUDUL GAMBAR

Denah cottage type-2

SKALA

TANGGAL

KODE GAMBAR JMLAH GAMBAR NO RALAT



TAMPAK DEPAN COTTAGE-2
SKALA 1 : 100



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JUDUL GAMBAR

Tampak depan cottage-2

SKALA

TANGGAL

KODE GAMBAR TUNJUK GAMBAR NO KALAMAK



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Zaqy Kusdwangrobo Wicaksono

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KETERANGAN

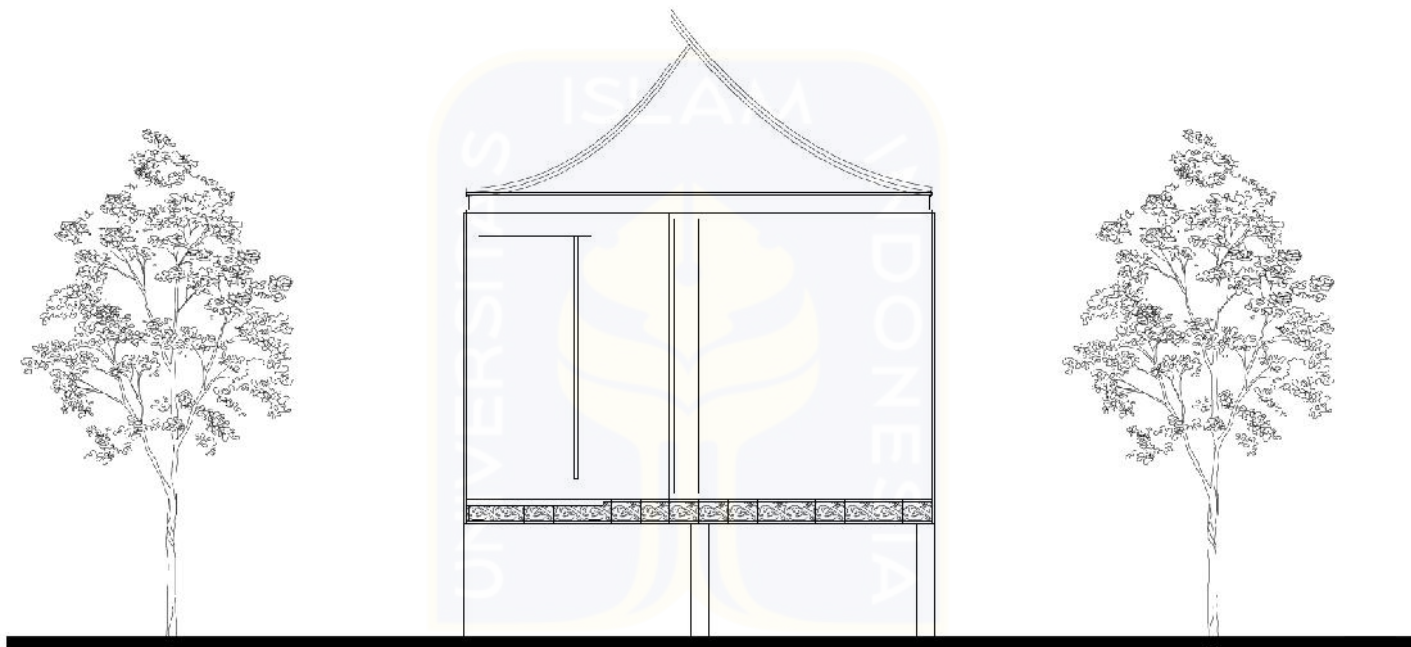
JUDUL GAMBAR

Tampak belakang cottage-2

SKALA

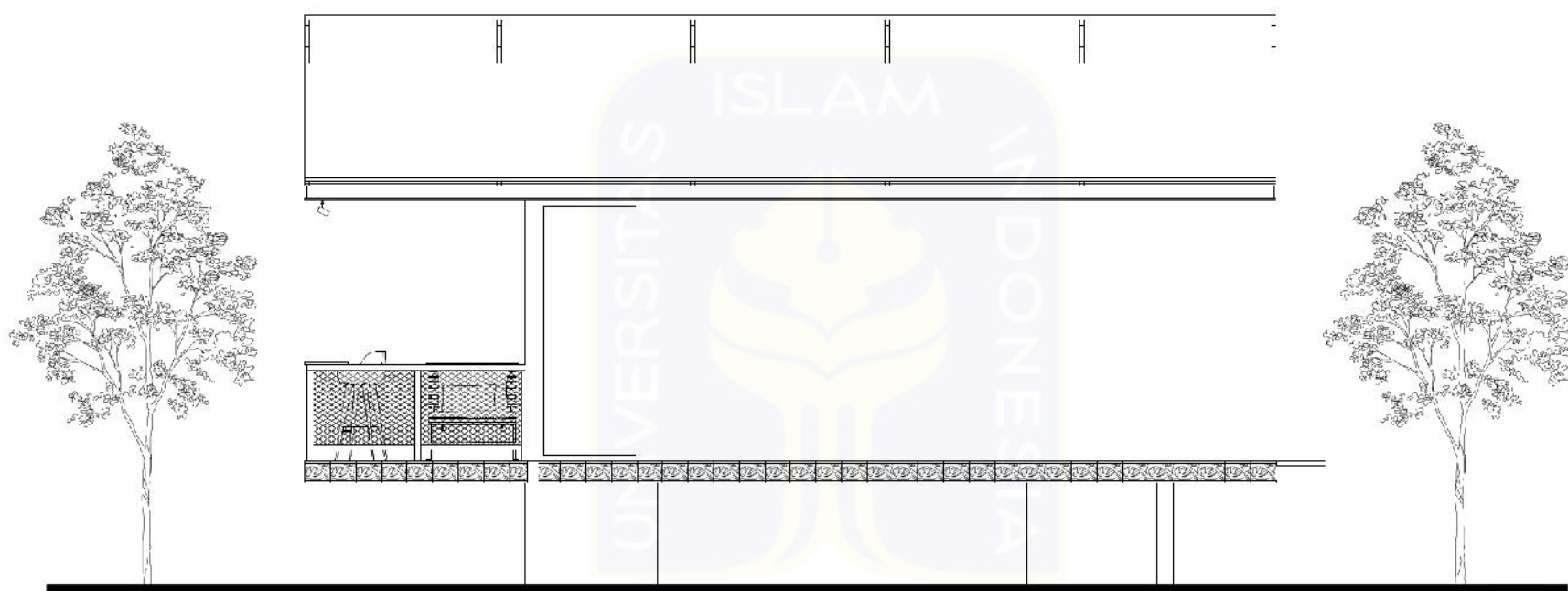
TANGKAI:

KODE GAMBAR: TITIKAH GAMBAR: NO HALAMAN:



TAMPAK BELAKANG COTTAGE-2

SKALA 1 : 100



TAMPAK S.KANAN COTTAGE-2

SKALA 1 : 100



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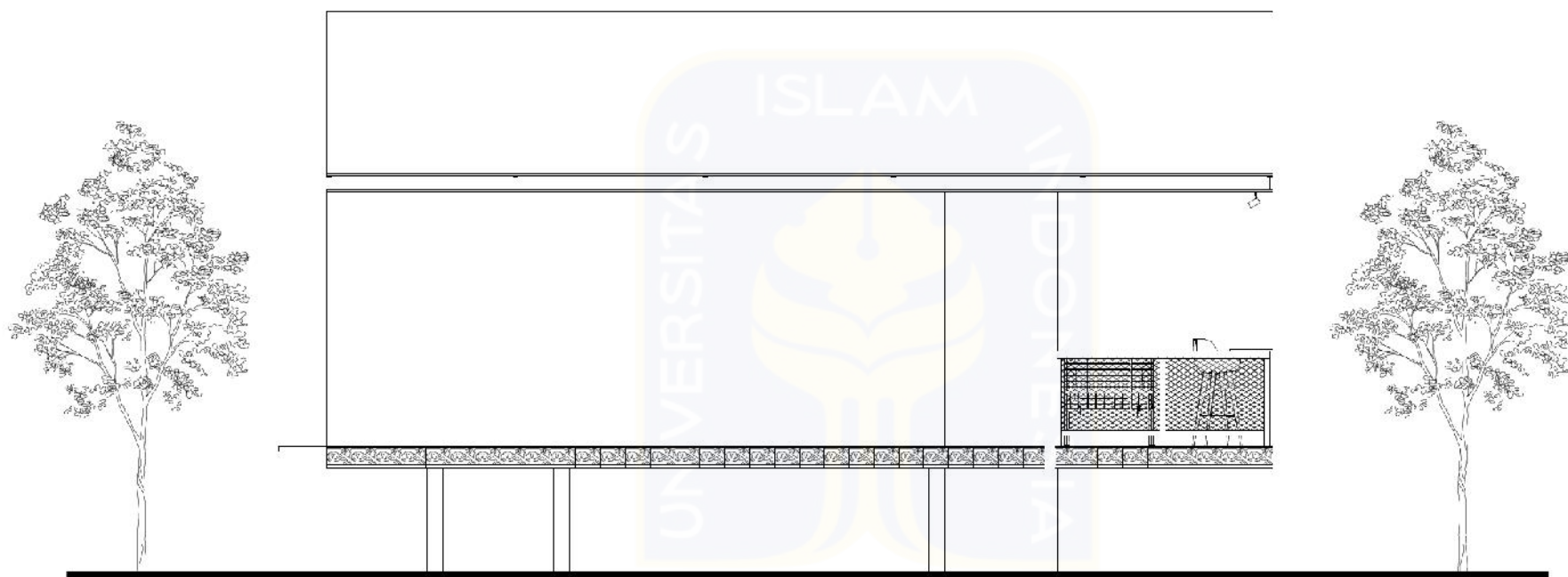
JUDUL GAMBAR

Tampak s.kanan cottage-2

SKALA

TANGGAL

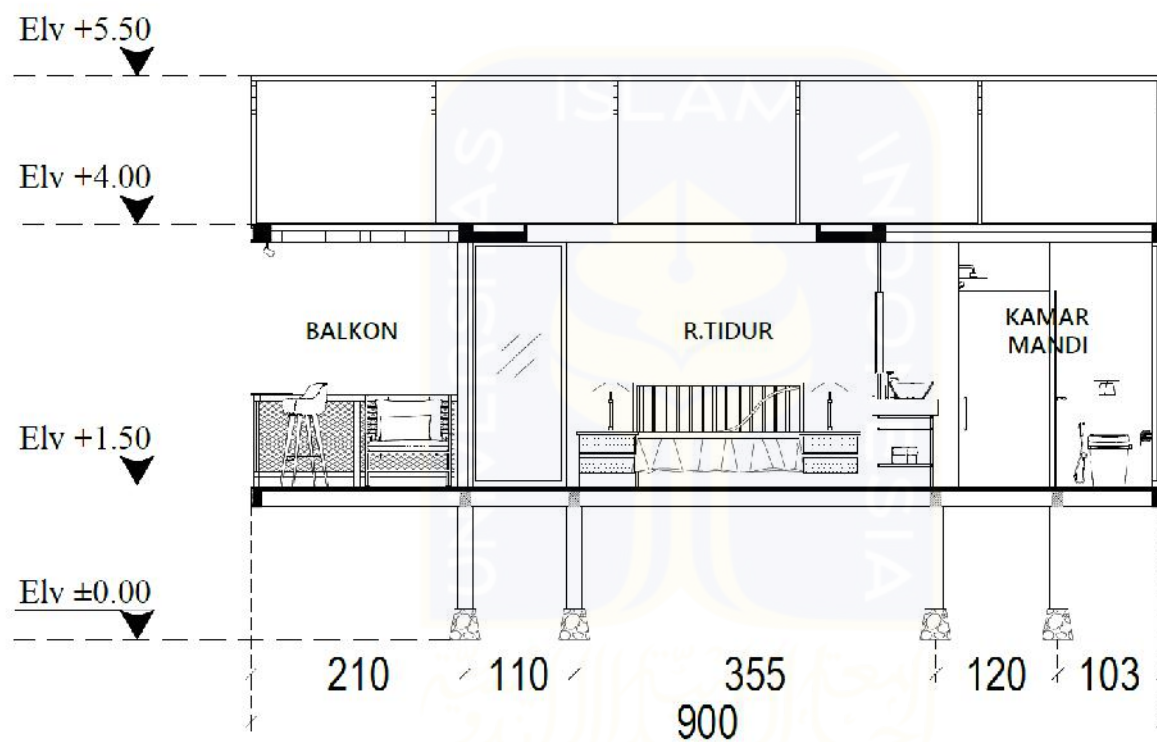
KODE GAMBAR JMLAH GAMBAR NO KALAMAH



TAMPAK S.KIRI COTTAGE-2

SKALA 1 : 100

	
DEPARTEMEN <i>of</i> ARCHITECTURE	
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Tampak s.kiri cottage-2	
SKALA	
TANGGAL	
KODE GAMBAR	
Jumlah Gambar	



POTONGAN A-A COTTAGE-2
SKALA 1 : 100



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Potongan a-a Cottage 2

SKALA

TANGGAL

KODE GAMBAR NO GAMBAR NO KULAMAS



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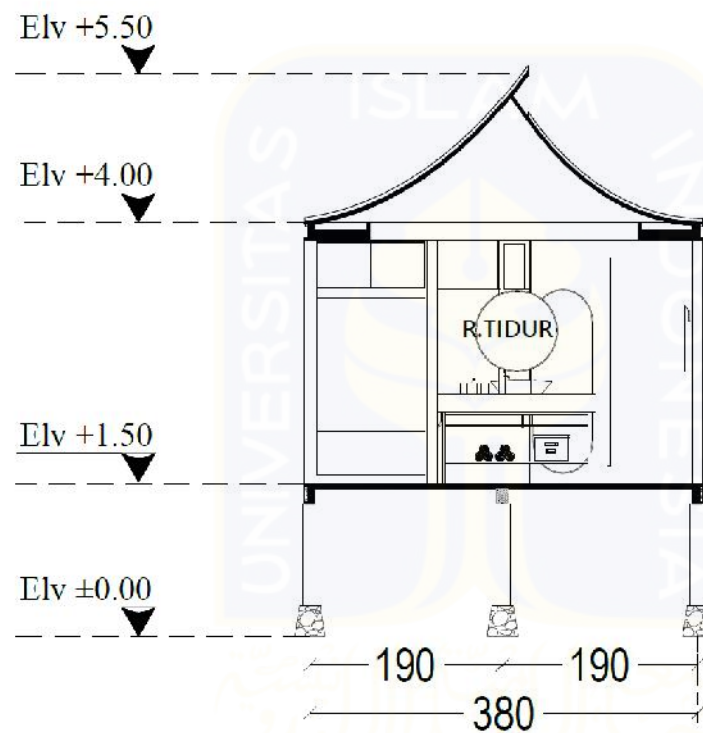
JUDUL GAMBAR

Potongan b-b Cottage 2

SKALA

TANGKAL

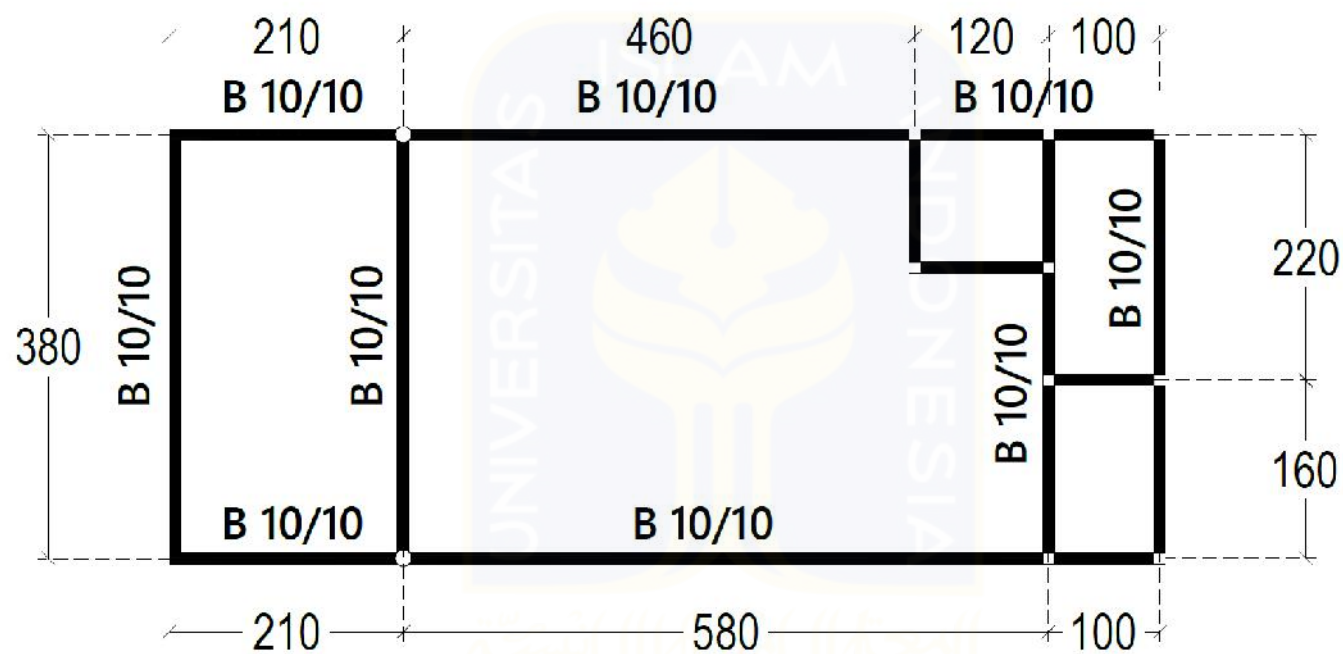
KODE GAMBAR | JENJANG GAMBAR | NO BALOKAN



POTONGAN B-B COTTAGE-2

SKALA 1 : 100





RENCANA BALOK COTTAGE TYPE-2

SKALA 1 : 100



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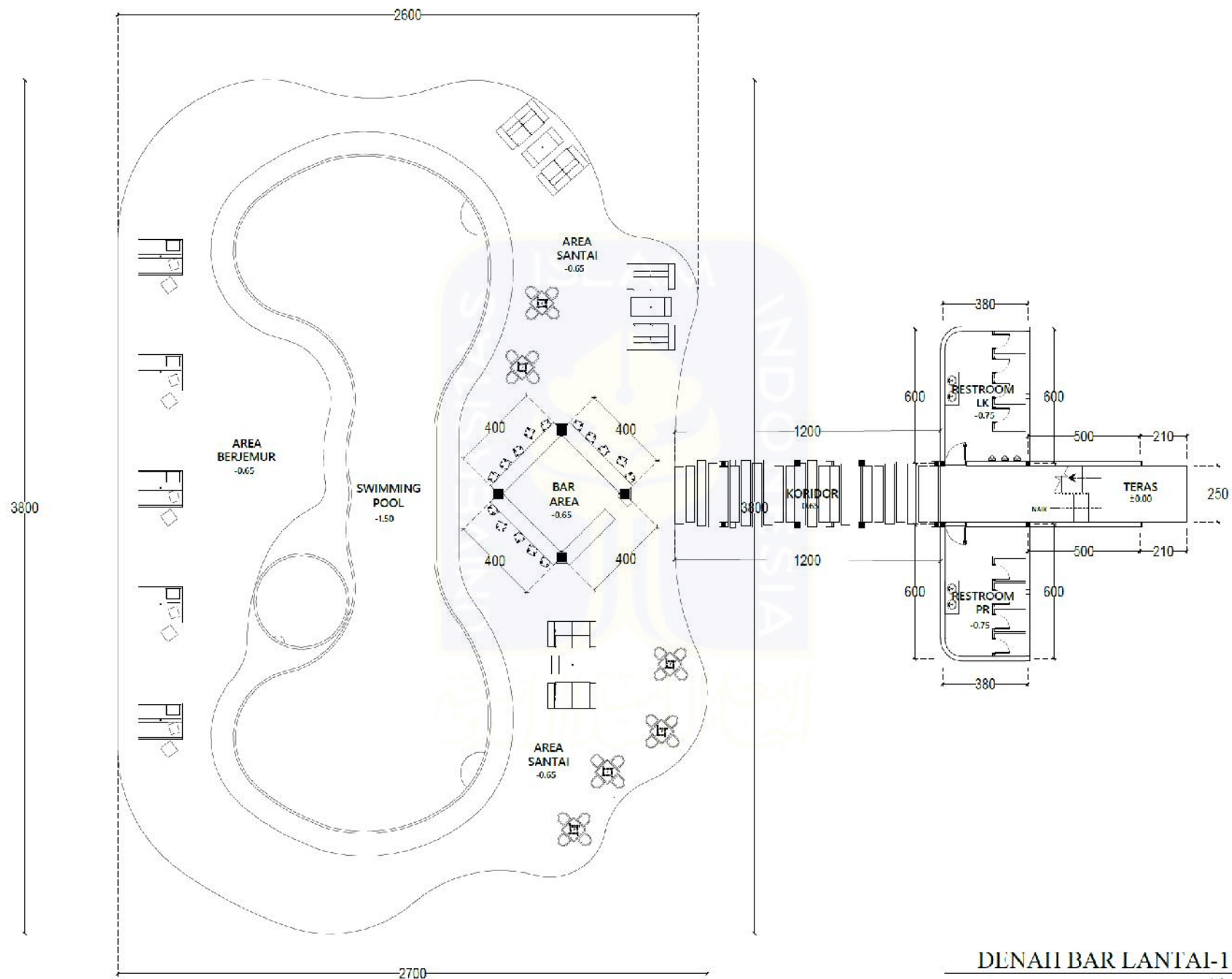
JUDUL GAMBAR

Rencana Balok Cottage-2

SKALA

TANGGAL

KODE GAMBAR / JUDUL GAMBAR / NO HALAMAN



DENAH BAR LANTAI-1
SKALA 1 : 200



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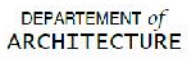
JUDUL GAMBAR

Denah Bar Lantai 1

SKALA

TANGGAL

KODE GAMBAR RUMAH GAMBAR NO HALAMAN



SKALA 1 : 200



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JUDUL GAMBAR

Tampak depan Bar

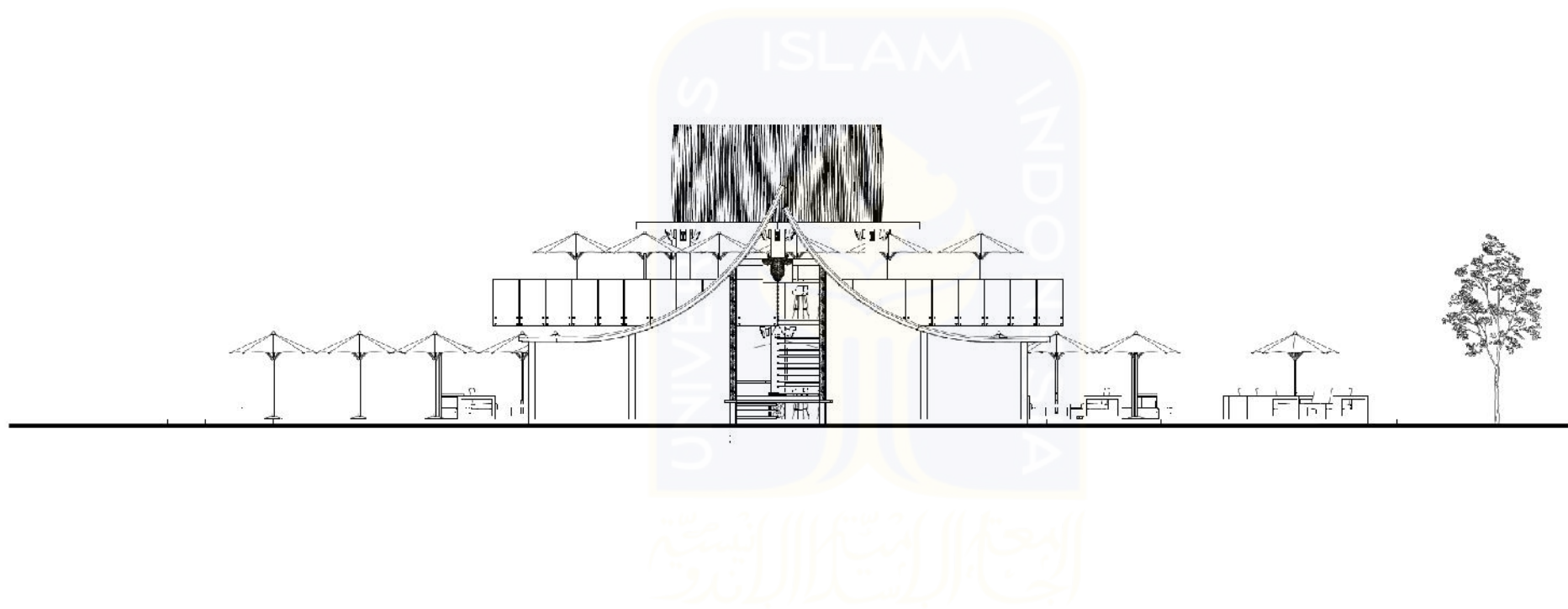
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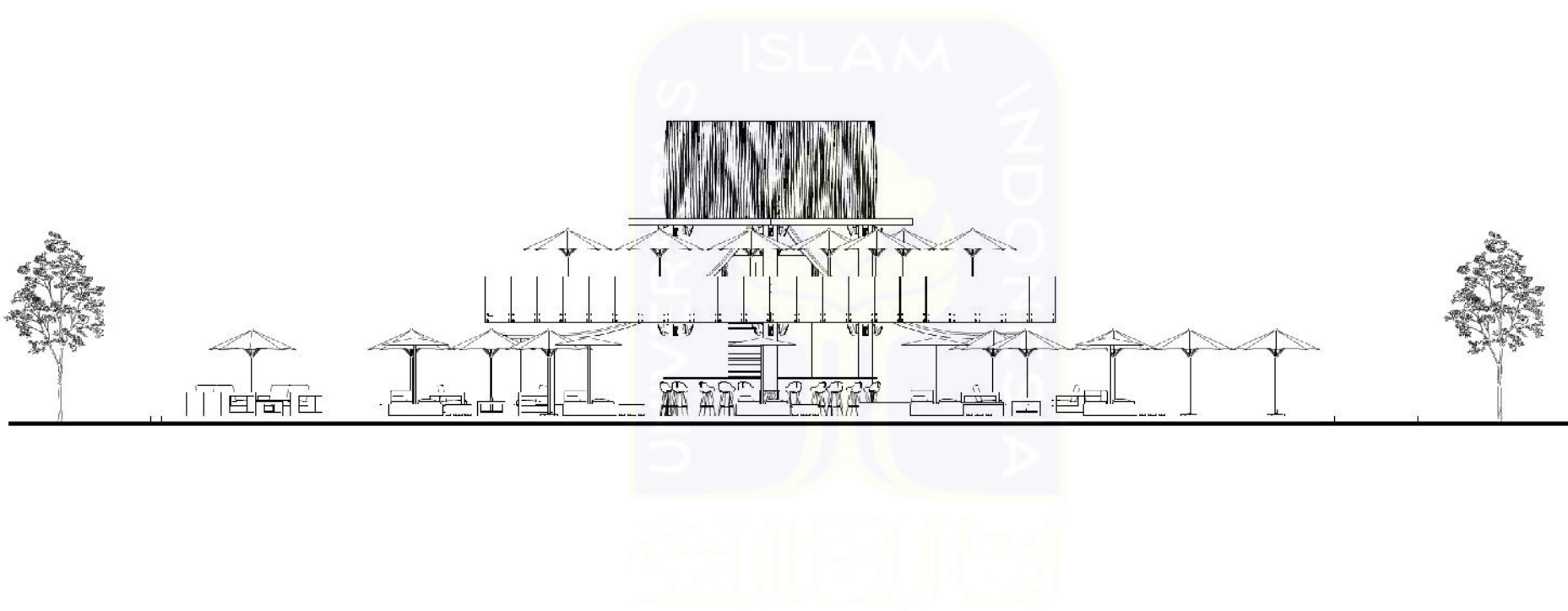
TANGGAL

KODE GAMBAR JUDUL GAMBAR NO HALAMAN

TAMPAK DEPAN BAR

SKALA 1 : 200





TAMPAK BELAKANG BAR
SKALA 1 : 200



DEPARTEMENT of
ARCHITECTURE

JUDUL SAMA

D'Ules Resort Design As Profit
Center Area in Samudra Island

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NTM

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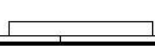
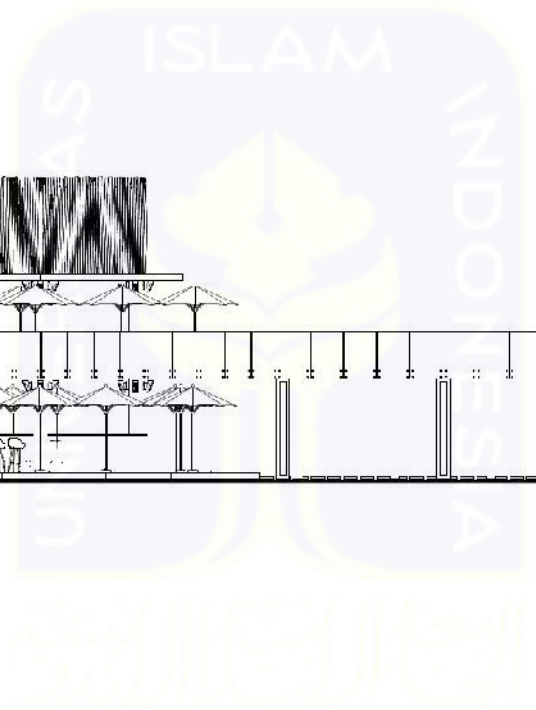
JUDUL GAMBAR

Tampak belakang Bar

SKALA

TANGGAL

SKALA GAMBAR: 1:200
JUDUL GAMBAR: Tampak Belakang Bar



TAMPAK S.KANAN BAR

SKALA 2 : 100



DEPARTEMENT of
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JUDIT. SADA

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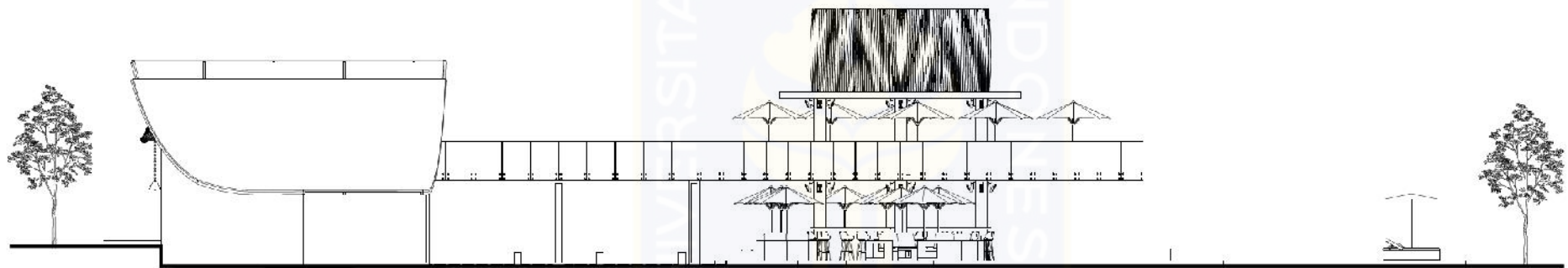
JUDUL GAMBAR

Tampak S.Kanan Bar

SKALA

TANGGAL

REVISI : KAMBIAT : KEMAS : DAM : JAK : M3 : TAL : ANAN



TAMPAK S.KIRI BAR

SKALA 1 : 200



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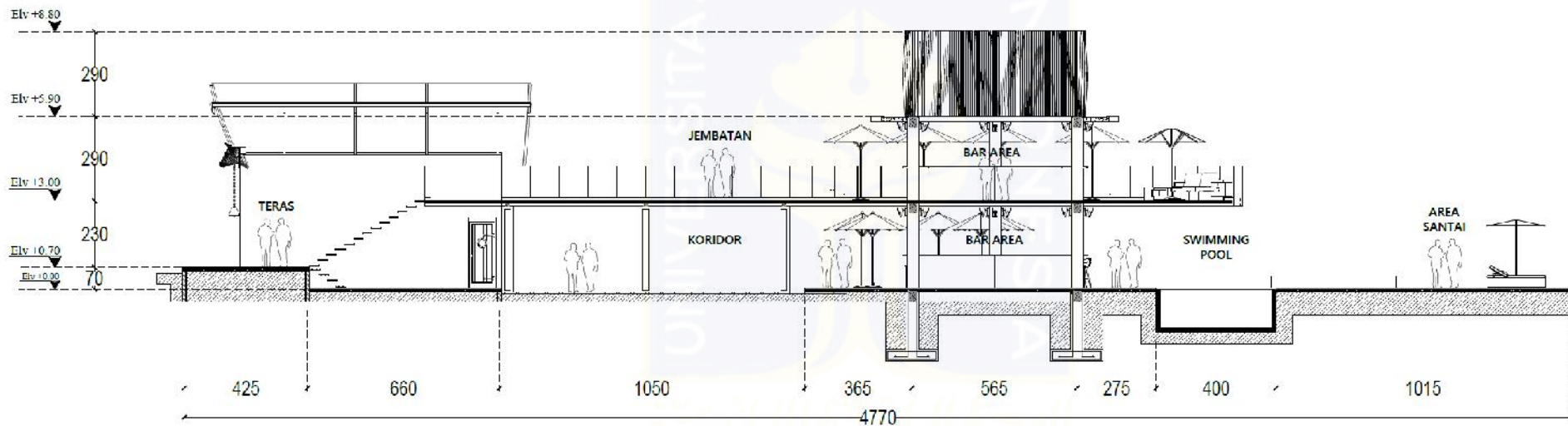
JUDUL GAMBAR

Tampak S.kiri Bar

SKALA

TANGGAL

KODE GAMBAR JMLAH GAMBAR NO BALOK



POTONGAN A-A BAR
SKALA 1 : 200



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JUDUL GAMBAR

Potongan a-a Bar

SKALA

TANGGAL

KODE GAMBAR, JUDUL GAMBAR, NO HALAMAN



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JUDUL GAMBAR

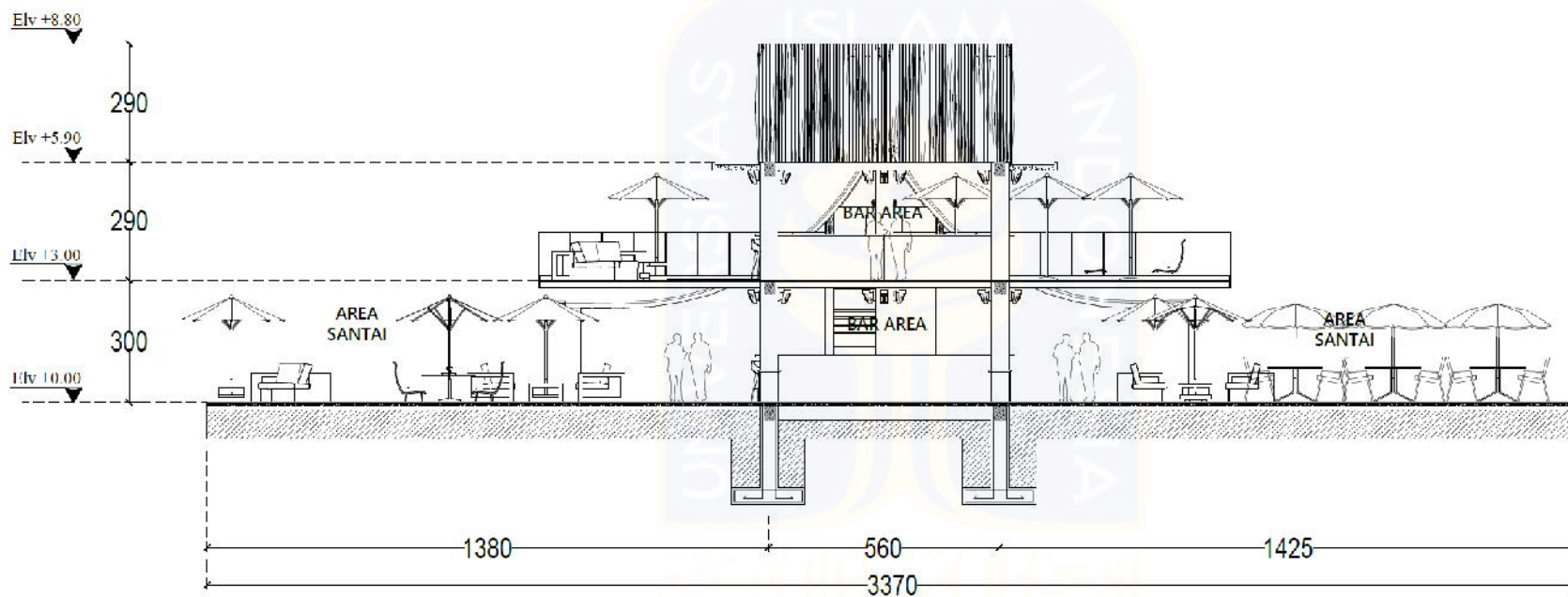
Potongan b-b Bar

SKALA

TANGGAL

NO. GAMBAR

NO. RENCANA



POTONGAN B-B BAR

SKALA 1 : 200



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Center Area in Samosir Island

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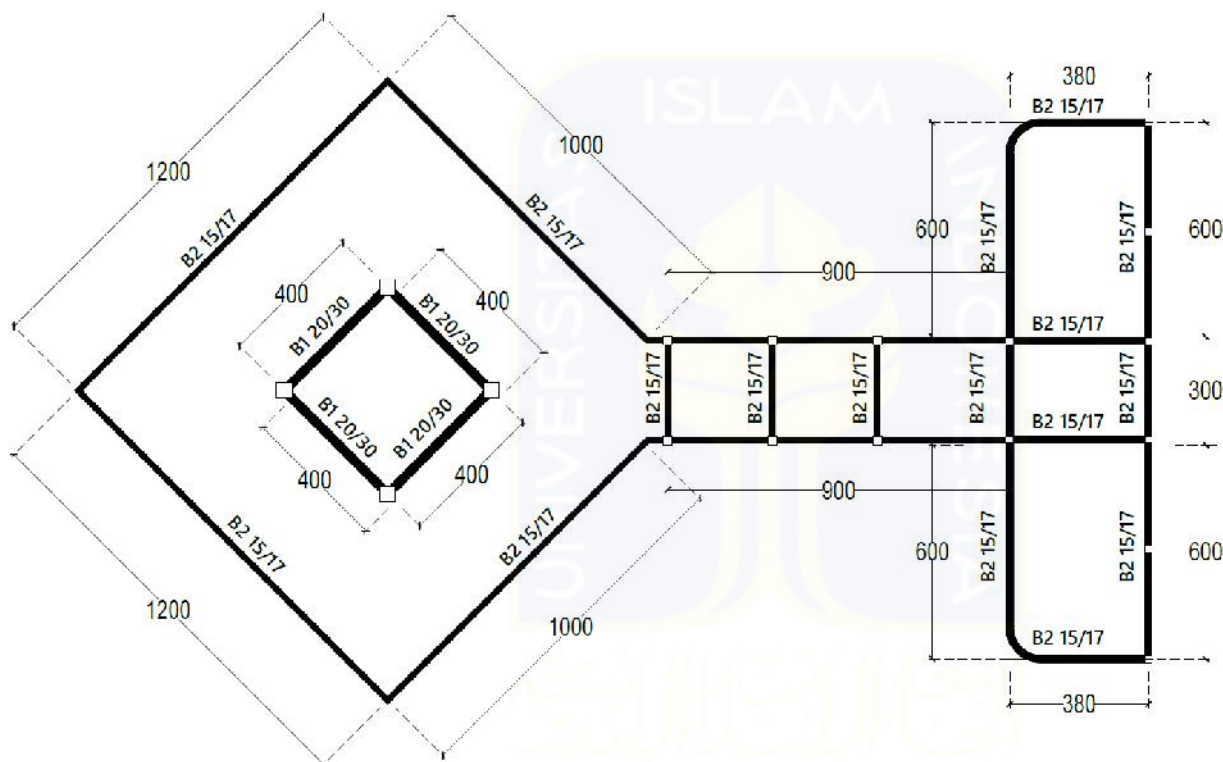
JUDUL GAMBAR

Rencana Balok Bat

SKALA

TANGGAL

KODE GAMBAR FUGIAN GAMBAR NO BALOKAN



RENCANA BALOK BAR

SKALA 1 : 200



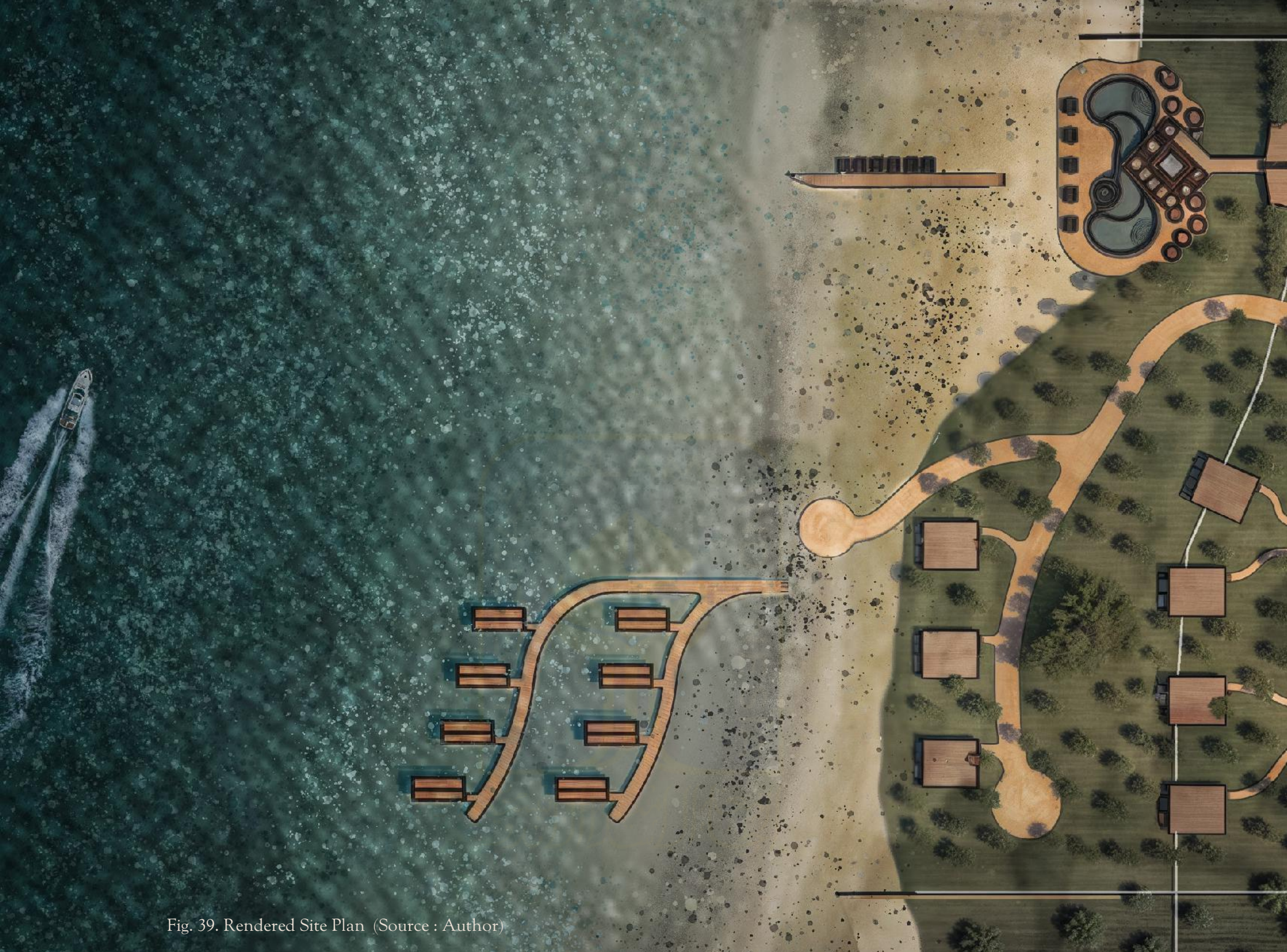


Fig. 39. Rendered Site Plan (Source : Author)



Fig. 40. Rendered Lobby (Source : Author)



Fig. 41. Rendered Entrance (Source : Author)



Fig. 42. Rendered Lobby (Source : Author)



Fig. 43. Rendered Lobby (Source : Author)



Fig. 44. Suite Valley Rendern (Source : Author)

4.8 SUITE VALLEY : Closer To Lake Toba With Private Pool



Fig. 45. Suite Valley Render (Source : Author)

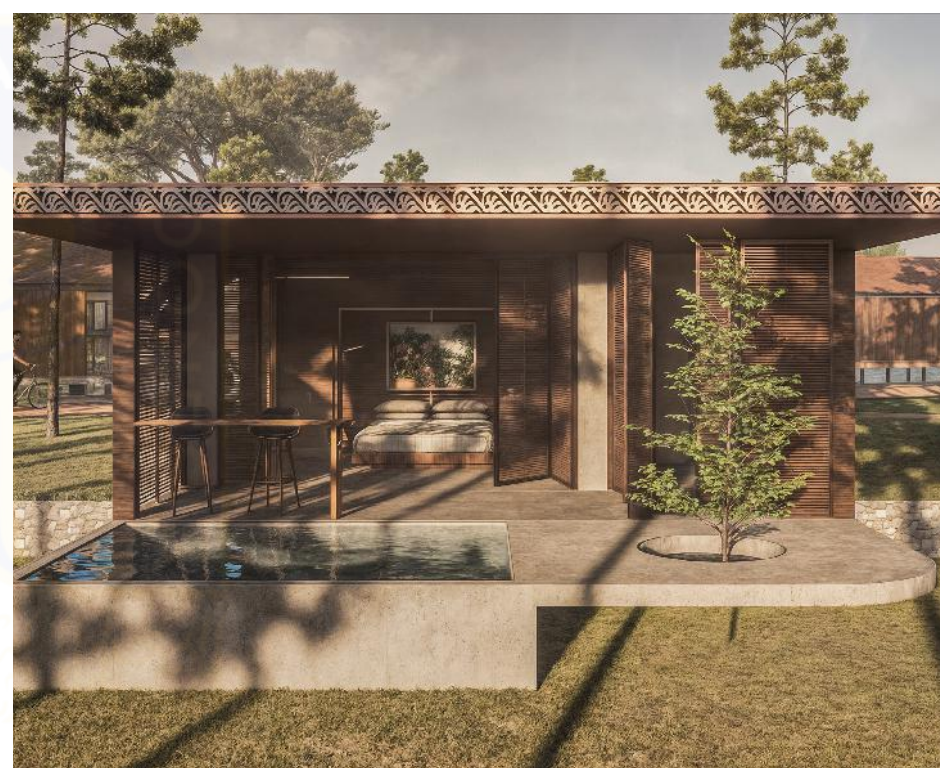


Fig. 46. Suite Valley Render (Source : Author)

The Suite Valley offers a prime location closer to the shores of Lake Toba, providing stunning views and easy access to the natural beauty of the area. Unlike the modular suites, the Suite Valley comes with its own private pool, allowing guests to enjoy a luxurious and secluded experience. Additionally, the dimensions of the Suite Valley are slightly larger than those of the modular suites, offering more spacious accommodations and a greater sense of comfort. This design combines elegance with the tranquility of its natural surroundings, ensuring an exceptional stay.

4.9 MODULAR SUITE : Pond, Lake & Land



Fig. 46. Modular Suite Render (Source : Author)



Fig. 47. Modular Suite Render (Source : Author)



Fig. 47. Modular Suite Render (Source : Author)

Our suite designs are versatile and modular, offering unique experiences based on their placement. The Land Suites are situated on solid ground, providing a traditional and stable environment surrounded by lush greenery. The Pond Suites are positioned directly over calm pond waters, offering a tranquil and immersive water-side experience. Finally, the Lake Suites are floating structures, specifically designed to drift gracefully on the serene waters of Lake Toba. Each suite type shares the same luxurious and adaptable design elements, tailored to their specific settings, ensuring a unique and memorable stay for all guests.

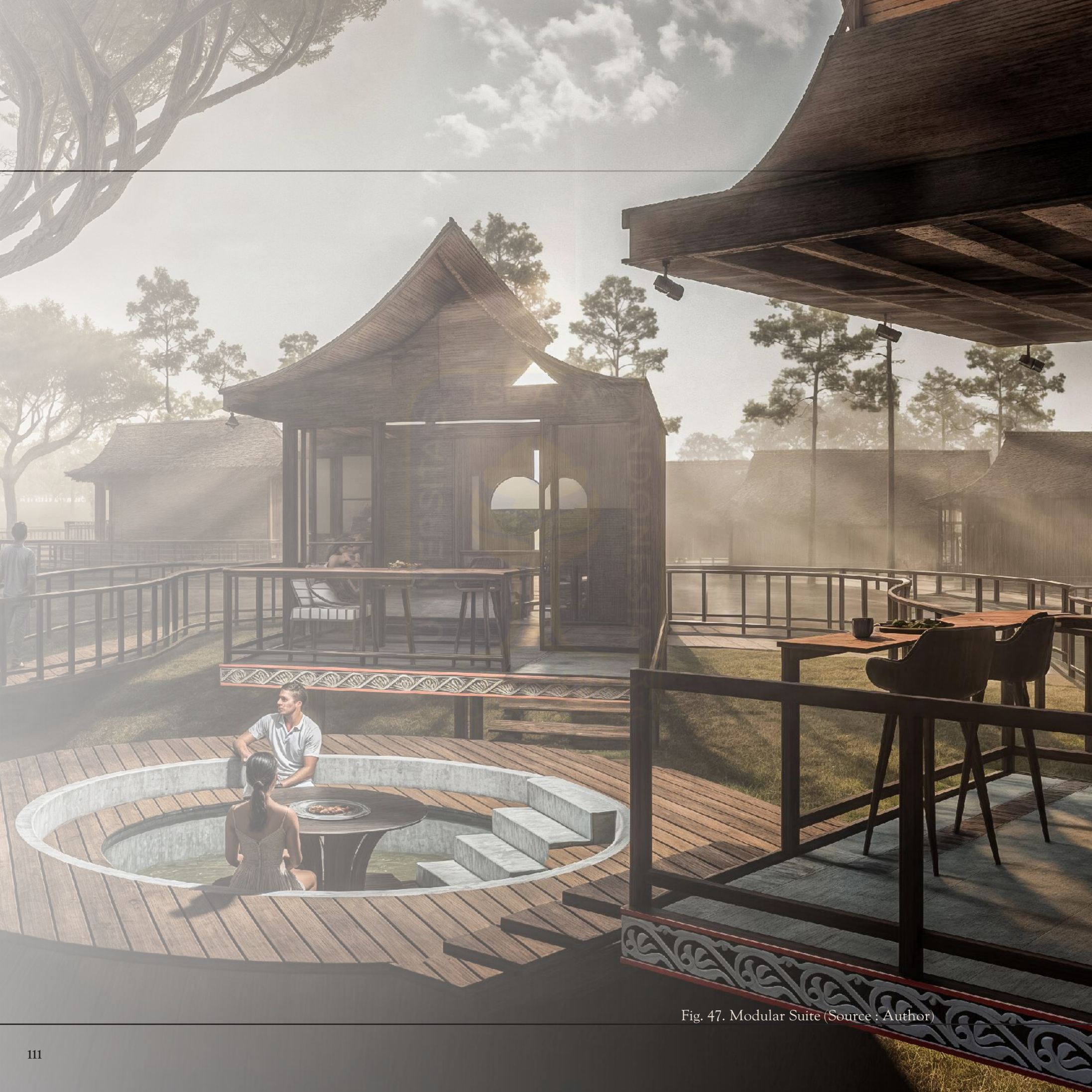


Fig. 47. Modular Suite (Source : Author)

4.10 SPA AT D'ULOS RESORT : *Heritage Batak Vibes*



Fig. 48. Spa Render(Source : Author)



Fig. 49. Spa Render (Source : Author)

The spa at D'Ulos Resort offers a unique and immersive experience with a touch of traditional Batak culture, reflecting its location near the beautiful Lake Toba. The spa's design and ambiance incorporate elements of Batak heritage, from the architecture to the decor, creating a warm and authentic atmosphere. Guests can enjoy a variety of treatments inspired by traditional Batak healing practices, using local ingredients and techniques passed down through generations. This cultural touch enhances the relaxing and rejuvenating experience, providing a deeper connection to the rich history and traditions of the Lake Toba region.



Fig. 50. Spa Render (Source : Author)



Fig. 50. Beach Bar Render(Source : Author)

4.11 BEACH BAR AT D'ULOS RESORT : *Lake Side Relaxation & Adventure*



Fig. 51. Beach Bar Render(Source : Author)



Fig. 52. Beach Bar Render(Source : Author)



Fig. 53. Beach Bar Render(Source : Author)

The Beach Bar at D'Ulos Resort is a vibrant hub of activity located on the scenic shores of Lake Toba. This two-story venue offers stunning views of the lake, with the upper level providing an elevated perspective of the beautiful surroundings. The Beach Bar features a public pool where guests can relax and cool off while enjoying the laid-back atmosphere. For those seeking adventure, the bar also offers jet ski rentals, allowing guests to explore the expansive waters of Lake Toba. Whether you're looking to unwind with a refreshing drink or experience the thrill of water sports, the Beach Bar provides a perfect blend of relaxation and excitement.



05 DESIGN EVALUATION



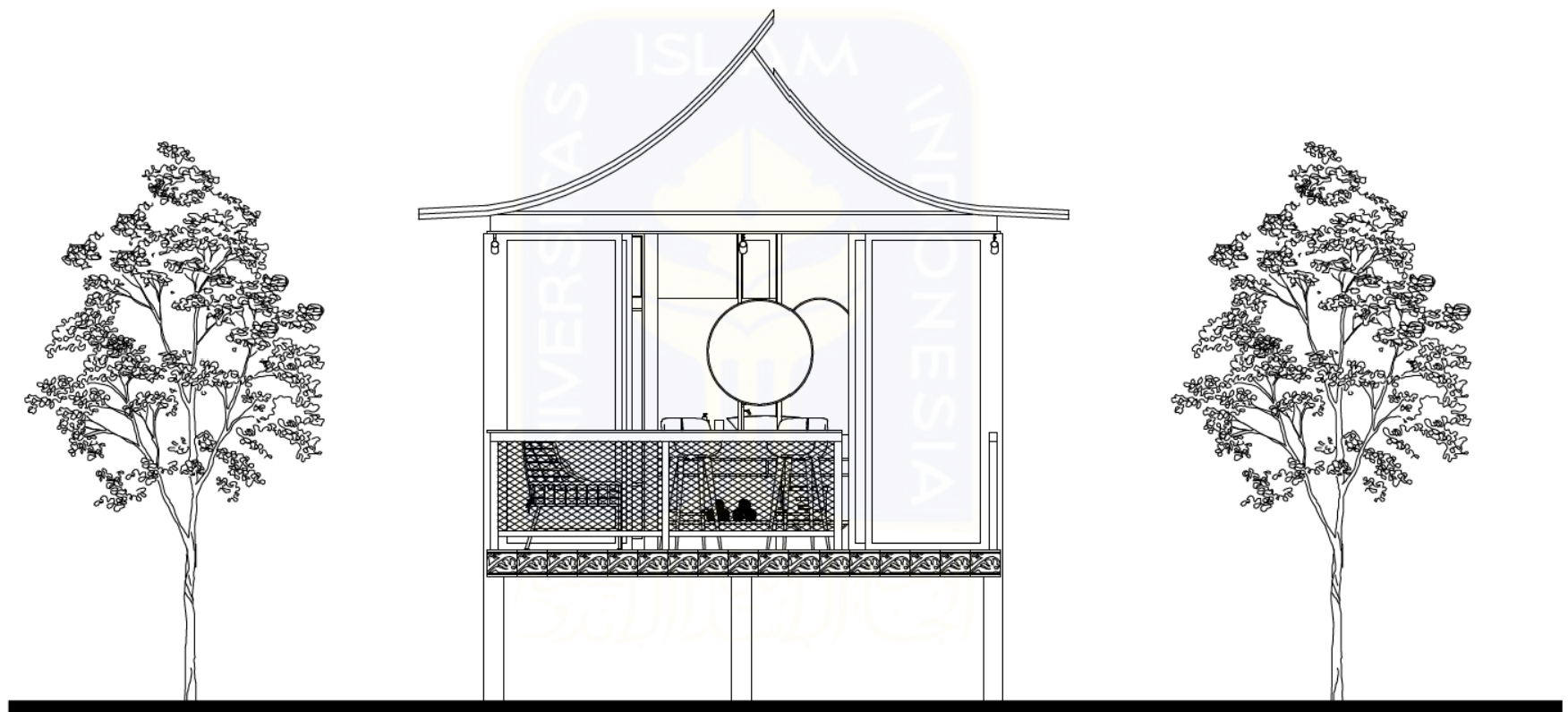


5.1 Design Reflection

This chapter describes the evaluations that have been carried out by examiners and supervisors towards the design development stage, so that there are several responses from these evaluations, in the process of evaluating the design, the design of the agro-tourism and resort designs located in Tlogomulyo, Kertek, Wonosobo, Central Java is able to answer specific problems as well as the main problems by applying the architectural concept of tourism which applies several criteria and parameters as technical aspects that must be considered in the design. From the explanations listed above, it can be found the results of the evaluation of the response of the testers to the design.

5.1.1 Design Consistency

One of the critic mentioned for this design are the roof, especially in the modular suite design. The roof on the suite dont have any shading, which made them not very fnctional and not consistent. Different from the roof on the entrance, the design should flow and be consistent to have characteristic.



With a shading over the building it will benifits many aaspect. First it will give protection from rain water, secondly it will give the identity of the overall design (consistency).

5.1.2 Buffalo Head Ornamnets

On the previous design I had placed a buffalo head right on the entrance of the beach bar as a symbolic of Batak culture, but one of the examiner commented that as a muslim architect we should be preaching.





5.1.3 High and Low Season Difference

I should make a contrast between the high and low season for this resort.











REFERENCES

90

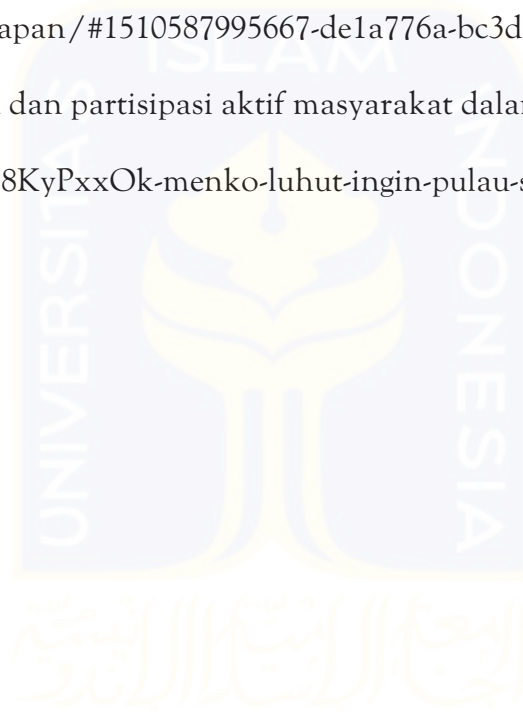




D'ULOS RESORT

List Of REFERENCES`

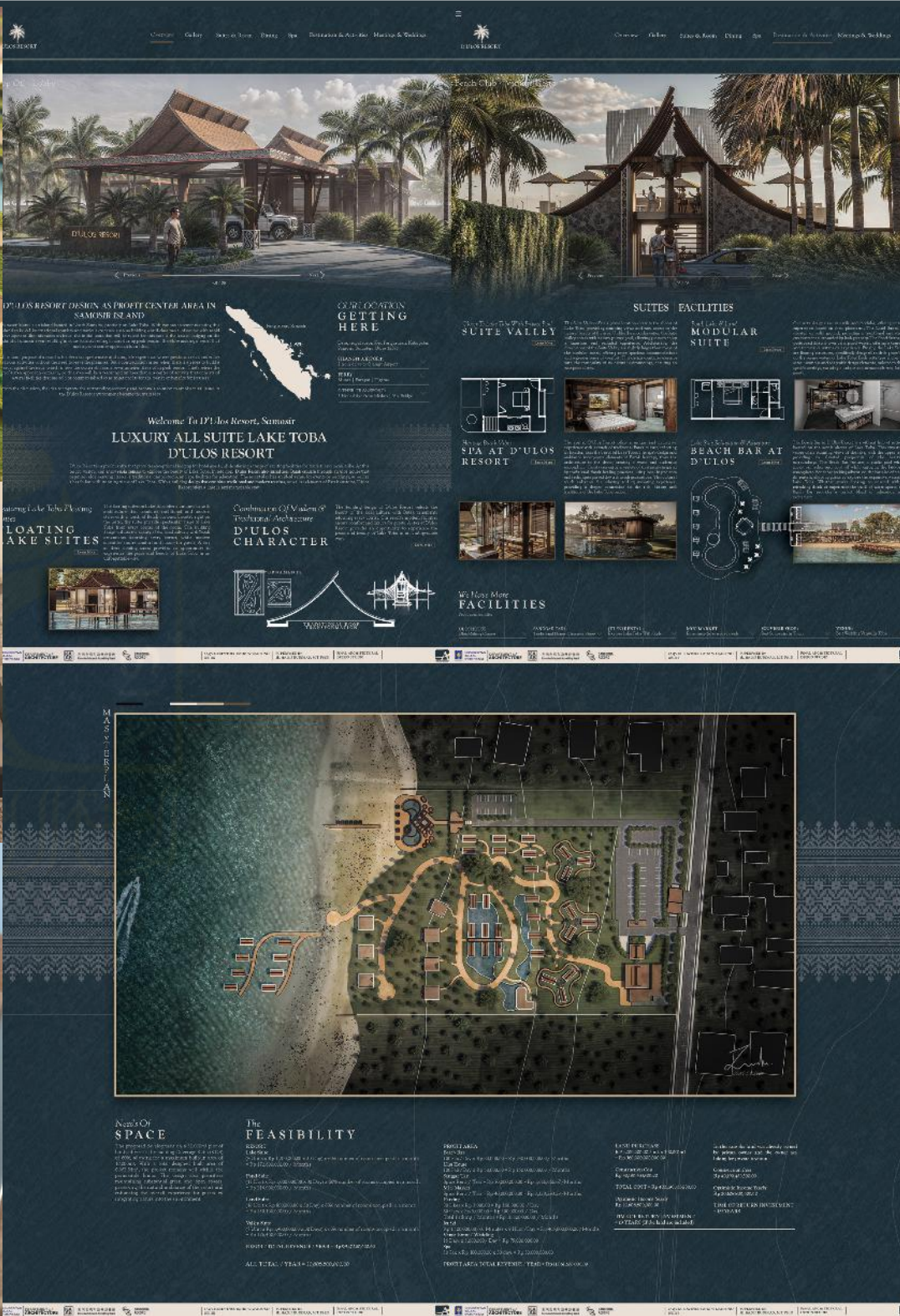
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- <https://travel.detik.com/travel-news/d-7290435/samosir-cuan-saat-lebaran-wisatawan-ra-mai-penginapan-penuh>
- <https://samosirkab.go.id/hotel-dan-penginapan/#1510587995667-de1a776a-bc3d>
- <https://samosirkab.go.id/pariwisata/>
dapat memberikan pemahaman sadar wisata dan partisipasi aktif masyarakat dalam memberikan pelayanan terbaik kepada wisatawan
- <https://www.medcom.id/ekonomi/bisnis/8KyPxxOk-menko-luhut-ingin-pulau-samosir-ja->



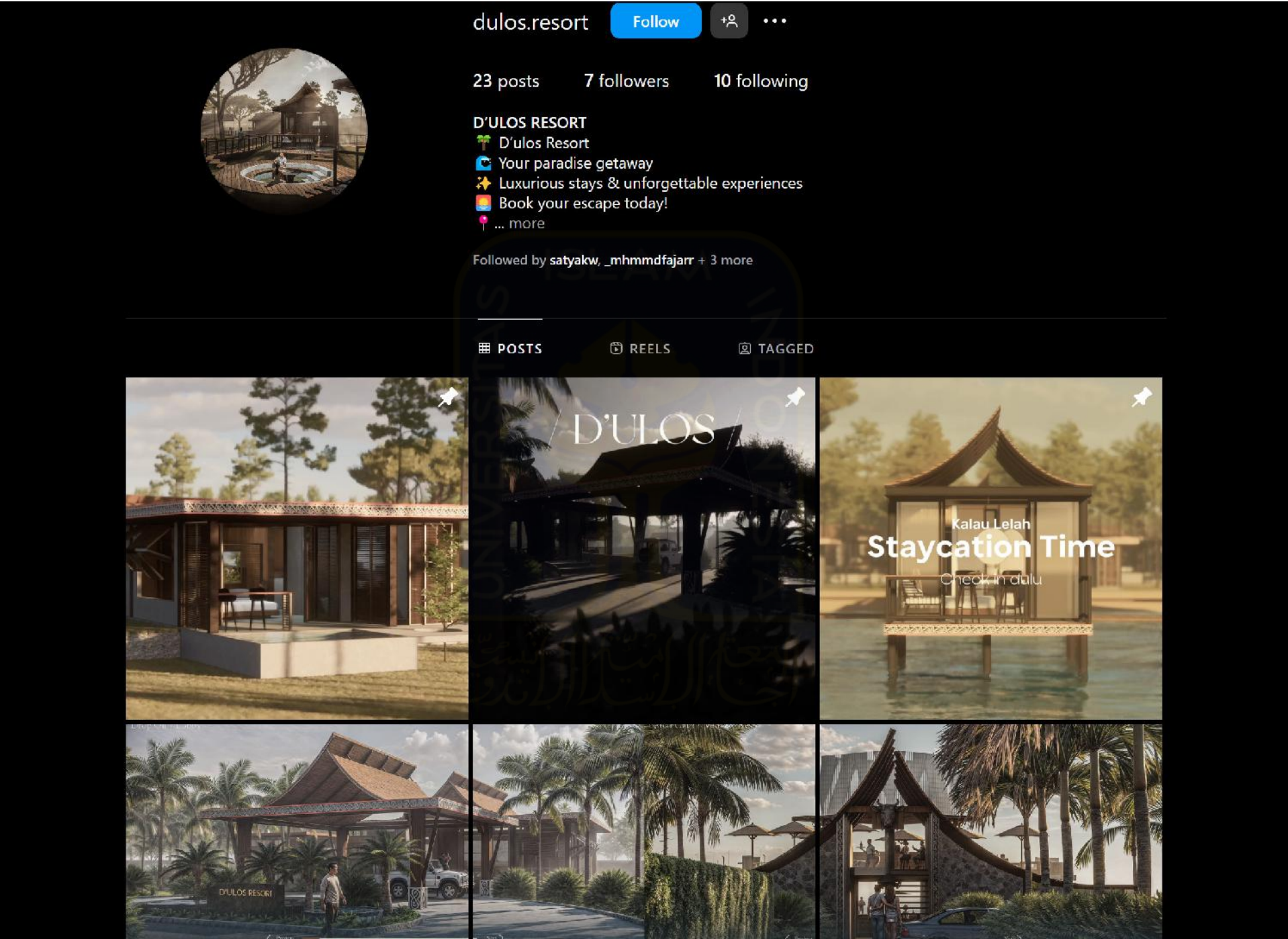




3d Model



APREB



Instagram Site Marketing



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