

A Prestigious Development by:



#### DEVELOPERS

##### **Gallant Venture Ltd**

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##### **PT. Bintan Inti Industrial Estate**

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# AT THE FOREFRONT, FROM THE SEAFRONT

One Location For Global Markets





## A world of **POSSIBILITIES**

Bintan is the new economic frontier for forward-looking companies. With Singapore just an hour away, the island offers an unrivalled cost-competitive advantage for those looking to plug into global markets.

This powerful value proposition is bolstered by Bintan's complete work, live and play culture. The island, a popular leisure destination for visitors near and far, has a pro-business attitude that makes it an ideal and idyllic location to work and play. This is where lifestyle opportunities and business possibilities are blended and balanced, where success is served to those with foresight.

SINGAPORE

Changi International Airport

Tanah Merah Ferry Terminal

SOUTH CHINA SEA

STRAITS OF SINGAPORE

## Connected THINKING

### Bintan at a Glance

**Size**  
1,030 km<sup>2</sup>

**Population**  
300,000

**Languages**  
Bahasa Indonesia, English

**Climate**  
Tropical and humid, 25°C-34°C

**Time Zone**  
GMT +7:00, 1 hour behind Singapore

**Distance**

- 50km, 60 minutes by ferry from Singapore to Lobam (Bintan Industrial Estate)
- 45km, 55 minutes by ferry from Singapore to Lagoi (Bintan Resorts)
- 13km, 25 minutes from Batam to Lobam (Bintan Industrial Estate)

**Sea Connectivity**  
Over 10 ferry trips to/from Singapore to Bintan Island each day

**Air Connectivity**

- Raja Haji Fisabilillah Airport (aka Kijang Airport)
- Bintan Resorts Airport (Presently under construction, located at Lobam by Bintan Industrial Estate)

BATAM

Hang Nadim International Airport

Telaga Punggur Ferry Terminal

Tanjung Uban

Bintan Resorts Airport (under construction)

Lobam

Pulau Lobam

BINTAN

Club Med Bintan

Banyan Tree Bintan

Nirwana Gardens Resort

Bandar Bentan Telani Ferry Terminal

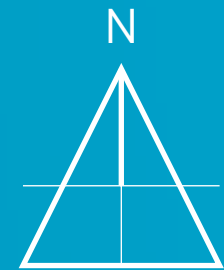
Teluk Sebong

BINTAN RESORTS

Tanjung Pinang (Capital)

Kijang Airport

Kijang







## Direction of the **FUTURE**

Bintan's strong economic promise stems from its favourable business environment, close connectivity to Singapore and the country's financial network and excellent infrastructure, as well as its abundant workforce and labour cost advantage. Here, every investment dollar has the potential to deliver greater business mileage and sustainable long-term returns for the savvy investor.

### Free Trade Zone

- Import duty exemption on raw materials and equipment for exporting industries
- Value-Added Tax (VAT) exemption for exporting industries

### Conducive Investment Climate

- 100% foreign investment allowed
- Double Taxation Avoidance Agreement with 59 countries including Singapore, Japan, Europe and USA
- Under the Generalised System of Preferences (GSP), eligible products with Indonesia's Certificate of Origin (COO) are entitled to preferential duty-free entry to member countries

### Strong Government Support

- Availability of incentives and grants from the Singapore government for Singapore-based companies
- Bilateral agreement between Indonesia and Singapore to promote and protect investments in the Riau Islands Province

Containers Port

Passenger Ferry Terminal

Factories on site



## Sailing to WIN

Spanning 270 hectares, Bintan Industrial Estate is a rare sea-fronting industrial estate with up to 4,000 hectares of expansion potential.

Within its premises, tenants enjoy access to a container port with international port-of-call status, dedicated customs, immigration and quarantine (CIQ) facilities as well as an exclusive passenger ferry terminal. These translate into secure, smooth and timely facilitation of freight shipments, which is mission-critical to just-in-time production schedules. The estate is completed by its excellent and professionally managed supporting infrastructure, amenities and total customer service solutions.

Telecommunications



Water Treatment Plant



Power Generation Plant



Sewage Treatment Plant

## The Perfect Home Base

### Just-In-Time Manufacturing, Warehousing and Distribution

Every factor essential to just-in-time production schedules is taken care of at Bintan Industrial Estate – direct ferry services from Singapore to the doorstep of the industrial estate, daily shipping for containerised, conventional and light-to-heavy cargo to/from Singapore, a ready pool of skilled labour, and reliable power and water supplies. The industrial estate also houses a range of ready-built factories that are suitable for warehousing and distribution to Singapore. With a seaport of international port-of-call status and onsite customs clearance facilities, tenants are assured of a smooth flow of raw materials and finished goods in and out of Bintan Industrial Estate.

### Halal & Food Processing

The changing lifestyle of consumers is driving demand for safe, quality food around the world. Food processing businesses based in Bintan Industrial Estate enjoy an enviable host of benefits including —proximity to Singapore and its connectivity to global markets, excellent logistics and supply chain capabilities as well as attractive incentives from the Free Trade Zone. In addition, the planned Halal Processing Zone located within Bintan Industrial Estate is positioned to support businesses to develop and manufacture Halal products and services to meet global Halal standards and assurance to serve the fast growing Halal market in the region and beyond.

### Maritime

Bintan Industrial Estate is developing an Offshore Marine Centre envisioned to be a world-class common-user facility for equipment manufacturers, offshore constructors, drilling contractors, service companies, engineering companies and logistics companies serving the global marine, oil and gas industry. The Offshore Marine Centre will be the heart of a thriving ecosystem where tenants can leverage one another's capabilities for collective growth.

### Aviation Maintenance, Repair and Overhaul (MRO)

As part of the planned 177-hectare Bintan Aerospace Industry Park located within Bintan Industrial Estate, an Aircraft Maintenance Centre will be dedicated to the maintenance, repair and overhaul of aircraft and components, the manufacturing and assembly of aircraft engines and components, aviation training and education as well as industry research and development. Bintan Aerospace Industry Park also offers tenants a total business solution with its own township featuring employee compounds, dormitories, a health centre, sports centre and convenience stores.





## PREPARED Land Parcels

Bintan Industrial Estate is an excellent choice for businesses that require large land parcels. For companies that prefer to build their own facilities from the ground up, the estate has prepared land parcels and all necessary utility services to help tenants optimise their time and cost investment.

## Ready built FACTORIES

Bintan Industrial Estate offers a collection of ready-built factories in pristine move-in condition. With three factory types, all of high quality building specifications, companies have the freedom to choose one that best meets their business needs. All are designed for fast start-up with minimal fitting-out and low upfront capital requirements.

Detached  
**2,100m<sup>2</sup>**


Semi-Detached  
**1,100m<sup>2</sup>**

Terrace  
**504m<sup>2</sup>**





# ONE-STOP SERVICE Suite



Immigration Clearance

## Business Licence Application

Doing business in Bintan is a simple process with Bintan Industrial Estate's team of consultants ready to advise and assist companies on start-up matters including business licence and permit applications.

## Manpower Management and Recruitment

PT Tunaskarya Indoswasta, a manpower recruitment company located at Bintan Industrial Estate, helps companies tap into Indonesia's vast population to secure skilled and trained workers in a cost-competitive manner.

## Immigration Clearance

With an exclusive passenger ferry terminal located onsite, Bintan Industrial Estate supports its tenants with speedy immigration clearance as well as work permit and multi-business visa applications.

## Logistics Management

Bintan Industrial Estate offers efficient sea freight services with a dedicated customs office. This is located at its own onsite container seaport, which has been recognised with international port-of-call status.

## Security and Maintenance

Safeguarding people and property is Bintan Industrial Estate's topmost priority. Its security team delivers peace of mind by patrolling the premises around the clock so that everything that is important to its tenants – from their facilities, assets and inventory to their employees – is well protected.



Security and Maintenance



Manpower Management and Recruitment



Logistics Management





Fitness and Wellness Centre



Karaoke Facilities

## LIFE at work

As a self-contained development, Bintan Industrial Estate offers full lifestyle facilities from accommodation and amenities to recreational and leisure options. Much thought has been put into ensuring that its tenants enjoy all the modern conveniences while living in a lush, tranquil environment.

Within Bintan Industrial Estate is the Bintan Inti Executive Village, an exclusive enclave for tenants. Housing options include well-appointed bungalows, studio apartments and modern condominiums, all of which come with full clubhouse facilities, tennis courts and golfing facilities. There are also generous worker dormitories and a bustling town centre with dining options, retail shops, housing, banking facilities and more, located within its premises.



Executive Villas



Club House





## Resort-style **RELAXATION**

The sun, sand and sea beckon at Bintan International Resorts, an award-winning integrated tropical beach resort destination. Situated on the northern coast of the island, the destination is home to a collection of beautiful beach resorts, designer golf courses and a multitude of recreational facilities and leisure attractions.

From sunbathing on endless stretches of white, sandy beaches to exhilarating water sports and everything in between, time away from work at Bintan Industrial Estate is best spent in the relaxing embrace of Bintan Resorts.





## Returns on **FORESIGHT**

Investing in Bintan Industrial Estate is investing in the future today. To find out how the sea-fronting Bintan Industrial Estate can open a world of business opportunities for you, contact us at:

Tel: +65 6389 3535

Email: [industrialparks@gallantventure.com](mailto:industrialparks@gallantventure.com)

- ▶ Exciting new developments including **a halal & food processing zone, a new airport and an Offshore Marine Centre** at Bintan Industrial Estate
- ▶ **Unique seafront development** includes a dedicated container port, ferry terminal and CIQ facilities
- ▶ **Large land parcels** are available
- ▶ **Connectivity** to the world via Singapore
- ▶ Fast start-up at Bintan Industrial Estate, a self-contained development **with plug-and-play infrastructure**
- ▶ Cost-competitive advantage gleaned from **Bintan's competitive land prices and labour costs**
- ▶ **Free Trade Zone and trade incentives**

## DEVELOPERS



### Gallant Venture Ltd

Gallant Venture Ltd is a public-listed company in Singapore focusing on commercial development and growth opportunities in the Riau Archipelago of Indonesia. Since our establishment in the 1990s, we have been an important innovator in four key business segments, namely utilities, industrial parks, resort operations and property development. As an integrated master planner and developer for the industrial parks and resorts in Batam and Bintan, we also develop, own and manage Batamindo Industrial Park in Batam and Bintan Industrial Estate in Bintan. Both industrial parks are home to many MNCs with regional headquarters based in Singapore. Our major shareholders are Indonesia's Salim Group and Singapore's Sembcorp Development Ltd.

[www.gallantventure.com](http://www.gallantventure.com)



### PT Bintan Inti Industrial Estate

PT Bintan Inti Industrial Estate engages in the development, operation, and maintenance of Bintan Industrial Estate. The company was founded in 1994 and is based in Bintan Island, Indonesia. PT Bintan Inti Industrial Estate operates as a subsidiary of Gallant Venture Ltd.

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