



Pulau Berakit, Bintan

ABOUT BINTAN ISLAND

- **Bintan Island** is an island in the Riau Archipelago of Indonesia just beside Batam Island. It is part of the Riau Islands province, the capital of which, Tanjung Pinang, lies in the island's south and is the island's main community. Bintan's land area is 2,402.28 square kilometers (927.53 sq. mi) (total area is 60,057 square kilometers (23,188 sq mi) including 96% sea area). Total population is about 350,000. Annual tourism numbers are close to around 1M. With Singaporeans being the majority followed by Indonesians from Java and Sumatra.
- Singapore followed by Peninsular Malaysia is the closest major city to Bintan., Singapore is 45-50 minute trip by motorized catamaran across the Singapore Strait from Bintan Resort area in the northwest of the island. The island has beaches with beach-front International hotels and resorts; the most prominent of these beaches is the Bintan Resorts set over an area of 300 hectares (740 acres) of tropical environment. The archipelago of the Riau islands is right opposite to this resort across the South China Sea. Indonesia is promoting Bintan as the next best tourist destination after Bali.

GETTING TO BINTAN

- Several daily ferries run between Tanah Merah Ferry Terminal (Pt A) of Singapore to the Bandar Bentan Telani Ferry Terminal (Pt B) (45 min journey) on the Northern part of the Island at Bintan International Resorts, and also to Bintan Pura Ferry Terminal (Pt C) at Tanjung Pinang (2hr journey), the capital of the Indonesian province of Riau Islands. Lobam International ferry Terminal (Pt D) is mostly used for industrial purposes.
- A new International Ferry Terminal at Berakit (Pt E) will be opening soon by end 2014 to cater the Eastern part of Bintan Island (projected 1 hr journey). At present the nearest international airport to Bintan is at Batam Island and Singapore. There is presently a domestic airpor and the future international airport will be built at Busong district, in the middle part of Bintan Island.



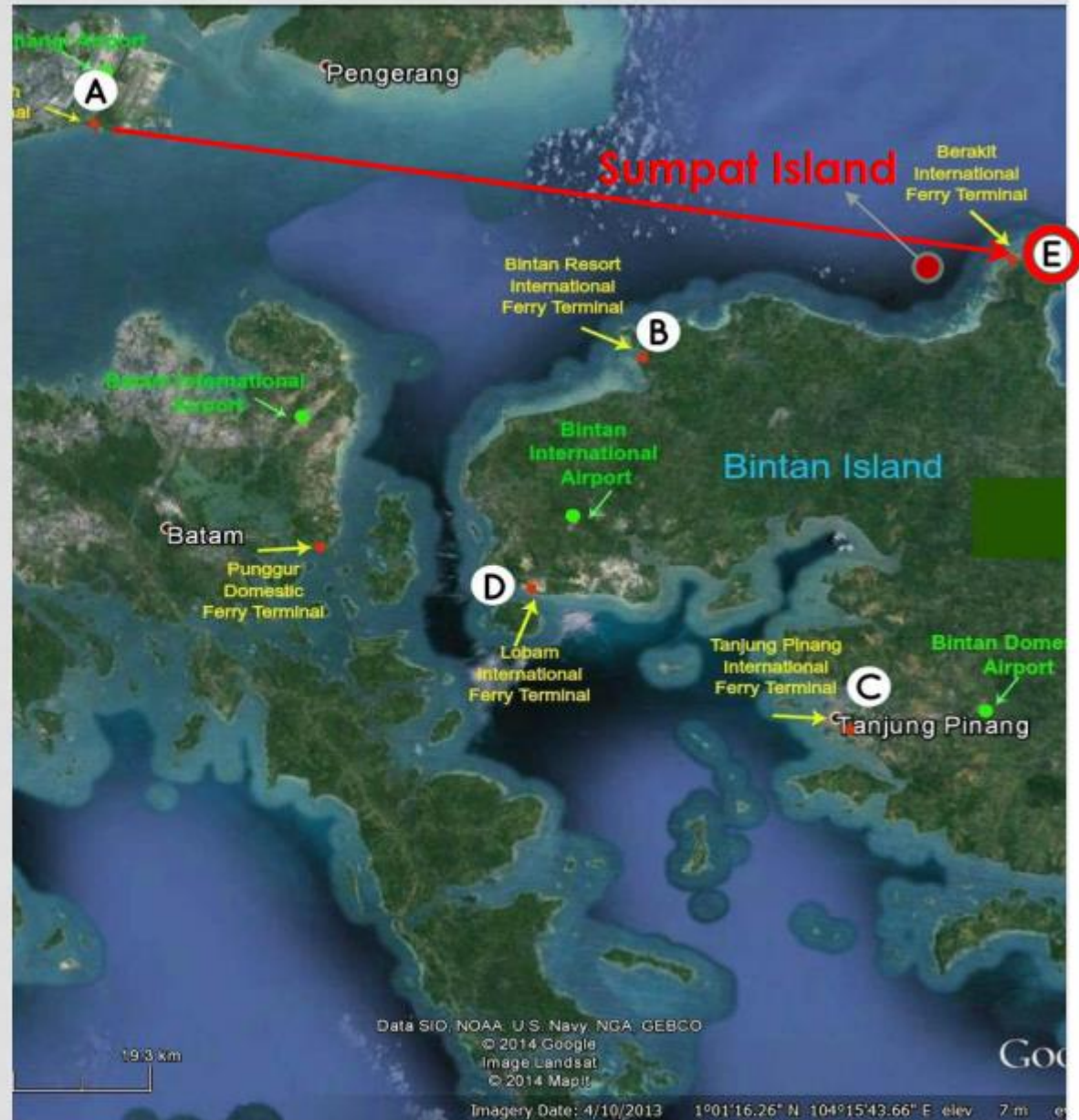
WHY INVEST IN BINTAN NOW

FREE TRADE ZONE ESTAB FOR HOSPITALITY AND LEISURE BUSINESS

- No import and export duty
- No value added tax
- No tax on sale of luxury goods
- No custom duty
- Hassle free immigration
- One stop service office for processing licenses



- New international ferry terminal at Berakit just one hour ferry ride away from Singapore.
- Close proximity of terminal to Malaysia is also an added advantage







KEMENTERIAN
DIREKTORAT JENDERAL PERHUBUNGAN LAUT

**PELABUHAN FERRY INTERNASIONAL
TANJUNG BERAKIT
PROVINSI KEPULAUAN RIAU**

NEW INTERNATIONAL AIRPORT



Bintan Resorts International Airport

- Completed by 2016
- 30 mins from Bintan Resorts
- Said to bring in 2 mil tourists from 2015
- Serves 5-hour flight range
- To expand to 7-hour.

POTENTIAL MARKET AFTER AIRPORT IS READY



AIRPORT HEADLINES

International Airport for Bintan Resorts

Posted on 24 May 2012 at 11:05 | Views: 3437



The north of [Bintan](#) with its long sweep of white beaches where are deluxe resorts with their own grand golf courses will soon have its dedicated international airport to serve the Resorts.

On 16 May, Executive Chairman of Bintan Resorts International, Singapore's BG (Ret) Chin Chow Yoon, broke ground for the new Bintan Resorts International Airport at Busung, Kuala Lobam, a half hour drive south-west from the Resorts.

"This latest project is a further reflection of Bintan Resorts' commitment to push ahead with a slew of enhancements and upgrades to boost its destination appeal", said BG Chin Chow Yoon. "With greater accessibility to the resort destination, this airport Project will serve to enhance the value of the many investments already made here and to attract more investments in new resorts, holiday homes, food & beverage, retail and attractions, especially at the newly master planned Lagoi Bay Development."

Garuda Indonesia dan Singapura Bangun Bandara Internasional di Bintan

Rabu, 12 Februari 2014 09:14 WIB



antara

Pembangunan proyek bandara Bintan

Laporan Wartawan Tribunnews Batam, [Ahmad](#) Yani

BINTAN, TRIBUN - PT Garuda [Indonesia](#) bekerjasama dengan perusahaan asal Singapura, Gallant Venture akan membangun bandara bertaraf internasional di Pulau Bintan.

Bahkan, PT Garuda [Indonesia](#) dan perusahaan asal Singapur akan menyulap Pulau Bintan menyerupai Bali. Bandara ini akan menghubungkan Indonesia Barat dan Timur serta penerbangan

internasional.

"Ini akan menjadi meeting point bagi penerbangan ke Eropa dan Asia Timur," ujar Dirut PT Garuda [Indonesia](#), Emirsyah Satar usai penandatanganan MoU dengan Gallant Venture di Changi Exhibition Center, Singapura, disaksikan Gubernur Kepri HM Sani.

[Ground](#) breaking pembangunan bandara tersebut telah dimulai sejak 2 tahun yang lalu. Tahap pertama meliputi pembangunan 1 runway dan 1 terminal yang mengakomodir lalu lintas penerbangan awal.

"Bandara Bintan memiliki lahan yang cukup untuk dikembangkan menjadi multi [terminal](#) bandara dengan 2 runway. Bandara ini juga akan menghubungkan penerbangan Singapura-Batam," ujarnya.

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Bintan



GETTING

The Partner is offered to purchase the land plot for the following top quality resort project creation and development.

Location: Indonesia, Riau Archipelago, island Bintan

General square: 54, 56 Ha (545 600 sq.m)

General coast line: 872, 48 m (sand beach)

Land plot square: +/- 11, 23 Ha (112 300 sq.m)

Land plot coast line: +/- 210 sq.m

Land of management company: 1, 2, 3, 4, 5 - general square 7, 96 Ha (79 683 sq.m)

Category of land: Tourism area (hotels, apartments, villas)

Status of ownership: proprietorship, land lease till 2092, General construction license for the whole land plot - HGB (Hak Guna Bangunan)

Special status: the owner of the land - Indonesian company PT PMA Bintan North Star Resorts is the resident of Tax Free Zone and doesn't pay luxury tax (up to 200 %), sales tax (up to 15 %), import equipment duty (up to 10 %) and VAT (10 %). The land plot is also located in TFZ.

TERRITORY BALANCE			
No№	Name of land plot	Square of land plot, sq.m	As a percentage of general square, %
1	Form-line of land plot № 1	27749	5.09
2	Form-line of land plot № 2	27715	5.08
3	Form-line of land plot № 3	3187	0.58
4	Form-line of land plot № 4	13763	2.52
5	Form-line of land plot № 5	7269	1.33
12	Form-line of the road (width 12 m)	16585	3.04
A - D	General form-line of the land plots № A-D	449405	82.36
A4	Form-line of land plot № A4	112334	20.59
B4	Form-line of land plot № B4	112340	20.59
C4	Form-line of land plot № C4	112368	20.59
D4	Form-line of land plot № D4	112363	20.59



- The land plot A4 is under own development of company Bintan North Star Resorts.
- For the moment Singapore Investment Fund "Alpfa Pacific Investors" is in concentration period for the realization of own development project on the land plot B4 or C4.
- The Partner may become a sharer of management company (share may be discussed).

Most part of tourists arrive from Singapore – “summer place”, China, Korea, Japan, India and Australia. European touristic flow is growing, these are people who are interested in ecological, authentic, exotic rest. By the end of 2013 over 500 thousand tourists visited the island.



The perfect location near Singapore transport hub, the heart of South East Asia, only 45 - 55 minutes by ferry (several passages a day). Local working airport and international airport under construction.

Transport availability:

- South West land plot boundary is in contact with municipal asphalt road (contact length 167 m)
- 4, 5 km to international ferry terminal Berakit
- 28 km to touristic terminal Bandar Bintan Telani
- 32 km to airport Hang Nadim
- 45 km to international airport Lobam (introduction into service in December 2016)

Infrastructure:

- To maintain the resort complex it is necessary to construct:
- Water supply and treatment facility (water-well hole up to 30 m)
 - Power supply facility; received perspective approval for province grid connection, up to 3 megawatt
 - Waste treatment facilities

Examples of completed development projects.

Indonesian government and province administration strongly support the development of tourism – Bintan is planned to be the second touristic route after Bali. The island has well-developed infrastructure (over 30 hotels – Club Med, Banyan Tree, Nikoi etc.), several golf courses of international level. In 2016 International touristic airport Lobam is planned to be put into service. It will be the hub of national air carrier “Garuda”. New international berth is constructed, it connects North East of Bintan with Singapore and Malaysia.



Montigo Resorts

Location: Batam, Nongsa

Square: 12 Ha

Conception: 88 villas, 55 residences
(600-900 sq.m)

Price: 1 477 - 1 826 USD/sq.m

End of construction period: 4th quarter
of 2013

Revenue : 100 mln USD



Pantai Indah

Location: Bintan, Lagoi Bay

Square: 13 Ha

Conception: 162 villas (289-775 sq.m)

Price: 1 757 USD/sq.m

End of construction period: 1st quarter
of 2014

Revenue : 81 mln USD



Bintan Lagoon Village

Location: Bintan, Lagoi Bay

Square: 5,5 Ha

Conception: 57 villas (120-300 sq.m)

Price: From 2 133 USD/sq.m

End of construction period: 2009

Revenue: 24 mln USD

Beach & Panoramic View of Berakit



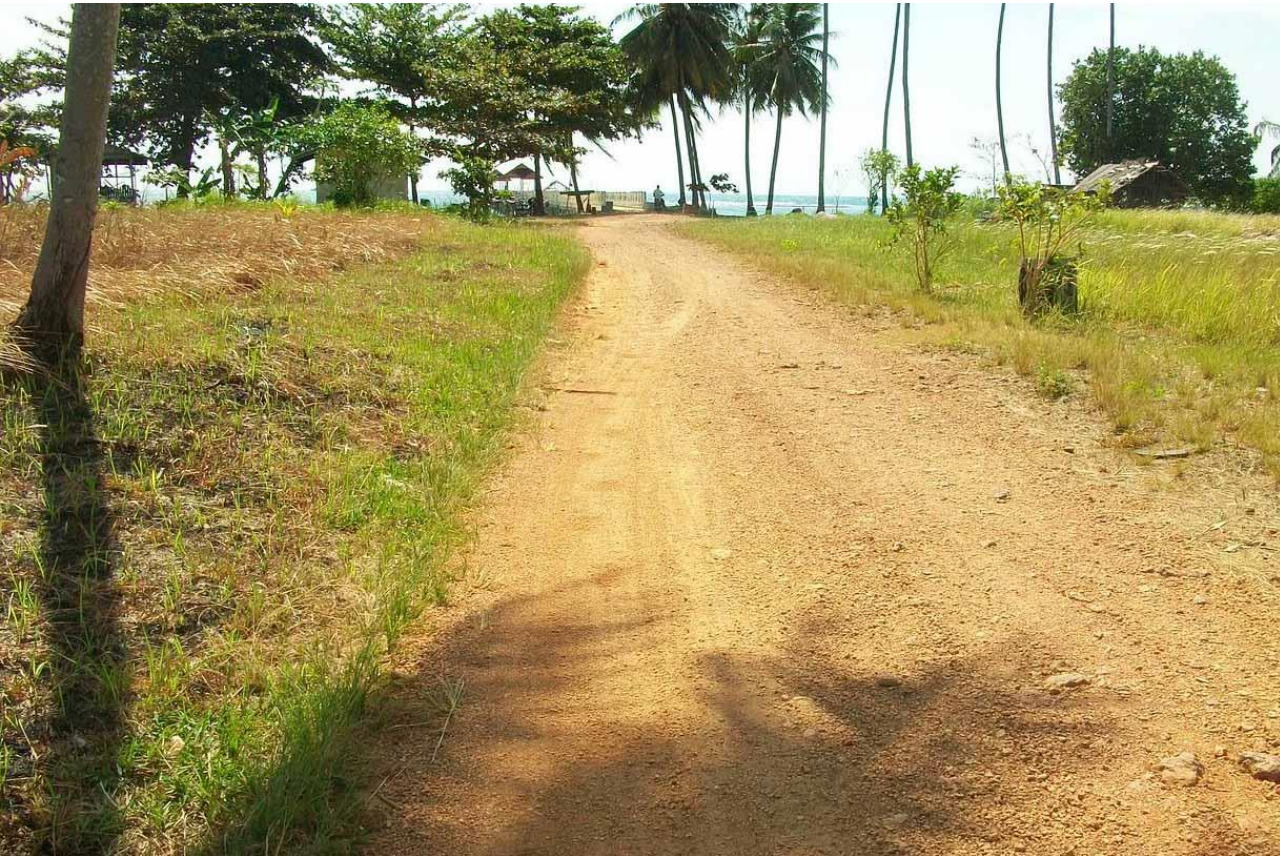
Beach & Panoramic View of Berakit



Beach & Panoramic View of Berakit



Beach & Panoramic View of Berakit



Beach & Panoramic View of Berakit



Beach & Panoramic View of Berakit



Thank You

