

印尼民丹島-基本生態條件簡介

以下項目之環境背景介紹

- *民丹伊斯蘭金融特區
- *民丹第二家園計畫
- *民丹商務考察會展中心
- *巴丹生技醫療園區

▶ 佔地面積：60,057 平方公里(3萬2千公頃)

▶ 所屬省份：廖內群島省

▶ 地理位置：東南亞

▶ 人 口：約40 萬

▶ 氣候條件：地處亞熱帶氣候

▶ 中文名稱：民丹島

▶ 交通：從新加坡搭船約1個小時



1.基礎建設

碼頭、機場、醫院

2.民宿，餐廳、飯店、渡假村

3.國際活動

水路交通

碼頭

主要有四個大碼頭可至新加坡TANAH MERAH、HARBOURFRONT及其他地點。

1. Bd. Bentan 碼頭

新加坡遊客進出Bintan Resorts 的主要碼頭，船程一小時

2. Tanjung Pinang 碼頭

印尼民眾主要進出的碼頭，距離新加坡船程兩小時

3. Tanjung Uban 碼頭

印尼國內碼頭，往Bamtam

4. Lobam 碼頭

工業區碼頭



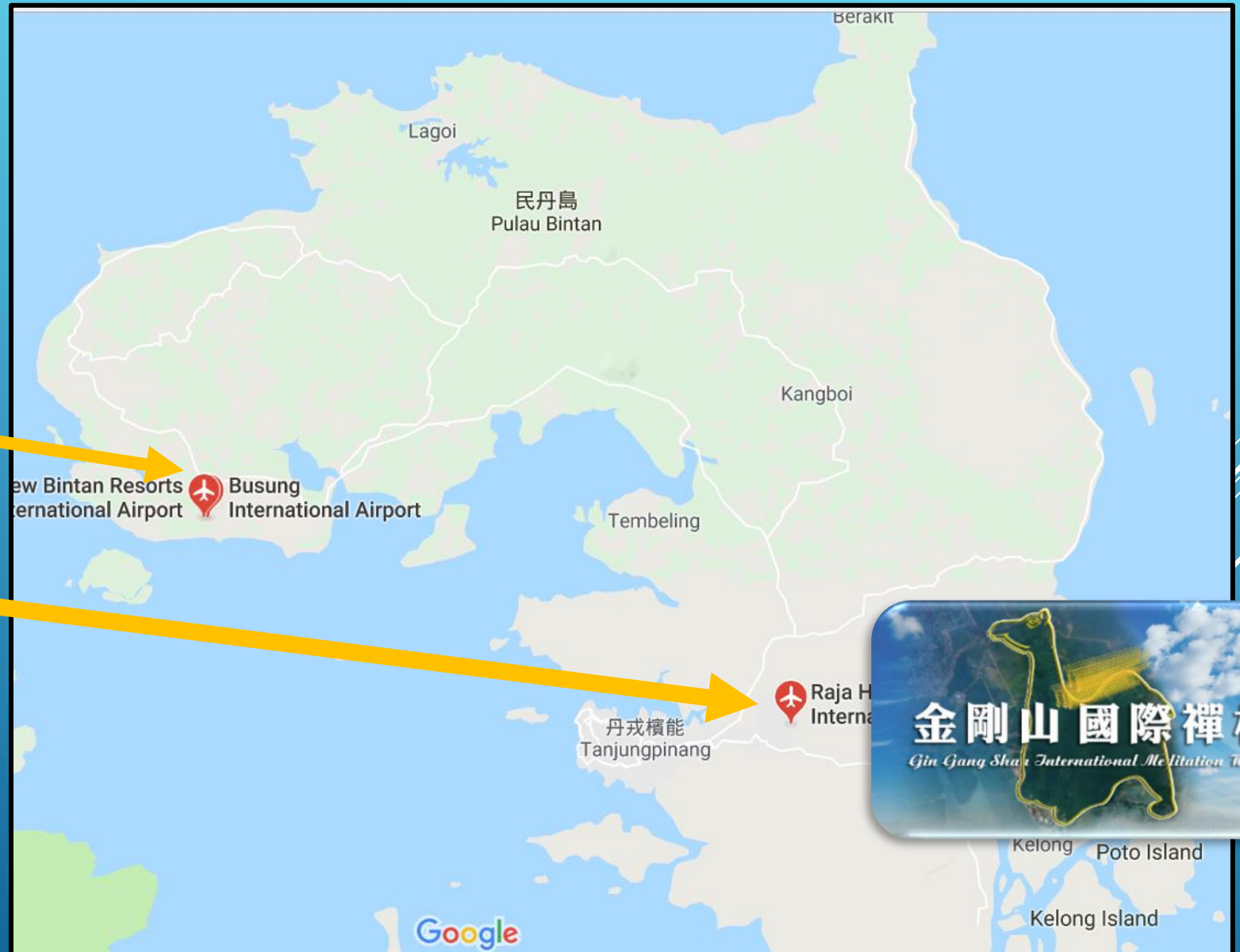
空路交通

機場

1.新完工之bintan resorts 專線國際機場

2.Kijang 國內機場

p.s. Batam島有直飛吉隆坡班機



醫院診所



民丹島各區功能介紹

北岸為新加坡租界 Bintan resorts
高級海岸渡假飯店
及高爾夫球場，

西北岸是新加坡工業區

東北岸及東岸邊，中資渡假
飯店、水上餐廳等
中國工業區(南山鋁業集團)

中部是縣政府
市政府所在地，
中南部島嶼是省政府所在地

金剛山所在地



五星級渡假村



四星級飯店





高爾夫球俱樂部



金剛山 國際禪林

Gin Gang Shan International Meditation Woods

東海岸 海灘渡假村及餐廳

民丹島
Pulau Bintan



丹戎檳能
Tanjungpinang

Google



Pizza Casa Italia 義大利比薩餐廳

Pondok Santai Family 海灘渡假村

Trikora Beach Club and Resort

Bintan Pearl Beach Resort 度假小屋

Bintan Divers 潛水中心

Elly Kelong Fishing 度假小屋

Hotel Sahid Raya Bintan 海灘渡假村

Bintan Agro Beach Resort & Spa

Teluk Bakau Bay View 海鮮餐廳

Villa Pasir Putih Resto 吃到飽餐廳

Bintan Vista Resort

LooLa Adventure Resort

東海岸 海灘渡假村及餐廳



BINTAN CYCLING ROUTES

國際活動

國際鐵人三項路徑，
每年皆超過千人參與
島上設有四家醫院
及八家診所



醫院



診所

 **Bintan Triathlon Route**
42km / Easy

 **MetaMan Bintan Route**
89km / Moderate

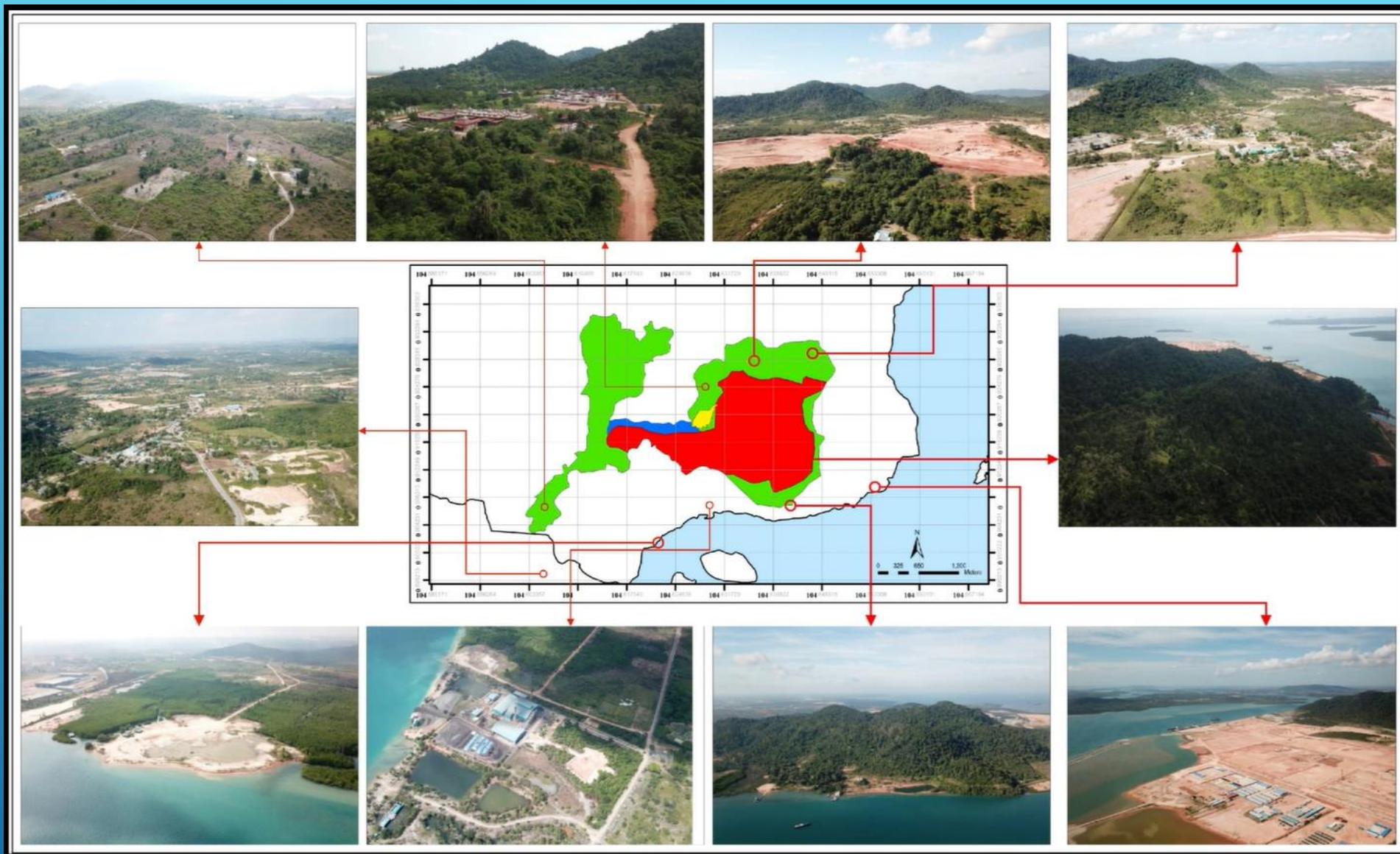
 **Tour de Bintan Route**
171km / Hard

presented by:


© Clinic
H Hospital

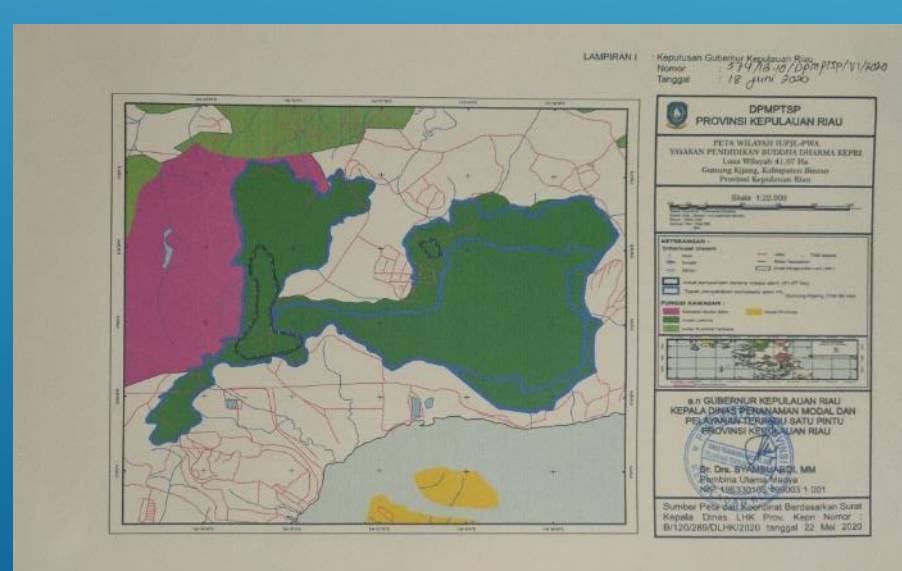
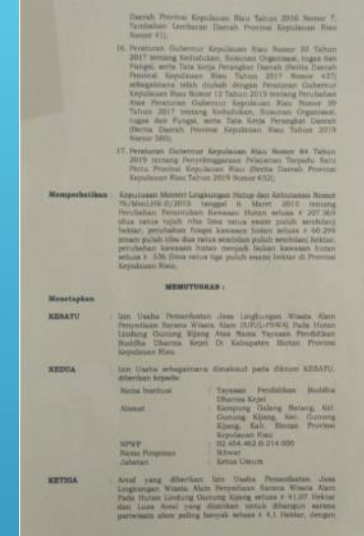
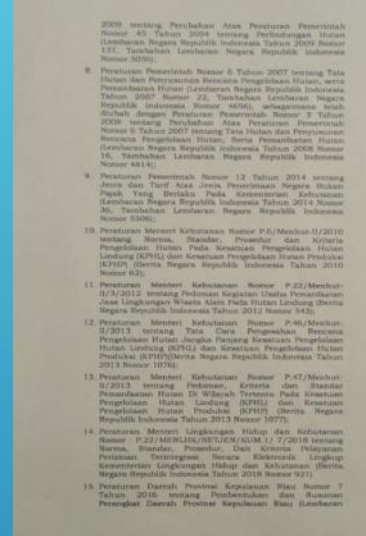
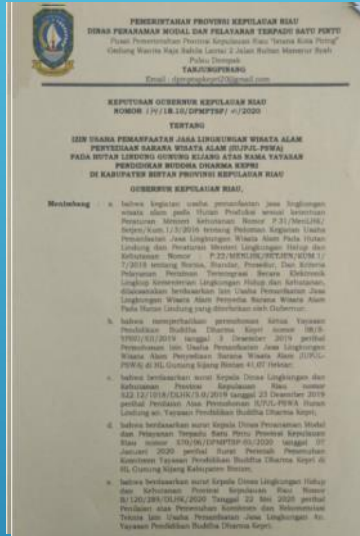


金剛山所在地 (原有49公頃加上新增751公頃)



紅線部份
約800公頃
金剛山佛
教大學

印尼政府751公頃准證



印尼政府751公頃准證



民丹島多元功能俱足

行政功能俱足—民丹島是廖內群島省的主島，省縣市政府的各項行政功能具足在此島

成熟的工商條件—政府已經將部分土地規劃成自由貿易區，其中有62000 mm落在金剛山所屬土地，目前有新加坡與中國已經設置工業區，北部的觀光旅遊業已達世界水平

世界投資印尼前哨站—民丹島距離新加坡很近，可做為中央政府遷都之後與國際資源對接的前哨站，民丹金融特區將設置大樓，供地方政府設置辦公室，成為世界的投資商前進印尼的前哨站，另外已經規劃各省商務考察會展中心，為展示印尼各地資源的濃縮版，介紹給國際商務考察人士。

印尼 民丹、巴淡伊斯蘭金融特區

民丹島中南部地區金剛山所屬八百公頃土地，是本島未來發展的處女地。

未來的民丹伊斯蘭金融特區與新加坡金融中心相近，旅遊的部分已經是新加坡的腹地，進而配合新加坡的金融管理與金融人員的調配,結合中東伊斯蘭經濟，再引進香港金融技術，期望能發展民丹成印尼伊斯蘭金融特區。因為印尼處於伊斯蘭多元文化與宗教匯聚交集之地，在印度洋與太平洋交會的東南亞樞紐地位，將成為印尼在東協進入國際金融的跳板。

巴淡島自由貿易區內的金剛山Camel 所屬八百七十一公頃土地，也將規劃成生技醫療及晶片相關產業，做為中央政府遷都之後視國際情勢的需求，再做調整與確認。目前准證已經核准。等收到細節文件再附上。

預定組建團隊（陸續新增生力軍）

特區總體規劃預計團隊：李家華 等

金融規劃預計團隊：

銀行	張江亭	李秀
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保險	黃奕銘	丁德雄
----	-----	-----

外匯	李金龍	黃瑜
----	-----	----

股票	謝正志	鄭景仁
----	-----	-----

期貨	陳品光	黃至堯	潘啟明
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財務規劃：白右文

印尼國內協調人：曾珊珊

國際事務協調：跨國董事會

Bintan & Batam

Business Visiting Expo Centers

The Gate for 34 Provinces to the World

Indonesia has huge economic development potential

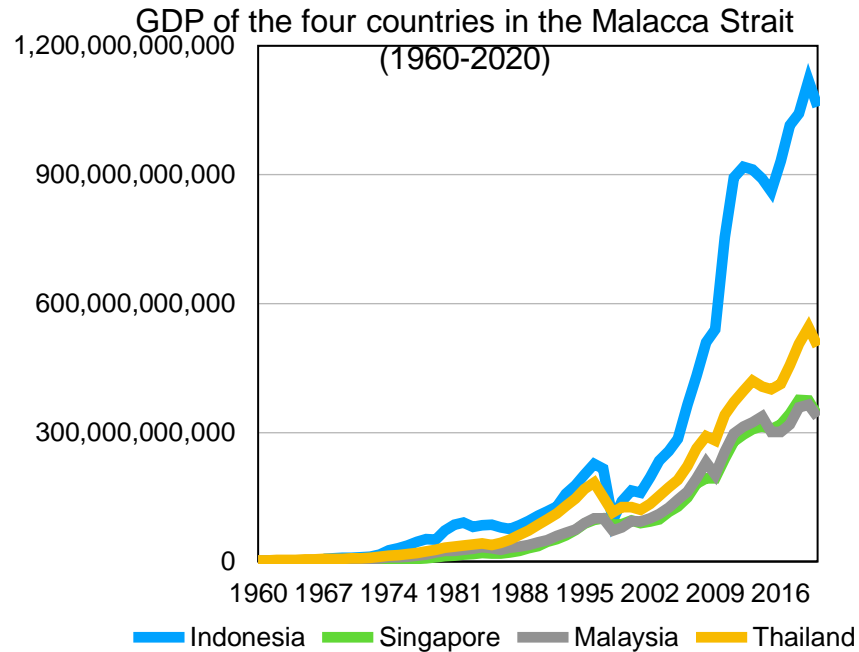
The busiest south bank of the Malacca Strait

- The Malacca Strait Economic Circle is the central economic zone of Southeast Asia. Singapore, Malaysia and Thailand are located on the north bank of the Strait, but the land on the south bank of the Strait is all controlled by Indonesia, which has a natural competitive advantage.
- Singapore is currently the financial center of the Straits Economic Circle, but due to its small hinterland, it has inherent development restrictions; Batam and Bintan Island are located on the opposite side of Singapore and is currently a special economic zone for tourism.



The Factbook of Malacca strait's Economy

Although Indonesia's economy is growing strongly, the development of tourism and international commodity trade is still at an early stage.



9.74% Indonesia	1.72% Indonesia	28.81% Indonesia
7.14% Thailand	12.12% Thailand	87.38% Thailand
6.60% Malaysia	6.07% Malaysia	125.94% Malaysia
6.52% Singapore	5.43% Singapore	203.64% Singapore
CAGR of GDP (2000-2020)	Contribution of International Tourism Revenue to GDP (2018)	as a percentage of GDP (2020)

466,646

Singapore's GDP
output value per km²
(2020) (k/USD)

1,021

Malaysia's GDP
output value per km²
(2020) (k/USD)

978

Thailand's GDP
output value per km²
(2020) (k/USD)

552

Indonesia's GDP
output value per km²
(2020) (k/USD)

reference : https://www.theglobaleconomy.com/Indonesia/international_tourism_revenue_to_GDP/

<https://data.worldbank.org/indicator/TG.VAL.TOTL.GD.ZS?end=2020&start=2000>

Economic Digital Analysis

Indonesia has the highest growth

Indonesia is the country with the highest compound annual GDP growth rate in the past 20 years among the four countries in the Malacca Strait.

Great opportunity to develop tourism

Indonesia's tourism revenue contribution to GDP is the lowest among the four countries in the Malacca Strait, and Thailand, which accounts for the highest contribution, is seven times that of Indonesia. This means that there is still huge room for the development of tourism in Indonesia.

Foreign trade needs to be taken seriously

International trade is the most important economic activity in the Strait of Malacca. However, Indonesia's international trade's contribution to GDP is the lowest among the four countries, and one-seventh of the contribution ratio of the highest country-Singapore. Therefore, the development of foreign economic and trade activities will be Indonesia's greatest opportunity.

More efficient land use

Indonesia's contribution per unit of land area to GDP output is the lowest among the four countries in the Malacca Strait. This means that land use needs to be used more efficiently based on economic location.

Difficulties of domestic economic development



Covid-19

The epidemic has caused changes in the form of international business, soaring prices and slower economic development



Uneven distribution of resources

Indonesia has a vast territory, but its economic resources are limited and cannot cover all local development needs



Inefficient use of land

Indonesia has abundant natural resources, but due to incomplete transportation infrastructure, natural resources have not been effectively developed



Local government financial difficulties

The annual construction budget allocated by the central government is limited, but there are a large number of local construction needs to invest in funds



Lack of international opportunities

Local governments lack opportunities for direct contact with the international community, and it is difficult for them to directly promote international cooperation



Competing for resources

Compete with other neighboring local governments for economic resources within limited scope and opportunities

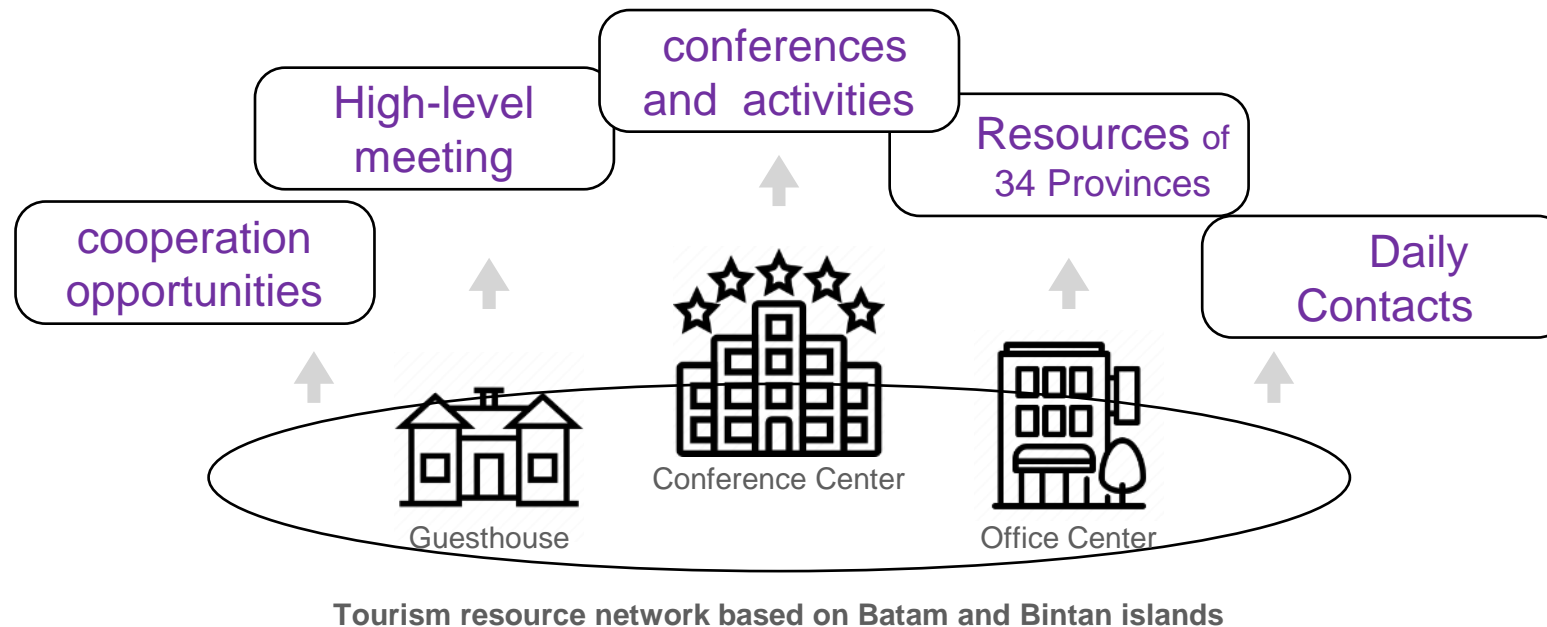
Bintan & Batam

Business Visiting Expo Centers

The Gate for 34 Provinces to the World

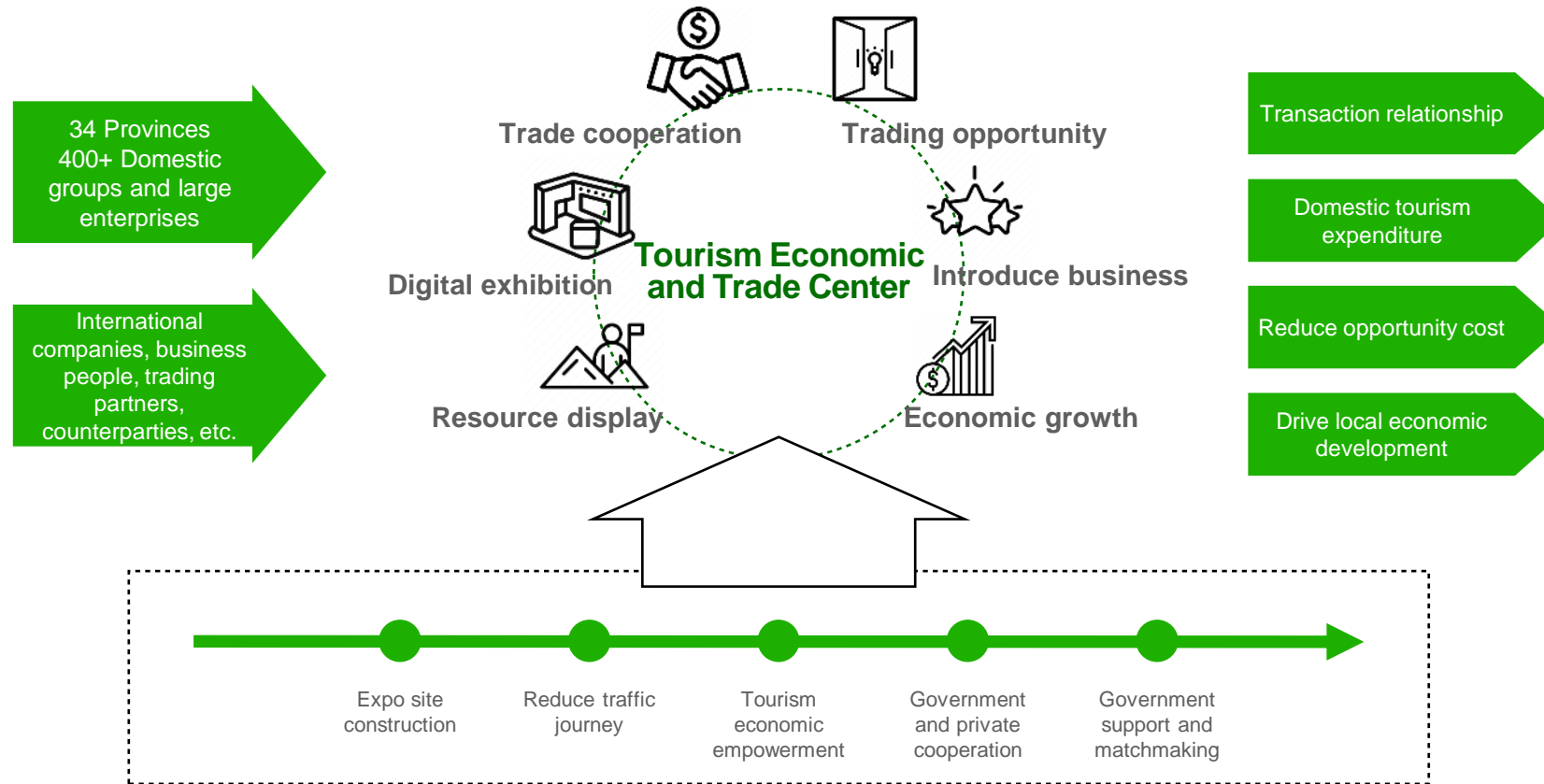
Implement Economic and Trade Activities

- The world's most important economic and trade conferences or event venues are in **tourist resorts** (e.g. Boao Forum on Hainan Island)
- Batam and Bintan in Riau Islands are the "**extended hinterland**" of **Singapore**, suitable for the development of tourism and economic trade activities
- **Leader** of economic and trade activities in all provinces of Indonesia



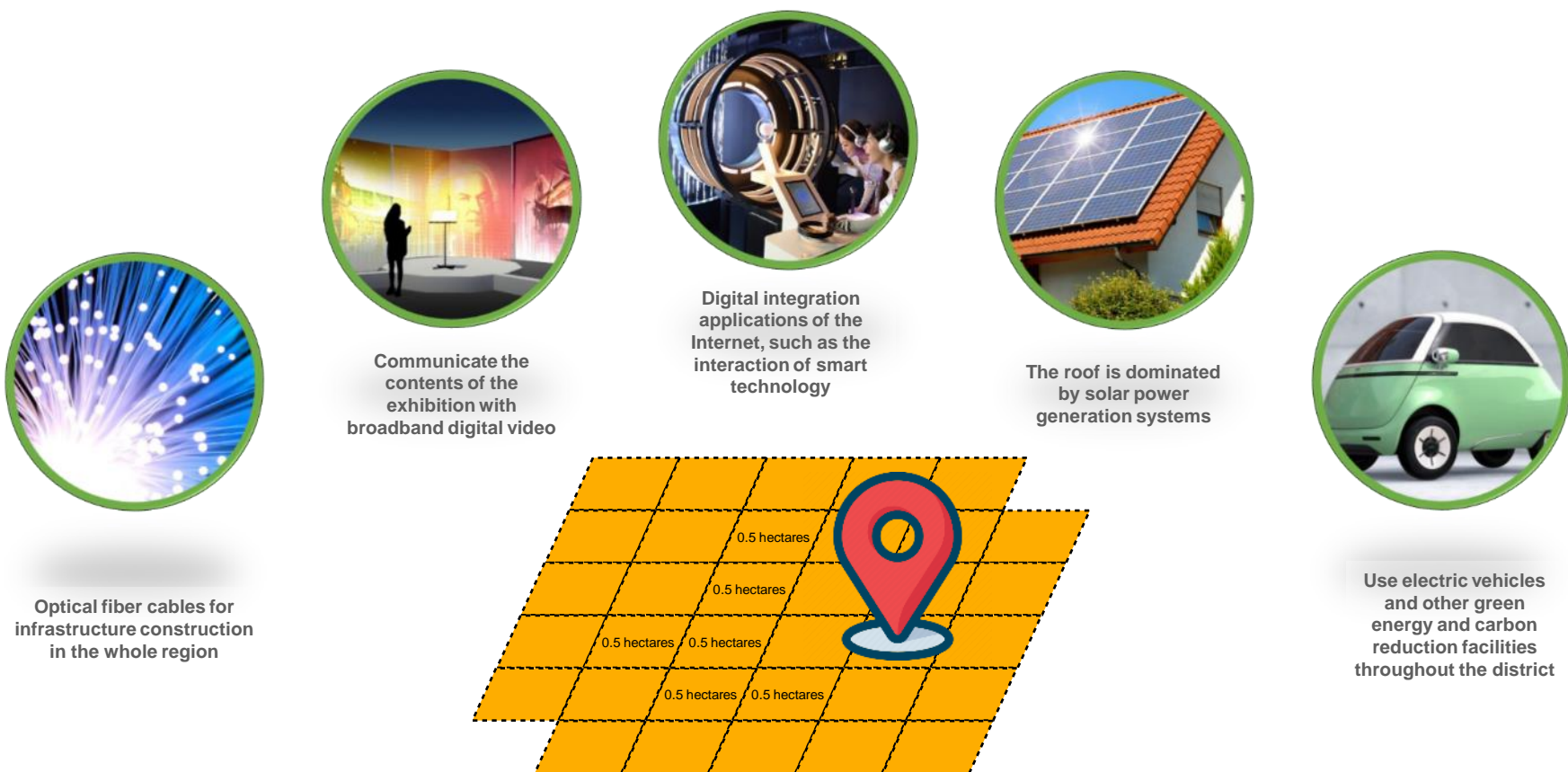
Expo Center in Bintan

Consisting of Exhibition Halls from 34 provinces



Exhibition Construction Concept

Each exhibition hall is about 0.5 hectare



Gather local resources to set up more than 500 booths to present projects in the exhibition halls in Bintan

Use modern equipment to assist the exhibition halls of various provinces, as a window for foreign resources to invest and finance the provinces of Indonesia, and more importantly, to cooperate with Indonesia's national policies to help small and medium-sized enterprises go global

Exhibition Halls of 34 Provinces

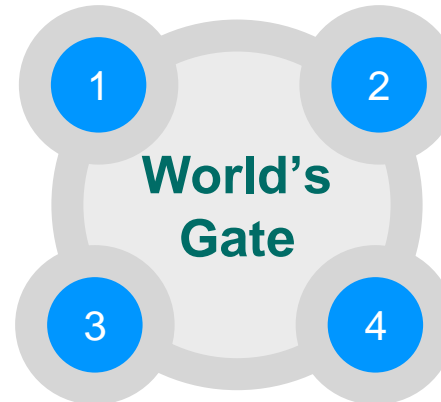
Connect with the world to Indonesian market

Digital curation

The trade and economic expo will allow international business people to learn more about Indonesia.

Business experience

Establish a one-stop business experience for Indonesia's domestic and international bilateral cooperation.



Opportunities

To reduce the opportunity cost of international business people, we will attract business travel from Singapore and provide business opportunities in Indonesia.

Tourism economy

In addition to traditional tourism, international business tourism can create more economic and trade cooperation.

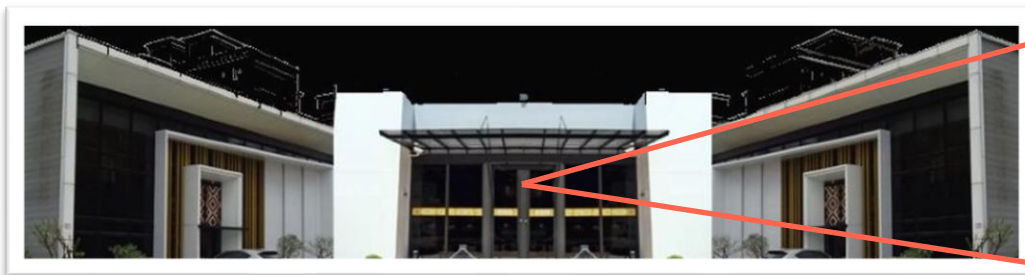


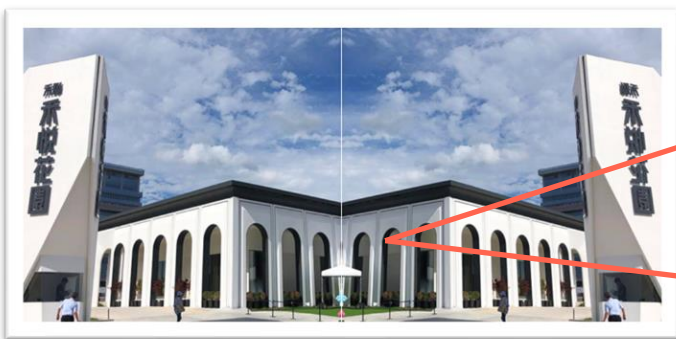
[Dubai Expo Video](#) (Indonesia Pavilion)

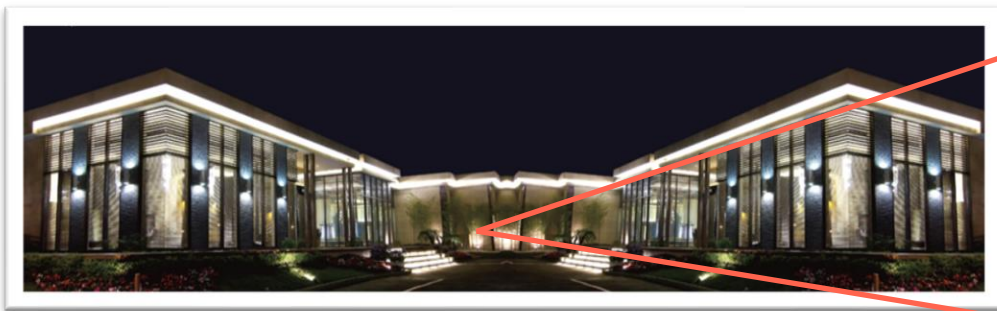
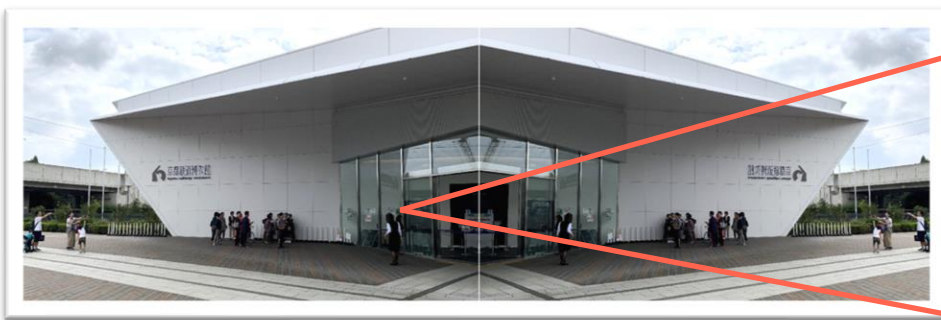
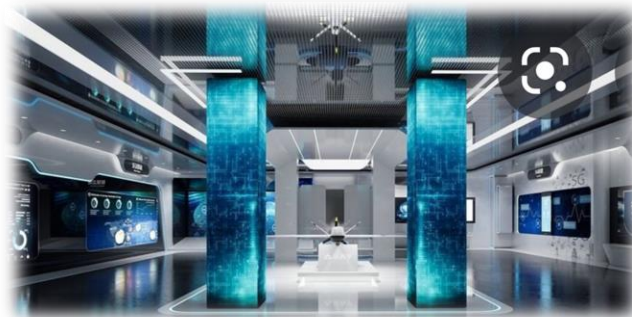
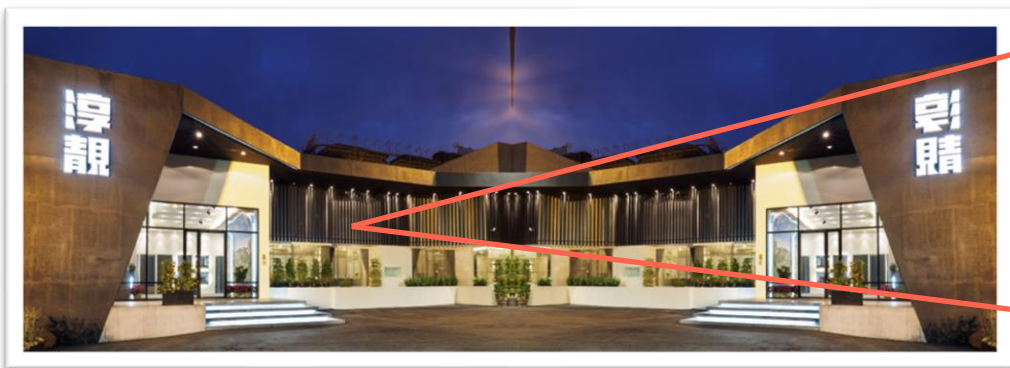
Positioning overview

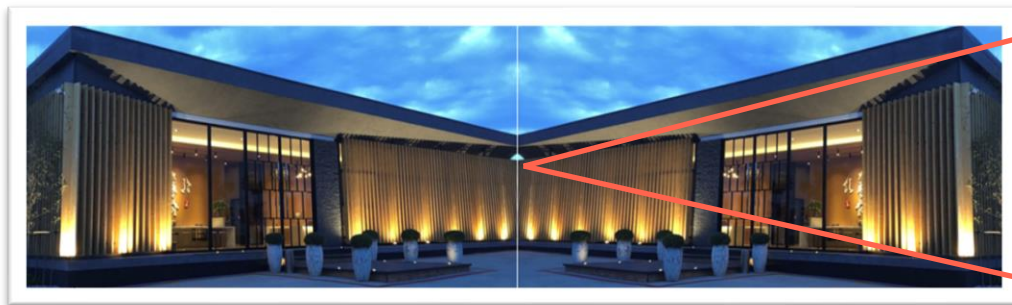
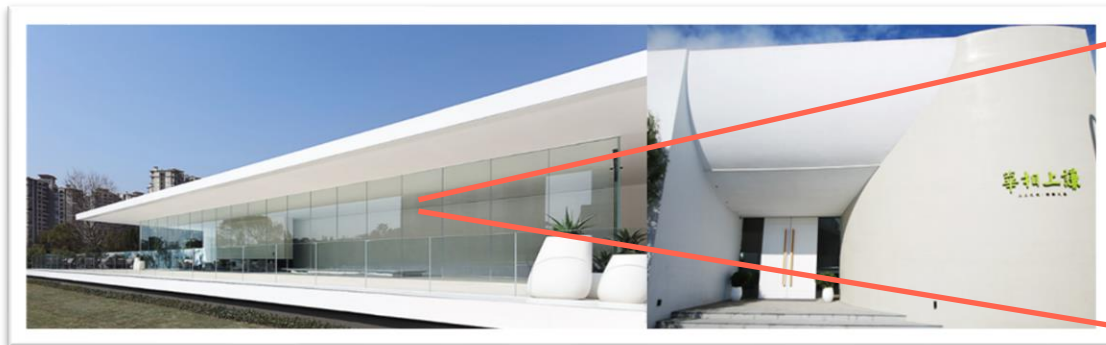
With centralized economic and trade exhibitions as the core, the foreign trade forces of various Indonesian provinces will be gathered to promote the construction of tourism special zones based on the development of tourism ecology, digital ecology construction, service system improvement and international economic and trade cooperation, and strive to create business opportunities based on digital curatorial exhibitions, economics and trade. A platform for business experience and transnational cooperation, for international business travellers, with a three-dimensional service system and service path for multilateral financial, economic, and trade exchanges.











Exhibition Halls of 34 Provinces

1. The Expo Center is the combination of exhibition halls representing resources and business opportunities from 34 provinces in Indonesia. The area of each hall is about 0.5 hectare.
2. Two provinces share one hall.
Each exhibition hall will be facilitated with a service station as the retired military post.

While the exhibition halls introduce their local resources to foreign visitors, the retired military posts play the consulting role of ensuring the national security and protecting foreign investors in case of disputes.



[Master Plan Video](#)

Projects of local & remote engineering construction

The exhibition center built for trade activities is part of the local municipal construction



- The county and city government units that are willing to engage in infrastructure financing and the Indonesian exhibition plan at the same time can apply for related funds based on the municipal ecological construction design and through our assistance, consultation and advice:
 - (1) Local construction: engage in public construction investment
 - (2) Remote construction: for the promotion of economic and trade activities within the scope of municipal management to the world
- Modern government public construction no longer has geographical restrictions. It is necessary to combine local and remote resources to create a market ecological service system in order to strive for more sustainable development resources.



印尼投資部與IBA簽署

投資促進備忘錄

參見附件：

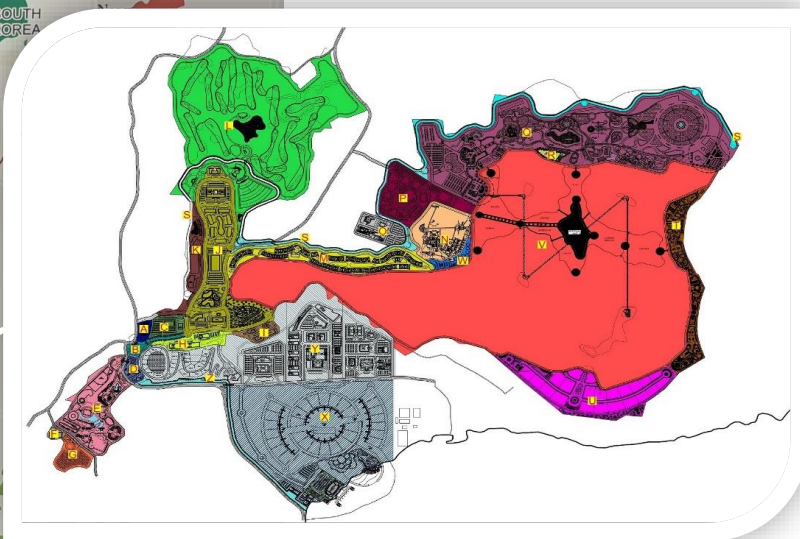
- 一 MOU 印尼文版
- 二 MOU 中文版



促進中小企業共同繁榮

遵循印尼政府政策

- 1.吸引外國旅客 投資印尼
- 2.面向全國中小企業的曝光
- 3.提供便利的投資信息
- 4.創造商機



願景和使命

理解，體會

■ 為什麼選擇民丹島展覽？

- 為印尼廣泛的貿易和投資提供一站式服務（投資者、法規、當地合作夥伴、地方等）
- 綜合印度尼西亞展示
- 安全的旅行時間和費用
- 與企業代表、工商會和地方政府（省、區、市）聯繫
- 鄰近投資者中心(新加坡)



■ 挑戰

- 吸引觀眾/訪客
- 邀請參展商/參與者
- 匯聚戰略合作夥伴
- 無憂的款待服務
- 符合條件的外國人進入民丹島的無縫流程
- 可靠的數位連接
- 管理複雜的交通/入口
 - ✓ 汽車&機車
 - ✓ 電動車
 - ✓ 人



■ 強制性 服務 & 設施

- 印度尼西亞機會和投資監管綜合數據庫
- 民丹島綜合酒店服務，可選擇優質服務（即商務護送）
- 高效的行人販賣
- 可靠的寬頻網絡
- 高級視頻、AR 或元節
- 現場健康中心
- 符合條件的外國人進入民丹島的專用通道



商業生態系統

參與者 (租戶)

- 印尼政府
(34個省, 514個地方政府)
- 中央及地區商會
- 私人合作
- 協會 (工商業)
- 國際公司
- 投資方: VC、PI、MNC
- 技術提供商

綜合款待

住宿, 旅行社, 交通, 美食, 體育中心,
銀行, 商務伴遊



訪客(全球 & 身份證)

- 商業投資者
- 潛在的當地合作夥伴
- 新業主
- 商人
- 消費者
- 政府代表

好處

- 一站式購物投資
- 更多的配對機會
- 減少機會成本和時間
(交通和住宿)
- 推動地方經濟
- 國內旅遊

主要設施與服務

省展館 | 合作夥伴館 (投資人、技術提供者、協會等) | 科技主題公園
會議廳 | 演示和會議室 | 討論點 | 金融中心 | 商業中心
互聯網角 | 餐廳和咖啡廳 | 商店 | 健康診所 | 國際法律諮詢和公證

戰略業務合作夥伴、關鍵設施、服務和支持



6

Modern Artsy Architecture
Advanced DigiTech
GreenTech Environment

夥伴 (租戶)

- 省份
- KADIN
- 政府機構 (BKPM, Kementrian, etc.)
- 投資者
- 技術供應商
- 餐廳&咖啡廳



Key Success Factor

主要設施和服務

- 省政府館
- 夥伴館
(投資者休息室、技術提供者、協會等)
- 科技主題公園
- 會議廳
- 演示和會議室
- 討論點
- 商業中心
- 金融中心
- 網路角落
- 餐廳和咖啡廳
- 存儲 (SIM 卡等)
- 健康中心和救護車
- 國際法律諮詢和公證人

款待服務

- 住宿/酒店
- 旅行社/航空公司
- 交通/出租車
- 烹飪/餐廳和咖啡店
- 體育中心和俱樂部
- 娛樂
- 銀行業務
- 商務護航

支持服務

- 指揮中心
- 安全站 (失物招領處)
- 清潔服務
- 技術服務
- 行李櫃
- 午睡休息室和淋浴間
- 網上商城
- 分佈式廁所
- 當地交通服務
(出租車和 Ojek 在線)

Integrated Super App. : Registration, Booking, News & Updates, Hospitality, Transport, Payment, ...

博覽會綜合主題

10



B20、OIC| 歐盟、東盟、海灣合作委員會| 中東和北非| 亞洲| 非洲| 美洲
| 歐羅巴| 澳大利亞和大洋洲| 國家| International.org | 跨國公司

投資產業貿易

食品| 健康| 能源與可持續發展| 數字與通信
| 金融與基礎設施| 生活方式、酒店與旅遊|
交通| 房地產與工業區

初級製造服務

蘇門答臘

爪哇

加里曼丹 & 蘇拉維西

巴厘島-努斯特拉
馬魯古-巴布亞

印尼

一月 二月 三月 四月 五月 六月 七月 八月 九月 十月 十一月 十二月



世博會利益相關者

12



KADIN.ID
Foreign
Committees

區域博覽會 | 各國

G20、OIC | 歐盟、東盟、海合會 | 中東和北非 | 亞洲 | 非洲 | 美洲 | Eropa | 澳大利亞和大洋洲

GO.ID | Foreigns
Kemenlu
KBRI
Embassies

KADIN.ID
Business Sectors
Trade | Industry | Investment

貿易、工業與投資 |

基本 | 製造 | 服務

食品 | 健康 | 能源與可持續發展 | 數字與通信 |
金融與基礎設施 | 生活方式、酒店與旅遊 |
交通 | 地產及工業區

GO.ID | K/L
Kemendag,
Kemenperin,
Keminvest/BKPM,
Kemenparekraf

KADIN.ID
Regional
Coordinators

ID 博覽會 | 印尼各省

蘇門答臘 | 爪哇 | 加里曼丹 | 蘇拉威西 | 巴厘島-努斯特拉 | 馬魯古-巴布亞

GO.ID
PemProv,
PemKab./Kota

B20 ID 2022 專案組

- [Trade & Investment](#)
- [Energy, Sustainability, & Climate](#)
- [Digitalization](#)
- [Finance & Infrastructure](#)
- [Future of Work & Education](#)
- [Integrity & Compliance](#)

潛在收入來源

定義綜合業務方法以優化綜合曝光系統

- ❖ 以省為單位
或
- ❖ 以商業/工業部門為基礎
或
- ❖ 基於機會



- 參與者會員資格
 - 34省政府
 - 514 個城市和地區
 - 10 家全球技術供應商
 - 40 個當地合作夥伴
- 投資者會員
 - 鉑
 - 金子
 - 銀
 - 附加服務
- 房間出租
 - 會議廳
 - 演示室
 - 會議室
- 租戶服務 (清潔、安全等)
 - 餐廳、咖啡廳、商店等等
 - 本地運輸
- 事件與活動
- 合作夥伴贊助商
- 廣告牌
- 停車場



34省通向世界的大門



The Gate for 34 Provinces to the World

The Brief of Bintan Island

Kepulauan Riau

60,057 km²

All area (32,000 hectares)

400,000

population

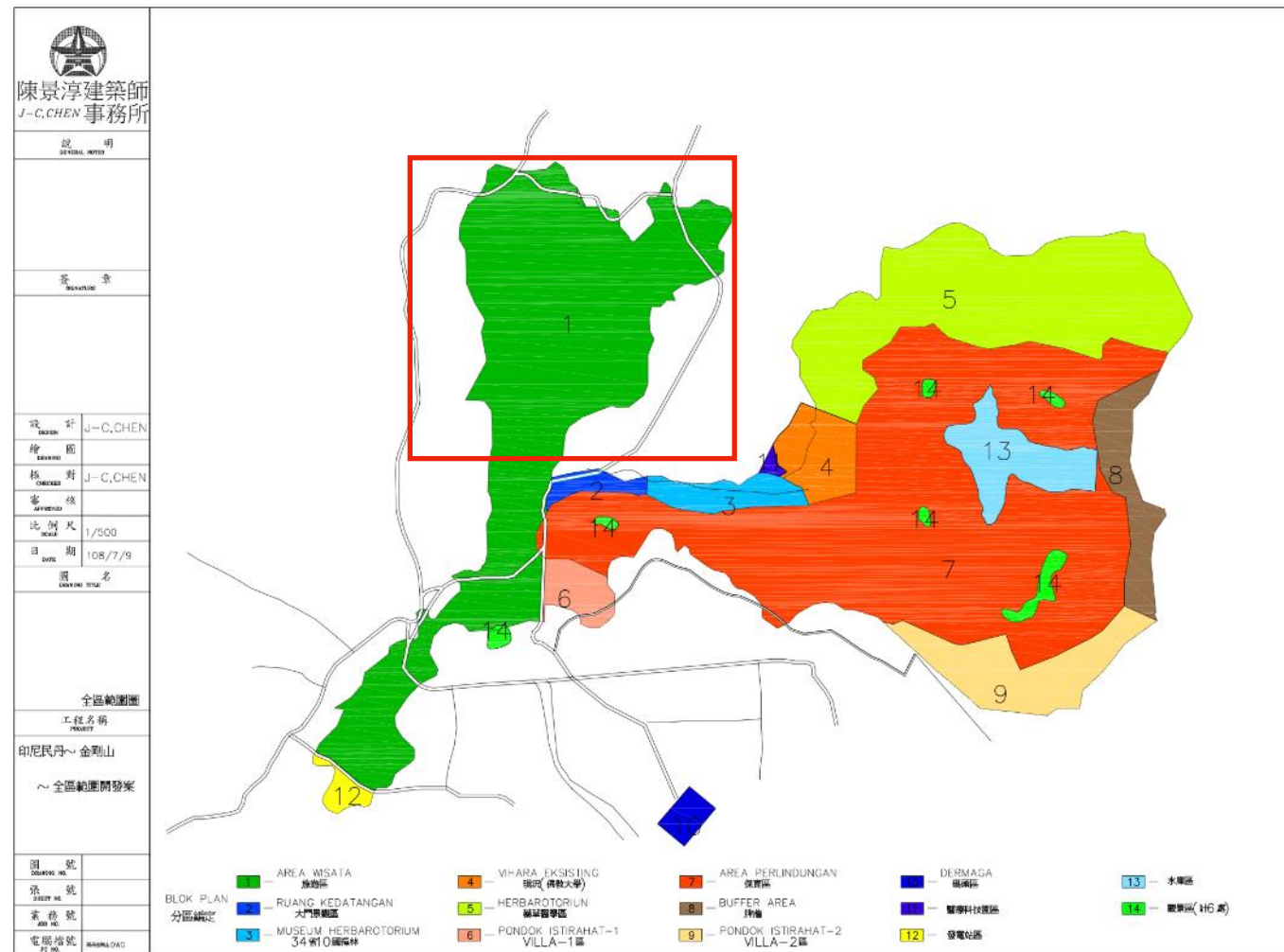
45 min

Boat ride from Singapore

**Subtropical
climate**



Location of Exhibition Area



Start Business immediately in Batam

3 properties ready for use as trade center

Existing service facilities



Guesthouse

High-level meeting

Arrange meetings with important people to discuss major economic and trade cooperation opportunities. Including closed-door meetings, private visits, private board meetings or special consultations.



Conference Center

Economic and trade promotion conferences and various activities

According to different cooperation needs, handle international business opportunities fairs, investment fairs, economic and trade cooperation meetings or regular business opportunities exhibitions. The holding cycle can be divided into annual, quarterly, monthly or irregular.



Office Center

34 Provincial Trade Office

Assist provinces to set up economic and trade offices in a cost-saving and efficient way, so that the economic and trade services of the provinces can directly increase contact opportunities by reducing the opportunity cost of international business travel.

Guesthouse for High-level Meeting

Environmental facilities to facilitate important economic and trade decisions



Safety



Privacy



Balance

- A high-level meeting place that can provide security and privacy allows important people to pursue win-win cooperation and balance in a stress-free environment.
- Provide a presidential-level business travel environment, so that bilateral meetings can proceed more smoothly.
- Various family-style activities can be held to bring the important people closer together.

Guesthouse for High-level Meeting

Environmental facilities to facilitate important economic and trade decisions



Safety



Privacy



Balance

- A high-level meeting place that can provide security and privacy allows important people to pursue win-win cooperation and balance in a stress-free environment.
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- Various family-style activities can be held to bring the important people closer together.

Evitel Hotel in Batam



Asialink Hotel in Batam



Conference Center for Promotion & Activities

Environmental facilities to showcase opportunities for economic and trade cooperation



Chance



Communicate



Cooperate

- A venue that can hold various important economic and trade conferences, allowing various industrial and commercial cooperation possibilities to occur
- Provide a centralized environment for business opportunities, so that all kinds of industrial and commercial supply and demand parties can negotiate
- Various economic and trade activities can be held to promote international exchanges

Office Center for 34 Provinces

Environmental facility that routinely promotes international economic and trade cooperation



Gathering



Performance



Efficient

- An economic and trade settlement that gathers provincial offices, allowing international business travelers to visit regularly
- Reduce the time cost of business travel for business cooperation negotiations, and improve the effectiveness of promotion
- Effectively attract business partners from all over the world who are interested in Indonesia's economic and trade cooperation

Welcome to Bintan & Batam

For Business & Holiday



Customized design



Family activity



Routine meeting



Privacy protection



Security

- We provide a variety of custom-designed family-style meeting activities, so that all parties participating in holiday meetings can get closer to each other
- Holiday meetings can allow all parties to understand each other better, and discuss various possible cooperation schemes in depth, greatly increasing the chances of success
- Since the execution method of the holiday meeting is completely customized, quotations will be made based on the actual content at that time.