JIIPE | JAVA INTEGRATED INDUSTRIAL AND PORTS ESTATE

INTEGRATING INDUSTRY, LOGISTIC, UTILITIES AND ENERGY

JIIPE is the first leading integrated estate in Indonesia with total area of 3,000 hectares, consisting of industrial estate with logistics center and bonded facilities, multipurpose port for international and inter-islands connectivity, supported by commercial and residential township. Located in Gresik, East Java Province, JIIPE will be the most strategic industrial HUB in Indonesia and Asia Pacific.

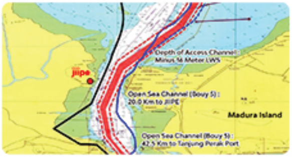
Logistics cost for incoming raw materials and distribution of finished goods will be minimized with utilization of JIIPE 3 modes of sea and land connectivity.

MAP OF INDONESIA

POPULATION BY MAJOR ISLAND

MAP OF JAVA ISLAND

EAST JAVA SEA CHANNEL



CORPORATE STRUCTURE

INDUSTRIAL ESTATE

AKR: A public listed company, leading in integrated logistic services and bulk chemical and energy distribution in Indonesia

AKR: PT.Usaha Era Pratama Nusantara, Logistic Services provider

BKMS

PT. Usaha Era Pratama Nusantara (60%)
PT. Berlian Jasa Terminal Indonesia (40%)

PORTS ESTATE

PELINDO III: A state owned enterprise handling all the public ports in Central Java, east Java, Bali, South Kalimantan, Central Kalimantan and Nusa Tenggara

BJTI PORT: Forwarding services provider at Tanjung Perak Port Surabaya

BMS

PT. Usaha Era Pratama Nusantara (40%)
PT. Berlian Jasa Terminal Indonesia (60%)

INDUSTRIAL ESTATE

The most advance, modern and sustainable industrial area in East Java, Indonesia

1761 ha of industrial estate supported by sustainable, utilities, energy and logistic

- Deep sea port with draught – 16 meters at your door step
- Fully services and plug in utilities: Electricity, Water and GAS supply, Solid Waste Management & Waste Water Treatment Plant
- Integrated with all support facilities
- Toll road connection from Surabaya and Juanda International Airport
- Direct railway access to estate, complemented with rail terminal, providing direct link to all access point in Java island
- Availability of competitive skilled man power
- Flood free estate protection, environment friendly dykes
- Integrated to Grand Estate Marina City Residential Area
- Standard factory building and warehouse for sale and rental
- Lots for industry and logistic park
- Office building & commercial park
- Synergized and efficient regulation between industry sectors with other sectors
- 3 hours investment licensing service & Immediate Construction Investment License (KLIK)
- Bonded Logistic Center, Bonded Warehouse & Bonded Zone

ROADS :
Main Road : ROW 30 m
Secondary Road : ROW 30 m
Tertiary Road : ROW 30 m

DYKES :
4.5 to 6 meter high and 30 meter wide with green concept dykes around perimeter of estate, totaling estimated 10 km of length designed for 100 years flood free

POWER PLANT
GAS and Coal fired power plant with combine cycle process, efficient and flexibility with low emission in minimizing the environmental impact and optimal solution.

WATER TREATMENT PLANT
We supply industrial water with best equipment, system and services to improve your operational, reliability, reduce your production cost and support environmental compliance

WASTEWATER TREATMENT PLANT
Advanced wastewater treatment facilities, residuals management and handling, odor control and air polluted and water reused

GAS
Provision of pipe gas supply

TELECOMMUNICATION
Fiber optic and distribution points

INTEGRATED PORTS ESTATE

The Place where your business journey starts.

400 ha integrated deep seaport estate strategically located in Madura Strait and a part of greater Surabaya port district, with 6200 m of total berth length, sea water depth of jetty : -7.00 LWS, -11.00 LWS, -14.00 LWS, – 16.00 LWS could cater capesize vessel until 150,000 DWT.

- -14 LWS, -13 LWS, and -7 LWS and will be dredged until -16 LWS in 2018 with total length of quay area 6200 m
- Ports & logistics multi service for freight, containers, general cargo, car/vehicles, container yard, multipurpose fishing industry, liquid and bulk cargo, bonded logistic center, offshore maintenance
- Energy Terminal : Coal terminal, Oil & GAS, LNG terminals
- Storage tank, Storage yard & Cold Storage facility for rental
- An efficient and simple process of customs procedure include Bonded Zone (Custom & Quarantine
- Service : conveyor system, piping system, water supply system

ROADS ACCESS :
ROW ranging 30 to 80 m with length up to 7000 m connecting from Industrial Estate to Ports Estate

PIPELINE:
Available pipeline from jetty connecting to Industrial Estate support tenant needs.

JETTY 1
East Side : 300 m length, 50 m width, draught -7.00 m LWS ;

JETTY 2 (Solid Jetty 2)
East Side : 300 m length, 50 m width, draught – 14.00 m to – 16.00 m LWS ;
West Side : 470 m length, 50 m width, draught – 12.00 m LWS

JETTY 2 (Dolphin LPG and Liquid Jetty 2)
: 620 m length, draught – 14.00 m to -16.00 m LWS ;
: 620 m length, draught – 12.00 m LWS

JETTY 2 (Smaller Commodity)
: 510 m length, draught – 14.00 m to -16.00 m LWS

JETTY 3 (Container)
: 1.040 m length, 110 m width, draught – 14.00 m to -16.00 m LWS ;
: 900 m length, 113 m width, draught – 12.00 m LWS

JETTY 4
1.300 m length, 30 m width, draught – 7.50 m LWS ;

TRESTLE
Jetty 1 : length 200 m, width 15 m
Jetty 2 : length 529.8 m, width 13 m
Jetty 3 : length 542.7 m, width 32 m
Jetty 4 : length 127 m, width 11 m

BRIDGE :
Bridge 1 : length 430 m, width 15 m
Bridge 2 : length 400.8, width 24 m

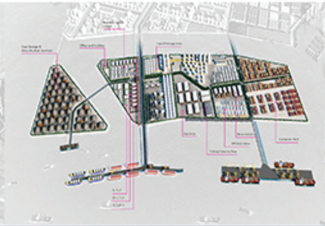
LOADING & UNLOADING EQUIPMENT
Rail Mounted Crane, Container Gantry Crane

BONDED LOGISTICS CENTER
20 ha area for bonded logistics center in supporting tenant to lower their logistics cost

LIQUID AND GAS AREA
90 ha for liquid storage and GAS storage

CONTAINER YARD
22 ha of yard area for container yard supporting tenant services

CONVEYOR
±6,740 length of conveyor



RESIDENTIAL ESTATE

Grand Estate Marina City (GEM City)
Business, Leisure & Lifestyle

Lush and environmental friendly 800 ha real estate supports the integrated industrial and ports estate with balance between living and working, aiming for efficient and better quality of life.
The real estate comprises of commercial, residential, public facilities estate equipped with golf course, marina and park for leisure.

Supporting facilities
- Commercial, Malls, Shop Houses & Retail
- Hospital
- Banks
- Hotel, Service Apartment & Convention Hall
- Housing Estate
- Schools
- Recreation Facilities
- Parks & Lakes
- International Standard golf course 2 x 18 holes
- Yacht Marina

ROADS :
Roads with ROW up to 50 meter with round about at inter sections

DRAINAGE :
- Up to 5 meter width and 2 meter high U-Ditch drainage systems
- Lakes with pumping houses for drainage systems

DYKES :
4.5 meter – 6 meter high and 30 meter wide with green concept dykes around perimeter of estate, totaling estimated 30 km of length

WATER SUPPLY :
Treated water connected through transmission pipe to integrated water treatment plant for water supply

POWER PLANT :
300 MVA main substation connected to the main power plant to support electricity demand in real estate area

TELECOMMUNICATION :
Telkom with cable LAN and distribution point

BTS :
BTS with coverage area of 2 Km each

It started with a vision, GEM City by PT AKR Land is known as a Jewel from the East, covers an area of 800 ha supports the integrated industrial and ports estate with balance between living and working, aiming for efficient and better quality of life.

This development will emphasize the lifestyle of the estate resident by having each distinguished district of 7 wonderful districts: West Gate District, East Gate District, CBD District, Park District, University District, Golf District and Marina District.

With the luxurious facilities that will enhance the lifestyle of GEM City's resident, this development that connect linear parks along green and blue network has an integrated commercial areas, and mixed use developments, an 18 hole golf course with Golf Academy, driving range along with prominent club house and not to mention the marina pier that enable the yacht to park just right next to the exclusive residences.

All the amenities at JIIPE such as power plant, water treatment plant, flood control and telecommunication can also be enjoyed by the resident at GEM City, with an additional value on transportation by having a monorail throughout GEM City development.

GEM City will be more than just a city and it will brings the motto of **"Lifestyle, Leisure and Business at New Heights"** comes true.