



OVERVIEW OF YEN PHONG INDUSTRIAL PARK - BACNINH PROVINCE

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I - GENERAL INFORMATION

Developer	VIGLACERA CORPORATION (VIGLACERA LAND)
Location	Yen Phong Distr., Bac Ninh Province, Vietnam
Overview of Bac Ninh	<p>Bac Ninh is far from Hanoi capital 31 km and adjacently Bac Giang province, Hai Duong province and Hung Yen province</p> <p>Climate: Tropical region. The discrepancy climate between Summer and Winter is 15-16°C.</p> <p>Rain season: from June to September yearly.</p> <p>Rainfall: 80% total rainfall yearly.</p> <p>- Area: 804 km² Total Population: 1 million people</p> <p>- Average temperature: 24.3° C</p> <p>- Average maximum temperature yearly: 28.7°C (maximum: 39°C)</p> <p>- Average minimum temperature yearly: 16.6° C (minimum: 6°C)</p> <p>- Average air humidity: 84%</p> <p>- Average rainfall yearly: 1,070 mm</p>
Scale	Yen Phong IP was developed since 2005 Total area 665.2 ha divided into 2 phases. First Phase:351.3ha and Second Phase:313.9ha
Legal Documents	<ul style="list-style-type: none"> - Official document No. 303/TTg-CN dated Feb 20th 2006 regarding to allow to establishing and investing in Yen Phong IP and VIGLACERA CORPORATION is the developer - Decision No. 289/QĐ-UBND dated Feb 27th 2006 issued by Bac Ninh People Committee to establishing and approving investment project on construction and trading infrastructure structure of Yen Phong IP, Bac Ninh prov. - Decision No. 842/QĐ-UBND dated June 21th 2007 regarding to approving the detailed planning of Yen Phong IP, Bac Ninh province
Operational time	50 years (First phase since 2005 to 2055)
Main investment sectors in IP	Electronics, Powers industry, High-techs, Material for construction and Mechanics, Chemicals, Pharmaceuticals, Foodstuffs, Light industry, Comsumer goods,...etc.
Methods for leasing	Sublease the land with available infrastructures. Sublease the available Warehouse

II - LOCATION AND REGIONAL RELATION

Traffic	<ul style="list-style-type: none"> * Yen Phong IP is located in the economic development triangle Hanoi - Hai Phong - Quang Ninh. * Road: Industrial Park located in the junction of 2 traffic ways: North - South corridor including national road No.1A, national road No.1B connecting Hanoi to Lang Son and East-West corridor is new national road No.18 with cross-section doubled the old national road No.18A connecting from Noi Bai international Airport to Cai Lan deep-sea port and national road No.38 connecting Bac Ninh - Hai Duong - Hai Phong. * Railway: Industrial Park located near the international railway from the south to Huu Nghi - Lang Son national border to China, and the express railway from Yen Vien to Cai Lan, Quang Ninh province
Seaport	<ul style="list-style-type: none"> * Hai Phong seaport: 110 km * Cai Lan deep seaport, Quang Ninh prov.: 120 km. * Lang Son international border gate: 120 km.
Airport	22 km far from Noi Bai International airport (15 minutes going by car).
Railway	<ul style="list-style-type: none"> * Hanoi - Lang Son international through traffic railway route still preserve status size 1.435m. * Near the express railway from Yen Vien (Hanoi) to Cai Lan, Quang Ninh prov.

III - INFRASTRUCTURE	
Internal traffic	<ul style="list-style-type: none"> * The main ways with 2 lines of 80 m width. Branch road with 40m and 22m width. * Sidewalk: 5 - 7m width where is arranged with underground technical corridors as power, water supply, communication system and equipped lightings along the road. * Industrial park is connected with national road no.18 by 02 geometry across point and flyover bridge with provincial road no. 295 and 286 in the East and West.
Power supply	- Power is supplied from national grid through 110/22KV transformer station with capacity of 2 x 63 MVA .
Water supply	<ul style="list-style-type: none"> - Water treatment station with first phase capacity is 6,500m³/day. (The diameter of water supply pipe is D150 mm - D400 mm), the medium depth of pipe is 0.9 -1.5m. Water is collected directly from underground resource. - Water supply system is connected directly to the fence of enterprises.
Drainage system	Rain water drainage system separately with waste water drainage system. Rain water is collected through underground pipe system and pour into regional rivers. The drainage pipe diameter is D800 mm - D1250 mm with the principle of automatic drainage.
Waste and waste water treatment	<ul style="list-style-type: none"> - Waste water treatment station with the 1st phase capacity 4,000 m³/day. (Industry waste water is calculated by 80% of water supply volume). The waste water drainage pipe is D300mm - D750mm - Waste from factories in the IP shall be categorized immediately in all factory and be collected to the centered treatment area of Bac Ninh prov.
Telecommunication system	A satellite switch board with 4,000 numbers, modern communication system reaches international standard and ready to meet the full demands concerning on national and international communication services.
Fire-fighting	Water supply system with modern fire-fighting equipments are located along road lines in the IP. The distance between fireplugs from 120m -150m with firefighting pillar diameter of D125mm
Environment and green tree	Green trees and common area cover 15 %-30% land area.
IV - SOCIAL INFRASTRUCTURE AND OTHER SERVICES	
Customs	Bac Ninh Customs Office will be located in the center of the IP. All the sealed procedures and clams are carried out timely in enterprises of the IP.
Banks	VIETINBANK; VIETCOMBANK; BIDV
Post office	Bac Ninh Post Office has constructed its branch at the center of the IP with modern informatics technology system for serving multi-service communication such as data transfer, Internet, IP telephone and conference video...etc.
Accommodation for workers	Yen Phong urban area with around 200 ha always ensure houses, dormitory, apartment for workers in the IP. Especially, Samsung Electronics Com. has sublease from ViglaceraLand some Dormitory Buildings for their workers in Yen Phong urban area.
Hospital	Bac Ninh Province Hospital (10 km far from the Industrial Park).

Training College	Bac Ninh has 14 Training Colleges: Bac Ha International University; Physical and Sport University; Bac Ninh Teacher Training College; Bac Ha Technology College; Viet- Japan College of Foreign Language and Technology; Junior College of Aquiculture; Junior College of Statistics; Aquiculture Secondary School; Bac Ninh Culture and Art Secondary School; Medical Secondary School; Thang Long Technology Secondary School; Technological High School ; Bac Ninh in service training teachers's College; Industrial Economic Management School.
V - PRICE AND CHARGES	
Minimum size of Land sublease	10,000 m²
Infrastructure using Fee	Depending on location and leasing landplot area
Land Rental	Stipulated by the decision of Bac Ninh People Committee (unit price 2010: 0.24 USD/m²/year , equivalent to 4,600 VND/m²/year)
Industrial service and maintain infrastructure fee	0.4 USD/m²/year - yearly payment.
Minimum size of rental factory	2,100 m² (Minimum time of rental factory is 5 years)
A monthly basis rental fee of a factory	4 USD/m²/month
Power charge (Level from 22KV to under 110KV) (Stipulated by the Government)	(1) - Normal hours: 935 VND/Kwh (equivalent 0.05 USD/Kwh) From Monday to Saturday: 4 am - 9.30 am, 11.30 am - 17 pm and 20 pm - 22 pm/ Sunday: 4am - 22pm
	(2) - Night hours: 518 VND/Kwh (equivalent 0.027 USD/Kwh) (Everyday from 22 pm to 4 am)
	(3) - Peak hours: 1,825 VND/Kwh (equivalent 0.1 USD/Kwh) (From Monday to Saturday: 9.30 am - 11.30 am and 17.00 pm - 20.00 pm/ Not Sunday)
Water price	5,000 VND/m³ (equivalent 0.31 USD/m³) - monthly payment.
Charge of telephone , internet and other services	According to the regulation of supplying units at the using time.
Notes: All the prices are excluded VAT according to the Regulation of Government.	
VI - PREFERENTIAL INVESTMENT	
Import machine and equipment	(1) - Import tax exemption of machines for fix asset creation: + Equipments, machines. + Raw material, imported materials for equipment manufacture, machine in technological line or appliance, spare parts, patterns, accessories enclosed with equipment and machine. + Specialized transports are in the technological line and worker traveling (over 24 seats).
Import machines and equipments	+Appliance, spare parts, pattern, accessories enclosed with equipment and machine, means of transport and specialized transport vehicles. + Construction materials have not been produced at the local.
	(2) - Export exemption for raw material, imported materials to produce exported goods

	(3) - Export exemption for raw material, to manufacture on the list of special incentive investment project in 5 years commencing from manufacturing start (If Enterprises invest in the list of special incentive investment project or invest in spare parts manufacture, or mechanic, electronic..
Tax for the oversea remittance	Free of tax for the oversea remittance.
Value Added Tax (VAT)	Exemption of VAT on goods which include imported raw materials for producing, processing of exported goods according to the processing contracts signed with foreign Partners.
Corporate Income Tax (CIT)	<p>* The rate of C.I.T shall be applied 25%.</p> <p>* In the case newly established enterprises in the IP with high-tech projects according to laws, software projects shall be applied tax rate 10% of 15 years, exemption for maximum period of 04 years and reduction of 50% for a maximum period of 09 continuous years.</p> <p>* For projects of high-tech, large scale which particularly need to attract investment, the time of preferential tax rate 10% can extend but maximum of extension of tax rate 10% shall not exceed 30 years. After the above duration of preferential tax, the rate of C.I.T shall be applied 25%.</p> <p>* The duration of preferential tax rates shall be calculated from the first year in which the enterprise has taxable income. If an enterprise does not have taxable income in the first three years as from the first year in which it has turnover, then the duration of tax exemption and reduction shall be calculated from the fourth year.</p>
VII - INVESTMENT SUPPORT	
Support procedures before and after granting investment license	<p>VIGLACERA REAL ESTATE COMPANY are willing to guide and help all investors to complete necessary procedures as soon as possible:</p> <ul style="list-style-type: none"> - Investment certificate procedure. - Personnel registering procedure. - Registering and make stamp procedure. - Procedure to register tax code.
VIII - LABOR RESOURCE	
Local labor	<p>* Bac Ninh population: Around 01 million (over 60% are labour age).</p> <p>* Bac Ninh training schools supply about 10,000 technical labours and specialist skill labours yearly for enterprises.</p>
Labors from Hanoi capital and neighboring region	Hanoi - Northern biggest training centre of Vietnam, with famous Universities, Colleges which graduated thousands of skilled labours in the field of management and high technique. With reasonable distance for returning daily Hanoi - Yen Phong IP, so this is a strong point for supplying plentiful and skilled labor resource for Yen Phong IP.
	Labour resources from other provinces around Bac Ninh.
Salary	(1) - Worker: Minimum 1,040,000 VND /month (equivalent to 60 USD/month) Reality Average Salary of workers: 80 - 90 USD/month
	(2) - Engineer/ technician/ office staff: 200 - 250 USD/month .
	(3) - Chief Division/ Chief accountant / Manager: 300 - 350 USD/month .
Insurance	<p>Social insurance: 22%</p> <p>Health insurance: 4.5%</p> <p>Unemployment insurance: 2%</p> <p>The enterprises have to pay monthly 20% of total salary fund employees (16% for social insurance, 3% for healthy insurance and 1% for unemployment insurance)</p>

IX - REGULATION ABOUT CONSTRUCTION MANAGEMENT

Available building list in the IP	Manufacturing workshops, warehouses, operating offices, canteens for worker and sub-works (motorcycle-shed, guard - house, power transformer station, water tank for fire fighting).
Prohibited building list in the IP	House building, underground exploitation building.
Building density	50%
Land using factor	0.75 times
Building landmark (Building setback)	The distance from solid work to the internal traffic landmark with the width of horizontal section is 80m-40m, building setback is 10m; land lots has the width of the horizontal section 21.5m and building setback is 6m; The close enterprise fence is 6m at minimum. (Fire-fighting line).
Architecture requirements	Construction works should be designed and built harmoniously to create architecture, planning space suitable to the general landscape of the IP. With the sub-works (such as car parkings, toilets, power sub-station, water piping, drainage, generator room, wastewater system...etc.): Construction design should ensure the landscape of the Industrial Park, the minimum building landmark and making no harm to erections and environment of neighboring enterprises
Green density	Over 15%
Factory fence	The fence on the side of front internal road must be built opening fence(for example: made by Iron flower shape)

X - REFERENCES

Investment projects are available into Industrial Park	25 Enterprises, in which: 20 foreign Enterprises (05 Japanese Enterprises.; 13 Korean Enterprises.; 02 Taiwan Enterprises.), 05 Vietnamese Enterprises.
Charge of telephone installation	400,000 VND/unit (equivalent 23,5 USD/unit)
Charge of Internet connection	400,000 VND (equivalent to 23,5 USD). If use with telephone line, the price is 132,000 VND
Transport charges (Containers for reference)	From Yen Phong IP to Hai Phong seaport: (20'FT: 170 USD; 40'HC FT: 250 USD)
Price to build standard warehouse for reference	180 - 200 USD/m² (Actual building price depends on detailed design and point time of constructing of each factory).

XI - CONTACT

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