 **OVERVIEW OF PHO NOI TEXTILE AND GARMENT INDUSTRIAL PARK**

 ***Updated on April, 24 th,2013***

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| **I-General Information** |
| **Developer** | Pho Noi Textile and Garment Infrastructure Development Joint Stock Company **-** (VINATEX-ID) - a member of Vietnamese National Textile and Garment Group (VINATEX) |
| **Location** | Yen My district, My Hao district, Hung Yen province |
| **Overview of Hung Yen province** | * Hung Yen is 28 km from Hanoi capital, adjacent to Ha Tay, Hai Duong, Bac Ninh, Ha Nam, Thai Binh
* Area: 923 km2
* Total population: 1,142,700 people
* Climate: Tropical region
* Average temperature: 23,2 0C Average air humidity: 86%
* Rain season: from May to October yearly, average rainfall yearly: 1,450- 1,650 mm
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| **Scale** | * Total area: 119,51 hectares, divided into 2 phases:
* First phase (25.17 hectares): has been leased by 10 companies.
* Second phase (94,34 hectares): is being deployed with 71,7 hectares for leasing
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| **Operational time** | To 2059 |
| **Main investment sectors** | The industrial park is designed to serve Textile and Garment industry and other related industries |
| **Methods of leasing** | * Sublease the land with available infrastructures
* Sublease apartments for workers
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| **II- Traffic** |
| **Road** | Located on the cross-road of highway #5 and #39, connecting many large Northern economic zones, away from Hanoi 28km. |
| **Sea port** | Hai Phong seaport (73 km)Cai Lan seaport (90 km) |
| **Airport** | Noi Bai airport (40 km) |
| **Railway** | Lac Dao railway station (15 km) |
| **III-Infrastructure** |
| **Internal Traffic** | The main road is the two-way street, 7.5mx2 in widthThe separating strip is 2m, the pavements along the road is 6m The side road is 11.25m, the pavements along the road is 6m  |
| **Power supply** | The electric power of 22KV, 50HZ for the IP supplied by Hung Yen Power company. |
| **Water supply** | * Water supply station with capacity of 17,000 m3/day
* Water supply system is connected directly to the fence of enterprises
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| **Drainage system** | Rain water drainage system separate from wastewater drainage system, processed and discharged according to current Government regulations. |
| **Waste and waste water treatment** | Wastewater treatment station with capacity of **15,000** **m3/day**Provided by the Netherlands and installed in accordance with European standards II |
| **Telecommunication system** | Modern communication system reaches international standard and ready to meet full demands concerning on national and international communication services |
| **Fire fighting** | Fire brigade station away from 5km; extinguishing water pipe and fire hydrants are located along the main roads and branches of the factory. |
| **Environment and green tree** | Green tree cover 10.74% of total land area. |
| **IV- Social infrastructure and other services** |
| **Customs** | Hung Yen customer station away from 1 km. All the sealed procedures are carried out timely. |
| **Banks** | ACB, BIDV, Vietcombank, Sacombank, Techcombank …within the radius from 1-2 km. |
| **Post office** | My Hao post office away from 1 km |
| **Accommodation for workers** | Residential area meets the demands of 10.000 workers |
| **Security** | My Hao police office away from 1 kmIndustrial Park’s security team keeps watch 24/24h |
| **Hospitals** | Medical centre inside the Industrial ParkPho Noi general hospital away from 2 km |
| **Training colleges** | Hung Yen Technical Pedagogical UniversityHung Yen polytechnic college.Lod college of vocational technical technology.Hung yen industrial college… |
| **V- Investment cost and other costs** |
| **Land rental price** | Defined subject to the quantity and location in the Industrial Park |
| **Water price** | * 9,600 VND/m3 from March of 2013 (equivalent to 0.46 USD/m3)
* Paid monthly
* Changed according to production price and People committee of Hung Yen province, **but always lower than local water price, at least 20%**
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| **Fee of wastewater treatment** | Within 4.200 VND/ m3÷ 13.650 VND/ m3 (equivalent to 0.2-0.65 USD/m3) depending on physico-mechanical components of wastewater and paid monthly.**Receive wastewater from factories without first-treatment.** |
| **Power Charge** | ***Normal hour*** (4h-9h30, 11h30 – 17h, 20h – 22h): 1339 dong/kWh.***Low hour*** (22h-4pm): 854 dong/kWh.***Peak hour*** (9h30 – 11h30, 17h -20h): 2421 dong/kWh |
| **Coal price** | From 3.700.000 dong/ tons to 4.700.000 dong/ tons depending on quality |
| **Charge of infrastructure** | * Charge of infrastructure is 1,250 VND/m2/month (equivalent to 0.06 USD/m2/month)
* Changed depending on Consumer Price Index of Viet Nam
* Monthly payment
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| **Factory****construction cost** | * Factory construction cost:~140 USD/m2
* Office construction cost : ~250 USD/m2
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| **Transportation costs** | ***a) Road transport:*** * Hai Phong - Pho Noi: 6.500.000 dong/ 20 feet container, 7.500.000 dong/40 feet container (wood flour and fiber are the same).
* The cost of shipping products (chemicals) from Pho Noi to Viet Tri :

 ~7 million / trip.***b) Water way****:** From Hai Phong to Da Nang: 8.100.000 dong/ 40 feet container.
* From Hai Phong to Sai Gon: 8.500.000 dong/ 40 feet container.

***c) Railway:*** * From IP to Lac Dao station:
* Weight 500 kg: 300.000 dong/ trip
* Weight 1 tons: 450.000 dong/trip
* Weight 2 tons: 550.000 dong/ trip
* Weight 4 tons: 700.000 dong/trip
* From Lac Dao station to Da Nang station: 1.500 dong/ kg or 450.000 dong/m3.
* From Lac Dao station to Saigon station: 1.800 dong/ kg or 480.000 dong/m3.
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| **Charge of telephone, internet and other services** | According to regulation of suppliers at the using time |
| **VI- Investment preference** |
| **Import duties for machines,equipments** | Remission of import duties for machines , equipments, special-use transport means in technological line and in workers transport |
| **Other incentives** | * Land tax free until 2020
* Be supported to accomplish the investment procedure in the industrial park
* Be supported in the recruitment of local workers
* Be given privilege in legal lobby
* The foreign and home investors get all the incentives followed the current law of the Socialist Republic of Vietnam and Hung Yen province
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| **VII- Labor resource** |
| **Local labors** | Hung Yen population: over 1 million (more than 51% are in labor age) |
| **Hanoi capital and neighboring regions** | Hanoi- Northern biggest training center of Vietnam, providing thousands of skilled labors in the field of management and high techniqueReasonable distance from Hanoi to Industrial Park is convenient for daily returning – **the strong point to attract workers** |
| **Labor cost** | * Workers: 100 – 150 USD/month
* Engineer/Technician/Office staff: 200 – 250 USD/month
* Manager/Chief Accountant: 250 – 350 USD/month
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| **Insurance** | According to periodical Vietnam Government policies and regulations |
| **VIII-Investment Procedure** |
| **Investment procedures** | Select Lot→Agree on land subleasing and deposit→ Create investment dossier* If non-approval→Refund the deposit
* If approval→ Licence Investment →Sign land subleasing contract →Transfer land
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| **IX- Contact Details** |
| **Organization name** | Pho Noi Textile and Garment Industrial Park |
| **Address** | Pho Noi Textile and Garment Industrial Park, Yen My district, Hung Yen province |
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