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

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

|  |  |
| --- | --- |
| **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 |
| **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 |
| **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 |
| **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 width  The 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 |
| **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 km  Industrial Park’s security team keeps watch 24/24h |
| **Hospitals** | Medical centre inside the Industrial Park  Pho Noi general hospital away from 2 km |
| **Training colleges** | Hung Yen Technical Pedagogical University  Hung 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%** |
| **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 |
| **Factory**  **construction cost** | * Factory construction cost:~140 USD/m2 * Office construction cost : ~250 USD/m2 |
| **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. |
| **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 |
| **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 technique  Reasonable 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 |
| **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 |
| **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 |
| **Fax** | 0321-3972540 |
| **Tel** | 0321-3972520/3972501 **Hotline** :01237047777 |
| **Website** | http://vinatexid.com.vn |
| **E-Mail** | vinatexid@vinatexid.com.vn |