

Plot of Land No. 8 for Construction of the Wood-Frame House Building Factory in Ust-Katav

Chelyabinskaya Oblast, Ust-Katav



Plot of Land for Construction of the Wood-Frame House Building Factory

Vacant **industrial land**, ha

13.6

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Cadastral number	The Site will be registered with the State Cadastral Authorities upon its limits have been approved by an investor.
2.	Location	Chelyabinskaya Oblast, Ust-Katav
3.	Location description	Plot of land for construction of the wood-frame house building factory in Ust-Katav (ul. Stroiteley)
4.	Land use category	Agricultural land
5.	Site in brief	The Site has a flat topography with a gentle slope to the north-west as well as is free of constructions and plantings.
6.	Type of ownership (private, public, public-private)	Municipal

7.	Management company or similar (MC)	Ust-Katav Urban District Administration
8.	MC Address (postal, electronic, web-site)	456043, Chelyabinskaya Oblast, Ust-Katav, ul. Lenina, 47a, admuk@chel.surnet.ru , www.ukgo.su
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	E.I. Alfyorova, Deputy Head of Ust-Katav Urban District Administration– Chief of Land and Property Regulations Division Tel. 8(35167)2-55-66 admuk@chel.surnet.ru
10.	Site Development Concept (web-site, if any) (yes/no)	Yes
11.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
12.	Industry specialization	Wood processing and woodwork

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	1 km to Ust-Katav	—
2.	Distance to the regional centre	280 km to Chelyabinsk	—
3.	Distance to Moscow	1621 km	—
4.	Distance to the nearest highway	Ural M-5 – 2 km	—
5.	Any roads connecting the Site with the nearest highway, distance and road condition	Natural road, 1 km Asphalt road required	
6.	Any motor roads across the Site (yes/no)	No	
7.	Any connections to railways (yes/no)	No	
8.	Any offloading rail terminal facilities (yes/no)	No	
9.	Distance to the nearest international airport	140 km to OJSC Ufa International Airport	
10.	Distance to the nearest river port	140 km to LLC Ufa River Port	
11.	Distance to the nearest sea port	2001 km to Astrakhan sea port	

Infrastructure

	Characteristics	Current status	Projections
<i>Area of the Site</i>			
	Total area (ha)	13.6	
	Vacant plots of industrial land (ha)	<u>13.6</u>	
<i>Utilities</i>			
3.	Availability of utilities (yes/no, comments). Distance from the Site to utilities (km), available load of: - electric mains - heat supply system	6 kV overhead line – (0.4)	

	- gas supply system; - water supply network, - sewerage system (Comment in detail on technological potential of the utilities. Specify if additional construction or reconstruction of the utilities is required.)	6 MPa – (0.6) d = 200 – (0.5) d = 400 – (0.9) Construction of all utilities required	
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Workforce

4.	Transport service between the Site and the settlements	No	
5.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	0.4	
6.	Approximate number of unoccupied able-bodied population (people, thousand)	0.5	

Social infrastructure in 30-minute proximity to the Site

7.	Hospitals (yes/no, proximity to the nearest one)	Yes, 8 km	
8.	Shops (yes/no, proximity)	Yes, 2 km	
9.	Housing for the Site staff (yes/no, proximity)	Yes, 2 km	
10.	Hotels for the Site staff (yes/no, proximity)	Yes, 4 km	

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Guarantees on fixed-asset loans to SMEs (surety bonds provided by the regional Guarantee Fund to SMEs and related to bank guarantees issued by commercial banks)	Resolution by the Chelyabinskaya Oblast Administration No. 56-P dd. 16.03.2009 “On Establishment of SME Crediting Fund in Chelyabinskaya Oblast”	Since 2009
		Decree by the Ministry of Economic Development of Chelyabinskaya Oblast No. 32 dd. 07.03.2012 “On Approval of the Revised Articles of Association of Chelyabinskaya Oblast SME Crediting Fund”	Since 2012
2	Allocating sites with the supporting infrastructure to investors	Law of Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Chelyabinskaya Oblast”	Since 2003
3	Other preferences (specify)		
	Subsidies to SMEs: - to reimburse interest payments under the loans; -to reimburse down/advance payments under the lease agreements; -to reimburse expenses incurred by SMEs in acquiring the equipment to start, develop and/or modernize the production of goods, works and	Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 “On Sate Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017”; Resolution by the Chelyabinskaya Oblast Administration No. 276-P dd. 16.06.2015 “ On Procedure for Providing Subsidies to SMEs in 2015 to Reimburse Interest Payments under the Loans and Expenses Incurred by SMEs in Acquiring the	2015-2017

<p>services; -engaged in handicrafts to reimburse expenses on entrepreneurship projects; -engaged in socially oriented activities. Subsidies to SMEs to reimburse expenses incurred by SMEs in acquiring the equipment to start, develop and/or modernize the production of goods, works and services</p>	<p>Equipment to Start, Develop and/or Modernize the Production of Goods, Works and Services” Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 “ On Procedure for Providing Subsidies to SMEs in 2015”* Resolution by the Ust-Katav Urban District Administration No. 1029 dd. 17.09.2014 “On Approval of Municipal Program on SME Development in Ust-Katav Urban District for 2015-2017” Resolution by the Ust-Katav Urban District Administration No. 761 dd. 22.06.2015 “On Approval of the Procedure for Providing Subsidies to SMEs in 2015”</p>	<p>2015-2017</p>
<p>Allocating sites with the supporting infrastructure to investors</p>	<p>Law of Cheliabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Cheliabinskaya Oblast”</p>	<p>Since 2003</p>

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
<p>4</p>	<p>Sectoral subsidies – support for producers from specific sectors of economy (subsidies to residents to effect rental payments)</p>	<p>Law of Cheliabinskaya Oblast No. 433-ZO dd. 24.11.2005 “On Amendments to the Law of Cheliabinskaya Oblast “On Promoting Innovative Activities in Cheliabinskaya Oblast” Law of Cheliabinskaya Oblast No. 154-ZO dd. 23.06.2011 “On Reduction of Corporate Tax Rate for Specific Categories of Taxpayers” Resolution by the Cheliabinskaya Oblast Administration No. 69-P dd. 06.03.2013 “On Accreditation of Innovative Technological Parks Operating in Cheliabinskaya Oblast” Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 “On Sate Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017”; Resolution by the Chelyabinskaya Oblast Administration No. 276-P dd. 16.06.2015 “ On Procedure for Providing Subsidies to SMEs in 2015 to Reimburse Interest Payments under the Loans and Expenses Incurred by SMEs in Acquiring the Equipment to Start, Develop and/or Modernize the Production of Goods, Works and Services” Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 “ On Procedure for Providing Subsidies to SMEs in 2015”* Preferences for agricultural producers Resolution by the Cheliabinskaya Oblast Administration No. 65-P dd. 26.02.2013 “On Procedure of Granting in 2013-2015</p>	<p>Since 2005 Since 2011 Since 2013 2015-2017 2013-2015</p>

		Subsidies to Partially Reimburse Interest Payments under the Loans from Russian Credit Institutions and Agricultural Credit Consumer Cooperatives, and on Considering Some Resolutions by the Cheliabinskaya Oblast Administration as Invalid”	
		Resolution by the Cheliabinskaya Oblast Administration No. 119-P dd. 30.04.2008 “On Procedure of Granting Subsidies to Support Crop Husbandry”	Since 2008
		Resolution by the Cheliabinskaya Oblast Administration No. 126-P dd. 29.04.2011 “On Procedure of Granting Subsidies on State Support for Livestock Breeding”	Since 2011
		Resolution by the Cheliabinskaya Oblast Administration No. 74-P dd. 20.03.2013 “On Amendments to Resolution by the Cheliabinskaya Oblast Administration No. 75-P dd. 16.03.2011 “On Procedure of Granting Subsidies on Obtaining of Elite Seeds and Seeds of High Performance”	Since 2013
		Resolution by the Cheliabinskaya Oblast Administration No. 729-P dd. 28.12.2012 “On Procedure of Granting in 2013-2015 Subsidies on the Creation and Development of Peasant/Farmer Enterprises”	2013-2015
		Resolution by the Cheliabinskaya Oblast Administration No. 727-P dd. 28.12.2012 “On Procedure of Granting in 2013-2015 Subsidies to Agricultural Consumer Cooperatives to Partially Reimburse Expenses Related to Milk Sale and Milk Collection and Delivery for Further Processing and Sale”	
		Resolution by the Cheliabinskaya Oblast Administration No. 728-P dd. 28.12.2012 “On Procedure of Granting Subsidies in 2013-2015 to Partially Reimburse Peasant/Farmer Enterprises’ Expenses, Including Individual Entrepreneurs, Related to Registration of Property Rights to the Land Plots Used by Them and Pertaining to Agricultural Lands”	
5	Export subsidies (partial subsidizing of expenses incurred in arranging exhibitions, interest rate subsidies on loans)	Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 “On Sate Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017”; Resolution by the Chelyabinskaya Oblast Administration No. 276-P dd. 16.06.2015 “ On Procedure for Providing Subsidies to SMEs in 2015 to Reimburse Interest Payments under the Loans and Expenses Incurred by SMEs in Acquiring the Equipment to Start, Develop and/or Modernize the Production of Goods, Works and Services” Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 “ On Procedure for Providing Subsidies to SMEs in 2015”*	2015-2017
6	Profit tax relief	Law of Cheliabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Cheliabinskaya Oblast”	Since 2003
		Law of Cheliabinskaya Oblast No. 154-ZO dd. 23.06.2011 “On Reduction of Corporate Tax Rate for Specific Categories of Taxpayers”; Resolution by the Cheliabinskaya Oblast Administration No. 332-P dd. 28.09.2011 “On the Procedure of Making the List of Priority Investment Projects of Cheliabinskaya Oblast”	Since 2011

		Resolution by the Cheliabinskaya Oblast Administration No. 124-P dd. 25.03.2013 "On Amendments to Resolution by the Cheliabinskaya Oblast Administration No. 332-P dd. 28.09.2011"	Since 2013
7	Property tax relief	Law of Cheliabinskaya Oblast No. 175-ZO dd. 28.08.2003 "On Promoting Investment Activities in Cheliabinskaya Oblast"; Law of Cheliabinskaya Oblast No. 189-ZO dd. 27.11.2003 "On Corporate Property Tax"	Since 2003
		Law of Cheliabinskaya Oblast No. 155-ZO dd. 23.06.2011 "On Amendments to the Law of Cheliabinskaya Oblast "On Corporate property Tax"; Resolution by the Cheliabinskaya Oblast Administration No. 332-P dd. 28.09.2011 "On Procedure of Making the List of Priority Investment Projects of Cheliabinskaya Oblast"	Since 2011
		Resolution by the Cheliabinskaya Oblast Administration No. 124-P dd. 25.03.2013 "On Amendments to Resolution by the Cheliabinskaya Oblast Administration No. 332-P dd. 28.09.2011"	Since 2013
8	Other reliefs and preferences (specify)		
	Subsidies to SMEs: - to reimburse interest payments under the loans; -to reimburse down/advance payments under the lease agreements; -to reimburse expenses incurred by SMEs in acquiring the equipment to start, develop and/or modernize the production of goods, works and services; -engaged in handicrafts to reimburse expenses on entrepreneurship projects; -engaged in socially oriented activities.	Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 "On Sate Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017"; Resolution by the Chelyabinskaya Oblast Administration No. 276-P dd. 16.06.2015 " On Procedure for Providing Subsidies to SMEs in 2015 to Reimburse Interest Payments under the Loans and Expenses Incurred by SMEs in Acquiring the Equipment to Start, Develop and/or Modernize the Production of Goods, Works and Services" Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 " On Procedure for Providing Subsidies to SMEs in 2015"*	2015-2017
	Providing investors with the benefits of exploitation of the land publicly owned by Cheliabinskaya Oblast	Law of Cheliabinskaya Oblast No. 175-ZO dd. 28.08.2003 "On Promoting Investment Activities in Cheliabinskaya Oblast" Resolution by the Cheliabinskaya Oblast Administration No. 211-P dd. 11.10.2006 "On Defining the Indices of Utilization Type and Social Significance for the Land Plots Publicly Owned by Cheliabinskaya Oblast"	Since 2003 Since 2006
	Providing investors with guarantees by Cheliabinskaya Oblast	Law of Cheliabinskaya Oblast No. 175-ZO dd. 28.08.2003 "On Promoting Investment Activities in Cheliabinskaya Oblast" Law of Cheliabinskaya Oblast No. 297-ZO dd. 28.08.2008 "On Issuing State Guarantees of Cheliabinskaya Oblast" Law of Cheliabinskaya Oblast No. 71-ZO dd. 18.12.2014 "On Regional Budget for 2015 and the 2016-2017 Planning Period" (Annexes 8 and 9)	Since 2003 Since 2008 2015-2017

	Law of Cheliabinskaya Oblast No. 428-ZO dd. 20.12.2012 “On Regional Budget for 2013 and the 2014-2015 Budget Plan” (Annexes 8 and 9)	2013-2015
	Resolution by the Cheliabinskaya Oblast Administration No. 212-P dd. 27.10.2010 “On the List of Documents Required for Extending a Regional State Guarantee”; Resolution by the Cheliabinskaya Oblast Administration No. 289-P dd. 10.12.2010 “On the List of Documents Required for Extending a Regional State Bond Issue Guarantee”	Since 2010
	Resolution by the Cheliabinskaya Oblast Administration No. 177-P dd. 15.06.2011 “On Tender Procedures to Select Investment Projects of Investors Eligible for State Guarantees of Cheliabinskaya Oblast, and on Amendments to Resolution by the Cheliabinskaya Oblast Administration No. 212-P dd. 27.10.2010”	Since 2011

* “Subsidies to SMEs are subject to:

1) SME state registration and priority business lines in Cheliabinskaya Oblast;

Priority business lines are determined in Paragraph 9 of Section V of the Chelyabinskaya Oblast State Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017 approved by Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 “On Sate Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017”;

2) Absence of overdue debts related to taxes, charges and other obligatory payments to the budgets of all levels and public extra-budgetary funds;

3) Permanent jobs in SMEs as at 1 January 2015;

4) Increase in and maintenance of the average number of SMEs’ employees in 2015;

5) Equity investments by SMEs in the construction/ reconstruction of industrial buildings, facilities and structures for their own needs, as well as in the acquisition of the equipment to start, develop and/or modernize the production of goods, works and services in 2014 and/or 2015;

6) Taxes, charges and other obligatory payments to the budgets of all levels and public extra-budgetary funds in 2014-2015.”

“SME financial support is subject to:

1) SME state registration and priority business lines in Ust-Katav Urban District.

For the purposes of financial support, priority business lines of SMEs in Ust-Katav Urban District include business lines listed in the All-Russian Classifier of Types of Economic Activity (OK 029-2001(KDES Rev. 1)) (hereinafter referred to as “Classifier”), except for business lines listed in Sections G, J, K (save for code 74.2), L, O (save for codes 90 and 92), P and related to code 63.3 of Section 1 of the Classifier.

However, SMEs producing and selling excisable goods (including SMEs extracting and selling minerals, except for common minerals) do not receive support.

2) Absence of overdue debts related to taxes, charges and other obligatory payments to the budgets of all levels and public extra-budgetary funds.

3) Permanent jobs in SMEs as at 1 January 2015.

4) Increase in and maintenance of the average number of SMEs’ employees in 2015.

5) Equity investments by SMEs in the acquisition of the equipment under the lease agreements, as well as in the acquisition of the equipment to start, develop and/or modernize the production of goods, works and services in 4Q 2014 and/or in 2015.

6) Taxes, charges and other obligatory payments to the budgets of all levels and public extra-budgetary funds in 2014-2015.”

PHOTOS

Plot of Land for Construction of the Wood-Frame House Building Factory



Ural M-5

