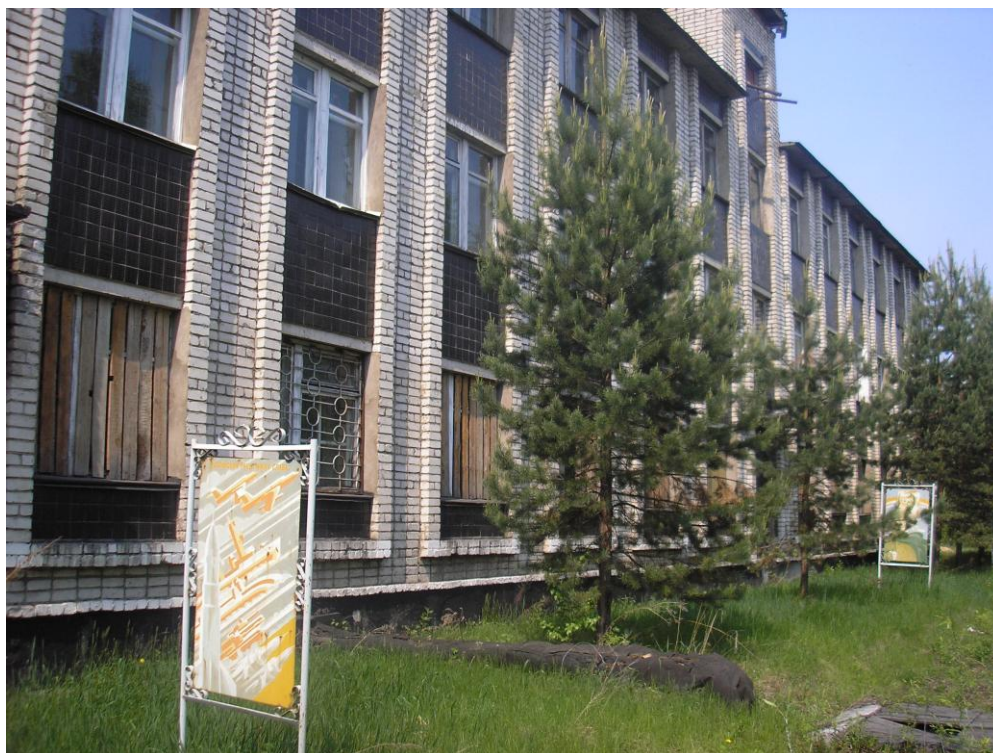


Chegdomyn Industrial and Technology Park (brownfield)

Khabarovsky Krai, Verkhnebureinsky District, Chegdomyn Urban Settlement



Vacant industrial land, ha: **60.0**

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Cadastral number	27:05:0601094:195
2.	Location	Khabarovsky Krai, Verkhnebureinsky District, Chegdomyn workers' settlement, Mira Street 3a
3.	Location description	North-Eastern part of Chegdomyn
4.	Land use category	Populated lands
5.	Site in brief	The entire territory of the site is dumped with rocky soil. There are also 3 administrative buildings with a total area of 2 thousand sq. m. and nearly 10 buildings (apr. 10 thousand sq. m.), which can accommodate various production facilities and warehouses. All the buildings are permanent (made of brick using footing), with a depreciation degree of about 40%. About 80 % of the territory is planted with shrubs and trees (which

		have no value for ecology).
6.	Type of ownership (private, public, public-private)	Municipal property of Chegdomyn workers' settlement
7.	Management company or similar (MC)	Management company has not been established yet. (Draft resolution of the Government of Khabarovsky Krai on establishment of Chegdomyn Industrial and Technology Park Managing Company has been prepared and is undergoing approval now. Functions involving creation of the industrial park are executed by the Government of the Krai together with municipal executive bodies.
8.	MC address (postal, electronic, web-site)	Ministry for Economic Development and External Affairs of Khabarovsky Krai. Khabarovsk, Muravjeva-Amurskogo, 19. www.minec.khabkrai.ru
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Person in charge: Viktor Semaniv, Ministry of Economic Development and External Affairs of Khabarovsky Krai, Advisor. Tel: (4212) 40 20 00 ext. 2472; 8-914-218-64-23 8-914-187-03-02 v.i.seamiv@adm.khv.ru
10.	Site Development Concept (website, if any) (yes/no)	n/a
11.	Site business lines (major projects, SME projects, mixed-type projects)	Major projects, SME projects, mixed-type projects.
12.	Industry specialization	Wood-processing and manufacturing of woodcraft; production of rubber and plastic goods; production of other non-metal ,mineral goods; metallurgic production and manufacture of other metal products; other manufacturing activities; transportation and communication, activity related to provision of services and work.

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town (km)	Within the boundaries of Chegdomyn ITP	-
2.	Distance to the regional center (km)	Approximately 680 km to Khabarovsk	-
3.	Distance to Moscow (km)	5 830 km	-
4.	The nearest highway, name and distance (km)	Mogdy-Berezovy-Komsomolsk-Na-Amure highway (length 450 km); distance from the site: 20 km	Planned year delivery: 2018
5.	Any road connecting the Site with the nearest highway: distance and road condition	A pass way to the local automobile route (see above)	-
6.	Any motor roads across the Site (yes/no)	yes	-
7.	Any connections to railways (yes/no)	no	-

	Characteristics	Current status	Projections
8.	Any offloading rail terminal facilities (yes/no)	no	-
9.	Distance to the nearest international airport	680 km to Khabarovsk	-
10	Distance to the nearest river port	444.8 km to Komsomolsk –na-Amure	-
11	Distance to the nearest sea port	995 km to Vanino settlement	-

Infrastructure

	Characteristics	Current status	Projections
Area of the Site			
1.	Total area of the Site (ha)	81.94	
2.	Vacant plots of industrial land (ha)	<u>60.00</u>	

Utilities

3.	<p>Availability of ready-to use engineering utilities. (yes, no, comments). Distance from the Site to engineering utilities (km); available load of:</p> <ul style="list-style-type: none"> - electric mains - heat supply system - gas supply system - water supply network - sewerage system <p>(Comment in detail on technological potential of the utilities. Specify if additional construction/reconstruction of the utilities is required.)</p>	<p>Design estimate documentation for construction of engineering facilities estimated at RUB 544,3 mln. has been prepared. All the objects are located on the territory of the park or along its boundaries.</p> <p>Available capacities according to the project:</p> <p>Electric supply: 10 MW Gas supply – n/a Water supply – 1000 cubic meters per day. Sewerage system – 1000 cubic meters per day.</p> <p>No provisions have been made for heat supply because potential investors wished to settle the issue individually (one of investment projects - is a steel foundry, which will produce enough heat energy as a by-product). Besides there is a heat boiler station №2 at the distance of 0.5 km. Centralized gas supply is not available in the region. All the above mentioned objects involve new construction.</p>	
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Workforce

4.	Transport service between the Site and the settlements	yes	
5.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	1.5	

6.	Approximate number of unoccupied able-bodied population (people, thousand)	2.3	
Social infrastructure in 30-minute proximity to the Site			
7.	Hospitals (yes/no, proximity to the nearest one)	Yes. 130 m.	
8.	Shops (yes/no, proximity)	Yes. 200 m.	
9.	Housing for the Site staff (yes/no, proximity)	Yes, 150 m.	
10	Hotels for the Site staff (yes/no, proximity)	Yes, 100 m.	

Preferences to Residents
In terms of initial costs

	Preferences	Number and date of statutory document and approving authority	Statutory document validity
1	Subsidies for expenses on technological connection to electricity network objects	Resolution of the Administration of Khabarovsk Krai No 124-PR dd. 17.04.2012 "On Development of SME-sector in Khabarovsk Krai for the years 2013-2020".	
2	Provisions of grants for implementation of SME projects	Resolution of the Administration of Khabarovsk Krai No 124-PR dd. 17.04.2012 "On Development of SME-sector in Khabarovsk Krai for the years 2013-2020".	
3	Subsidies for lease payments for purchase of fixed assets	Resolution of the Administration of Khabarovsk Krai No. 124-PR dd. 17.04.2012 "On Development of SME-sector in Khabarovsk Krai for the years 2013-2020"	
4	Guaranties for SME loans, used for purchase of fixed assets	Resolution of the Administration of Khabarovsk Krai No. 124-PR dd. 17.04.2012 "On Development of SME-sector in Khabarovsk Krai for the years 2013-2020"	
5	Discounts on services involving establishment of a resident company	Resolution of the Administration of Khabarovsk Krai No 124-PR dd. 17.04.2012 "On Development of SME-sector in Khabarovsk Krai for the years 2013-2020"	

In terms of operational costs

	Preferences	Statutory document and approving authority	Statutory document validity
6	Industry-specific subsidies – support of manufacturers representing certain sectors (provision of subsidies for residents to pay rent)	Resolution of the Administration of Khabarovsk Krai No 124-PR dd. 17.04.2012 "On Development of SME-sector in Khabarovsk Krai for the years 2013-2020"	
7	Export support subsidies (Interest rate subsidies, subsidies to reimburse part of exhibition expenses)	Resolution of the Administration of Khabarovsk Krai No 124-PR dd. 17.04.2012 "On Development of SME-	

		sector in Khabarovsky Krai for the years 2013-2020"	
8	Loan interest rate subsidies for the Site residents	Resolution of the Administration of Khabarovsky Krai No 124-PR dd. 17.04.2012 "On Development of SME-sector in Khabarovsky Krai for the years 2013-2020"	
9	Income tax exemptions	Law of Khabarovsky Krai No.308 dd. 10.11.2005 "On Regional Taxes and Tax Exemptions in Khabarovsky Krai"; Law of Khabarovsky Krai No.130 dd. 23.11.2011 "On State Investment Policy of Khabarovsky Krai"	
10	Property tax exemptions	Law of Khabarovsky Krai No.308 dd. 10.11.2005 "On Regional Taxes and Tax Exemptions in Khabarovsky Krai"; Law of Khabarovsky Krai No.130 dd. 23.11.2011 "On State Investment Policy of Khabarovsky Krai"	
11	Other tax exemptions (transport tax)	Law of Khabarovsky Krai No.308 dd. 10.11.2005 "On Regional Taxes and Tax Exemptions in Khabarovsky Krai"; Law of Khabarovsky Krai No.130 dd. 23.11.2011 "On State Investment Policy of Khabarovsky Krai"	
12	Other tax exemptions (name of a tax levy)	Law of Khabarovsky Krai No.308 dd. 10.11.2005 "On Regional Taxes and Tax Exemptions in Khabarovsky Krai"; Law of Khabarovsky Krai No.130 dd. 23.11.2011 "On State Investment Policy of Khabarovsky Krai"	

Pictures

Headquarters building



Fire station



Canteen building





Industrial buildings



Warehousing buildings





Electrical transmission line between the warehousing buildings



Watch-house



Roads on the Site



Unoccupied lands



Implementation of this business line will help create more than 700 additional jobs, improve ecologic situation in the settlement, change the structure of its economy, bring down dependency

on specialized industry and provide sustainable development of Chegdomyn industrial and technological park.

Priority areas of economy diversification of non-diversified Chegdomyn working settlement are creation of industrial and development of agricultural cluster.

Investment projects aimed at creation of Chegdomyn industrial and technological park

The project provides for creation of a highly-organized engineering technological enterprise, equipped with multifunctional package of infrastructures, required to attract companies, able to create a hi-tech competitive product.

ITP Chegdomyn includes 3 segments:

- 1. Timber industry:** a plant for reprocessing of low-grade wood and timber waste, production unit for primary wood processing, industrial wood production center, house-building factory, larch-tree reprocessing plant for pharmaceutical and food industry.
- 2. Manufacture of construction materials:** brick factory, plant of concrete goods, asphalt plant, heat insulators production unit, PVC profile production unit, ferrous casing production unit.
- 3. Innovation and technology segment:** logistics center (loading-unloading center), small business support center, car maintenance complex, exhibition complex.

Estimated capacity: The project provides for 15 SMEs within the framework of the ITP.

Estimated location of ITP Chegdomyn: A land plot with a total area of 81 ha with the following parameters (m): 1500x870x800x180x440 – was allocated for the creation of the ITP, which is situated on the territory of a former military unit № 40951 (military camp №30). According to the Administration of Chegdomyn workers' settlement, the total area of the land plot is 82 ha. The specified territory features 21 capital facilities, the area of built-up does not exceed 25%. Category of the lands: populated lands.

Total finance for the projects, comprising ITP Chegdomyn, excluding costs of constructing objects of infrastructure, exceeds **RUR 1 billion – to be received from private investors, RUR 10 mln. – money from the budget of the Krai** (establishment of small business support center).