

Private Industrial Park *Conveyor* (brownfield)

Kirovskaya Oblast, Belaya Kholunitsa



Vacant **industrial property**, sq. m:

13,103.8

Vacant **office property**, sq. m:

200.0

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General Information; Location; Contacts

	Site characteristics	Description
1	Name	Private Industrial Park <i>Conveyor</i>
2	Type (industrial site, industrial park, technological park, tourist and recreation area benefiting from favourable social and economic policies)	Industrial park
3	Type of ownership (private, public, public-private)	Private
4	Location and web-site (e-mail)	Ul. Lenina 5, Belaya Kholunitsa, Kirovskaya Oblast, Russia, 613200
5	Management company or similar (MC)	It is planned to establish MC in 3Q 2015
6	MC Address (postal, electronic, web-site)	-
7	MC contact responsible for relations with potential residents (full name, title, phone number and e-mail)	Sergey A. Alpatov 8-912-335-0282 tapla@mail.ru

8	Site Development Concept (web-site, if any) (yes/no)	In progress
9	Site business lines (major projects, SME projects, mixed-type projects)	SME projects
10	Industry specialization	Food production; textile and clothing; wood processing and woodwork; chemical production; metallurgy and finished metal products; machinery and equipment; other manufacturing; transport and communications; works and services

The industrial park is located in the P-2 zone *Zone for Enterprises of Hazard Category IV* in compliance with the regulations on land use and development in Belaya Kholunitsa. This zone is designed for siting and operating of industrial enterprises, road service enterprises, transport and communication enterprises, production centers of building organizations, public utility and trade companies and road service facilities of hazard category IV in accordance with the sanitary classification presented in the Sanitary Rules and Standards (SanPiN) 2.2.1/2.1.1. 1200-03.

Main permitted uses of plots of land and capital construction facilities:

- enterprises and production facilities of hazard category IV:
 - machinery and metal working enterprises and production facilities;
 - wood processing enterprises and production facilities;
 - light industry enterprises and production facilities;
 - food industry enterprises and production facilities;
 - fuel industry enterprises and production facilities;
 - energy enterprises;
 - construction materials and building industry enterprises;
 - road service enterprises;
 - transport enterprises;
 - communication enterprises;
 - production centers of building organizations;
 - production centers of public utility companies;
 - production centers of trade companies;
- road service facilities of hazard category IV;
- enterprises and production facilities of hazard category V;
- forest breeding and seed center.

Transport accessibility

	Characteristics	Current status	Projections
1	Distance to the nearest town	Slobodskoy, 46 km	—
2	Distance to the regional centre	Kirov, 82 km	—
3	Distance to Moscow	1028 km	—
4	Distance to the nearest highway	Kirov-Omutninsk-Perm	—
5	Any road connecting the Site with the nearest highway, distance, road pavement and condition	Street and road network, 1.12 km, asphaltic pavement, satisfactory	—
6	Any motor roads across the Site (yes/no)	Yes	—
7	Any connections to railways (yes/no)	No	—
8	Any offloading rail terminal facilities (yes/no)	No	—
9	Distance to the nearest international airport	Airport <i>Bolshoye Savino</i> , 433 km, Perm	—
10	Distance to the nearest river port	376 km to Shoshma river, Malmyzh	—
11	Distance to the nearest sea port	Big Port of St. Petersburg, 1760 km	—

Infrastructure

	Characteristics	Current status	Projections
<i>Plots of land</i>			
1	Total area of the Site (ha)	24966.8	24966.8
2	Vacant plots of industrial land within the Site limits (ha)	No	No
<i>Industrial property</i>			
3	Vacant industrial property (sq. m.) (yes/no), technical state and reconstruction measures planned	13103.8	0 in 2018
4	Any construction of industrial property underway or planned (for subsequent lease or sale) (sq.m.)	No	No
<i>Office property</i>			
5	Vacant area of office property (sq. m) (yes/no), technical state and reconstruction measures planned	200	0 in 2018
6	Any construction of office property underway or planned (for subsequent lease or sale) (sq.m.)	No	No
<i>Utilities</i>			
7	Any construction of electric mains underway or planned (yes/no); available load (MW)	Centralized electricity supply system and own hydroelectric power station available	No
8	Any construction of CHP and/or heat supply systems underway or planned (yes/no); contracted capacity (Gcal/h)	Central heat supply system available, boiler station capacity – 26,000 Gcal per year	No
9	Any construction of water supply network systems underway or planned (yes/no); maximum switched load (cu. m/h)	2015 Reconstruction of the pumping station (portable water storage tank – 600 cu. m), transforming substation and water pipeline (2 km)	2016 Reconstruction of the pumping station (portable water storage tank – 600 cu. m), transforming substation and water pipeline (2 km)
10	Any construction of water sanitation systems (sewage, storm wastewater treatment facilities) underway or planned (yes/no); contracted capacity (cu. m/h)	2015 Reconstruction of the pumped sewer (1840 m) and sewerage pumping station	2016 Reconstruction of the pumped sewer (1840 m) and sewerage pumping station
11	Any construction of gas supply systems underway or planned (yes/no); contracted capacity (cu. m p.a.)	Gas supply systems not available	By 2020
12	Any construction of other utility networks underway or planned (yes/no) (if yes, specify)	No	No
<i>Workforce</i>			
13	Nearest settlements, distance (km)	The industrial site is located in the center of Belaya Kholunitsa	The industrial site is located in the center of Belaya Kholunitsa
14	Transport service between the Site and the settlements	Yes	Yes

15	Total workforce estimates within a 50-km radius of the Site (people, thousand)	1.5	1.5 in 2020
16	Approximate number of unoccupied able-bodied population (people, thousand)	0.3	0.3 in 2020
17	Average monthly pay of technical staff (RUB, thousand)	12.48	19.2 in 2020
18	Average monthly pay of managerial staff (RUB, thousand)	15.6	24 in 2020
<i>Social infrastructure in 30-minute proximity to the Site</i>			
19	Any construction of canteens or cafes underway or planned (yes/no)	No, canteen within the territory of OJSC Belokholunitsky Mashstroyzavod available (0.3 km)	No, canteen within the territory of OJSC Belokholunitsky Mashstroyzavod available (0.3 km)
20	Hospitals (yes/no, proximity to the nearest one)	Yes, 1.3 km	Yes, 1.3 km
21	Shops (yes/no, proximity)	Yes, 100 m	Yes, 100 m
22	Housing for the Site staff (yes/no, proximity)	Yes	Yes
23	Hotels for the Site staff (yes/no, proximity)	Hotel <i>Anastasiya</i> , 0.3 km; hotel <i>San-Sanych</i> 1.1 km	Hotel <i>Anastasiya</i> , 0.3 km; hotel <i>San-Sanych</i> , 1.1 km
24	Any construction of other social infrastructure facilities underway or planned (yes/no) (specify)	No	No

Preferences for Residents

In terms of initial cost

	Preferences	Statutory document and approving authority	Statutory document validity
1	Subsidies on SME projects	Resolution by the Belokholunitsky Municipal District dd. 18.09.2013 No. 885 <i>On Approval of the Procedure for Tenders to Grant Subsidies to Startup SMEs on Starting Own Business</i>	2013 indefinite term
2	Subsidies on lease payments to acquire fixed assets	Resolution by the Belokholunitsky Municipal District dd. 20.08.2013 No. 790 <i>On Approval of the Procedure for Granting Subsidies to SMEs under the Agreements on Financial Lease (Leasing)</i>	2013 - indefinite term
3	Guarantees on fixed-asset loans to SME	Regulation on procedures and terms of providing by the Kirov Regional Fund for SME Support sureties to SMEs approved by the General Meeting of Founders of the Kirov Regional Fund for SME Support (protocol dd. 13.03.2014)	2014 - indefinite term
4	Other preferences (specify)		2015 - indefinite term
4.1	Privileged loans (microloans) to SMEs	Regulations on provision by the Kirov Regional Fund for SME Support of microloans to SMEs approved by the Presidium of the Kirov Regional Fund for SME Support (protocol dd. 07.04.2015 No. 1)	2015 - indefinite term
4.2	Subsidies to SMEs to partially compensate for expenses incurred in acquiring fixed assets	The respective procedure for granting subsidies will be approved by the local authorities in 3Q 2015	2015 - indefinite term

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Sectoral subsidies – support for certain industry manufacturers (subsidies to residents to effect lease payments)	Kirovskaya Oblast Law dd. 02.07.2010 No. 537-ZO <i>On Regulation of Investment Activities in Kirovskaya Oblast</i>	2010 - indefinite term
2	Subsidies on export support (partial subsidizing of exhibitions; interest rates subsidies)	Kirovskaya Oblast state program for SME Support for 2013-2020 approved by Resolution of the Kirovskaya Oblast Government dd. 10.12.2012 No. 185/741 Resolution by the Kirovskaya Oblast Government dd. 08.02.2010 No. 39/29 <i>On Granting Subsidies to Kirov Regional Fund for SME Support</i>	2012-2020 2010 - indefinite term
3	Subsidizing interest rates on loans to Site residents	Resolution by the Kirovskaya Oblast Government dd. 7.07.2011 No. 110/269 <i>On Implementation of Certain Provisions of Kirovskaya Oblast Law dd. 02.07.2010 No. 537-ZO On Regulation of Investment Activities in Kirovskaya Oblast</i>	2011 - indefinite term
4	Profit tax reliefs	Kirovskaya Oblast Law dd. 08.10.2012 No. 199-ZO <i>On Reduced Rate of Corporate Profit Tax Payable to the Regional Budget for Certain Categories of Taxpayers</i>	2012 - indefinite term
5	Property tax reliefs	Kirovskaya Oblast Law dd. 27.11.2003 No. 209-ZO <i>On Corporate Property Tax in Kirovskaya Oblast</i>	2003 - indefinite term
6	Other tax relief (specify in detail)	Kirovskaya Oblast Law dd. 30.04.2009 No. 366-ZO <i>On Setting of Graduated Tax Rates in Kirovskaya Oblast in Applying of the Simplified Taxation System by Taxpayers Who Have Chosen Profits Reduced by Expenses as an Object of Taxation</i>	2009 - indefinite term
7	Other tax relief (specify in detail)	Kirovskaya Oblast Law dd. 28.11.2002 No. 114-ZO <i>On Transport Tax in Kirovskaya Oblast</i> (for holders of patronage certificates of the Kirovskaya Oblast Governor)	2002 - indefinite term
8	Other preferences: (Public support for private investors-residents of intensive development park areas whose investment projects are put on the list of priority investment projects with a total investment volume of RUB 10 mn). Public support shall be provided in case of availability of funds for these purposes as may be required by the Kirovskaya Oblast law on the regional budget for the subsequent financial year (subsequent financial year and planning period). Residents of park	Resolution by the Kirovskaya Oblast Government dd. 07.07.2011 No. 110/269 <i>On Implementation of Certain Provisions of Kirovskaya Oblast Law dd. 2.07.2010 No. 537-ZO On Regulation of Investment Activities in Kirovskaya Oblast</i>	2011 - indefinite term

	areas shall receive public support in the form of subsidies from the regional budget resources on a non-repayable and non-refundable basis to partially compensate expenses if projects are implemented within park areas:		
8.1	To pay interest rates on loans raised by private investors, to effect lease payments including initial payments under lease agreements entered into. The amount of subsidies to effect initial payments under lease agreements entered into is based on 100% of documented expenses on initial payments but shall make no more than RUB 1 mn per annum for one investment project.	Resolution by the Kirovskaya Oblast Government dd. 07.07.2011 No. 110/269 <i>On Implementation of Certain Provisions of Kirovskaya Oblast Law dd. 02.07.2010 No. 537-ZO On Regulation of Investment Activities in Kirovskaya Oblast</i>	
8.2	To effect coupon payments to private investors attracting investments by issue of bonds for the first time. The amount of subsidies shall make no more than one half of the CB base rate applicable as at the date of submission by a private investor of the respective documents. However, subsidies to effect coupon payments shall not be granted to compensate expenses on penalties and fines paid by a private investor for late coupon payments.	Resolution by the Kirovskaya Oblast Government dd. 07.07.2011 No. 110/269 <i>On Implementation of Certain Provisions of Kirovskaya Oblast Law dd. 02.07.2010 No. 537-ZO On Regulation of Investment Activities in Kirovskaya Oblast</i>	
8.3	For staff professional training, development and improvement. The amount of subsidies shall make 50% of documented expenses on staff training/development but no more than RUB 150,000 per annum for one investment project.	Resolution by the Kirovskaya Oblast Government dd. 07.07.2011 No. 110/269 <i>On Implementation of Certain Provisions of Kirovskaya Oblast Law dd. 02.07.2010 No. 537-ZO On Regulation of Investment Activities in Kirovskaya Oblast</i>	
8.4	To carry out project works on creation of transport and/or utility infrastructure The amount of subsidies shall make 20% of documented expenses on project works on creation of transport and/or utility infrastructure but no more than RUB 5 mn per annum for one investment project.	Resolution by the Kirovskaya Oblast Government dd. 07.07.2011 No. 110/269 <i>On Implementation of Certain Provisions of Kirovskaya Oblast Law dd. 02.07.2010 No. 537-ZO On Regulation of Investment Activities in Kirovskaya Oblast</i>	
8.5	To pay for services provided by heating, water and power suppliers. The amount of subsidies shall make 20% of documented expenses on services provided by heating, water and power suppliers but no more than RUB 350,000 per annum for one investment	Resolution by the Kirovskaya Oblast Government dd. 07.07.2011 No. 110/269 <i>On Implementation of Certain Provisions of Kirovskaya Oblast Law dd. 02.07.2010 No. 537-ZO On Regulation of Investment Activities in Kirovskaya Oblast</i>	

project.		
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Tariffs

	Characteristics	Unit of measure	Current status	Periodicity of Review
<i>Purposes of presenting vacant areas</i>				
1	Purposes of presenting vacant areas: - sale - lease - other forms of partnership (specify).	lease		
<i>Lease</i>				
2	Lease rate for industrial areas	rubles/square meters per month excluding VAT	100.00	-
3	Lease rate for office areas	rubles/square meters per month excluding VAT	100.00	-
<i>Connection to electric networks</i>				
4	Cost of connection to electric networks	rubles/kW excluding VAT	-	-
<i>Utility services</i>				
5	Cost of contracted electrical capacity (capacity tariff)	rubles/kW* per month excluding VAT	-	-
6	Heat tariff	rubles/Gcal excluding VAT	1961.20	Annually
7	Water tariff	rubles/ cubic meters excluding VAT	41.66	Annually
<i>MC services</i>				
9	Logistics (yes/no)		-	-
10	Staff recruitment (yes/no)		-	-
11	Maintenance/engineering (yes/no)		-	-
12	Security (yes/no)		-	-
13	Legal services (да/нет)		-	-
14	Consulting, including raising funds for financing projects of residents (yes/no)		-	-
15	IT services (yes/no)		-	-
16	Cleaning of grounds, garbage disposal (yes/no)		-	-
17	Transportation of residents' personnel and providing private vehicles (yes/no)		-	-
18	Banking services (settlement and cash services for residents) (yes/no)		-	-
19	Services of a customs broker (yes/no)		-	-
20	Leasing of premises (yes/no)		-	-
21	Temporary storage warehouses (yes/no)		-	-
22	Other services (specify)		-	-

If necessary, the table may be amended and/or supplemented