

Monchegorsk Industrial Park (Brownfield)

Murmanskaya Oblast, Monchegorsk



Vacant industrial land, ha:

13.7

Vacant office property, ha

1,000.0

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General Information; Location; Contacts

	Site characteristics	Description
1.	Name	Monchegorsk Industrial Park
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)	Municipal
4.	Location and web-site (e-mail)	184511, Monchegorsk, Murmanskaya Oblast, ul. Zavodskaya, 8 http://monchegorsk.gov-murman.ru/
5.	Management company or similar (MC)	Monchegorsk Administration
6.	MC Address (postal, electronic, web-site)	184511, Monchegorsk, Murmanskaya Oblast, ul. Metallurgov, 37 http://monchegorsk.gov-murman.ru/
7.	MC contact responsible for relations with potential residents (full name, title, phone)	Irina N. Utyuzhnikova, Head of the Department of Economics and Municipal Procurement, Monchegorsk

	number and e-mail)	Administration Tel.: (815-36) 721-22 Email: peu@monchegorsk-adm.ru
8.	Site Development Concept (web-site, if any) (yes/no)	Yes, http://www.zakonprost.ru/content/regional/41/506640 (Resolution by the Murmanskaya Oblast Government dd. 27.07.2010 No. 341-PP/12 “On Approving the Concept of the Monchegorsk Industrial Park Creation”
9.	Site business lines (major projects, SME projects, mixed-type projects)	SME projects
10	Industry specialization	Wood processing and woodwork; rubber and plastic products; metallurgy and finished metal products; electrical, electronic and optical equipment; other manufacturing; construction; transport and communications

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	33 km to Olenegorsk	—
2.	Distance to the regional centre	143 km to Murmansk	—
3.	Distance to Moscow	1738 km	—
4.	Distance to the nearest highway	1394-km long “Kola” M18 federal highway (St.Petersburg – Murmansk)	—
5.	Any roads connecting the Site with the nearest highway, distance and road condition	3 km, good	—
6.	Any motor roads across the Site (yes/no)	Yes	—
7.	Any connections to railways (yes/no)	Dismantled; reconstruction feasible	—
8.	Any offloading rail terminal facilities (yes/no)	—	2016
9.	Distance to the nearest international airport	140 km to Murmansk airport	—
10	Distance to the nearest river port	No	—
11	Distance to the nearest sea port	140 km to Murmansk commercial sea port	

Infrastructure

	Characteristics	Current status	Projections
<i>Plots of land</i>			
1.	Total area of the Site (ha)	13.7	-
2.	Vacant plots of industrial land within the Site limits (ha)	<u>13.7</u>	-
<i>Industrial property</i>			
3.	Vacant industrial property (sq. m.) (yes/no), technical state and reconstruction measures planned	-	-
4.	Any construction of industrial property underway or planned (for subsequent lease or sale) (sq.m.)	-	-
<i>Office property</i>			
5.	Vacant area of office property (sq. m) (yes/no), technical state and reconstruction measures planned	<u>1000.00</u> (capital repair required)	1000.00 (greenfield development)
6.	Any construction of office property underway or	1000.00	1000.00

	planned (for subsequent lease or sale) (sq.m.)	(capital repair required)	(greenfield development)
Utilities			
7.	Any construction of electric mains underway or planned (yes/no); available load (MW)	Yes (at the design stage)	2014-2015
8.	Any construction of CHP and/or heat supply systems underway or planned (yes/no); contracted capacity (Gcal/h)	Yes (at the design stage)	2014-2015
9.	Any construction of water supply network systems underway or planned (yes/no); maximum switched load (cu. m/h)	Yes (at the design stage)	2014-2015
10.	Any construction of water sanitation systems (sewage, storm wastewater treatment facilities) underway or planned (yes/no); contracted capacity (cu. m/h)	Yes (at the design stage)	2014-2015
11.	Any construction of gas supply systems underway or planned (yes/no); contracted capacity (cu. m p.a.)	—	
12.	Any construction of other utility networks underway or planned (yes/no) (if yes, specify)	Yes (at the design stage)	2014-2015
Workforce			
13.	Nearest settlements, distance	Olenegorsk, 26 km Apatity, 58 km Kirovsk, 80 km Polyarnye Zori – 90 km Kandalaksha, 117 km	—
14.	Transport service between the Site and the settlements	Yes	—
15.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	Olenegorsk, 19.9 Monchegorsk, 31.7	Olenegorsk, 19.8 Monchegorsk, 31.6
16.	Approximate number of unoccupied able-bodied population (people, thousand)	Olenegorsk, 6.9 Monchegorsk, 5.4	Olenegorsk, 6.8 Monchegorsk, 5.1
17.	Average monthly pay of technical staff (RUB, thousand)	20.0	—
18.	Average monthly pay of managerial staff (RUB, thousand)	40.0	—
Social infrastructure in 30-minute proximity to the Site			
19.	Any construction of canteens or cafes at the Site underway or planned (yes/no)	—	2015
20.	Hospitals (yes/no, proximity to the nearest one)	Yes, 2.6 km	—
21.	Shops (yes/no, proximity)	Yes, 700 m	—
22.	Housing for the Site staff (yes/no, proximity)	Yes, 500 m	—
23.	Hotels for the Site staff (yes/no, proximity)	Yes, 400 m	—
24.	Any construction of other social infrastructure facilities underway or planned (yes/no) (specify)	No	—

TARIFFS

	Characteristics	Unit of measure	Current status	Periodicity of Review
Purposes of presenting vacant areas				

1	Purposes of presenting vacant areas: - sale - lease - other forms of partnership (specify).	Lease	
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Lease

2	Lease rate for industrial areas	rubles/square meters per month excluding VAT	Calculated on a case-by-case basis depending on the purposes for which they are used
3	Lease rate for office areas	rubles/square meters per month excluding VAT	Calculated on a case-by-case basis depending on the purposes for which they are used

Connection to electric networks

4	Cost of connection to electric networks	rubles/kW excluding VAT	Not determined
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Utility services

5	Cost of contracted electrical capacity (capacity tariff)	rubles/kW* per month excluding VAT	Not determined
6	Heat tariff	rubles/Gcal excluding VAT	Not determined
7	Water tariff	rubles/ cubic meters excluding VAT	Not determined

MC services

		Ex post	Ex ante
9	Logistics (yes/no)	—	Yes
10	Staff recruitment (yes/no)	—	Yes
11	Maintenance/engineering (yes/no)	—	Yes
12	Security (yes/no)	—	Yes
13	Legal services (да/нет)	—	Yes
14	Consulting, including raising funds for financing projects of residents (yes/no)	—	Yes
15	IT services (yes/no)	—	Yes
16	Cleaning of grounds, garbage disposal (yes/no)	—	Yes
17	Transportation of residents' personnel and providing private vehicles (yes/no)	—	Yes
18	Banking services (settlement and cash services for residents) (yes/no)	—	Yes
19	Services of a customs broker (yes/no)	No	—
20	Leasing of premises (yes/no)	—	Yes
21	Temporary storage warehouses (yes/no)	—	Yes
22	Other services (specify)	—	—

Preferences to Residents

In terms of initial cost

	Preferences	Statutory document and approving authority	Statutory document validity

1	Subsidies for expenses on technological connection to electrical facilities	Resolution by the Murmanskaya Oblast Government dd. 24.01.2012 No. 16-PP	Indefinite term
2	Grants for SME projects	Resolution by the Murmanskaya Oblast Government dd. 31.07.2012 No. 392-PP	Indefinite term
3	Subsidies on lease payments to acquire fixed assets	Resolution by the Murmanskaya Oblast Government dd. 24.01.2012 No. 16-PP	Indefinite term
4	Guarantees on fixed-asset loans to SMEs	Regulation on Guarantee (Pledge) Fund of NPO SME Development Fund of Murmanskaya Oblast (NPO FORMAP) approved by Acting Minister of Economic Development of Murmanskaya Oblast as at 01.09.2010	Indefinite term

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Profit tax relief	Murmanskaya Oblast Law dd. 11.01.2011 No. 1315-01-ZMO "On State Support for Investment Activities in Murmanskaya Oblast" (for entities involved in investment activities and implementing projects identified as priority ones (amount of capital investments – over RUB 100 mn; for activities related to section C (Mining) or subsection DJ (Metallurgy) – over RUB 1 bn) for three fiscal periods)	Indefinite term
2	Property tax relief	Murmanskaya Oblast Law dd. 11.01.2011 No. 1315-01-ZMO "On State Support for Investment Activities in Murmanskaya Oblast" (for investors implementing projects identified as priority ones (capital investments – over RUB 100 mn; capital investments for types of activities listed in section C (Mining) or subsection DJ (Metallurgy) – over RUB 1 bn) for a period of three years)	Indefinite term
3	Other tax relief (specify in detail)	Murmanskaya Oblast Law dd. 03.03.2009 No. 1075-01-ZMO "On Setting of Graduated Tax Rates Based on Taxpayer Categories as per Tax Collected in compliance with the Simplified Taxation System" (reduced tax rates as per tax collected in compliance with the Simplified Taxation System for taxpayers conducting certain types of economic activities)	Indefinite term
4	Other reliefs and preferences (specify)	Murmanskaya Oblast Law dd. 11.01.2011 No. 1315-01-ZMO "On State Support for Investment Activities in Murmanskaya Oblast" (granting of a deferral or installment plan for the payment of a corporate profit tax to entities involved in investment activities and implementing investment projects in Murmanskaya Oblast)	Indefinite term

PHOTO



