

Industrial Site No. 5 (Greenfield)

Murmanskaya Oblast, Monchegorsk



Vacant **industrial land**, ha

19.3

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Cadastral number	51:11:0030101:33
2.	Location	Monchegorsk District, “Pirucheyny” site
3.	Location description	4.9 km to the north-east from the reference point (settlement outside the site boundaries – 25 km of the Monchegorsk – Oleniya Railway)
4.	Land use category	Agricultural lands
5.	Site in brief	The plot adjoins a small water body, is free from buildings and constructions and has a flat topography. One part of the site is forested, another part is cleaned from forest trees and suitable for haying and cattle grazing.
6.	Type of ownership (private, public, public-private)	Municipal

7.	Management company or similar (MC)	Monchegorsk Administration
8.	MC Address (postal, electronic, web-site)	184511, Mochehorsk, Murmanskaya Oblast, pr. Metallurgov, 37 http://monchegorsk.gov-murman.ru/
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Irina N. Utyuzhnikova, Head of the Department of Economics and Municipal Procurement, Monchegorsk Administration Tel.: (815-36) 721-22 Email: peu@monchegorsk-adm.ru
10.	Site Development Concept (web-site, if any) (yes/no)	No
11.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
12.	Industry specialization	Industry specialization is not defined. Date of registration of the site with the State Cadastral Authorities – 31.03.2005. Rights are not registered. Permitted use is determined by the authorities of ROSREESTR.

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	13 km to Monchegorsk 21 km to Olenegorsk	—
2.	Distance to the regional centre	131 km to Murmansk	—
3.	Distance to Moscow	1751 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	1 km, acceptable	—
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	144 km to Murmansk airport	—
10.	Distance to the nearest river port	No	—
11.	Distance to the nearest sea port	146 km to Murmansk commercial sea port	—

Infrastructure

	Characteristics	Current status	Projections
<i>Area of the Site</i>			
1	Total area (ha)	19.3	—
2	Vacant plots of industrial land (ha)	<u>19.3</u>	—
<i>Utilities</i>			
3	Availability of utilities (yes/no, comments). Distance from the Site to utilities (km), available capacity of: - electric mains - heat supply system - gas supply system; - water supply network, - sewerage system	None (distance – 6 km) None (distance – 6 km) None None (distance – 6 km) None (distance – 6 km)	— — — — —

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)	Olenegorsk, 19.9 Monchegorsk, 31.7	Olenegorsk, 19.8 Monchegorsk, 31.6
6	Approximate number of unoccupied able-bodied population (people, thousand)	Olenegorsk, 6.9 Monchegorsk, 5.4	Olenegorsk, 6.8 Monchegorsk, 5.1
Social infrastructure in 30-minute proximity to the Site			
7	Hospitals (yes/no, proximity to the nearest one)	Yes, 18 km	
8	Shops (yes/no, proximity)	Yes, 16 km	
9	Housing for the Site staff (yes/no, proximity)	Yes, 16 km	
10	Hotels for the Site staff (yes/no, proximity)	Yes, 16 km	

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		
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	Calculated on a case-by-case basis depending on the type of rate for technological connection	
Utility services				
5	Cost of contracted electrical capacity (capacity tariff)	rubles/kW* per month excluding VAT	Depending on the volume of consumption and category of consumer	
6	Heat tariff	rubles/Gcal excluding VAT	2156.7	
7	Water tariff	rubles/ cubic meters excluding VAT	7.6	
MC services				
9	Logistics (yes/no)		No	
10	Staff recruitment (yes/no)		No	
11	Maintenance/engineering (yes/no)		No	
12	Security (yes/no)		No	
13	Legal services (да/нет)		No	

14	Consulting, including raising funds for financing projects of residents (yes/no)	No	
15	IT services (yes/no)	No	
16	Cleaning of grounds, garbage disposal (yes/no)	No	
17	Transportation of residents' personnel and providing private vehicles (yes/no)	No	
18	Banking services (settlement and cash services for residents) (yes/no)	No	
19	Services of a customs broker (yes/no)	No	
20	Leasing of premises (yes/no)	No	
21	Temporary storage warehouses (yes/no)	No	
22	Other services (specify)	—	

Preferences for 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	Sectoral subsidies – support for certain industry manufacturers (subsidies to residents to effect lease payments)	Resolution by the Murmanskaya Oblast Government dd. 04.02.2014 No. 39-PP Resolution by the Murmanskaya Oblast Government dd. 10.12.2010 No. 548-PP Resolution by the Murmanskaya Oblast Government dd. 22.03.2013 No. 125-PP Resolution by the Murmanskaya Oblast Government dd. 26.11.2010 No. 531-PP	Indefinite term 2013-2015 Indefinite term Indefinite term
2	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
3	Property tax relief	Murmanskaya Oblast Law dd. 11.01.2011 No. 1315-01-ZMO “On State Support for Investment Activities	Indefinite term

		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)	
4	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
5	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