

Yugo-Kamskiy Machinery Works

Permskiy Krai, Perm Region, settlement of Yugo-Kamskiy



Vacant industrial land, ha: 1.0
Vacant industrial property, sq. m: 28,000.0

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Name	Yugo-Kamskiy Machinery Works
2.	Type (industrial site, industrial park, technological park, tourist and recreation area benefiting from favourable social and economic policies)	Industrial Site
3.	Type of ownership (private, public, public-private)	Private (undergoing bankruptcy proceedings)
4.	Location and web-site (e-mail)	Permskiy Krai, Perm Region, settlement of Yugo-Kamskiy, ul. Kirova, 1
5.	Management company or similar (MC)	Liquidator: Yugo-Kamskiy Machinery Works LLC
6.	MC Address (postal, electronic, web-site)	614000, Perm, ul. Lenina, 9, Office 412
7.	MC contact responsible for relations with potential residents (full name, title, phone number and e-mail)	Vyacheslav N. Grachev, Liquidator (342)218-24-36

8.	Site Development Concept (web-site, if any) (yes/no)	No
9.	Site business lines (major projects, SME projects, mixed-type projects)	Major projects
10.	Industry specialization	Metallurgy and finished metal products

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	60 km to Perm	—
2.	Distance to the regional centre	60 km to Perm	—
3.	Distance to Moscow	1500 km	—
4.	Distance to the nearest highway	2 km to the Bolgary - Yugo-Kamsk - Krylovo highway	—
5.	Any roads connecting the Site with the nearest highway, distance and road condition	2-km asphalt concrete road connecting the Site with the highway	
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	40 km, Bolshoe Savino Airport	
10.	Distance to the nearest river port	60 km, Perm	
11.	Distance to the nearest sea port	2150 km, Astrakhan, Caspian Sea	

Infrastructure

	Characteristics	Current status	Projections
<i>Plots of land</i>			
1.	Total area of the Site (ha)	7	
2.	Vacant plots of industrial land within the Site limits (ha)	<u>1.0</u>	
<i>Industrial property</i>			
3.	Existing production and storage premises (sq. m)	28,000.0	
4.	Vacant industrial property (sq. m)	<u>28,000.0</u>	
5.	Maximum height of vacant premises (to the girder, m)	15	
<i>Office property</i>			
6.	Total area of the office property (sq. m)	N/A	
7.	Vacant area of the office property (sq. m)	N/A	
<i>Utilities</i>			
8.	Electric mains (yes/no); Available load (MW)	Yes 12	
9.	Heat supply system (yes/no); Contracted capacity (Gcal/h)	Yes 11	
10.	Water supply network (yes/no); Maximum switched load (cu. m/h)	Yes 50	
11.	Sewerage system (sanitation, storm wastewater treatment facilities (yes/no);	Yes	

	Facilities capacity (cu. m/h)	50	
12.	Gas supply system (yes/no); Contracted capacity (cu. m p.a.)	Yes 6000000000	
13.	Other utility networks (yes/no) (if yes, specify)	No	
Workforce			
14.	Nearest settlements, distance, km	Settlement of Yugo-Kamskiy, 0	
15.	Transport service between the Site and the settlements	Yes	
16.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	5	
17.	Approximate number of unoccupied able-bodied population (people, thousand)	1	
18.	Average monthly pay of technical staff (RUB, thousand)	10	
19.	Average monthly pay of managerial staff (RUB, thousand)	15	
Social infrastructure in 30-minute proximity to the Site			
20.	Canteens or cafes at the Site (yes/no)	Yes	
21.	Hospitals (yes/no, proximity to the nearest one)	Yes, 1 km	
22.	Shops (yes/no, proximity)	Yes, 0.1 km	
23.	Housing for the Site staff (yes/no, proximity)	No	
24.	Hotels for the Site staff (yes/no, proximity)	No	
25.	Conference hall, business area	No	
26.	Sport facilities (yes/no)	No	
27.	Recreation areas at the Site (yes/no)	No	

**Information about facilities located on the investment sites
(Settlement of Yugo-Kamskoe)**

No	Facilities	Year built	Number of floors	Floor space (sq. m)	Material of exterior and interior walls	Owner	Notes
1	Machine assembly shop	1955, 1963	1	4564	Brick	Yugo-Kamskiy Machinery Works LLC. Registered address: 614000 Perm, ul. 25 Oktyabria, 2 Business address: 614526, Permskiy Krai, settlement of Yugo-Kamskiy, ul. Kirova, 1	Property being sold as a part of bankruptcy proceedings, by lots (Liquidator: Vyacheslav N. Grachev) (342)218-24-36 89024711565 uk@perm.ru
2	Machine department	1956	2-3	1524	Brick	Similar to Item 1	Similar to Item 1
3	Manufacturing department		1	944	Brick	Similar to Item 1	Similar to Item 1
4	Wood-working shop with an extension		1	848	Brick	Similar to Item 1	Similar to Item 1
5	Garage for cars	1975	2	1936	Brick	Similar to Item 1	Similar to Item 1
6	Box for tractors and heavy trucks	1975, 1989	1	1548	Brick	Similar to Item 1	Similar to Item 1
7	Smelter supply house	1968	1	1335	Brick	Similar to Item 1	Similar to Item 1

	N 3						
8	Refractory store	2005	1	396	Brick	Similar to Item 1	Similar to Item 1
9	Prefabrication and assembly department and storeroom N 2	1970	1	2318	Brick	Similar to Item 1	Similar to Item 1
10	Compressor station with main facility and electrical laboratory, measuring and recording apparatus	1969	1-2	1036	Brick	Similar to Item 1	Similar to Item 1

Preferences to Residents

In terms of initial cost

	Preferences	Statutory document and approving authority	Statutory document validity
1	Grants for SME projects	Perm Municipal Regional Administration's Resolution N 3169 dd. 09.11.2012 <i>On Procedure for Grants to SMEs to Partially Compensate for Start-Up Expenses.</i> Perm Municipal Regional Administration's Resolution N 3165 dd. 09.11.2012 <i>On Procedure for Partial Subsidies on Expenses Incurred by SMEs in Paying for Assignment of Franchise Rights (Franchise Fee).</i>	2011-2015
2	Subsidies on lease payments to acquire fixed assets	Perm Municipal Regional Administration's Resolution N 3166 dd. 09.11.2012 <i>On Procedure for Partial Subsidies on Expenses Incurred by SMEs in Making the First Installment (Down Payment) under Equipment Lease Contracts, and Lease Payments</i>	2011-2015
3	Guarantees on loans granted to SMEs to acquire capital assets	Perm Municipal Regional Administration's Resolution N 3164 dd. 09.11.2012 <i>On Procedure for Partial Subsidies on Expenses Incurred by SMEs in Paying Interest on Investment Loans from Russian Credit Institutions.</i>	2011-2015

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
4	Industry subsidies to support manufacturers in specific sector (rental subsidies to residents)	Perm Municipal Regional Administration's Resolution N 3168 dd. 09.11.2012 <i>On Procedure for Subsidies to Support SMEs Engaged in Folk Arts and Crafts, Rural and Eco Tourism</i> Perm Municipal Regional Administration's Resolution N 3167 dd.	2011-2015

		09.11.2012 <i>On Procedure for Subsidies to SMEs Engaging in Preschool-Aged Children Day Care and Similar Activities</i>	
5	Profit tax relief	Perm Municipal Regional Administration's Resolution N 1685-296 dd. 26.08.2001 <i>On Taxation in Permskiy Krai</i>	The 13.5% rate is applicable to corporate profit tax payable to the local budget, by the following taxpayers: 1. entities with an average number of employees calculated by an authorized state statistical agency exceeds 10 people in the reporting period; 2. entities whose total profit calculated in accordance with Article 248 of the Russian Tax Code for the reporting period applicable to corporate profit tax exceeds RUB 100 thousand; 3. Entities mentioned in subparagraphs 2-8 and 17, paragraph 3, Article 346.12 of the Russian Tax Code.
6	Corporate property tax relief	Permskiy Krai Law N 1685-296 dd. 26.08.2001 <i>On Taxation in Permskiy Krai</i>	Tax rate is set at 2.2%. Differentiated tax rates are set for: 1. entities directly engaged in economic activities specified in this paragraph; 2. entities granting other entities or individual entrepreneurs, for valuable consideration, a temporary possession or use of fixed assets to engage in the economic activities specified in this paragraph . Differentiated tax rates are applicable to fixed assets acquired for valuable consideration and put into operation (excluding those mentioned in paragraph 2.1 of this Article) and directly used for the following economic activities: agriculture, hunting and forestry; fishery; mining; manufacturing; generation and distribution of electric power, gas and water; construction; transport and communications. Differentiated tax rates (excluding those mentioned in paragraph 2.1 of this Article) are set at 0.6% - for the first six months after fixed assets are put into operation; 1.1% - for the second and third years of fixed asset

			usage.
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Photos

Machine assembly shop



Machine department



Manufacturing department



Wood-working shop with an extension



Garage for cars



Box for tractors and heavy trucks



Smelter supply house N 3



Refractory store



Prefabrication and assembly department and storeroom N 2



Compressor station with main facility and electrical laboratory, measuring and recording apparatus

