

## **Gukovskiy Industrial Park (Greenfield)**

Rostovskaya Oblast, Gukovo



Vacant industrial **land**, ha:

**184.24**

### **SITE BRIEF:**

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### **General Information; Location; Contacts**

	<b>Site characteristics</b>	<b>Description</b>
1.	Name	Gukovskiy 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)	Ul. Kolodeznaya 2-m, Gukovo, Rostovskaya Oblast  ( <a href="http://gukovo.donland.ru/Default.aspx?pageid=92305">http://gukovo.donland.ru/Default.aspx?pageid=92305</a> )
5.	Management company or similar (MC)	MC functions are temporarily performed by the Gukovo Administration.

6.	MC Address (postal, electronic, web-site)	Ul. Karla Marksa, 100, Gukovo, Rostovskaya Oblast, 347871  ( <a href="http://gukovo.donland.ru">http://gukovo.donland.ru</a> )
7.	MC contact responsible for relations with potential residents (full name, title, phone number and e-mail)	Andrey Kh. Zaripov, First Deputy Head of the Gukovo Administration, tel.: 8 (86361) 5-22-73, 5-25-25, 5-25-26, 8-928-184-66-70, e-mail: zaripov-ivc@mail.ru, Zaripov@donland.ru.  Sergey A. Sinegubov, Head of Investment Policies and Municipal Development Initiatives, Gukovo Administration tel.: 8 (86361) 5-29-00, 8-908-518-23-96, e-mail: Zavinv-gukovo@donland.ru
8.	Site Development Concept (web-site, if any) (yes/no)	Yes ( <a href="http://gukovo.donland.ru/Default.aspx?pageid=54744">http://gukovo.donland.ru/Default.aspx?pageid=54744</a> )
9.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
10	Industry specialization	Industrial facilities (textile and clothing; leather and leather goods production, shoemaking; wood processing and woodwork; pulp and paper; publishing and printing; coke, petroleum products and nuclear materials; rubber and plastic products; other non-metallic mineral products; metallurgy and finished metal products; machinery and equipment);  transport and communications; other manufacturing

**Transport accessibility**

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
1.	Distance to the nearest town	Within the "Town of Gukovo" Urban District boundaries	—
2.	Distance to the regional centre	123 km to Rostov-on-Don  (by motor road)	—
3.	Distance to Moscow	1018 km  (by motor road)	—

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
4.	Distance to the nearest highway	Don M-4 Highway (Moscow— Voronezh—Rostov-on-Don— Krasnodar —Novorossiysk), 25 km	—
5.	Any roads connecting the Site with the nearest highway, distance and road condition	Gukovo – Zverevo Intermunicipal Motor Road (3 <sup>rd</sup> technical category) having an exit to the M-4 motor road is adjacent to the Site	—
6.	Any motor roads across the Site (yes/no)	No	Yes (municipal contract for the development of design and estimate documentation is entered into (deadline – November 2014), completion of construction and installation works – 2015)
7.	Any connections to railways (yes/no)	No	Yes (if appropriate there is a possibility of connecting to LLC KINGCOAL YUG's railways and then to the Debaltsevo – Likhaya railway spur after the partial reconstruction of the railway (about 1 km)
8.	Any offloading rail terminal facilities (yes/no)	5 km  (Gukovo Railway Station)	—
9.	Distance to the nearest international airport	123 km  (Rotov-on-Don Airport)	—
10.	Distance to the nearest river port	123 km  (Rostov-on-Don River Port)	—
11.	Distance to the nearest sea port	174 km  (Azovskiy Sea Port)	—

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
		194 km (Taganrog Sea Port)	

**Infrastructure**

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
<b><i>Plots of land</i></b>			
1.	Total area of the Site (ha)	184.24	349.39
2.	Vacant plots of industrial land within the Site limits (ha)	<b><u>184.24</u></b>	349.39  (if required, depending on the pace of construction)
<b><i>Industrial property</i></b>			
3.	Vacant industrial property (sq. m.) (yes/no), technical state and reconstruction measures planned	No	Yes, if required by investor
4.	Any construction of industrial property underway or planned (for subsequent lease or sale) (sq.m.)	No	Yes, if required by investor
<b><i>Office property</i></b>			
5.	Vacant area of office property (sq. m) (yes/no), technical state and reconstruction measures planned	No	Yes, if required by investor
6.	Any construction of office property underway or planned (for subsequent lease or sale) (sq.m.)	No	Yes, if required by investor
<b><i>Utilities</i></b>			
7.	Any construction of electric mains underway or planned (yes/no); available load (MW)	Yes (energy reserves at existing electric power substations (within a radius of 10 km) make approximately 55 MW (including 31 MW with the second assurance factor))	Yes (if any requests from consumers, the branch of OJSC MRSK-Yuga OJSC Rostovenergo is prepared to consider the possibility of constructing a new electric power

			substation “Gukovskaya” (110 kW) with 24x40 MVA transformers and two tapped HV lines (OHL-10 kW), each up to 10 km in length)
8.	Any construction of CHP and/or heat supply systems underway or planned (yes/no); contracted capacity (Gcal/h)	No	Yes, if required by investor
9.	Any construction of water supply network systems underway or planned (yes/no); maximum switched load (cu. m/h)	Yes (the second branch of the Gundorovo-Gukovskiy water conduit is placed into operation, total and available capacity of the connection to the investment site of the Gukovo industrial park makes 645.8 cubic meters/h)	Yes (it is possible to increase the capacity up to 816.7 cubic meters/h by 2025)
10.	Any construction of water sanitation systems (sewage, storm wastewater treatment facilities) underway or planned (yes/no); contracted capacity (cu. m/h)	No	Yes (municipal contract for the development of design and estimate documentation is entered into (deadline – July 2015), completion of construction and installation works – 2016)
11.	Any construction of gas supply systems underway or planned (yes/no); contracted capacity (cu. m p.a.)	No (capacity of the existing GDS does not allow to connect new consumers)	Yes (OJSC «Gazprom» developed design and estimate documentation concerning reconstruction of the GDS and expansion of capacity thereof up to 1, 314, 000, 000.0

			cubic meters per year. Completion of construction and installation works – 2015-2016)
12.	Any construction of other utility networks underway or planned (yes/no) (if yes, specify)	No	Yes, if required by investor
<b>Workforce</b>			
13.	Nearest settlements, distance	1. Gukovo (within the town) 2. Zverevo (17 km) 3. Krasny Sulin (28 km) 4. Novoshakhtinsk (30 km)	—
14.	Transport service between the Site and the settlements	Yes (motor transport)	—
15.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	130	130
16.	Approximate number of unoccupied able-bodied population (people, thousand)	13	13
17.	Average monthly pay of technical staff (RUB, thousand)	18.0	35.0 (after putting enterprises into operation)
18.	Average monthly pay of managerial staff (RUB, thousand)	20.0	40.0 (after putting enterprises into operation)
<b>Social infrastructure in 30-minute proximity to the Site</b>			
19.	Any construction of canteens or cafes at the Site underway or planned (yes/no)	No	Yes, if required by investor
20.	Hospitals (yes/no, proximity to the nearest one)	Yes (4.0 km)	—
21.	Shops (yes/no, proximity)	Yes (2.0 km)	Yes, if required by investor

22.	Housing for the Site staff (yes/no, proximity)	Yes (housing rent) (from 2.0 km)	Yes, if required by investor
23.	Hotels for the Site staff (yes/no, proximity)	Yes (4.0 km)	Yes, if required by investor
24.	Any construction of other social infrastructure facilities underway or planned (yes/no) (specify)	No	Yes, if required by investor

### **Preferences for Residents**

#### *In terms of initial cost*

	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
1	Subsidies on expenses related to technological connection to the power supply system	Resolution by the Government of Rostovskaya Oblast dd. 13.12.2012 No. 1073	<i>2012-indefinite term</i>
2	Grants for SME projects	Resolution by the Government of Rostovskaya Oblast dd. 06.10.2011 No. 33 (as revised by Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No. 156)	<i>2012- indefinite term</i>
3	Subsidies on lease payments to acquire fixed assets	Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No.182 (as revised by Resolution by the Government of Rostovskaya Oblast dd. 06.09.2012 No.867)	<i>2012- indefinite term</i>
4	Guarantees on fixed-asset loans to SMEs	Decision by the founder of <i>The Rostovskaya Oblast Guarantee Fund NCO</i> dd. 20.09.2012 No.91/1	
5	Subsidies on staff development	Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No.158	<i>2012- indefinite term</i>
6	Other preferences (specify in detail)		
	Subsidies to SMEs engaged in priority activities	Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No.165.	<i>2012- indefinite term</i>
	Subsidies to SMEs to partially compensate	Resolution by the Government of	<i>2012- indefinite</i>

	for utilities connection charges	Rostovskaya Oblast dd. 11.03.2012 No. 178	<i>term</i>
	Subsidies to SMEs to partially compensate for expenses incurred in complying with statutory requirements set by the legislation of the Russian Federation and/or importer's country	Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No. 170	<i>2012- indefinite term</i>
	Subsidies to SMEs to partially compensate for expenses incurred in delivering power saving programmes	Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No. 177	<i>2012- indefinite term</i>
	Subsidies to SMEs to partially compensate for expenses incurred in obtaining a bank or third-party guarantee and paying insurance premiums	Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No. 176	<i>2012- indefinite term</i>

***In terms of operating costs***

	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
7	Export subsidies (partial subsidizing of expenses incurred in arranging exhibitions, interest rate subsidies on loans)	<p>Resolution by the Government of Rostovskaya Oblast dd. 20.10.2011 No.69 (as revised by Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No. 160) <i>On Subsidies to Exporters of Finished Goods to Partially Compensate for Expenses of Participation in Exhibitions Abroad as related to Exhibition Space Lease, Registration Fees and Exhibition Stand Design Costs;</i></p> <p>Resolution by the Government of Rostovskaya Oblast dd. 09.12.2011 No. 204 (as revised by Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No. 160) <i>On Subsidies to Exporters of Finished Goods to Partially Compensate for Interest Expenses on Loans from Russian Credit Institutions;</i></p> <p>Resolution by the Government of Rostovskaya Oblast dd. 20.10.2011 No. 69 (as revised by Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No. 160) <i>On Subsidies to Exporters of Finished Goods to Partially Compensate for Expenses of Participation in Exhibitions Abroad as related to Exhibition Space Lease, Registration Fees and Exhibition</i></p>	<p><i>2012-2014</i></p> <p><i>2012- indefinite term</i></p> <p><i>2012-2014</i></p>



		<p><i>Stand Design Costs;</i></p> <p>Resolution by the Government of Rostovskaya Oblast dd. 09.12.2011 No. 204 (as revised by Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No. 160) <i>On Subsidies to Exporters of Finished Goods to Partially Compensate for Interest Expenses on Loans from Russian Credit Institutions;</i></p> <p>Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No. 175</p>	<p>2012- indefinite term</p> <p>2012- indefinite term</p>
8	Interest rate subsidies on loans to the Site residents; Subsidies to partially compensate for interest expenses on loans obtained to deliver investment projects	<p>Rostovskaya Oblast Law dd. 01.10.2004 No. 151-ZS <i>On Investment in Rostovskaya Oblast</i></p> <p>Resolution by the Government of Rostovskaya Oblast dd. 22.03.2012 No. 218 <i>On State Support from Local Budget to Corporate Investment Activities</i></p>	2012- indefinite term
9	Profit tax relief	<p>Rostovskaya Oblast Law dd. 01.10.2004 No. 151-ZS <i>On Investment in Rostovskaya Oblast</i>, Rostovskaya Oblast Law dd. 10.05.2012 No. 843-ZS</p> <p><i>On Regional Taxes and Related Issues in Rostovskaya Oblast</i>,</p> <p>Resolution by the Government of Rostovskaya Oblast dd. 22.03.2012 No. 218</p> <p><i>On State Support from Local Budget to Corporate Investment Activities</i></p>	2012- indefinite term
10	Corporate property tax relief	<p>Rostovskaya Oblast Law dd. 01.10.2004 No. 151-ZS <i>On Investment in Rostovskaya Oblast</i>, Rostovskaya Oblast Law dd. 10.05.2012 No. 843-ZS</p> <p><i>On Regional Taxes and Related Issues in Rostovskaya Oblast</i>,</p> <p>Resolution by the Government of Rostovskaya Oblast dd. 22.03.2012 No. 218</p> <p><i>On State Support from Local Budget to Corporate Investment Activities</i></p>	2012- indefinite term
11	Other tax relief (specify in detail)	<p>Rostovskaya Oblast Law dd. 10.05.2012 No. 843-ZS</p> <p><i>On Regional Taxes and Related Issues in Rostovskaya Oblast</i> (as revised by Rostovskaya Oblast Law dd. 25.10.2012 No. 955-ZS)</p>	2013

## Tariffs

	Characteristics	Unit of measure	Current status	Periodicity of Review
<b><i>Purposes of presenting vacant areas</i></b>				
1	Purposes of presenting vacant areas: - sale - lease - other forms of partnership (specify).	There are currently no industrial and office areas		
<b><i>Lease</i></b>				
2	Rate of lease of industrial areas	rubles/square meters per month excluding VAT	–	–
3	Rate of lease of office areas	rubles/square meters per month excluding VAT	–	–
<b><i>Utility services</i></b>				
4	Cost of connection to electric networks	rubles/kW excluding VAT	On individual basis	–
5	Cost of contracted electrical capacity (capacity tariff)	rubles/kW* per month excluding VAT	On individual basis (approximately 600.0)	Monthly
6	Heat tariff	rubles/Gcal excluding VAT	2, 107.79	Semiannually
7	Water tariff	rubles/ cubic meters excluding VAT	69.97	Semiannually
<b><i>MC services</i></b>				
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)	—	—

**PHOTO**

