



## OVERVIEW OF THUA THIEN - HUE



Total area  
**5,025.0 km<sup>2</sup>**

Population (2021)  
**1,140,000 people**

Labor Force  
**620,000 people**

**8/63**  
Provincial Competitiveness  
Index (PCI) 2021

### Labor source:

- Per capita income (2021): 2,210 USD/year.
- The labor force mobilized from the neighboring provinces: 1.8 million people.  
(from Quang Nam, Quang Tri, Da Nang)

## 1. GENERAL INFORMATION

### Developer

VIGLACERA CORPORATION - JSC

### Scale

284 ha

### Operational Time

50 years (From 2014 to 2064)

### Main Investment Sectors

Industrial production of building materials, processed products from sandy materials such as liquid glass, glass block, manufacturing ceramics, glassware household, construction glass, crystal glass, advanced glass, solar batteries, agroforestry, engineering, textiles, footwear, seafood processing, manufacture and assembly of automobiles, motorcycles.

### Method For Sale



Sublease the land with available infrastructures



Sublease the available warehouse

## 2. PREFERENTIAL INVESTMENT

### Corporate Income Tax (CIT)

Tax rate:

Taxation of corporate income tax rate is **17%** for **10** years.

Tax incentive:

- Exempt CIT for the first **2** years
- Decrease **50%** for the next **4** years

### Import machine and equipment

*(Only applied for high-tech enterprises, investment incentive fields according to Degree No. 87/2010/ND-CP)*

- (1) - Import tax exemption of machines for fix asset creation.
- (2) - Import exemption for raw material, imported materials to produce exported goods.
- (3) - Import tax exemption for raw material in 5 years since starting the manufacture if the enterprises invest on the project under the list of special incentive investment projects or invest in manufacture of spare parts mechanic, electronic, etc.

**Tax for the oversea remittance: FREE**

### Value Add Tax (VAT)

Exemption of VAT on goods which include imported raw materials for producing, processing of exported goods according to the processing contracts signed with foreign Partners.









## 3. INVESTMENT SUPPORT

### Support procedures before and after granting investment license





VIGLACERA REAL ESTATE COMPANY is willing to guide and help all investors to complete necessary procedures as soon as possible:

- Investment certificate procedure.
- Personnel registering procedure.
- Registering and make stamp procedure.
- Procedure to register tax code.

## 4. INFRASTRUCTURE

	<b>Internal Traffic</b>	Main road with 2 lanes of 63 m and 48 m, branch road of 26.5 m. The industrial park internal road system connects to Road No.9 (DT9) and connects to National Road No. 1 for convenient transportation.
	<b>Power Supply</b>	Power is supplied from national system through 110/22KV transformer station with capacity of 40MVA.
	<b>Water Supply</b>	The capacity of water supply station is 11,000 m <sup>3</sup> /day. Water supply system connects to the fence of each enterprises.
	<b>Drainage System</b>	Rain water drainage system is constructed separately with wastewater drainage system in the IP. The diameter of underground rain-water drainage pipe is D600mm - D2500mm with the principle of automatic drainage.
	<b>Waste and Wastewater Treatment</b>	Wastewater Treatment Station has capacity of 8,500 m <sup>3</sup> /day. The diameter of wastewater drainage pipe is D300mm - D900mm.
	<b>Fire-fighting</b>	Water supply system for firefighting is located along road lines of the Industrial Park. The distance between fireplugs from 120 m to 150 m with fire-fighting pillar diameter is D125mm.
	<b>Telecommunication System/Internet</b>	Telecommunication system reaches the international standard and be willing to meet the demand of communication, high-speed data transfer and internal and external post office service. Underground cable system is connected directly to the fence of every factory.
	<b>Environment and Green tree</b>	Green trees cover 10.7% of total land area.

## 5. SOCIAL INFRASTRUCTURE AND OTHER SERVICES

	<b>Customs</b>	Thua Thien - Hue's Custom office is located in Hue City.
	<b>Banks</b>	Vietinbank is planned to be in Phong Dien Industrial Park.
	<b>Post Office</b>	Thua Thien Hue Post Office will build its branch inside the IP with modern informatics technology system for serving multi-service communication such as data transfer, Internet, IP telephone and video conference, etc.
	<b>Hospital</b>	Phong Dien District Hospital is only 5 km far from Phong Dien Industrial Park.



## 6. PRICES AND CHARGES

Note: All the above rates are exclusive of VAT as defined in the current time of supply unit

### Power Charge

(Level from 22KV to under 110KV)

Decision No.648/QĐ-BCT dated March 20, 2019 of the Ministry of Industry and Trade

- (1) - Normal hours: 1,555 VND/Kwh (equivalent to 0.067 USD/Kwh)  
(From Monday to Saturday: 4h - 9h30', 11h30' - 17h and 20h - 22h/Sunday: 4h - 22h)
- (2) - Night hours: 1,007 VND/Kwh (equivalent to 0.04 USD/Kwh)  
(Everyday: 22h - 4h)
- (3) - Rush hours: 2,871 VND/Kwh (equivalent to 0.123 USD/Kwh)  
(From Monday to Saturday: 9h30' - 11h30' and 17h - 20h/Not Sunday)

### Charge of telephone, internet and other services

According to the regulation of supplying units at the using time.

## INVESTORS LEASE LAND WITH INFRASTRUCTURE AND BUILD FACTORY

### Minimum size of land sublease

10,000 m<sup>2</sup>.

### Infrastructure Rental

Depend on location and leasing land plot area.

### Land Rental

Stipulated by the decision of Thua Thien - Hue's People Committee yearly.

### Industrial Service and Maintain Infrastructure Fee

0.7 USD/m<sup>2</sup>/year - yearly payment.

## INVESTORS LEASE FACTORIES FROM VIGLACERA

### Minimum size of rental factory

2,700 m<sup>2</sup> (Minimum time of rental factory is 5 years).

## 7. REGULATION ABOUT CONSTRUCTION MANAGEMENT

### Available building list in the IP

Manufacturing workshops, warehouses, operating offices, canteens for workers and sub-works (motorcycle-shed, guard - house, power transformer station, water tank for firefighting).

### Prohibited building list in the IP

House building, underground exploitation building.

### Building Landmark (Building Setback)

Solid works shall be built at least 6 meters from the building lines of internal roads and at least 3 meters from neighboring plots' boundaries (fire-fighting line).

### Factory Fence

The fence on the side of front internal road must be built opening fence (made by iron flower shape).

### Building Density

65%

### Land using factor

1.95 times

### Green Density

Over 15%

## 8. TREATMENT REGIMES

### Salary

(applied from July 01, 2022 according to Degree No. 38/2022/ND-CP)

- (1) - Workers: Minimum 3,640,000 VND/month (equivalent to 157 USD/month)  
Average Salary of Workers: 250 - 320 USD/month.  
(2) - Engineer/Technician/Office staff: 300 - 530 USD/month.  
(3) - Chief Division/Chief accountant/Manager: 630 - 900 USD/month.

### Insurance

Total Social Insurance: 32%, in detailed:  
- Social insurance: 25.5%  
- Health insurance: 4.5%  
- Unemployment insurance: 2%  
Enterprises have to pay monthly 21.5% of total salary fund (17.5% for social insurance, 3% for health insurance and 1% for unemployment insurance)  
Employees have to pay 10.5% (8% for social insurance, 1.5% for health insurance and 1% for unemployment insurance)

## 9. REFERENCES

**Charge of telephone installation** 150,000 VND/unit (equivalent to 7 USD/unit).

**Charge of internet connection**

- 98,000 VND/unit (equivalent to 4.6 USD).
- 49,000 VND/unit (equivalent to 2.3 USD) if sharing with telephone lines.

**Price to build standard warehouse for reference** 250 - 350 USD/m<sup>2</sup>  
Actual building price depends on detailed design of every factory and at the building time.



## INVESTORS IN VIGLACERA'S INDUSTRIAL PARKS



# THE LEADING INDUSTRIAL PARK DEVELOPER



**20+**  
YEARS

of experience in  
IP development



**300+**  
INVESTORS

all over the world



**4,000+**  
HECTARES



**12**  
INDUSTRIAL  
PARKS

11 industrial parks  
01 economic zone



## ► Bac Ninh Province

### 1. TIEN SON IP - 350 HA

*The first industrial park in Bac Ninh province*

### 2. YEN PHONG IP - 658 HA

*The most FDI attractive project in the region*

### 3. YEN PHONG 2C IP - 219 HA

*IP owns prime location and outstanding infrastructure*

### 4. THUAN THANH 1 IP - 250 HA

*New industrial park in 2022*

## ► Phu Tho Province

### 5. PHU HA IP - 356 HA

*The most competitive rental price in the area*

## ► Ha Nam Province

### 6. DONG VAN 4 IP - 600 HA

*10 preferential policies from Ha Nam province*

## ► Quang Ninh Province

### 7. DONG MAI IP - 317 HA

*IP is nearby 2 biggest seaports in the North*

### 8. HAI YEN IP - 182 HA

*Border gate economic zone incentives*

## ► Hung Yen Province

### 9. YEN MY IP - 280 HA

*IP is located near Hanoi, connects easily to Hai Phong Port*

## ► Thai Binh Province

### 10. TIEN HAI IP - 466 HA

*Coastal economic zone incentives*

## ► Thua Thien - Hue Province

### 11. PHONG DIEN IP - 284 HA

*Industrial park attracts textile industry*

## ► Republic of Cuba

### 12. VIMARIEL EZ - 256 HA

*The first Vietnamese economic zone in Cuba*

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