

OVERVIEW OF BAC NINH

Bac Ninh province is located in the major economic region Hanoi - Hai Phong - Quang Ninh



Total area
822.7 km²

Population (2021)
1,420,000 people

Labor Force
780,000 people

7/63
Provincial Competitiveness Index (PCI) 2021

Labor source:

- GRDP (2021): 9.8 billion USD.
- Per capita income: \$ 3,090 / year (2021).
- Universities, colleges, vocational colleges: 27 schools.
- Secondary school, vocational training school: 42 schools.
- The labor force mobilized from the neighboring provinces: 7.8 million people (from Bac Giang, Hai Duong, Hung Yen).

1. GENERAL INFORMATION

Developer

VIGLACERA CORPORATION - JSC

Scale

219 ha

Operational Time

50 years (From 2018 to 2068)

Main Investment Sectors

Electronics, powers industry, high-techs, material for construction and mechanics, pharmaceuticals, foodstuffs, light industry, consumer goods, etc.

Method For Sale



Sublease the land with available infrastructures



Sublease the available warehouse



Lease apartments for workers

2. PREFERENTIAL INVESTMENT

Corporate Income Tax (CIT)

Tax rate:

Taxation of corporate income tax rate is **20%**.

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/NĐ-CP)

- (1) - Import tax exemption for goods to create fixed assets.
- (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

	Internal Traffic	Traffic routes inside Yen Phong 2C Industrial Park are planned in square pattern, facilitating the entering into building areas.
	Power Supply	Power is supplied from national grid through 110/22KV transformer station with capacity of 2 x 63MVA.
	Water Supply	Water source is taken from Cau river connecting back to supply for water treatment station in the IP with capacity of 20,000 m ³ /day. The diameter of water supply pipe is D110mm - D500mm.
	Drainage System	Rain water drainage system is constructed separately with wastewater drainage system in the IP. The drainage pipe diameter is D300mm - D400mm with the principle of automatic drainage.
	Waste and Wastewater Treatment	<ul style="list-style-type: none">• Wastewater treatment station has capacity of 17,000 m³/day• The wastewater drainage pipe is D300mm - D400mm• Waste from factories in the IP shall be categorized immediately in every factory and be collected to the centered treatment area of Bac Ninh province.
	Fire-fighting	Water supply system for firefighting is located along each road. The distance between fireplugs is 120 m - 150 m with fire-fighting pillar diameter of D125mm.
	Telecommunication System/Internet	A satellite switch board with 10,000 numbers, modern communication system reaches international standard and is ready to meet full demands concerning on national and international communication services.
	Environment and Green tree	Green trees cover 10% of total land area.

5. SOCIAL INFRASTRUCTURE AND OTHER SERVICES

	Customs	Bac Ninh Customs Office is located in the management center of Yen Phong IP which is 2 km from Yen Phong 2C IP.
	Banks	VIETINBANK, VIETCOMBANK, BIDV.
	Bus Network	Round-trip bus schedule (Hanoi - Bac Ninh) is from 5h to 21h, 10 minutes/route, fare is 9,000 VND/passenger.
	Post Office	Bac Ninh Post Office has constructed its branch at the center of Yen Phong IP (which is 2 km from Yen Phong 2C IP) with modern informatics technology system for serving multi-service communication such as data transfer, Internet, IP telephone and video conference, etc.
	Accommodation for Workers	Yen Phong Urban Area (51 ha) and Yen Phong Dormitories for workers (20 ha) ensure houses, dormitories, apartments for workers in the IP.
	Police Station	Police station is inside the IP.
	Fire-fighting	Fire-fighters in the IP are always ready for prevent and stop all potential fire threats.
	IP Security	Security guard ensures security inside the IP.
	Hospital	Bac Ninh Province Hospital is 12 km from the IP. Yen Phong IP Clinic is 2 km from the IP
	Viglacera Vocational College	Viglacera Vocational college in Yen Phong Urban area trains 6,000 workers and labors yearly for enterprises in the IP.

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)

Water Price

Monthly payment.

Fee of Wastewater Treatment

Monthly payment. The quantity is defined by 80% the amount of water supply.

Charge of telephone, internet and other services

According to regulation of supplier at the using time.

INVESTORS LEASE LAND WITH INFRASTRUCTURE AND BUILD FACTORY

Minimum size of land sublease

10,000 m².

Infrastructure Rental

Depend on location and leasing land plot area.

Land Rental

Stipulated by the decision of Bac Ninh People Committee.

Industrial Service and Maintain Infrastructure Fee

0.9 USD/m²/year - yearly payment.

INVESTORS LEASE FACTORIES FROM VIGLACERA

Minimum size of rental factory

5,200 m² (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, and water tank for firefighting).

Prohibited building list in the IP

House building, underground exploitation building.

Building Landmark (Building Setback)

- Building setback to regional road is 20 m;
- Building setback to internal road is 10 m;
- The close enterprise fence is 3.5 m at minimum (Fire-fighting line).

Factory Fence

The fence on the side of front internal road must be built opening fence (for example: lattice fence).

Building Density

70%

Land using factor

3.5 times

Green Density

Over 20%

8. TREATMENT REGIMES

Salary

(Applied from July 1st, 2022
a according to Degree No. 38/2022/ND-CP)

- (1) - Workers: Minimum 4,160,000 VND /month (equivalent to 179 USD/month).
Average Salary of Workers: 320 - 500 USD/person/month.
- (2) - Engineer/Technician/Office staff: 430 - 680 USD/month.
- (3) - Chief Division/Chief accountant/Manager: 680 - 1,100 USD/month.
Director: 1,000 - 3,500 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

440,000 VND/unit (equivalent to 21 USD/unit).

Charge of internet connection

1,650,000 VND/month (equivalent to 72 USD/month)
Package is used at least 6 months - Free installation

Transport charges (Containers for reference)

From Yen Phong IP to Hai Phong Seaport: 20'FT: 170 USD; 40'FT: 250 USD.

Price to build standard warehouse for reference

200 - 350 USD/m²
(Actual building price depends on detailed design of every factory and at the building time).



Factories in Yen Phong 2C Industrial Park



Yen Phong Urban Area



Viglacera Vocational Training College



Factories in Yen Phong 2C Industrial Park



Yen Phong Urban Area



Dormitories for workers

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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