

OVERVIEW OF PHO NOI A INDUSTRIAL PARK, HUNG YEN (VIET NAM)



Update, Jan 1st 2023

I - GENERAL INFORMATION

Location	Km No.19, National Highway No.5 (Ha Noi-Hai Phong), Hung Yen province, Viet Nam.
Infrastructure developer (Investor)	Hoa Phat Hung Yen Industrial Parks Infrastructure Development Company Limited (directly under Hoa Phat Urban Development & Construction JSC - HOA PHAT Group)
Scale	688,94 ha
Decision of establishment	Permitted by the Government for establishment at Official Letter of 1665/CP-CN dated Dec 4 th 2003, and Decision No.106/QĐ-UB dated Jan 15 th 2004 for project approval by Hung Yen People's Committee
Operation period	50 years (Jan 15 th 2004 - Jan 15 th 2054)
Fields of business in the Industrial Park	Multi-industry and general industrial park
Leasing methods	Land subleasing Available factory leasing

II - LOCATION AND REGIONAL RELATION

Hanoi center (Capital of Vietnam)	Only 24km Ha Noi capital (45 minutes by Car)
Road	Next to National Highway No.5, nearby Highway 1A and Highway 18, Expressway Hanoi - Hai Phong.
Seaports	101km from Dinh Vu Seaport (Hai Phong), 130km from Quang Ninh deepwater seaport
Airport	43km from Noi Bai International Airport (50 minutes by Car)
Railway	Next to Lac Dao railway station (on Ha Noi-Hai Phong railway)

III - INFRASTRUCTURE

Construction plan	Plots are available for factory construction.
Power supply	- Power is supplied sufficiently and stably through 3 transformer stations of 110/22 KV, including Lac Dao transformer stations, Minh Hai transformer stations - Van Lam province, and Giai Pham transformer stations - Yen My province. - The medium-voltage power network (22KV) is installed alongside internal traffic roads in the Industrial Park. Enterprises invest and build low-voltage sub-station depending on consumption capacity.
Water supply	- The Industrial Park's water plant is built with a capacity of 15,000 m ³ /day-night. The water source is directly from underground. - The water supply system is installed to boundary of every factory.

Drainage	The rainwater and wastewater drainage systems (domestic and industrial wastewater) are installed separately. Rainwater is collected into sewage system and discharged to the river. Wastewater is collected into the Wastewater treatment plant of the Industrial Park.
Solid waste and wastewater treatment	<ul style="list-style-type: none"> - Wastewater treatment plant is built with a capacity of 6,000 m³/day-night using biological treatment system. Wastewater must be pre-treated at factories before discharging into the common wastewater drainage system of the Industrial Park. - The Industrial Park provides enterprises with waste collecting & transporting services. Solid wastes from factories will be classified and collected on the spot and transported to the central dumping site of the Industrial Park before being transported to another place to be treated in accordance with applicable laws.
Telephone/ Internet	International-standard telecommunication system is available to satisfy demand for communication, high-ranking data transmission and international and domestic post service. An optical fiber system is installed underground to every factory.
Internal traffic	The internal road system is designed reasonably, facilitating transport vehicles to reach every factory. A lighting system is equipped alongside all the roads.
Fire Protection	The water supply system against fire is installed with fire-plugs located alongside internal roads of the Industrial Park. The distance between fire-plugs is not more than 150m.
Environment and Verdure	About 15% of total development area will be for green garden. In addition, lines of trees on the roadside and in factories will harmonize the landscape for the Industrial Park.
IV - SOCIAL INFRASTRUCTURE AND SERVICES	
Customs	Hung Yen Customs office has been located 4km from the Industrial Park.
Banking	<ul style="list-style-type: none"> - The transaction office of Vietcombank Hung Yen branch is located in the office building of the Industrial Park. - Banks such as Techcombank, ACB, Vietcombank, Sacombank, Agribank, BIDV ... have branches at Pho Noi area, far 1,5km from the Industrial Park.
Post office	Post office service is available at Pho Noi, far 1,5km from the Industrial Park to satisfy demand of enterprises in the Industrial Park.
Bus system	Bus line from Ha Noi to Pho Noi A Industrial Park and conversely is available from 5 am to 8 pm and 20 minutes/time.
Accommodation for labor	Besides dormitories available for rent in surrounding residential area, Pho Noi New City invested by Hoa Phat Group as building contractor with the scale of 262 ha will fully satisfy the demand for housing of labor in the Industrial Park.
Hospital	Pho Noi General Hospital (4km from the Industrial Park) is built modernly to meet labor's demand for medical examination and treatment.
Training schools	Hung Yen has a system of high-quality training schools for management officials, specialists and technicians such as: Hung Yen University of Technical Teaching (5km from the Industrial Park), Irrigation and Electromechanical College (15km from the Industrial Park), Business Administration College (3km from the Industrial Park), Accounting-Finance College (3km from the Industrial Park), Hung Yen College of Technology (5km from the Industrial Park). These colleges will ensure the labor demand of enterprises in the Industrial Park.

V - INVESTMENT INCENTIVES	
Corporate Income Tax (CIT)	In accordance with Clause 8, Article 1 of the Law on supplement and amendment of some articles of the Law on Enterprise income tax No. 32/2013/QH13 dated June 19 th , 2013; Clauses 3 and clauses 4, Article 16, Decree No. 218/2013/ND-CP dated December 26 th , 2013 by the Government stipulating in detail and providing guidance for implementation of the Law on Enterprise income tax.
Import duty	In accordance with Clause 11, Article 16 of the Law on Export - Import Duties No. 107/2016/QH13 dated April 6 th , 2016; Article 14 Decree No. 134/2016/ND-CP dated September 1 st , 2016 by the Government stipulating in detail some articles and measures to enforce the Law on Export - Import Duties; Law on Investment 2020 and Decree No. 31/2021/ND-CP dated March 26 th , 2021 by the Government stipulating in detail and providing guidance for implementation of the Law on Investment.
VI - INVESTMENT SUPPORT	
Procedural support before and after investment permission	Investors are guided and given free-of-charge support with procedures for issuance of business registration and procedure for issuance of Investment certificate in the shortest time: <ul style="list-style-type: none"> - Procedure for issuance of Investment certificate - Procedure for issuance of Business Registration Certificate
VII - HUMAN RESOURCE	
Locally (Hungyen province)	<ul style="list-style-type: none"> - Hung Yen population is 1,2 million people of which labor population is accounted for 60% - providing with a plentiful labor force for enterprises in the Industrial Park. - Annually, vocational schools in Hung Yen province provide thousands of technicians and specialists for enterprises in the province and in Industrial Parks.
Hanoi and surrounding regions	<p>Ha Noi - The greatest training center of the North of Viet Nam- has a system of prestigious Universities and Colleges which annually supply enterprises with thousands of professional management and technical officials. Thanks to reasonable distance from Ha Noi to the Industrial Park which facilitates labor to commute every day, this plentiful and high-quality labor force will well satisfy the demand of enterprises in the Industrial Park.</p> <p>Besides, surrounding regions where industry has not much developed will offer a remarkably supplemented labor force for enterprises in the Industrial Park.</p>
VIII - OTHER INFORMATION FOR REFERENCE	
Telephone installing cost	As regulation of service provider at using point of time
Internet connection cost	As regulation of service provider at using point of time