

GNP Yen Binh 1 - Industrial Center

Yen Binh Industrial Park, Pho Yen District, Thai Nguyen City, North Vietnam

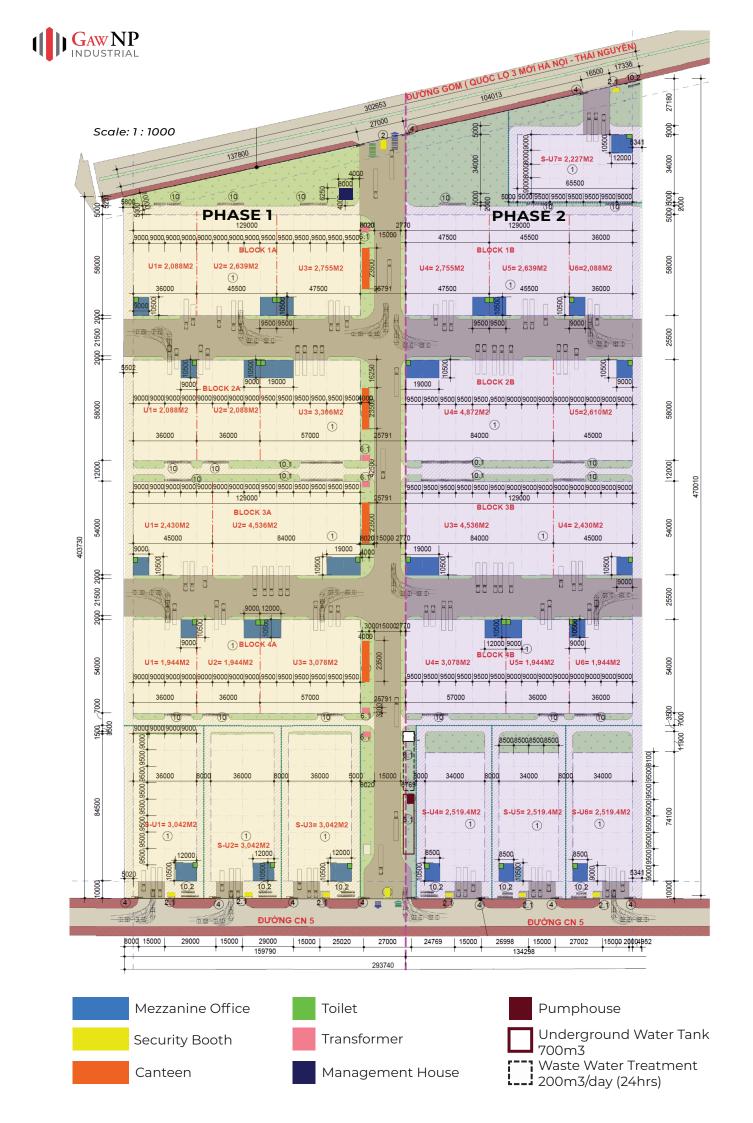
Hotline: **+84 789 75 77 88**





Website

Contact us



GENERAL INFORMATION

11	Î	GAW NP
1		INDUSTRIAL

	INDUSTRIAL
DEVELOPER	Gaw NP Industrial
LOCATION	Yen Binh Industrial Park, Pho Yen District, Thai Nguyen City, North Vietnam
OVERVIEW OF THAI NGUYEN [1]	Thai Nguyen is a province in Northeast Vietnam, adjacent to Hanoi Capital - Total area: 3,534 sqkm - Population (FY 2019): 1,364,000 persons - GRDP growth rate (FY 2019): 9% - Labor source: + Universities, colleges: 24 schools + Labor force: 733,867 persons + Immigration rate: 50% + Minimum wage: Zone 2 3,920,000 VND/month (~170 USD/month)
SCALE [1]	Total area 13 ha land, divided into 2 phases Phase 1: 6.8 ha land,~39,691 sqm RBF (14 units) available Phase 2: 6.2 ha land, ~40,272 sqm RBF (14 units) available
OPERATION TIME	Until 2064
INFRASTRUCTURE	
POWER SYSTEM [1]	Tenant signs contract directly with Vietnam Electricity (EVN) 2 x 63 MA - 110/22KV (*) Off peak hours 1,007 VND/kWh (\$0.043) 22:00-04:00 (**) Normal hours 1,555 VND/kWh (\$0.067) Mon-Sat: 11:30-17:00, 20:00-22:00, Sun (***) Peak hours 2,871 VND/kWh (\$0.12) Mon-Sat: 9:30-11:30, 17:00-20:00
WATER SYSTEM [1]	Tenant signs contract directly with Yen Binh Fresh Water JSC (YBW) Capacity 150,000 cbm/day-night 12,500 VND/cbm (~0.54 USD/cbm)
WASTE WATER TREATMENT [1]	Wastewater is equal to 80% of the clean water usage 12,000 VND/cbm (~0.52 USD/cbm)
TELEPHONE & INTERNET SYSTEM	Readily available telecommunication infrastructure provided by Viettel/ VNPT
GARBAGE	Pricing subjected to third party supplier
COMMERCIAL TER	MS
STANDARD RBF SIZE	~2,000 - 5,000 sqm (Combined units available upon request)
MONTHLY BASIC RENTAL FEE [1]	Starting from ~3.8 USD/sqm/month

RENT FREE PERIOD & **FIT OUT PERIOD**

Market comparable - Subject to further information

PREFERENTIAL INDUSTRIES

INDUSTRIES Clean; supporting; high-tech

PRODUCING & MACHINING

- Metal & plastic molds for cell phones & other electronic devices - Cell phones, tablets, digital cameras & cell phone spare parts

- Electronic components

- Automation equipment (for electronics and cellphones)

- Semiconductor & LCD devices

CORPORATE INCOME

TAX (CIT)

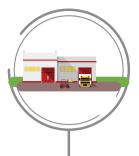
Tax rate: 20%

Tax incentive: 17% for 10 years

first 2 years exemption 50% deduction for subsequent 4 years

[1] Last updated on August 2020

ROAD MAP FOR INVESTING AND SETTING UP A MANUFACTURING COMPANY IN VIETNAM







POST-LICENSING

PRE-LICENSING

Securing manufacturing location by signing Letter

01 (one) month gross rent

- IRC & ERC(*)

- Bank account

of Offer (LOO) and booking - Lease Agreement (LA)

LICENSING

Pre operation activities i.e. import duty, VAT

Operation & Compliance i.e. CIT incentive, planning, factory fit-out accounting & tax, audit & annual filling

(*)
EPE: Enterprise Processing Export
IRC: Investment Registration Certificate
ERC: Enterprise Registration Certificate

Determining form of

manufacturing project

i.e. EPE or Non EPE (*)

IRC/ERC GUIDANCE



Prepare licensing documents



Submit licensing dossier to the Industrial Zone Authorities (IZA): - Get IRC approved (15 working days)

- Get ERC approved (5 working days) after getting IRC



STEP 3

Register Company stamp (2 working days)



STEP 4

- Sign Lease Agreement
 - Pay security deposit
 - +1st quarterly rental
 - Handover property



- Submit "Environment Impact Assessment"
- Submit factory layout & firefighting plan
 - Get fitting-out approval
 - Start fitting-out

Step 5 shall be conducted by Lessee

VALUE-ADDED SERVICE CONSULTING



Fit out



Recruitment



Supply Chain Import, Export



Industrial Catering



Security Guard



Transportation



