


BECAMEX IDC INDUSTRIAL PARKS

Binh Duong Province, Vietnam

An aerial photograph of an industrial park in Binh Duong Province, Vietnam. The park features a large, winding lake with a fountain on the left. The surrounding area is lush with green trees and well-maintained paths. In the foreground, there is a paved area with some yellow structures, possibly a playground or a small park area. The overall scene is bright and sunny, with a clear blue sky.

Investment and Industrial Development Joint Stock Corporation (Becamex IDC) was established in Binh Duong Province, Vietnam in 1976 as a state – owned company. Since then, Becamex has grown to become the leading developer of integrated industrial parks and townships in Vietnam. Becamex’s industrial parks host over 500 companies from over 30 different countries around the world.

The company’s businesses covers multidisciplinary portfolios with 30 subsidiaries and affiliates, with especially strong growth in the field of investment and development of industrial parks and urban development.

Becamex is a prestigious brand through its creation of trust and reputation with domestic and foreign companies investing in Vietnam. In particular, the company has strong relationships with the central and local government and is able to assist investors in the legal and administrative procedures for starting their business in Binh Duong Province, Vietnam.

“Continuously changing for development through creative innovation.”

MASTER PLAN

Becamex's Industrial Park has proved to be a good example of an industrial park with a new concept of an industrial city, hosting NOT ONLY Industrial activities BUT commercial & residential development as well, to ensure a long – term & sustainable development.



INFRASTRUCTURE & SERVICES

1. 25m wide internal road & 62m wide main road with 10 lanes in the whole industrial park.
2. National grid of 22 KV supplied to the land boundary Power station's capacity at MPIP: 500 MWA.
3. Treated water at WHO standard supplied to land boundary. Capacity: 160,000m³ / day.
4. Sewage treatment plant with capacity: 50,000m³.
5. Drainage system: sufficient system to flow the water into the river.
6. Fibre optics available for advanced applications and leased line.
7. Fire preventing & fighting system installed in the park.
8. Trained security force 24/7 patrol throughout the park.
9. On-site customs office with full function.
10. IB Credited International School.
11. International University: Eastern International University (EIU) and Vietnam – German university.
12. Supporting services: lodging for expatriates, bank, post - office, forwarding, pre-schools, dormitories, commercial area, recreational area, hospitals, bus stations...
13. Social housing for low income household.

PHASES

- Phase 1: 400 Ha (100% occupied)
- Phase 2: 800 Ha (100% occupied)
- Phase 3: 2,200 Ha (100% occupied)
- Phase 4: 800 Ha (75% occupied)
- Phase 5: 3,200 Ha (95% occupied)
- Phase 6: 4,633 Ha (**New & Ready for Lease**)

Major Tenants

- Colgate – Palmolive, Sab Miller Beer (USA)
- Kumho Tires, Orion Food, Kyungbang, GS Retail, Kolon, Ottogi Food (Korea)
- Tatung, Teco, Supor, Grand Arts, Far Eastern Polyester (Taiwan)
- Kirin – Acecook, Yazaki EDC, Kawasaki, Kubota, Toin (Japan)
- Bonfiglioli (Italy)
- Vinamilk, Trung Nguyen, Nutifood (Vietnam)

“Binh Duong is developing an internationally established reputation in the field of technology, innovation, and manufacturing.”

Investment Cost

- Bau Bang Industrial Park: 90 **USD/sqm**
(Lease term: 30/06/2057)

Factory Rental

- Rental of Ready-Built factory: 1,000 sqm – 2,000 sqm – 3,000 sqm.
- My Phuoc Industrial Park: 4.5USD/sqm/month
- Bau Bang Industrial Park: 3.5USD/sqm/month

Investment Incentive

20% Corporate Tax Rate

2 Years tax holiday & 4 Years reduction of tax rate for regular industries.

4 Years tax holidays & 9 Years reduction of tax rate for hi-tech & supporting industries.

No repatriation tax/ withholding tax.

No import duty/ VAT for imported machinery/ equipment which are not locally manufactured to form up fixed assets of the project.

Second hand equipments under 10 years old is allowed to be imported as fixed assets.

Support

One – stop service system at no charge for Pre & Post investment license, followed by full assistance from our Customer Service staff for daily operation matters.

- Investment Registration Certificate (IRC)
- Enterprise Registration Certificate (ERC)
- Company Stamp

Payment Schedule

1. 1st Payment: 40% of the total lease amount within 14 days upon signing the lease agreement.
2. 2nd Payment: 40% of the total lease amount within 6 months after signing the lease agreement.
3. 3rd Payment: 20% of the total lease amount within 12 months after signing the lease agreement.

Fees & Other Cost

Maintenance & Management Fee:
0.04USD/sqm/month

Waste Water Treatment Fee: 0.25USD/m³

(Based on 80% of the actual volume of water consumption)

Payment on a monthly basis at the end of each month

Utilities (Electricity, Water, Telecommunication) is contracted directly with the authorized agencies at prevailing rates.

Connection points are installed up to the boundary of the leased land lot with no connection fee.

Factory Construction Cost (Estimate)

Warehouse/Factory: 100 – 120USD/sqm

Office Space: 120 – 170USD/sqm

“We have over 500 projects from 34 countries, with a total investment capital of over 5B USD”

Water Price

General price for all manufacturing: **12,600VND/m³**
(VAT Included)

Telecommunication

Telephone Subscription Fee: 20,000VND/month

Electricity Price (VAT Excluded)

1. Power voltage from 110kV & up
 - a. Normal hours 1,536VND/kWh
 - b. Off – Peak hours 970VND/kWh
 - c. Peak hours 2,759VND/kWh
2. Power voltage from 22kV to below 110kV
 - a. Normal hours 1,555VND/kWh
 - b. Off – Peak hours 1,007VND/kWh
 - c. Peak hours 2,871VND/kWh
3. Power voltage from 6kV to below 22kV
 - a. Normal hours 1,611VND/kWh
 - b. Off – Peak hours 1,044VND/kWh
 - c. Peak hours 2,964VND/kWh
4. Power voltage below 6kV
 - a. Normal hours 1,685VND/kWh
 - b. Off – Peak hours 1,100VND/kWh
 - c. Peak hours 3,076VND/kWh

Internet

1. Mega Easy
 - a. 4,096Kbps/512Kbps
 - b. 250,000VND/month
2. Mega Family
 - a. 5,120Kbps/640Kbps
 - b. 350,000VND/month
3. Mega VNN – Maxi
 - a. 8,192Kbps/640Kbps
 - b. 900,000VND/month
4. Mega VNN – Pro
 - a. 10,240Kbps/640Kbps
 - b. 1,400,000VND/month

“Fully developed infrastructure and pre-prepared land lots ready for construction.”

Logistics In Vietnam

Sea – Freight:

Estimated door - door service charge: MPIP to HCMC Port)

Containers	20'DC	40'DC	40'HC
Normal Goods	2,550,00VND	2,800,000VND	2,800,000VND

Air – Freight (USD/kg)

(Excluding Fuel Sub – Charge)

Prices are from Ho Chi Minh Airport to destination country.

Destination	45	100	300	500	FSC	SSC
Japan	8.40	4.35	4.35	4.35	0.36	0.1
Taiwan	3.00	2.80	2.65	2.40	-	-
Seoul	3.15	2.65	2.50	2.45	0.36	0.1
Germany	10.65	10.20	10.20	9.85	-	-
US	16.08	15.96	15.96	15.96	-	-
Bangkok	1.90	1.75	1.50	1.40	-	-
Malaysia	3.15	2.90	2.80	2.40	-	-

Ocean – Freight (Unit Price: USD)

(Excluding Fuel Sub – Charge)

Prices are from HCMC port to the destination country.

Destination	20'DC	40'DC	40'HC
South Korea	300.00	590.00	590.00
Japan	115.00	490.00	490.00
Singapore	215.00	335.00	335.00
Hong Kong	180.00	250.00	250.00
Taichung	175.00	365.00	465.00
Keelung	300.00	615.00	615.00
Bangkok	195.00	360.00	360.00
Shanghai	100.00	310.00	310.00
NYC	2,400.00	3,200.00	3,200.00
LAX	2,475.00	3,050.00	3,150.00
Vancouver	2,395.00	2,945.00	3,070.00
Montreal	3,950.00	4,770.00	4,895.00

“Located at the center of the largest consumer market & supply chain network in the country.”

Minimum Wage:

Applicable from January 1st, 2020

Pursuant to the Decree No. 90/2019/ND-CP issued by the Vietnam Government, the regional – based minimum wage in Binh Duong is **4,420,000VND** equivalent to 190USD/month.

Average Wage Level:

Including Social & Medical Insurance

Position	Experience	Salary
Operator	Fresh	200USD
Technician	Fresh	210USD
Technician	Experience	240-260USD
Engineer	Fresh	240-280USD
Engineer	Experienced	410-520USD
Production Supervisor	Fresh	370USD
Production Manager	Experienced	700-800USD
Chief Accountant	Experienced	600-800USD
Office Staff	Fresh	280-380USD

Focused Industries

Welcome all types of industries, except certain pollution related activities such as:

- Dyeing
- Leather Tanning
- Powder Coating
- Cement
- Insecticide/Pesticide

Highly encouraged industries such as:

- Electronics & Electric
- Automotive
- Food & Beverage
- Pharmaceuticals
- Precision Engineering
- Supporting Industries

“The manufacturing hub of the country.”