

V. DATA TABLE OF LAND AREA FOR THE WHOLE ECONOMIC ZONE ACCORDING TO PLANNING STAGES

No	Category	In 2025		In 2040		In 2050	
		Area (ha)	Ratio (%)	Area (ha)	Ratio (%)	Area (ha)	Ratio (%)
1	Land of Thai Binh electricity center	453	1,48	453	1,48	453	1,48
1.1	Thai Binh 1 & 2 thermal power plant	253	0,83	253	0,83	253	0,83
1.2	Wind power area	200	0,65	200	0,65	200	0,65
2	Land of industrial zones and clusters	6.075	19,86	6.075	19,86	6.075	19,86
2.1	Tan Truong Industrial Park	435	1,42	435	1,42	435	1,42
2.2	Thuy Truong Industrial Park	255	0,83	255	0,83	255	0,83
2.3	Xuan Hai Industrial Park	200	0,65	200	0,65	200	0,65
2.4	Thuy Luong Industrial Park	225	0,74	225	0,74	225	0,74
2.5	Thai Thuong Industrial Park	350	1,14	350	1,14	350	1,14
2.6	Lien Ha Industrial Park	250	0,82	250	0,82	250	0,82
2.7	Tra Linh Industrial Park	555	1,81	555	1,81	555	1,81
2.8	Thai Nguyen Industrial Park	355	1,16	355	1,16	355	1,16
2.9	Thai Do Industrial Park	315	1,03	315	1,03	315	1,03
2.10	Thai Tho Industrial Park	260	0,85	260	0,85	260	0,85
2.11	Hai Long Industrial Park	400	1,31	400	1,31	400	1,31
2.12	Dong Long Industrial Park	265	0,87	265	0,87	265	0,87
2.13	Hoang Long Industrial Park	785	2,57	785	2,57	785	2,57
2.14	Tien Hai Industrial Park	740	2,42	740	2,42	740	2,42
2.15	Tien Hai 2 Industrial Park	470	1,54	470	1,54	470	1,54
2.16	Nam Hung Industrial Park	165	0,54	165	0,54	165	0,54
2.17	Cua Lan Industrial Cluster	50	0,16	50	0,16	50	0,16
3	Port land	500	1,63	500	1,63	500	1,63
3.1	Thuy Tan wharf area	58	0,19	58	0,19	58	0,19
3.2	Tan Son wharf area	10	0,03	10	0,03	10	0,03
3.3	Diem Dien wharf area	175	0,57	175	0,57	175	0,57
3.4	Thai Tho wharf area	26	0,09	26	0,09	26	0,09
3.5	My Loc wharf area	15	0,05	15	0,05	15	0,05
3.6	Tra Ly wharf area	62	0,20	62	0,20	62	0,20
3.7	Nam Thinh wharf area	21	0,07	21	0,07	21	0,07
3.8	Ba Lat wharf area	111	0,36	111	0,36	111	0,36
3.9	Cua Lan wharf area	22	0,07	22	0,07	22	0,07
4	Urban residential land	1.850	6,05	3.545	11,59	5.125	16,76
4.1	Existing urban land	128	0,42	128	0,42	128	0,42
4.2	New urban land	400	1,31	1.065	3,48	1.915	6,26
4.3	Urbanized village land	950	3,11	1.455	4,76	1.900	6,21
4.4	Office land	22	0,07	25	0,08	30	0,10
4.5	Urban public work land	25	0,08	55	0,18	100	0,33
4.7	Centralized tree land	135	0,44	255	0,83	350	1,14
4.8	Urban transport land	190	0,62	562	1,84	702	2,30
5	Centralized service and tourism land	2.175	7,11	2.900	9,48	3.115	10,19
5.1	Con Den tourist area	250	0,82	250	0,82	250	0,82
5.2	Con Thu golf course and tourist area	635	2,08	1.135	3,71	1.135	3,71
5.3	Con Vanh tourist area	520	1,70	520	1,70	520	1,70
5.4	Dong Chau coastal town	135	0,44	135	0,44	135	0,44
5.5	Mixed land	635	2,08	860	2,81	1.075	3,52
6	Renovated existing rural residential land	1.970	6,44	1.545	5,05	1.155	3,78
7	Agricultural, forestry and aquaculture land	9.045	29,08	7.955	25,03	7.055	23,07
7.1	Land for agriculture production	5.740	18,77	4.500	14,71	3.280	10,72
7.2	Aquaculture land	520	1,70	520	1,70	520	1,70
7.3	Mangrove land	2.635	8,62	2.635	8,62	2.635	8,62
7.4	Land for ecological trees and isolation	150	0,49	300	0,97	620	2,03
8	Foreign and inter-regional traffic land	2.195	7,18	2.665	8,71	3.135	10,25
9	Technical infrastructure work land	45	0,15	45	0,15	45	0,15
9.1	Newly built graveyard land	25	0,08	25	0,08	25	0,08
9.2	Other work land	20	0,07	20	0,07	20	0,07
10	National defense and security land	90	0,30	90	0,30	90	0,30
11	Religion and belief land	76	0,25	76	0,25	76	0,25
12	Other land (rivers, streams, water surface, mudflats, existing graveyards, development reserves, ...)	6.110	19,98	4.734	15,48	3.759	12,29
	Total	30.583	100,00	30.583	100,00	30.583	100,00



VI. INVESTMENT INCENTIVES IN THAI BINH ECONOMIC ZONE

The mechanisms and policies applied in Thai Binh EZ have the highest level of incentives under the current legal framework applicable to coastal economic zones, ensuring the attractiveness and attracting the most domestic and foreign investment resources.

- **Regarding enterprise income tax:** Pursuant to Article 15, Article 16 and Article 17 of the Government's Decree No. 218/2013/ND-CP dated December 26, 2013, the preferential tax rate of 10% shall be applied for 15 years; tax exemption for 4 years, 50% reduction of tax payable for the next 9 years.
- **Regarding land rent preferences:** Pursuant to Article 8 of the Government's Decree No. 35/2017/ND-CP dated April 3, 2007 on the collection of land use levies, land rents and water surface rents in economic zones and High-tech parks: The land rent exemption for a maximum of 03 years during the capital construction period from the date of issuance of the land lease decision; land rent exemption for 11 - 19 years, depending on the projects in the list of fields eligible for investment incentives, areas eligible for special investment incentives, areas with difficult socio-economic conditions or areas with special difficult economic conditions in this Decree shall comply with the provisions of law on investment.
- **Regarding Import Tax:** Pursuant to Article 12, Decree 87/2010/ND-CP, dated 13 August 2010, detailing the implementation of a number of articles of the Law on Export Tax and Import Tax: Exemption of import tax for machinery and equipment used to create fixed assets of investment projects in the category eligible for import tax preferences, which are specified in Appendix I of Decree 87; Exemption of import tax for 05 years from the date of manufacture of raw materials, supplies and components which are not yet able to be produced domestically, imported for production of investment projects in the field of special investment encouragement prescribed in Annex I, Decree 87.
- **Regarding personal income tax:** Vietnamese and foreigners working in the Economic zone are entitled to 50% reduction of income tax for income earners.

Thai Binh Province is studying to develop mechanisms and policies to attract investment into Thai Binh Economic Zone on the basis of current regulations of the State of Vietnam.

CONTACTS FOR INVESTMENT PROMOTION/INVESTMENT SUPPORT

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THAI BINH ECONOMIC ZONE POTENTIAL AND OPPORTUNITY OF INVESTMENT





I. THAI BINH ECONOMIC ZONE

Thai Binh economic zone (Thai Binh EZ) of Thai Binh province consists of 30 communes, 01 township in 2 districts Thai Thuy and Tien Hai and contiguous parts of the coast; having a natural area of 30,583 ha; bordering Haiphong city by the Hoa River in the north, Nam Dinh in the south and southwest by the Red River, in the east by the East Sea with over 54 km of coastline, in the west by the remaining communes of Thai Thuy and Tien Hai.

The Thai Binh economic zone includes functional areas such as: Thai Binh Power center; Industrial parks and clusters; Port and port services; resorts and entertainment areas; areas for aquaculture and coastal protection forests; residential areas, urban areas, service areas; Administrative Region.

Thai Binh Economic Zone is a general economic zone (zones in zone) with preferential investment policies, creating attractive investment environment for external resources to exploit the potentials for development of the region. Step by step forming functional zones of EZs. Concentrating on developing the following industries: shipbuilding, fishing ships and other industries using coal gasification materials, natural gas (thermal power, fertilizer production, high-grade construction materials and raw materials for the mining industry ...); port economy; tourism, trade; service; urban development and other economic sectors associated with the Gulf of Tonkin economic belt.

II. TECHNICAL INFRASTRUCTURE OF THE EZ



1. Transportation infrastructure:

- **Roads include:** National Highway 37, National Highway 39, National Highway 5; Thai Binh - Ha Nam highway, coastal highway. Of which: the coastal highway runs through the Economic Zone.
- **Seaway:**
 - + Diem Dien Seaport: 30km from Hai Phong port; 40km from Lach Huyen Deep Seaport;
 - + Thai Binh waterway system: Diem Ho river, Tra Ly river, Kien Giang river and Red river are connecting the province with other provinces in the Red river delta region and the North of Vietnam;
 - + Airway: 150km from Noi Bai International Airport; 20-40km from Cat Bi Hai Phong airport.

2. Electricity system:

Thai Binh has a 1800MW Thermo Power Plant connected to the national power grid, of which one unit with capacity of 600MW is now supplying electricity; the other unit of 1200 MW will operate in the first quarter of 2018.

3. Clean water supply system:

- Construction of clean water supplying plants have been invested to serve the whole Economic Zone. By 2017, 100% of households will have access to clean water;
- Raw water: Raw water is taken from the main rivers through the Red River basin, including the Luoc River, Red River, Thai Binh River, Tra Ly River and tributaries of major rivers.

4. Telecommunications Service System:

Telecommunications - IT infrastructure in the Economic zone is developed with the advanced broadband, high speed and modern type; meeting all needs for the operation of the whole zone.

III. SOCIAL INFRASTRUCTURE

The system of schools, hospitals, ecological tourist resorts (Con Vanh Dong Chau, Con Den, ...) meet the needs of learning, convalescence and recreation for officials, experts and local people in the areas of Economic Zone.



V. SCALE TABLE OF INDUSTRIAL PARKS, INDUSTRIAL CLUSTERS IN THAI BINH ECONOMIC ZONE

No	Industrial park name	Area (ha)	Location (communes, towns)	Area of exploited mudflats
I	UNDER THAI THUY DISTRICT	3.200		
1	Tan Truong industrial park	435	Thuy Truong, Thuy Tan	
2	Thuy Truong Industrial Park	255	Thuy Truong	
3	Xuan Hai Industrial Park	200	Thuy Xuan, Thuy Hai	200
4	Thuy Luong Industrial Park	225	Thuy Luong	
5	Thai Thuong Industrial Park	350	Thai Thuong	350
6	Lien Ha Industrial Park	250	Thuy Lien, Thuy Ha	
7	Tra Linh Industrial Park	555	Thuy Lien, Thuy Ha	
8	Thai Nguyen Industrial Park	355	Thai Nguyen, Thai Hoa	
9	Thai Do Industrial Park	315	Thai Do	
10	Thai Tho Industrial Park	260	Thai Tho	
II	Under Tien Hai district	2.875		
11	Hai Long Industrial Park	400	Dong Hai, Dong Long	
12	Dong Long Industrial Park	265	Dong Long	
13	Hoang Long Industrial Park	785	The mudflats area is adjacent to Dong Hai, Dong Long and Dong Hoang communes	720
14	Tien Hai Industrial Park	740	Tay Son, Tay Giang, Dong Lam, Dong Co	
15	Tien Hai 2 Industrial Park	470	Dong Hoang, Dong Minh, Dong Co, Dong Lam	
16	Nam Hung Industrial Park	165	Nam Hung commune	
17	Cua Lan Industrial Cluster	50	Nam Cuong, Nam Thang, Nam Thinh	
	Total	6.075		1.270

