



GENERAL INFORMATION

THANH THANH CONG INDUSTRIAL ZONE

DEVELOPER



Developer: Thanh Thanh Cong Industrial Zone Joint Stock Company (TTC IZ), established by Thanh Thanh Cong Investment Joint Stock Company (TTC I).

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THANH THANH CONG INDUSTRIAL ZONE

LOCATION

- Located in An Hoa Ward, Trang Bang Town, Tay Ninh Province
- Connected to Long An, Binh Duong, Cu Chi - HCMC via the National Road 22 and Ho Chi Minh Road.
- TTC Industrial Zone connects trans-provincial transportation by road and river.
- Saigon New Port 67 km
- Tan Son Nhat International Airport 44 km
- National Road 1A (An Suong Crossroads) 40 km
- Moc Bai International Bordered Gate 22 km
- National Road 22 (or TransAsia Road) 3.6 km
- Ho Chi Minh road 3,167 km
(Arterial road runs from the North to the South of Vietnam across TTC IZ).
- Thu Dau Mot City, Binh Duong 42 km
- Duc Hoa Township, Long An 18 km
- Cat Lai Port 67 km
- International Container Port (river) 167 km
- Three sides are contiguous to one river and two canals (Vam Co Dong River, Trang Bang Canal, and Ba Manh Canal)

SCALE

Total area: 1,020 ha, including:

1. Industrial Land Area: 760 ha
2. Port & Solar Power Plants: 184 ha
3. Resettlement and Residential Area: 76 ha

➤ **Thanh Thanh Cong Industrial Zone has already completed its financial obligations regarding the annual lease fee until December 26th, 2058 to the Government.**

Land in use at:

- Height: +1.9 meters above the Hon Dau National Height
- Compressive strength: +0.85

The road system, lighting system and technical infrastructure completed

Power supply system:

- The Internal Station (110 kV/22 kV), with the designed

INFRASTRUCTURE

capacity of 2x63 MVA (2017)

- Public electricity price of EVN (+3%):

Date	Time	Unit price
Monday → Saturday	Peak time: 9h30-11h30 17h00-20h00	2,957 VND/KW
	Normal time: 4h00-9h30 11h30-17h00 20h00-22h00	1,602 VND/KW
	Off-peak time: 22h00-4h00	1,037 VND/KW
Sunday	Normal time: 4h00-22h00	1,602 VND/KW
	Off-peak time: 22h00-4h00	1,037 VND/KW

Water supply system:

- Designed capacity: 115,000 m³/day & night
- Current capacity: 20,000 m³/day & night
- Price: VND 7,900/m³ (not including VAT) *(From the date of Land Use Right Sublease/Workshop Lease contract, this price will increase by 15% every 3 years)*

Wastewater system:

For non-polluting projects

- Designed capacity: 19,000 m³/day & night
- Current capacity: 4,000 m³/day & night
- Wastewater treatment price for non-polluting projects: VND 7,900/m³ (not including VAT) *(From the date of Land Use Right Sublease/Workshop Lease contract, this price will increase by 15% after every 3 years)*

For polluting projects

- Designed capacity: 65,000 m³/day & night
- Current capacity: 12,000 m³/day & night
- Wastewater treatment price for polluting projects: VND 9,200/m³ (not including VAT) *(From the date of Land Use Right Sublease/Workshop Lease contract, this price will increase by 15% after every 3 years)*

TTC IZ receives wastewater that has been treated by customers, meeting Level B standard according to QCVN: 40/2011.

ATTRACTIVE FIELDS FOR INVESTMENT

- Industrial packing, publishing, designing, printing;
- Manufacturing industry of paper;
- Pharmaceutical industry, medical equipment, school;
- Metal industry, household appliances;
- Manufacturing computers, electronic fabrication and assembly, electrical appliances, information technology and telecommunications;
- Sport equipment, stationary, children’s toys;
- Manufacturing industry of motorcycles, bicycles and spare parts/components;
- Industry of automotive vehicles, transportation vehicles and spare parts/components;
- Industry of food processing, food, candy, alcohol and beer;

	<ul style="list-style-type: none"> - Feed processing industry; - Manufacturing industry of rubber products; - Manufacturing industry of electric cable products, materials for the electricity industry; - Precision engineering industry, machine manufacturing; - Manufacturing industry of wooden products, construction materials, interior decoration; - Industry of textiles and garments (with dyeing); - Biotechnology, breeding and seeding production
LAND RENTAL AND PAYMENT TERM	<p>1. Land leasing price:</p> <p><i>1.1. Land rental:</i></p> <ul style="list-style-type: none"> • <i>Common projects: USD 80/m²/sublease period (until 2058) depending on land lot location and manufacturing industries.</i> • <i>Projects in Textile with dyeing area: USD 150/m²/sublease period (until 2058)</i> Infrastructure fee: VND 9,500/m²/year <i>(From the date of Land Use Right Sublease, this price will increase by 15% after every 3 years)</i> <p><i>1.2. Payment term:</i></p> <ul style="list-style-type: none"> • 20%: within 7 days after signing the Memorandum of Understanding (MoU) • 20%: within 7 days from the date of Investment registration certificate and Business registration certificate • 60%: within 04 months from the date of Land Use Right Sublease Contract. <p>2. Ready-built factory for lease of non-polluting projects:</p> <p>- Price :</p> <ul style="list-style-type: none"> • Factory : USD 2.5/m²/month • Office : USD 3.0/m²/month • Utility works: USD 0.7/m²/month • Infrastructure fee: VND 9,500/m²/ year <i>(From the date of Workshop Lease contract, this price will increase by 15% after every 3 years)</i> <p>- Payment term:</p> <ul style="list-style-type: none"> • Deposit 06 months. • Pay at the beginning of each quarter. <p><i>(All prices and fees above are exclusive of VAT)</i></p>
TAX INCENTIVES	
CORPORATE INCOME TAX	<ul style="list-style-type: none"> - For normal enterprise, the tax incentives is at 17% within 10 years started from the date the enterprise has taxable income. <ul style="list-style-type: none"> • The first 2 years : free • The next 4 years : 8.5% • The remaining 4 years : 17% - For the high-tech enterprise: the tax incentives is at 10% within 15 years started from the date the enterprise has taxable income. <ul style="list-style-type: none"> • The first 4 years : free • The next 9 years : 5% • The remaining 2 years : 10% <p>⇒ After the tax incentive period, the applied tax will be 20%.</p>

SUPPORTING SERVICES

SERVICES

- Registering the enterprise establishment, tax code and seal specimen certification
- Registering the branch establishment
- Registering Investment Certificate
- Procedure of Land Use Rights Certification (splitting lot)
- Construction license
- Environmental impact assessment
- Approval of firefighting and fire prevention
- Export – import services, custom clearance for machines serving the investment, materials serving the processing enterprises
- Foreign labor registration
- Registering company’s regulations
- Covering the Social Insurance
- Stating personal income tax (PIT)

INFORMATION ABOUT LABOR IN THE AREA

Besides the abundant labor force from the local area, the Industrial Zone borders the Long An Province, which makes it easier to attract and recruit workers

BASIC SALARY (PER MONTH)

According to Decree **38/2022/ND-CP** dated June 12th, 2022, Trang Bang Town belongs to the region II:
The minimum salary of the region: **4,160,000 VND/month**

THE INSURANCE FOR EMPLOYEES (STATUTORY REQUIREMENTS)

	<i>Social Insurance</i>	<i>Health Insurance</i>	<i>Unemployment Insurance</i>	Total
Employee	8 %;	1.5%;	1%;	10.5%
Employer	17.5%	3%	1%	21.5%

TOTAL LEAVE/ WORKING HOURS

Annual leave
12 days/year if working full year (1 day/month)

Public holidays
10 days/year (01 New Year Day, 05 Lunar New Year Days, 01 Victory Day 30/4, 01 May Day, 01 National Vietnamese Day 2/9 and 01 King Hung’s anniversary 10/3 lunar calendar)

Working hours
Maximum 48h/week (8h/day, at least 1 day-off/week)

Overtime (night/public holidays)
150%, 180%, 200% or 300% of basic salary
Not more than 4h/day, 300h/year

PROBATION PERIOD

06 days for casual workers
30 days for skilled workers
60 days for jobs required professional skills
Probation salary summing to 85% of normal salary