

FACILITIES



Car & motorcycle parking



24 hr security with CCTV, fence and security booth



Fire fighting system (emergency switch, fire alarm, fire hose box, fire extinguisher)

AMENITIES



- | | | |
|---|---|---|
| Bac Ninh City Administration Center
(18 km - 25 minutes) | 1 Bac Ninh General Hospital
(15 km - 20 minutes) | 1 British International School Hanoi
(13 km - 20 minutes) |
| 1 Long Bien Golf Course
(15 km - 20 minutes) | 2 Vinmec International Hospital
(21 km - 30 minutes) | 2 Vinschool
(15 km - 20 minutes) |
| 2 Aeon Mall
(15 km - 20 minutes) | 1 Vincom Plaza Bac Ninh
(18 km - 25 minutes) | 3 Hanoi University of Business and Technology (Tu Son campus)
(5 km - 8 minutes) |
| 3 Bac Ninh City
(17 km - 20 minutes) | 2 Vinhomes Riverside (Hanoi)
(14 km - 20 minutes) | |

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BW INDUSTRIAL

VIETNAM'S LEADING FOR-RENT
INDUSTRIAL DEVELOPER

FACTSHEET
VSIP BAC NINH



BW INDUSTRIAL

Address: Floor 17, Becamex Tower,
230 Binh Duong Boulevard, Phu Hoa Ward,
Thu Dau Mot City, Binh Duong Province, Vietnam

Hotline: (+84) 28 710 29 000
Website: <https://bwindustrial.com>
Email: enquiry@bwidjsc.com

QUICK FACTS

IP developer
VSIP Bac Ninh

Total IP land area
500 ha

BW's land area
3.8 ha

Location
No. 05, Road 21A, VSIP Bac Ninh Integrated Township and Industrial Park, Dai Dong Commune, Tien Du District, Bac Ninh Province, Vietnam

Property type
Ready-built factory

Land expiry
30 November, 2057

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Strategically located next to Highway 1 and 3, connecting to all Northern Provinces, with close proximity to Noi Bai Airport for easy access to main infrastructure and amenities of Hanoi
- Hassle-free business setup thanks to BW's strong connections with local authorities
- Renowned companies in the neighborhood:

SAMSUNG

opi
ASIA
PACKAGING
INDUSTRIES

FOXCONN

Canon

ABB

FOSTER

SUNTORY
PEPSICO

Unilever

Fujikin

TAX INCENTIVES

Normal tax rate = 20%
(for common industries)

Preferential industry tax rate = 10%
(for the first 15 years)*

*Applicable to preferential industries:

- High-tech, supporting industries;
- Total investment capital of 6,000 billion VND (~265 million USD), capital disbursement within 3 years and + At least 3,000 employees/year;
- + Or total revenue of 10,000 billion VND/year (~435 million USD/year)



UTILITIES

Stable Power Supply: 200 KVA/factory

*New price from 01 January, 2021. Exchange rate USD/VND = 23,105 (selling rate of Vietcombank on 21 February, 2021)

	High tension 22 KV (voltage level 22 KV - 110 KV)	Low tension 380 V (voltage level < 6 KV)
Normal hours Monday to Saturday: + 04:00 - 09:30 (05 hours and 30 minutes) + 11:30 - 17:00 (05 hours and 30 minutes) + 20:00 - 22:00 (02 hours) Sunday: 04:00 - 22:00 (18 hours)	1,555 VND/kWh	1,685 VND/kWh
Peak hours Monday to Saturday: + 09:30 - 11:30 (02 hours) + 17:00 - 20:00 (03 hours)	2,871 VND/kWh	3,076 VND/kWh
Off-peak hours All days from 22:00 to 04:00 the next morning (06 hours)	1,007 VND/kWh	1,100 VND/kWh

- Water usage rate: 11,653 VND/m³
- Domestic wastewater treatment: 26,211 VND/m³ (based on 80% water consumption)
- Telecommunication by VNPT
- Internet cable and phone lines: connection points are installed up to each individual factory unit

*All prices are VAT exclusive

PROXIMITY

	To Hanoi CBD	To Noi Bai Airport	To China Border
	22 km	43 km	152 km
	37 minutes	43 minutes	170 minutes

TRANSPORTATION COST

*Updated price from January 2021

To	40 ft FCL VND/trip	2.5 ton truck VND/trip
Noi Bai Airport		1,500,000
Hai Phong Seaport	5,100,000	2,500,000

*This cost includes trucking and toll fee only, excludes lift on/off and other charges

MINIMUM WAGE

3,920,000 VND/month (region 2)
*According to Decree No. 90/2019/ND-CP effective from 01 January, 2020