

PEOPLE'S COMMITTEE OF HO CHI MINH CITY

Dec. 06th, 2005

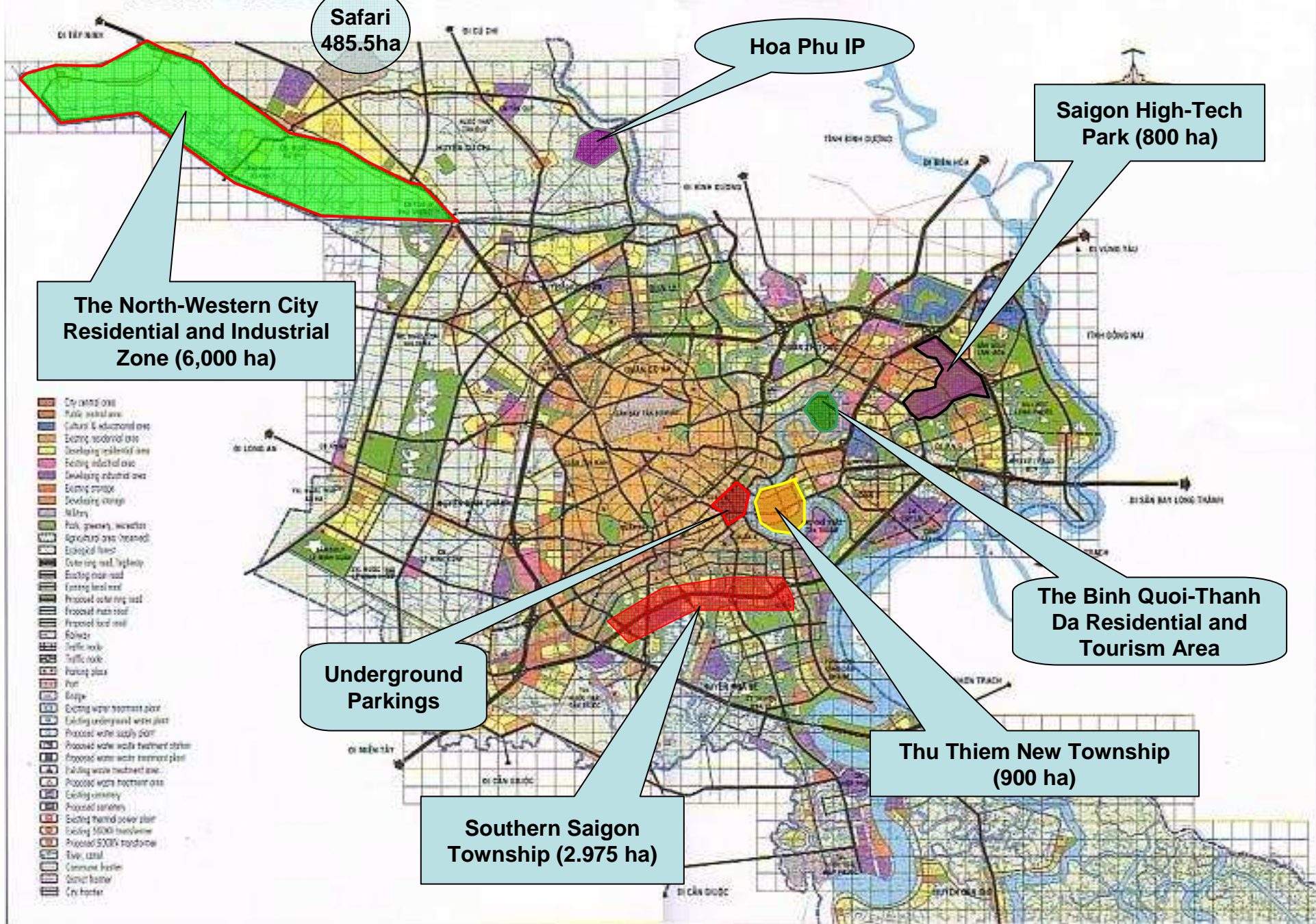
DEPARTMENT OF PLANNING AND INVESTMENT



Presented by: Mr. Luong Van Ly

DPI's Deputy Director

REVISED MASTER PLAN OF HCMC AERIAL MAP OF STRATEGIC DEVELOPMENT TO THE YEAR 2020



Safari
485.5ha

Hoa Phu IP

Saigon High-Tech Park (800 ha)

The North-Western City Residential and Industrial Zone (6,000 ha)

Underground Parkings

The Binh Quoi-Thanh Da Residential and Tourism Area

Southern Saigon Township (2.975 ha)

Thu Thiem New Township (900 ha)

THU THIEM NEW TOWNSHIP (737 ha)



The background of the slide is a blue-tinted photograph of a construction site. It shows a tall, white lattice tower structure under construction, with various beams and supports visible. In the foreground, there are some blurred elements, possibly construction equipment or materials. The overall scene is hazy and atmospheric.

- **Population size:**

- Population: 130.000 people
- Work force: 350.000 people
- Total construction area: 6,210,411 m²

Objectives of Using Land

Categories	Area (ha)	%
Commercial	46.6	6.33
Commerce and multi-function	23.7	3.22
Residential area and multi-function	23.2	3.15
High density Residential areas	46.2	6.26
Medium desinty Residential areas	10.8	1.46
Low density Residential areas	24.0	3.25
Public Facilities	17.1	2.32
Cultural Facilities	24.3	3.3
Schools	18.5	2.51
Parks	92.8	12.6
Education and entertainment	27.3	3.70
Marsh	129.1	17.51
Water surface	70.7	9.6
Transportation	182.7	24.79
Total	737.0	100

The North-Western City Residential and Industrial Zone

1- Investor:

North- West City Area Management Board

86 Le Thanh Ton St, District 1,
HCM – City, Viet Nam

Tel: 84-8-824 9109 Fax: 84-8-824 9108

Email: bql_taybac@vnn.vn

2- Objectives: Developing an industrial, residential, and other entertainment, sport and cultural area

3- Location: The area is located in the NorthWest of Ho Chi Minh City which has 18 km long and 3 – 5 km width, and distance from the center of the City is about 30 km. Its boundaries are:

- In the East: National highway 22
- In the West: Long An province
- In the South: An Ha Canal
- In the North: Canal No. 15

4- Scale:

Area: 6,000 ha

5- Investment form: 100% foreign ownership, joint venture, business cooperation contract or build-operate-transfer



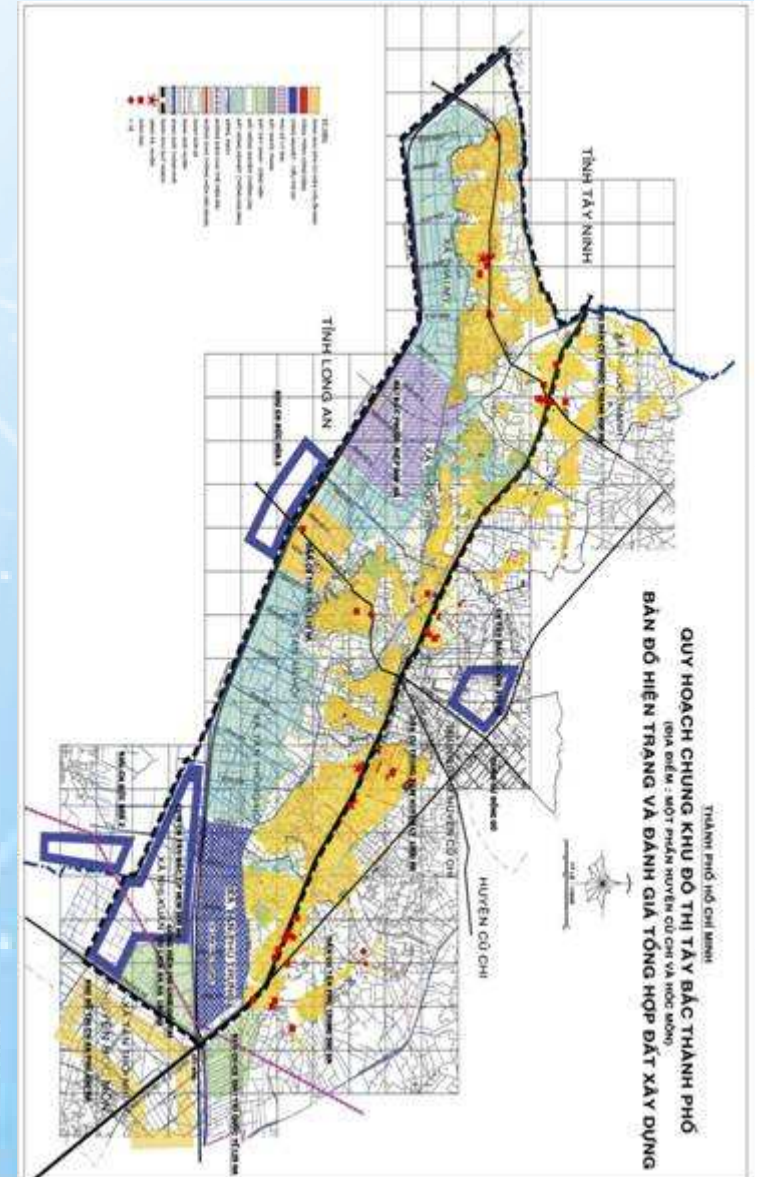
The North-Western City Residential and Industrial Zone

6- Site Clearance:

- Number of house: 5,900
- Estimated time: Master Plan under development

7- Construction specifications:

The demand of land for use:	6,000 ha	100%
Which in:		
+ Residential:	2.300 ha	38,5%
+ Industrial	550 ha	9,2%
+ Warehouse and port:	200 ha	3,3%
+ Internal transportation	250 ha	4,2%
+ Community public land (service, commerce, healthcare, culture, sport, entertainment, which in healthare and culture is 200 ha)	500 ha	8,3%
+ Tranning and education	200 ha	3,3%
+ Lake and canal:	700 ha	11,7%
+ Greenfield	1,300 ha	21,5%



The Binh Quoi-Thanh Da Residential and Tourism Area

- Total area : about 600 ha
- Main Investor: Saigon Construction Corporation (SCC)
- Land use Planning
 - + Parks, Entertainment, Tourism and Sport: 115-24 ha
 - + Center of New Residential area: 49-53 ha
(Population size: 30.000 people)
 - + Residential area (Population size: 100.000 people) 224-238 ha
 - + Other facilities: 21-30 ha



SAFARI – THE NEW HCM City's ZOO

1- Legal documents for establishment:

- Decision No. 3665/VP-DT, dated 08/12/2003, of People's Committee of HCM-City on the location and boundaries of the land allocated to the Saigon Safari Project for construction site
- Decision No. 1365/QD-DT, dated 16/03/2004, of People's Committee of HCM-City approving the location and the boundaries of the land allocated to the New Zoo Project
- Decision No. 2706/QD-UB, dated 11/6/2004, of People's Committee of HCM-City, retrieving the land and allocating it to the Saigon Zoo for the sake of compensation, land clearance and preparation for the construction of the new zoo in An Nhon Tay and Phu My Hung wards, Cu Chi district
- Decision No. 3263/QD-UB, dated 30/6/2004, of People's Committee of HCM-City approving the fees paid for compensation, damage assistance and resettlement in the new zoo construction project in An Nhon Tay and Phu My Hung wards, Cu Chi district

SAFARI – THE NEW HCM City's ZOO

1- Investor

HCM City Service of Communications and Public Works

63 Ly Tu Trong Street, District 1

HCM City, Vietnam

Tel: 84-8-829 0451 or 823 7439 Fax: 84-8-829 0458

2- Objective

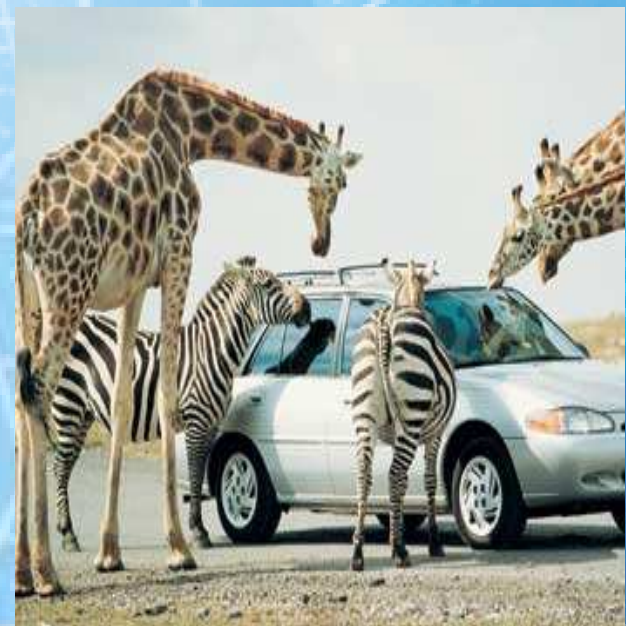
The Saigon Safari Park project is aimed to establish the first wildlife safari park in Vietnam which will become a new attraction to local and foreign visitors. The park is also expected to be a breeding place of rare animals of Vietnam and the world in general. The park will be used for environmental education and cultural exchange activities for the first time in Vietnam.

3- Location: Phu My Hung Commune, Anh Nhon Thay, Cu Chi District, HCM City

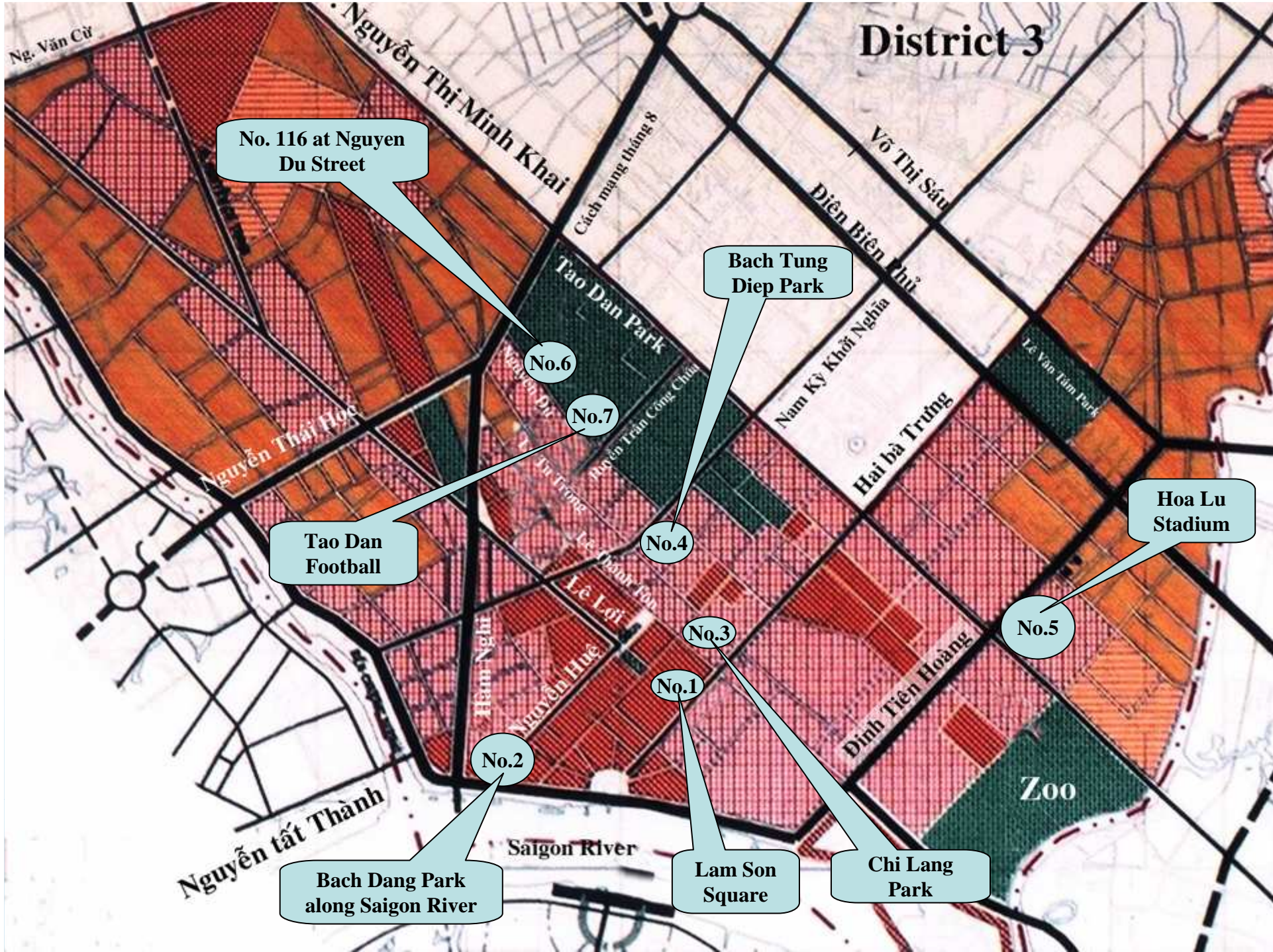
4- Scale

- Investment capital: VND5 trillion ~ US\$300 million
- Total area zoned for the project: 485.5 hectares

5- Investment form: 100% foreign-invested, joint-venture



District 3



No. 116 at Nguyen Du Street

No.6

Bach Tung Diep Park

No.7

Tao Dan Football

No.4

Hoa Lu Stadium

No.5

No.3

No.2

Bach Dang Park along Saigon River

No.1

Lam Son Square

Chi Lang Park

Zoo

Lam Son Square Underground Parking

- Investment capital: VND194 billion ~ US\$12.2 million
- Aboveground area: 230 m²
- Underground area: 2,110 m²
- Number of underground stories: 8
- Maximum number of car spaces: 365
- Number of motorbike spaces: 400
- Technology: automated vehicle arrangement
- Vehicle arrangement capacity: 01 minute per vehicle
- Investment form: 100% foreign-invested, joint-venture, business cooperation contract (BCC)



Bach Dang Underground Parking

- **Investment capital:** VND319 billion ~ US\$20 million
- **Aboveground area:** 900 m²
- **Underground area:** 45,540 m²
- **Number of underground stories:** 5
- **Maximum number of car spaces:** 5,000
- **Number of motorbike spaces:** 5,000
- **Technology:** automated vehicle arrangement
- **Vehicle arrangement capacity:** 01 minute per vehicle
- **Investment form:** 100% foreign-invested, joint-venture, business cooperation contract (BCC)



Chi Lang Underground Parking

- **Investment capital: VND103 billion ~ US\$6.5 million**
- **Aboveground area: 210 m²**
- **Underground area: 3,560 m²**
- **Number of underground stories: 7**
- **Maximum number of car spaces: 500**
- **Number of motorbike spaces: 200**
- **Technology: automated vehicle arrangement**
- **Vehicle arrangement capacity: 01 minute per vehicle**
- **Investment form: 100% foreign-invested, joint-venture, business cooperation contract (BCC)**



Bach Tung Diep Underground Parking

- **Investment capital: VND332 billion ~ US\$21 million**
- **Aboveground area: 300 m²**
- **Underground area: 5,200 m²**
- **Number of underground stories: 5**
- **Maximum number of car spaces: 450**
- **Number of motorbike spaces: 370**
- **Technology: automated vehicle arrangement**
- **Vehicle arrangement capacity: 01 minute per vehicle**
- **Investment form: 100% foreign-invested, joint-venture, business cooperation contract (BCC)**



Hoa Lu Stadium Underground Parking

- **Investment capital: VND539 billion ~ US\$34 million**
- **Underground area: 15,400 m²**
- **Number of underground stories: 5**
- **Maximum number of car spaces: 1,500**
- **Number of motorbike spaces: 4,000**
- **Technology: automated vehicle arrangement**
- **Vehicle arrangement capacity: 01 minute per car**
- **Investment form: 100% foreign-invested, joint-venture, business cooperation contract (BCC)**



Nguyen Du Underground Parking

- **Investment capital: VND285 billion ~ US\$17.9 million**
- **Aboveground area: 560 m²**
- **Underground area: 3,950 m²**
- **Number of underground stories: 8**
- **Maximum number of car spaces: 270**
- **Technology: automated vehicle arrangement**
- **Vehicle arrangement capacity: 01 minute per vehicle**
- **Investment form: 100% foreign-invested, joint-venture, business cooperation contract (BCC)**

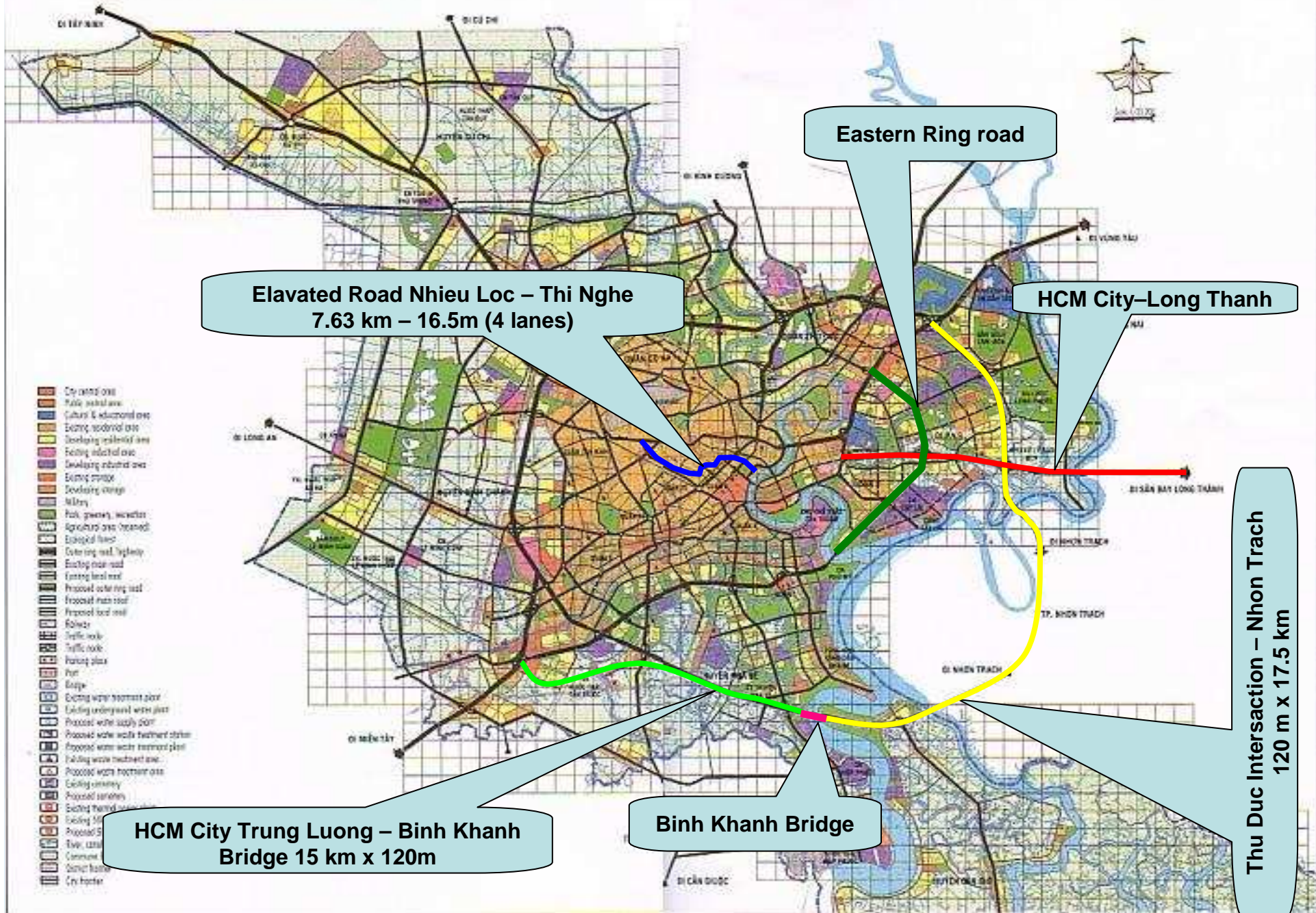


Tao Dan Underground Parking

- **Investment capital: VND319 billion ~ US\$20 million**
- **Aboveground area: 900 m²**
- **Underground area: 45,540 m²**
- **Number of underground stories: 5**
- **Maximum number of car spaces: 5,000**
- **Number of motorbike spaces: 5,000**
- **Technology: automated vehicle arrangement**
- **Vehicle arrangement capacity: 01 minute per vehicle**
- **Investment form: 100% foreign-invested, joint-venture, business cooperation contract (BCC)**



REVISED MASTER PLAN OF HCMC
AERIAL MAP OF STRATEGIC DEVELOPMENT TO THE YEAR 2020



Elavated Road Nhieu Loc – Thi Nghe
 7.63 km – 16.5m (4 lanes)

Eastern Ring road

HCM City–Long Thanh

HCM City Trung Luong – Binh Khanh
 Bridge 15 km x 120m

Binh Khanh Bridge

Thu Duc Intersection – Nhon Trach
 120 m x 17.5 km

Eastern Ring Road

- **Phu My Bridge – Rach Chiec Bridge**
 - Capital: VND 253 billion
 - Location: District 2, 9
 - Length: 9.5 km
 - Width: 67 m
- **Rach Chiec Bridge**
 - Capital: VND 147 billion
 - Location: district 9
 - Length: 500 m
 - Width: 18 m (2 parallel bridges, 9 m each)
- **Rach Chiec – Binh Thai section**
 - Capital: VND 381.5 billion
 - Location: district 9
 - Length: 3.2 km
 - Width: 67 m

HCM City Trung Luong – Binh Khanh Bridge

- Capital: US \$130 millions
- Design standards:
 - Ring road for automobiles: 15 km x 120 m
 - 4 lanes
- Investment form: BOT
- Local Partner: Department of Transportation and Public Works



Thu Duc – Nhon Trach Section

- Capital: US \$370 millions
 - Phase 1: US \$140 millions
 - Phase 2: US \$230 millions
- Engineering design standards:
 - Ring road for automobiles: 20 km x 120 m
 - 8 lanes
 - Nhon Trach Brigde: 2.28km x 45m
- Investment form: BOT
- Local Partner: My Thuan PMU



Elevated Road Nhieu Loc – Thi Nghe

- Capital: US \$190 millions
- Engineering design standards:
 - Elevated road for automobiles: 7.63km x 16.5m
 - 4 lanes
 - $V = 80\text{km}$
 - Project's life: 100 years
- Investment form: BOT
- Local Partner: Saigon Transportation Projects Management Company



BINH KHANH BRIDGE

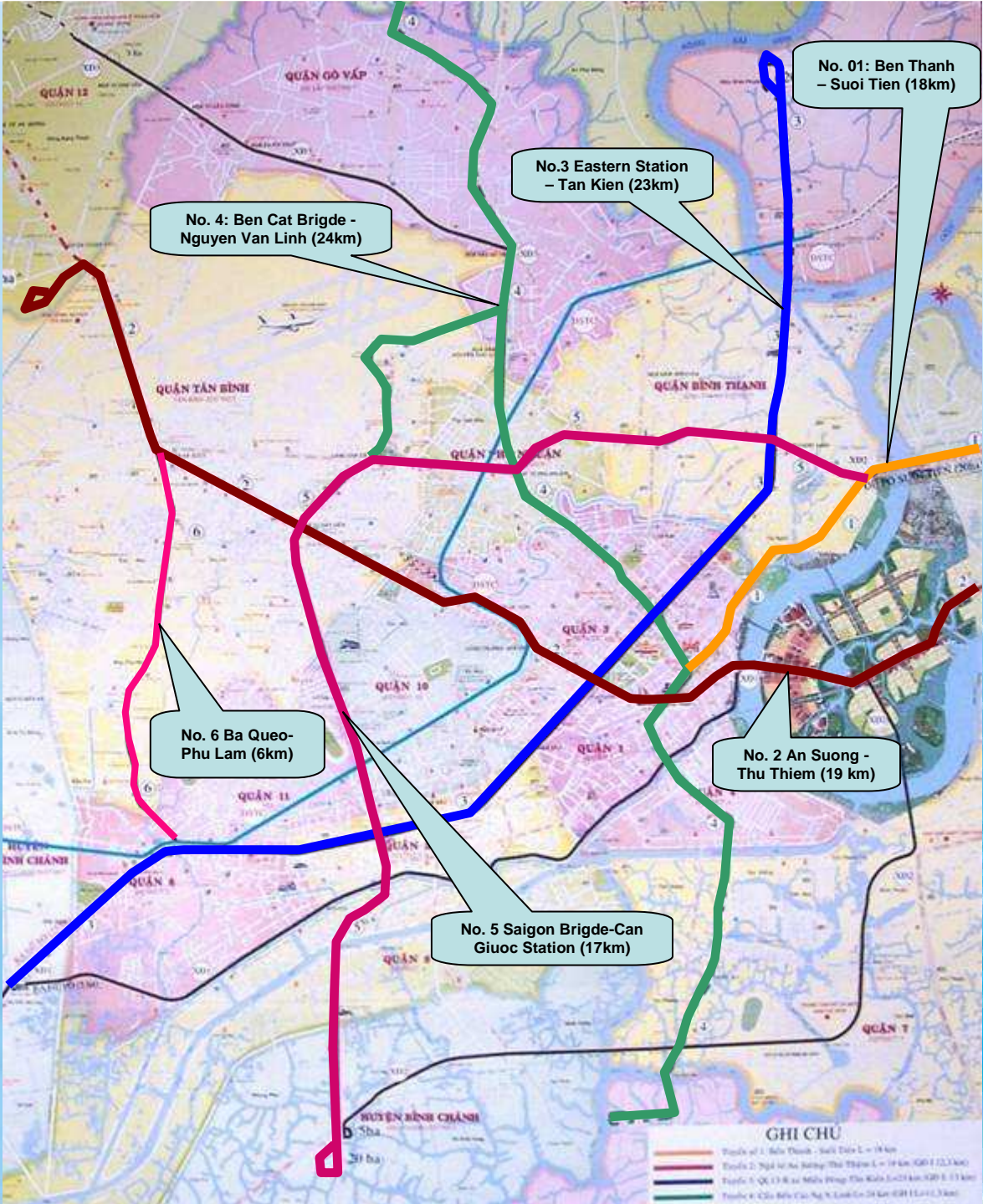
- Capital: VND 1,830 billion
 - Construction cost: VND 1,280 billion
 - Resettlement cost: VND 289 billion
 - Other cost: VND 333 billion
- Length: 2.15 km
- Width: 27.5 m
 - 4 automobile lanes
 - 2 lanes for pedestrians
 - 2 lanes for motorcycle
- Height: 45 m



HCM City-Long Thanh-Dau Giay

- Capital: VND 6.000 billion
- Length: 55 km
 - HCM City – Long Thanh
 - Length: 27 km
 - Width: 06 lanes for vehicle and 02 emergency lanes
 - Long Thanh – Dau Giay
 - Length: 28 km
 - Width: 04 lanes for vehicle and 02 emergency lanes

HCM – City's Metro System



TAX INCENTIVES

Import duties exemption

- Equipment, machinery, specialized means of transport forming parts of the technological line imported to form fixed assets.
- Construction materials which are not produced domestically yet imported to form fixed assets.
- Production materials in **05** years since manufacture started (authorized by The Ministry of Trade)
- Raw materials, spare parts, accessories and materials imported for production of exported goods.

VAT exemption

- Equipment, machinery, specialized means of transport forming parts of the technological line which are not yet domestically produced, imported to form fixed assets.
- Construction materials which are not produced domestically yet imported to form fixed assets.
- Imported raw materials to make products to provide enterprises directly making exported goods.

Taxation	Content		EPZ	IZ	Hi-Tech Park
Enterprise Income Tax	Period of Exemption (from the first profit making year)	<i>Manufacturing Enterprises</i>	04 years	03 years	04 years.
		<i>Service-providing Enterprises</i>	03 years	02 years	
	Period of Reduction	<i>Manufacturing Enterprises</i>	50% for the next 07 years	50% for the next 07 years	50% for the next 09 years
		<i>Service-providing Enterprises</i>	50% for the next 07 years	50% for the next 06 years	
	Incentives Tax (after the period of Exemption & Reduction)	<i>Manufacturing Enterprises</i>	10% (in 15 years)	15% (in 12 years)	10% for the remaining years of your project.
		<i>Service-providing Enterprises</i>	15% (in 12 years)	20% (in 10 years)	
	General Income Tax	<i>Manufacturing & Service-providing Enterprises</i>	28%	28%	



**Thank you for your
attention**

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