

MY PHUOC 2, MY PHUOC 2 INDUSTRIAL URBAN AREA

ytuongquangad · March 30, 2010 · Project in Binh Duong , Binh Duong Land , My Phuoc · 10,783 views

MY PHUOC URBAN INDUSTRIAL PARK 2

This is an area where many important utilities of My Phuoc Urban and Industrial Park are concentrated, including Hospitals, Theaters, Supermarkets, Schools and housing for staff and water experts. out. It also concentrates large factories like Tatung, Orion, ...

See more:

- My Phuoc Binh Duong Residential Area
- Establishment of Ben Cat town and Tan Uyen town

With an area of up to 800 hectares, the area of industrial development, complete services and most have been completed. Located in the southern key economic quadrilateral, away from the city. Ho Chi Minh City 45 Km and Thu Dau Mot Town 14 Km to the North, MP Industrial Park has a convenient geographical location.

Project details

- **Province:** Binh Duong
- **District:** Ben Cat,
- **Ward communes:** Tan Thoi Hoa, My Phuoc
- **Address:** Xã Tân Thới Hòa, Mỹ Phước, Quận Bến Cát, Bình Dương
- **Scale:** 800 hectares
- **Total investment:** N / A
- **Construction started:** 2005
- **Expected completion:**
- **Investor:** Becamex IDC Industrial Development Investment Corporation,
- **Consulting unit:**
- **Construction unit:**
- **Notes about project progress:** Completed.
- **Price reference:**

My Phuoc Industrial & Urban Area 2



Legal basis :

- Establishment Decision No. 222 / QĐ-CT dated January 20, 2005 of the Chairman of Binh Duong People's Committee.
- QĐ approving the Report on environmental impact assessment No. 1764 / QĐ-BTNMT dated December 7, 2004 of the Ministry of Natural Resources and Environment.

Location :

- Geographical location: Thoi Hoa commune, My Phuoc commune, Ben Cat district, Binh Duong province
 Located in the southern key economic quadrangle (Ho Chi Minh City, Binh Duong, Ba Ria-Vung Tau, Long An, Binh Pho, Tay Ninh and Dong Nai), away from Ho Chi Minh City 45 Km and Thu Dau Mot Town 14 Km to the North, MP Industrial Park has a convenient geographical position with the following advantages:
 - + Close to seaports, international airports, commercial service centers in Ho Chi Minh City Ho Chi Minh City (60 minutes by car), 32 km from Tan Cang, Saigon Port, VICT, ICD Phuoc Long 42 km and 42 km from Tan San Nhat Airport.
 - + Adjacent to National Highway 13 has been upgraded and expanded 06 lanes is the main arterial road linking the neighboring provinces as well as radiating the main roads of the country.

+ Located at the intersection of two important administrative units of Binh Duong Province: Thu Dau Mot Town and Ben Cat District (14 km radius). Population characteristics about 200,000 people of working age and between 5,000 and 7,000 high school graduates every year. IZ Management Board ensures the introduction, supply as well as creating favorable conditions for the company to recruit the best workforce to serve the production needs of the business.

+ The characteristics of hard soil conditions (No need to reinforce the foundation), the height of 30-35 m above sea level will help investors save about 30% of construction costs. 800 hectares

- Service development: 323 ha
- 477 hectares of industrial development

The development area is high in industry, complete services and most of them have been completed

+ My Phuoc 2 Industrial Park:

- Using land structure:

Soil type	Area (ha)	Ratio (%)
Factory building land	331.28	69.39
Land for building warehouses	1.69	0.35
Land for operating construction and services	10.60	2.22
Land for trees and canals	45.68	9.57
Lake Air	2.42	0.51
Waste water treatment station	1.68	0.35
Water supply station	1.69	0.35
Power station	5.33	1.12
Land transport	68.70	14.39
Land for electric corridor protection	8.33	1.74
total	477,3899	100

- Total area: 477,3899 ha

- Current status of IZ:

Infrastructure investment until September 2008:

* Total approved infrastructure investment capital: VND 440,600 million.

* Total infrastructure investment capital: VND 435,856 million, reaching 99%.

- Leveling, clearing and compensation: 194,006 million VND, reaching 104%.

- Transportation: VND 83,268 million, reaching 100%.
 - Electricity supply: VND 4,451 million, reaching 100%.
 - Rainwater drainage: VND 39,028 million, reaching 100%.
 - Water supply: VND 7,790 million, gaining 779%.
 - Trees: 7,790 million, reaching 95%.
 - Waste water treatment: VND 43,694 million, reaching 90%.
 - Other expenses: 55,830 million VND, reaching 80%.
- Investment attraction: Leased land: 334.78ha / 332.97ha, reaching rate: 100.54%.
- Nature of industry: mixed industrial park.

Factories of large enterprises:

TATUNG VIETNAM Company Limited



ORION VINA Foods Company Limited



+ Urban - Utilities - Services:

My Phuoc General Hospital



Address: TC3 Road, Mỹ Phước 2 Industrial Park, Bến Cát, Bình Dương

Scale: 500 beds. The current total number of officials and employees is 130, expected to be 600 completed.

The hospital is equipped with many state-of-the-art devices such as: Magnetic resonance imaging machine (MRI), computed tomography (CT scanner), portable X-ray machine, digital mammography machine , Color heart ultrasound machine, 3.4 dimensional ultrasound machine, Automatic testing system, ...

My Phuoc Theater



BD supermarket. Mart My Phuoc



My Phuoc School

Rubby Land expert village

Rich Land villa

Types of investment costs:

1. Land rental price (As of June 30, 2056):

a. One-time payment: USD 45 / m² (My Phuoc Industrial Park) USD 35 / m² (Bau Bang Industrial Park)

(Payment in 04 installments):

- + Stage 1: 40% of the total rental value within 14 days immediately after signing the Land Lease Contract.
- + Stage 2: 20% of the total rental value 06 months after signing the Land lease contract.
- + Stage 3: 20% of the total rental value 12 months after signing the Land Lease Contract.
- + Stage 4: 20% of the total rental value for 18 months after signing the Land Lease Contract.

b. Annual payment: USD 0.20 / m² / year

Payment made in 2 installments in January and July each year

2. Infrastructure management and maintenance fee: USD 0.04 / m² / month.

Monthly payment at the end of the month:

3. Waste water treatment: USD 0.25 / m³

Payment at the end of the month. (Calculated on 80% of actual water consumption)

* The above costs do not include VAT according to state regulations.

4. Electricity, water and telephone and other utilities:

The investor will sign a contract directly with the specialized management agency.

See also:

+ Location Phuoc + Scale Phuoc + Utilities Phuoc + Video, My Phuoc map + Photos My Phuoc Binh Duong