

THE MUNICIPALITY OF SLOBOZIA CITY

DEVELOPING TOGETHER



THE INDUSTRIAL PARK SMEs SLOBOZIA

The Industrial Park SMEs SLOBOZIA is placed under the direct management of **S.C. PLATFORMA INDUSTRIALĂ IMM SLOBOZIA SRL**, a company established under Law no. 186/2013 on establishing and functioning of industrial parks, by the Judgment of The City Council Of Slobozia Municipality no. 193/31.10.2013 and has the sole shareholder Slobozia Municipality.

PLATFORMA INDUSTRIALĂ IMM SLOBOZIA was authorized to manage the **Industrial Park SMEs SLOBOZIA** by the Judgment of the City Council Of Slobozia Municipality no. 34/27.02.2014.

PLATFORMA INDUSTRIALĂ IMM SLOBOZIA was granted the title of industrial park for this area in accordance with to the Order MDRAP no. 762/2014 and the provisions of Law no. 186/2013 on establishing and functioning of industrial parks.

Office adress of **PLATFORMA INDUSTRIALĂ IMM SLOBOZIA** is located in Slobozia, Bulevardul Cosminului, Bl I7, cam.3.

ACTIVITIES THAT CAN BE CARRIED OUT HERE

The green field areas available within **THE INDUSTRIAL PARK SMEs SLOBOZIA** shall have 2 destinations:

- I. Land for offices and service provision activities
- II. Land for industrial use



The following activities may be carried out on the premises of **THE INDUSTRIAL PARK SMEs SLOBOZIA**:

- Processing and manufacturing industry with the possibility of focusing on various leading industries
- Business activities in the prevailing financial, banking, consulting, design, research-development and business management activities;
- Distribution activities with predominant cargo storage and logistics activities;
- Services, predominantly service industries;
- In addition to the activities that predominate and give the area of specialization of the industrial park, in order to support the development of these activities, a series of related services may be carried out: provision of utilities, cleaning and security, trade and catering services, hotel activities, accountancy services, business support, insurance and other services similar to or in direct connection with them.

Access of goods prohibited on Romanian territory under the law or the international conventions Romania is a party to **is strictly forbidden** on the premises of the park.

The residents shall be obliged to carry out only the activities they are authorized for. Also, they shall be required to ensure and observe the environmental protection measures. The residents of the park shall comply with the Zonal Urban Plan.

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LAND ALLOCATION PROCEDURE

Is achieved by 49 years concession contract by public auctioning. The minimum start-up value at the public auction is 0,47 €/ sqm/ year indexed with an inflation rate approved by the City Council.

Minimum eligibility criteria:

1. The Investment amount: min. 40 euro/ sqm (compared with the total area of the unit for which the investment application is submitted for); An Investment is understood as the total value of the finished buildings (constructions with a roof) plus the fixed assets (except for the concrete platforms)
2. The degree of occupancy of the contracted area: constructions with a roof must be built on a minimum area of 20% (compared with the total area of the unit for which the investment application is submitted for);
3. The investment must create new jobs within 6 months following the completion date of the investment.

RESIDENTS' OBLIGATIONS

Among the residents of the industrial park obligations, according to the establishing and functioning regulations of the park:

- a) to start the design works for the construction authorization within 4 months following the entry into force of the land-lease and sale contract; as a co-contractor, the resident shall notify **SC PLATFORMA INDUSTRIALĂ IMM SLOBOZIA SRL** of the effective start of the design works, attaching the supporting documentation to prove without equivocation the existence of the contract and the start of the design works;
- b) to start the construction works for the project within 1 year following the date of taking in possession the unit in-use, according to the location evidence exchange forms; the resident shall immediately notify **SC PLATFORMA INDUSTRIALĂ IMM SLOBOZIA SRL** of the construction works start, according to the documentation submitted to the Urban Planning Office of the Municipality;
- c) to start the activity for which the administration and related services contract was concluded for within maximum 2 years following the start date of the construction works.

ADMINISTRATION TAX

The administration fee charged by SC PLATFORMA INDUSTRIALĂ IMM SLOBOZIA SRL is minimum 0,77 €/ sqm/ year (excluding VAT)

- The tax is calculated for the entire area of the lot owned under the concession contract and is to be paid monthly by the resident of the industrial Park starting with the signing date of the administration and related services contract for the whole duration of the land-use within the Industrial Park SMEs SLOBOZIA.
- In exchange for the administration fee SC PLATFORMA INDUSTRIALĂ IMM SLOBOZIA SRL shall provide the following services: public lighting, cleaning and snow removing in the common spaces, access surveillance in the park and in the common spaces, internal roads maintenance and repair. It will also perform all necessary steps to maintain and repair the utilities networks up to the point of the currently in-use or privately-owned unit.
- The administration tax established under the lease contract with the residents shall be updated every year, in line with the inflation rate and the changes regarding the components of the administration tax.



TAX FACILITIES



For the investments made in the industrial park the following tax facilities (under the Law no. 186/2013 and HCL no. 25/31.01.2014) shall be granted **throughout the lifetime of the constructions**.

- Exemption from tax on property for the lands that are part of the Industrial Park, in accordance with the provisions of art. 464 (1)(n) of Law no. 227/2015 on the Tax Code, as subsequently amended and supplemented;
- Exemption from tax on buildings for the buildings that are part of the Industrial Park, in accordance with art. 456 paragraph (1) of Law no. 227/2015, as subsequently amended and supplemented;
- Exemptions from any taxes related to urban planning certificates, construction authorizations and/or demolition authorizations for the land plots and buildings forming the infrastructure of the Industrial Park;

- Discontinuing from the payment of the royalty during the interval between the award of the concession/ land-lease and sale contract and the start of the business, subject to the establishment of a bank guarantee equal with the royalty for the concerned period. The established guarantee shall be refunded upon request of the investor after the effective start of the investment works.

Under HCL no. 181/31.10.2013:

- Exemption from the concession contract royalty for 5 years following the completion of the investment
- At the end of the 5-year royalty free concession period, the investor may choose between buying the land at the market price or pay the concession until the end of the contract.

Example of a total cost calculation for a 1000 sqm lot

- Over the period between the awarding of the ground until the start of the investment (up to 1 year) =0
- During the works execution period:
 - Concession tax = 475,9 €/ year
 - Administration tax = 778,5 €/ year
 - Total = 1254,4 €/ year (104,5 €/ month)**
 - + utilities (water, sewerage, electricity, gas etc.)**
- During the first 5 years following the start of activity:
 - Administration tax = **778,5 €/year (64,9 €/ month)**
 - + utilities (water, sewerage, electricity, gas etc.)**
- After 5 years following the start of activity:
 - Concession tax = 475,9 €/ year
 - Administration tax = 778,5 €/ year
 - Total = 1254,4 €/ year (104,5 €/ month)**
 - + utilities(water, sewerage, electricity, gas etc.)**

Example of a total cost calculation for a 7000 sqm lot

- Over the period between the awarding of the ground until the start of the investment (up to 1 year) =0
- During the works execution period:
 - Concession tax = 3.331,2 €/ year
 - Administration tax = 5.449,7 €/ year
 - Total = 8.780,9 €/ year (731,6 €/month)**
 - + utilities (water, sewerage, electricity, gas etc.)**
- During the first 5 years following the start of activity:
 - Administration tax = **5.449,7 €/year (454,1 €/month)**
 - + utilities (water, sewerage, electricity, gas etc.)**
- After 5 years following the start of activity:
 - Concession tax = 3.331,2 €/ year
 - Administration tax = 5.449,7 €/ year
 - Total = 8.780,9 €/ year (731,6 €/month)**
 - + utilities(water, sewerage, electricity, gas etc.)**



TECHNICAL DATA

The Industrial Park SMEs SLOBOZIA with a total of 15 ha area is located on the administrative territory of SLOBOZIA City, between SLOBOZIA and SLOBOZIA NOUĂ, on the side of the National Road 21 CĂLĂRAȘI - SLOBOZIA – BRĂILA, close to The CUSTOMS and The RAR.

The industrial park land is divided into 20 land lots, grouped on three columns, with an effective total area of 10,55 ha:

- S1 = 5 lots of approx. 4100 sqm/lot
- S1(6) = 4 lots of approx. 1000 sqm/lot
- S2 = 5 lots of approx. 5000 sqm/lot
- S2(6) = 4 lots of approx. 1250 sqm/lot
- S2(a) = 1 lot of approx. 3600 sqm/lot
- S3 = 6 lots of approx. 7000 sqm/lot
- S3(a) = 1 lot of approx. 5100 sqm/lot

INFRASTRUCTURE

4 internal access roads on the north-south axis, parallel with the National Road 21 plus other 3 internal access roads perpendicular to the previous ones enable access to each lot, as well as 3 parking lots;

- Electricity network
- Natural Gas supply network
- Water supply
- Sewerage
- Storm water drainage system
- Road and perimetral lighting
- The site is surrounded by a fence with 2 access gates



EFFECTIVE TAXES AND FEES

The industrial park provides the following Public services

Drinking water - min. 40 l/sec	Methane gas distribution 1000 mc/h
Electricity – 20KV, 5MW	Access to the national road and rail transport network
Relief sewer for storm water	Domestic water drainage system
Telephone communications internet, tv network	Flood protection system
Waste collection, transport and neutralization	

WATER 0,5 €/mc excluding VAT	GAS 0,03 €/kwh excluding VAT
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ELECTRICITY 0,07 €/kwh excluding VAT	COGENERATION TAX 2,85 €/ MW excluding VAT
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CONCESSION TAX from 0,47 €/ sqm/ year excluding VAT	ADMINISTRATION TAX from 0,77 €/ sqm/ year excluding VAT
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WASTEWATER TREATMENT 0,01 €/ mc excluding VAT	SEWAGE 0,17 €/mc excluding VAT
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GREEN CERTIFICATE 9,33 €/ MW excluding VAT	LEASEHOLD EXCISE TAX 0,51 €/MW excluding VAT
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MEDIUM VOLTAGE TAX 57,38 €/MW excluding VAT
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