

CHANGSHA LUVALLEY 2014



长沙高新区
—luvalley—
中国麓谷

长沙国家高新技术产业开发区管理委员会

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长沙高新区
2014 投资指南
Investment Guide

中国·麓谷

luvalley

投资中部·首选麓谷

Luvalley-Your First Choice to Invest In Central China

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长沙 高新创业 业创新高
YOUR BUSINERS WILL FLOURISH IF YOU START A
BUSINESS IN CHANGSHA HIGH-TECH-ZONE

PART.01 园区概况

Overview of the Zone



长沙高新区位于长沙市西部城区、湘江西岸、岳麓山风景区的北侧，创建于1988年，1991年经国务院批准成为全国首批国家级高新技术产业开发区，并于2009年由国家科技部批准为国家创新型科技园区试点园区。2013年，全区技工贸总收入突破2000亿元，综合经济实力和总量已跻身全国105个国家级高新区第14位，综合创新能力在全国高新区中名列第6，连续7次被评为全国先进高新区。园区现有企业6000多家，其中外资企业近200家，海内外上市公司32家，已形成了电子信息、先进制造、生物医药、新材料、新能源、环保产业及现代服务等支柱产业；拥有中联重科、远大住工、九芝堂、红太阳光电、中兴通讯、拓维信息等国内知名企业；建立了国家级的软件基地（含数字媒体产业基地、动画产业基地）、新材料转化及产业化基地（含先进电池材料及电池产业基地）、先进制造技术产业基地（含传感技术产业基地）、高新技术产品出口基地、移动电子商务示范基地、国家服务外包示范基地、住宅产业化示范基地

和湖南省光伏产业基地、湖南省环保产业示范园等，园区周边建有全球最大的“天河一号”超级计算机中心。

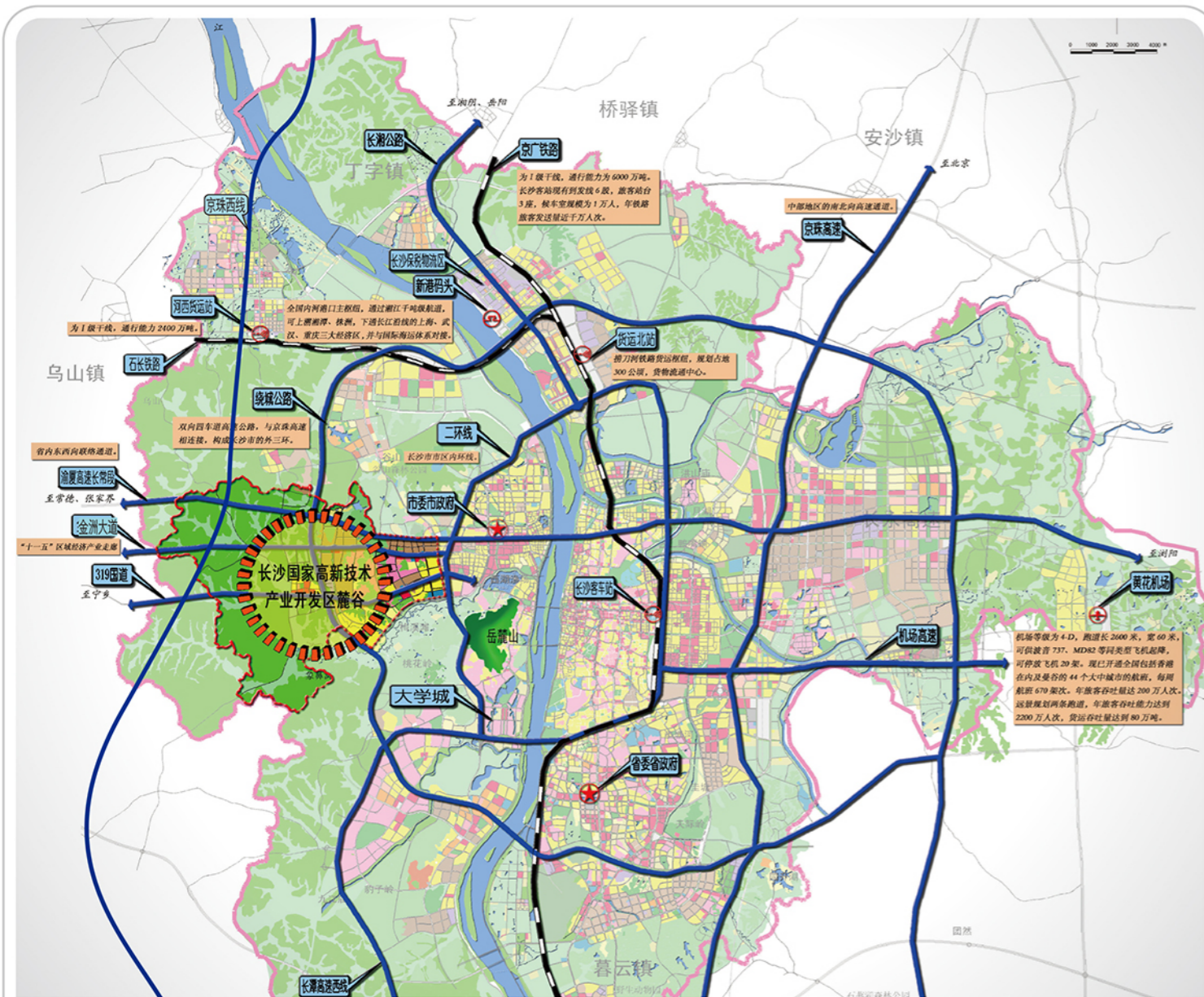
麓谷科技新城（简称麓谷）是长沙高新区管委会的直管核心园区，总体规划控制面积140平方公里，现已形成近40平方公里的基础设施框架，位于国家重点建设的长株潭（长沙、株洲、湘潭）城市群“（资源节约型和环境友好型）两型社会”综合配套改革试验区的先导区，是湖南省和长沙市重点建设的高新技术产业聚集区、新型工业化的示范区和生态新城的样板区，主要布局有信息产业园、先进制造产业园、新材料产业园、生物医药产业园、光伏新能源及环保产业园七大产业功能区，区内规模以上工业企业产值占长沙市规模以上工业总产值的40%。区内聚集了18家世界500强企业，分别是日立、斯伦贝谢、远大铃木、华润集团、诺基亚、摩托罗拉、思科系统、戴尔、爱立信、万宝盛华、伊藤忠、富士康、霍尼韦尔、福斯、哈里斯、西门子、费森尤斯、淡马锡。

Changsha National High-Tech Industrial Development Zone, situated in the west urban district of Changsha city, on the west shore of the Xiang River, and the north side of Yuelu Mountain Scenic Area, was founded in 1988, and it became one of China's earliest national-level high-tech industry development Zones through the State Council's approval in 1991, and was approved by the Ministry of Science & Technology in 2009, became a national innovative technology pilot zone. In 2013, the whole zone achieved a total technological, industrial and commercial income of over RMB200 billion Yuan. The Zone's comprehensive economic strength and economic aggregate has ascended to the 14th place among the 105 national-level high-tech zones in China, the comprehensive innovation capacity has ranked at the 6th place among China's high-tech zones, and the Zone has been officially appraised as a national advanced hi-tech zone successively for seven years. The Zone now has more than 6000 enterprises, of which nearly 200 are foreign-invested, 32 are domestic and foreign listed companies, and the pillar industries of electronic information, advanced manufacture, biomedicine, new materials, new energy sources, environmental protection industry and modern service, etc. have been formed already; here are Zoomlion, Broad, Jiuzhitian, Red Solar Photoelectricity, ZTE, Talkway, and many other well-known trademarks famed both at home and abroad; here are the national-level software bases (including the digital media industrial base and the animation industrial base), the new materials transformation and industrialization base (including the advanced battery materials and battery industrial base), the advanced manufacturing technology industrial base (including the sensor technology industrial base), the high-tech products export base, mobile EC demonstration base, the national service outsourcing

demonstration base, the housing industrialization demonstration base and Hunan photovoltaic industry base, Hunan environmental protection industry demonstration park, etc. established, and the global largest "Tianhe-1" supercomputing center has been built near the zone.

Lualley Science & Technology Park (Lualley for short) is the core park directly managed by the Administrative Committee of Changsha Hi-Tech Zone, with an overall planning area of 140 km², and at present an infrastructural framework of about 40 km² of the Park has formed already. Situated in the leading area of the "two-oriented society" (resources-saving and environment-friendly) and within the comprehensive reform pilot zone of the Changsha-Zhuzhou-Xiangtan city cluster emphatically constructed by the country, it is the high and new technology industry cluster zone, the new-model industrialization demonstration zone and the model region of an ecological new town emphatically constructed by Hunan province and Changsha city, and is mainly divided into the seven major industry functional zones: the Lualley constructed area, the information industry park, the advanced manufacture industry park, the new materials industry park, the biomedical industry park, the photovoltaic new energy resources and environmental protection industry park. The output value of the large-scale industrial enterprises in the Park accounts for 40% of the total output value of Changsha's large-scale industry. There are 18 Fortune 500 international corporations gathering in the Park: Hitachi, Schlumberger, Yuanda Suzuki, Huarun Group, Nokia, Motorola, Cisco Systems, Dell, Ericsson, Manpower, Itochu, Foxconn, Honeywell, Fuchs, Harris, Siemens, Fresenius and Temasek.

地理位置 Geographic Position



麓谷科技新城区域条件优越，位于长沙市西部城区，湘江西岸、岳麓山风景区北侧，南接岳麓山大学城和长(沙)-(湘)潭西线，长(沙)-常(德)高速，城市西二环线，城市三环线(京珠高速长沙段西线)纵横贯通园区，正在建设的地铁2号线和城际轻轨均在区内设有站点，距城市最大商业中心10分钟车程，现有13条公交线路到达麓谷，依托优势路网，可以迅速进入(北)京-珠(海)高速、上(海)-瑞(丽)高速、319(厦-门-成-都)国道和107(北-京-深-圳)国道。

Luvalley Science & Technology Park has excellent regional conditions, located in the west urban district of Changsha city, on the west bank of the Xiang River, at the north side of Yuele Mountain Scenic Area, and south adjoining Yuele Mountain

University Town. The Changsha-Xiangtan west line, Changsha-Changde Expressway, the urban western 2nd ring route, the urban 3rd ring route (the west route of the Changsha section of Jingzhu Expressway) run through the Park, and both the metro line 2 and the intercity light rail under construction will have stops to be set up in the park. It is 10-minute drive from the biggest commercial center of the city, now there are 13 bus lines to Luvalley, and by means of the advantageous road network, people can quickly enter Beijing-Zhuhai Expressway, Shanghai-Ruilu Expressway, National Highway 319 (Xiamen-Chengdu) and National Highway 107 (Beijing-Shenzhen).

PART.02 运营成本 OPERATING COSTS

1. 土地、厂房和写字楼 Land, Factory Buildings and Office Buildings

- 1.1 工程报建费(按建筑面积计算): 按省市级文件优惠收取约 42 元 / m²
Project construction permit application fee (calculated according to building area): 42 Yuan/m² charged preferentially according to the provincial and municipal governments' documents
- 1.2 厂房建设成本(钢构、钢筋混凝土): 800-1000 元 / m²; 1200-1400 元 / m²
Factory building construction costs (steel structure, reinforced concrete): 800-1000 Yuan/m²; 1200-1400 Yuan/m²
- 1.3 写字楼租赁、厂房租赁: 25-35 元 / 月 · 平米(含物业管理费), 18-25 元 / 月 · 平米
Office building rental, factory building rental: 25-35 Yuan/m² per month (including property management fee), 18-25 Yuan/m² per month



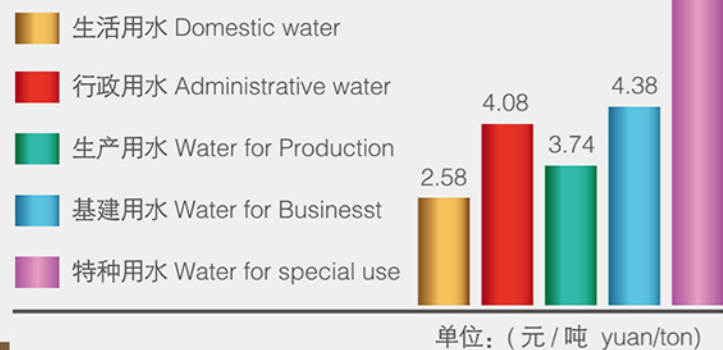
2. 公共事业和通讯 Public Utilities and Communications

2.1 用水 Water use

麓谷园区由长沙市第四水厂供水，日生产能力 40 万立方米。园区所有路网均有自来水管，管径 DN1000 ~ DN300 不等，园区排水系统雨污分流，排水管 D2600 ~ D300，可完全满足企业排水要求。所有工业污水和生活污水由污水管汇集至污水厂集中处理，达标排放。岳麓污水处理厂设计污水处理能力近期为 16 万吨 / 日，远期为 32 万吨 / 日，采用二级生物处理，对入园企业环保排放标准和污染治理执行国家标准。

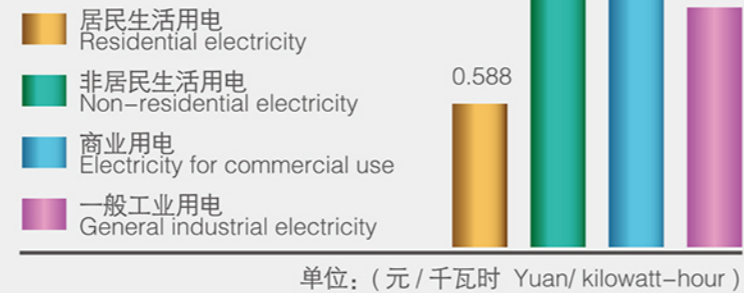
Luvalley has the water supply from Changsha No. 4 Water Plant, with a daily production capacity of 400,000 m³. All the road network of the park is provided with the pipeline of tap water, the pipe diameter varying between DN1000 ~ DN300. The park's drainage system has rain water and sewage diffluent with the drainage pipes: D2600 ~ D300, and can fully meet enterprises' drainage requirements. All industrial sewage and domestic sewage are collected by sewage pipes to the sewage plant for centralized treatment, and discharged when they have reached the standard. Yuelu Sewage Treatment Plant has a designed sewage treatment capacity of 160,000 ton/day in the near future, and a long-term capacity of 320,000 ton/day, and the plant has adopted a secondary biological treatment. Enterprises in the park shall meet the national standard for the environmental-protection discharge and pollution control.

水价 (含污水处理费): Water price (including the charge for sewage treatment)



2.2 用电 Electricity use

电价 Electricity price



大工业用电 Big industrial electric consumers



麓谷园区内现有或即将建设 110KV 望西 (2×50MVA)、望南 (2×50MVA)、骑龙 (2×50MVA)、金南变电站 (50MVA) 四座变电站，110KV ~ 220KV 的黄花塘变电站一座，可供双电源，其中金南变电站 (50MVA) 是湖南省内唯一一座智能型变电站。湖南省重点工程及工业化标志性工程，可与电力部门协商电价。

Four transformer substations have, or will soon be constructed: 110KV Wangxi (2×50MVA), Wangnan (2×50MVA), Qilong (2×50MVA), Jinnan Substation (50MVA), and one Huanghuatang Substation of 110KV~220KV. Dual power supply can be available in the park. Among those substations, Jinnan Substation (50MVA) is the only intelligent-type substation in Hunan province. As regards Hunan's key projects and symbolic projects of industrialization, the electricity price can be negotiated with the electricity department.

2.3 天然气 Natural Gas

长沙市天然气公司在麓谷园区建有天然气储配站，园区内主干道均配套建设了燃气管道，形成环状管网，可全面满足入园企业用气需要。麓谷园区已预埋天然气管网：麓谷大道 φ377，咸嘉湖路 φ160。

天然气价: 3.00元/立方米
Natural Gas Price: 3.00 Yuan/m³

Changsha Natural Gas Corporation has a natural gas storage and distribution station constructed in Luvalley. Gas pipelines are constructed suitably for all the main roads inside the park, and a circular pipeline network is formed, and will fully meet the demands for natural gas of enterprises in the Park. The pipe diameters of the pre-embedded gas pipeline network in Luvalley are: Lugu Avenue φ377 and Xianjiahu Road φ160.

3. 物流 Transportation

水运 Water transport

长沙霞凝新港年吞吐量为 10.2 万标箱。运输一个 20 英尺集装箱普通货物的总费用 (包含国内运输费用) 如下表所示: (2010 年 11 月)

Changsha Xianing New Port has an annual throughput of 102,000 standard containers. The total freight for transporting one 20ft container of common goods (including domestic carriage) as shown in the following table: (November 2010)

到达港	上海	香港	洛杉矶	大坂	汉堡	纽约
运费 (元)	2450	6150	14500	4360	16000	20500
时间 (天)	4	10	21	8	36	31

价格可能有 30% 的波动/月

Destination	Shanghai	Hong Kong	Los Angeles	Osaka	Han fort	New York
Freight (yuan)	2450	6150	14500	4360	16000	20500
Time (days)	4	10	21	8	36	31

The price may fluctuate 30% per month

公路 Highway

以 20 英尺集装箱普通货物为例
in 20 feet container

运到北京的费用 6500 元 / 个, 时间 2 天;
Freight to Beijing: 6500 Yuan/container, time: 2 days;

运到上海的费用 5500 元 / 个, 时间 2 天;
Freight to Shanghai: 5500 Yuan/container, time: 2 days;

运往广州的费用 4500 元 / 个, 时间 1 天。
Freight to Guangzhou: 4500 Yuan/container, time: 1 day;





航空 Aviation

国内:
Domestic:

0.5kg 以内为 10-20 元, 以后每增加 0.5kg 加收 4-10 元, 时间 2-5 天

10-20 Yuan within 0.5kg, and 4-10 Yuan shall be charged for every additional 0.5kg, time: 2 - 5 days

国际:
International:

0.5kg 以内为 130-190 元, 以后每增加 0.5kg 加收 30-45 元, 时间 2-7 天

130-190 Yuan within 0.5kg, and 30-45 Yuan shall be charged for every additional 0.5kg, time: 2 - 7 days

铁路 Railway

运到上海的费用为 3156 元 / 个, 时间 4-7 天;
Freight to Shanghai: 3156 Yuan/container, time: 4 - 7 days;

运到广州的费用为 2261 元 / 个, 时间 3-4 天。
Freight to Guangzhou: 2261 Yuan/container, time: 3 - 4 days;



4. 劳动力及科技创新 Labor Force and Technological Innovation



麓谷毗邻长沙岳麓山大学城, 依托国防科技大学、中南大学、湖南大学、湖南师范大学等 4 所国家“211 工程”重点大学、40 多所高等院校和 120 多个科研院所、47 个国家和部级重点实验室的科技资源和 46 名两院院士、34 万科技人员、33 万在校大学生的高端人才资源基础, 特别是在先进制造、生物工程、电子信息产业、新材料、新能源、软件等方面具备良好的高端人才优势; 拥有 25 个国家级、省级技术和工程中心, 17 个企业博士后科研工作站, 400 多个联合研发机构, 不断为推进自主创新注入新的活力; 园区企业累计开发高新技术产品和项目 1800 多项, 其中 85% 以上具有自主知识产权, 115 项列入国家和省火

Luvalley, adjoining Changsha Yuelu University Town, takes advantages of scientific and technological resources of four national “211 Project” key universities including National University of Technology Defense, South Central University, Hunan University and Hunan Normal University, of more than 40 higher institutions, over 120 scientific research institutions, 47 national and ministerial key laboratories, and the advanced talent resources foundation of 46 academicians, 340,000 technological personnel and 330,000 college students, especially sound in respect of advanced manufacture, bioengineering, electronic information industry, new materials, new energy sources, and software etc. There are 25 technical and engineering centers ranked among national and provincial levels, 17 enterprise postdoctoral scientific research workstations, and more than 400 joint R&D institutions, which continuously inject new vitality to independent innovation. Enterprises in the park have accumulatively developed more than 1800 new and high-tech products and items, 85% of which have independent intellectual property, 115 items are listed into the national and provincial “Torch Plans”. There are also nine National chief scientists for

炬计划, 并拥有国家“973 计划”项目首席科学家 9 人, 国家“863 计划”专家 16 人, 国家有突出贡献的中青年专家 19 人, 以袁隆平、卢光琇、黄伯云等一批院士为代表的知名专家和高校院所科技人才汇集长沙高新区, 使得麓谷已经成为科技成果转化与人才创业的重大平台, 科技创新能力持续排在国家级高新区前列。

为满足园区企业对人才的需求, 高新区管委会成立了人才交流中心, 定期赴全国各地或在长沙举办人才招聘活动, 招才引智; 高新区管委会定期举办“麓谷大讲堂”等各种形式的人才培训活动, 邀请国内外知名机构和专家来区授课。

“973 Plan” project, 16 National experts for “863 Plan”, and 19 young and middle-aged experts with outstanding contributions to the country. Besides, famous experts represented by a group of academicians such as Yuan Longping, Lu Guangxiu, Huang Boyun etc. have converged in the Zone, which makes Luvalley become a great platform for technological fruits to be converted and talents to establish their businesses, and the sci-tech innovative capacity of the Zone has continuously been ranked in the leading position among national-level high-tech development zones.

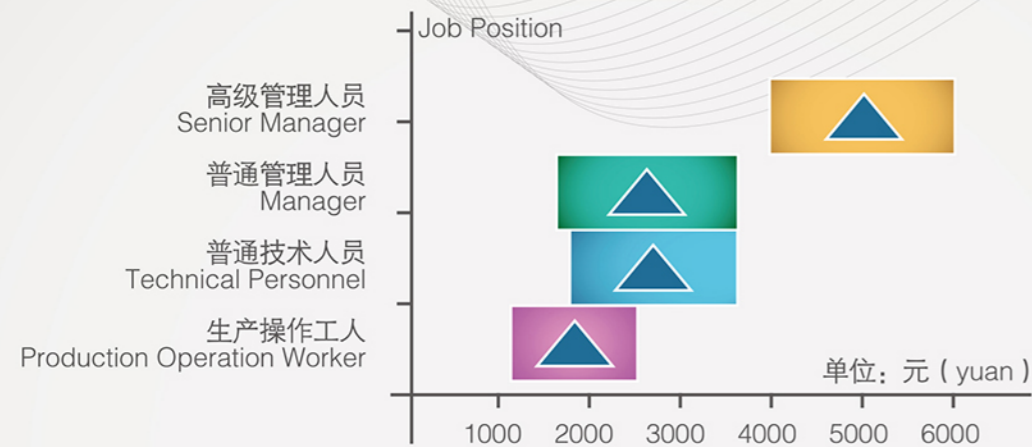
In order to meet the demands of enterprises in the park for talents, the Administrative Committee of the Zone has established the talent exchange center, and regularly dispatches personnel to different places nationwide or holds talent recruitment activities in Changsha, to attract talents and introduce intelligence. The Administrative Committee of the Zone regularly holds talent training activities such as “Luvalley Lecture Hall” and other various forms, and invites domestic and foreign famous institutions and experts to give lectures in the park.

附:

高新区企业员工年薪表和企业须承担的包括社会保险在内的用工成本表

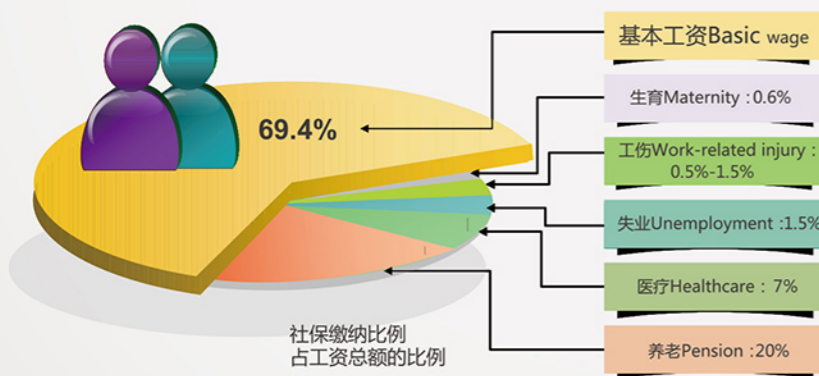
(Attached are the employee annual salary table of enterprises in the Zone and the labor cost table including social insurance necessary for enterprises to assume)

高新区企业员工参考月薪 Referential monthly salary:



社保缴纳比例: (占工资总额的比例)

Rate of social insurance: (the proportion to total wages)



长沙市住房公积金管理中心要求凡单位和职工月缴存比例低于 5% 的, 必须调整至 5%; 月缴存额低于 80 元的, 提至 80 元缴存, 即月缴存额不低于 160 元。

Changsha Housing Fund Management Center requires that, if the monthly contribution rate of any entities and employees is less than 5%, it shall be adjusted to 5%; in case the monthly contribution amount is less than 80 Yuan, it shall be adjusted to 80 Yuan in principle, namely the total monthly contribution amount is no less than 160 Yuan.

5. 教育、医疗和商住配套等 Education, Healthcare and Commercial/Residential Facilities

商住配套设施: 岳麓山庄 (外商定点服务机构)、保利·麓谷林语、美林银谷、郡原广场、共和世家、麓谷锦园、山水英伦、标志·麓谷坐标、莱茵城、湘麓国际、远大·麓园、加州阳光、恒大华府、沁园春·御苑、西山汇景、格林星城、长房西郡等。

Commercial/Residential Facilities: Yuelu Mountain Villa (the designated service institution for foreign businesspersons), Polly·Luvalley, Meilin Silver Valley, JunYuan Plaza, Gonghe Shijia, Luvalley Jin Garden, Shanshui Yinglun, Biaozi·Luvalley, Rhine Town, Xianglu International, Yuanda·Lu Garden, California Sunshine, Hengda Mansion, QinYuanchun·Royal Garden, Xishan Huijing, Green Star City, Changfang Xijun, etc.



Education Healthcare and Commercial/Residential Facilities

教育机构: 中南大学、湖南大学、湖南师范大学、湖南商学院、涉外经济学院、长沙工商职专、明德中学、师大附中、湖大附中、长郡实验中学、延风中学、麓山国际实验小学(外商子女定点就读学校)、麓谷小学等。

Educational Institutions: Central South University, Hunan University, Hunan Normal University, Hunan Business College, Hunan International Economics University, Changsha Industry and Commerce Vocational School, Mingde High School, the High School Affiliated to Hunan Normal University, the High School Affiliated to Hunan University, ChangJun Experimental School, Yanfeng High School, Lushan International Experimental School (the designated school for foreign businesspersons' children to attend), Luvally Elementary School, etc.



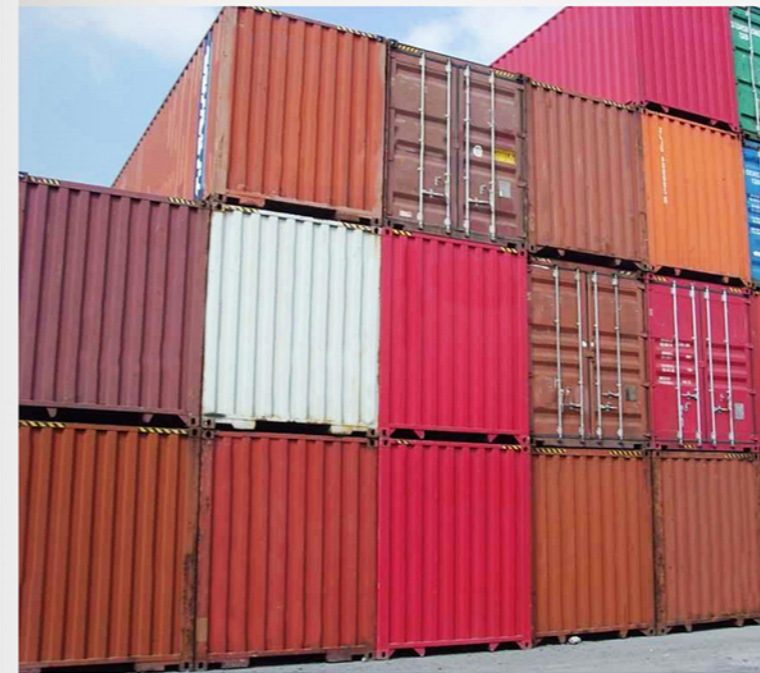
医疗机构: 湘雅医院附属第三医院(外商定点医疗医院)、长沙市第四医院、长沙高新医院、湖南中医药研究院、武警医院、航天医院及麓景社区医疗点等。

Medical Institutions: The Third Xiangya Hospital of Central South University (the designated medical care hospital for foreign businesspersons), the Forth Hospital of Changsha, Changsha Gaoxin Hospital, Hunan Chinese Medicine Research Institute, Police Hospital, Aerospace Hospital, Lujing Community Medical Station, etc.



酒店、休闲: 龙湖高尔夫、普瑞温泉大酒店、湘麓山庄酒店、时代帝景酒店、茉莉花国际酒店(长沙外国友人俱乐部所在地)、海天大酒店等。

Hotels, leisure recreations: Longhu Golf Course, Puri Resort Hotel, Xianglu Mountain Villa Hotel, New Empire Hotel, Jasmine International Hotel (the location of Changsha Foreign Friends Club), Haitian Hotel, etc.



工业配套设施: 怡亚通供应链整合中心、华润医药物流园、麓谷国际工业园、长海工业园等。

Industrial Supporting Facilities: Eternal Asia Supply Chain Integration Center, Hua Run Medical Logistics Park, Luvally International Industrial Park, Changhai Industrial Park, etc.

办公及厂房租赁设施: 长沙软件园、中电软件园、麓谷信息港、创业大厦、长海工业园、火炬城、巨星孵化基地、长沙生产力促进中心、橡树园、延农大楼等。

Office and Factory Building Rental Facilities: Changsha Software Park, Changsha CEC Software Park, Luvally Information Port, Chuangye Building, Changhai Industrial Park, Torch City, Juxing Incubation Base, Changsha Productivity Promotion Center, Oak Park, Yannong Business Building, etc.



PART.03 优惠政策 Preferential policy



高新区优惠政策摘编

高新区管委会全面执行国家级高新技术产业开发区的所有优惠政策和优先享受长沙大河西先导区的优惠政策，并向企业提供优质高效的服务。

1、区内高新技术企业从被认定之日起，减按 15% 的税率征收企业所得税。

2、管委会财政每年安排 2 亿元产业发展专项资金，用于支持重大支柱产业、特色产业和技术创新项目；每年安排 2000 万专项资金，用于专项扶持服务外包产业的发展。

3、对园内高新技术企业实行挂牌无费管理，企业只纳税，不缴行政事业性费用。

4、区内企业根据情况可采取提前报关、联网报关、快速报关、上门验收、加急通关、担保验收等便捷通关措施。

5、长沙高新区落实省市加快移动互联网产业发展政策的实施办法。

6、长沙高新区促进服务外包、电子商务、动漫游戏产业发展暂行办法。

7、长沙高新区加快科技创新促进产业倍增发展的若干政策。

8、长沙高新区工业地产管理暂行办法。

具体优惠政策详见高新区门户网站
<http://www.cshtz.gov.cn>

High-Tech Zone Preferential Policies

The Administrative Committee of the Zone comprehensively executes all favorable policies for national-level hi-tech zones and specially enjoys the favorable policies of Changsha Dahexi Pioneer District, and provides high-quality and efficient services to enterprises.

1. The income tax of high-tech enterprises in the Zone shall be levied at a reduced rate of 15% from the date of their ratification.

2. The Administrative Committee finance annually arranges 200 million Yuan industrial development dedicated fund to support key pillar industries, characteristic industries and technical innovation projects, and annually arranges 20 million Yuan dedicated fund to specially support the service outsourcing industry development.

3. The formality charge-free management is practiced to high-tech enterprises in the zone; this means that enterprises will not pay any fee other than tax.

4. The Customs provides efficient and convenient customs clearance measures, such as pre-arrival declaration, networking declaration, expeditious declaration, visit examination/acceptance, expedited customs clearance, guaranteed acceptance and so forth, to enterprises in the Zone.

5. Changsha High-Tech Zone's Measures for Implementation of Hunan Provincial Government and Changsha Municipal Government's Policies of Speeding up the Development of Mobile Internet Industry.

6. Changsha High-Tech Zone's Interim Measures for Promoting the Development of Service Outsourcing, E-commerce, and Animation Game Industries.

7. Changsha High-Tech Zone's Policies for Accelerating the Development of Science and Technology Innovation and Promoting Industrial Multiplication Development.

8. Changsha High-Tech Zone's Interim Measures of Industrial Real Estate Management.

More details of Changsha High-Tech Zone's preferential policies of are available at the website: <http://www.cshtz.gov.cn>