

投資指南

INVESTMENT GUIDE



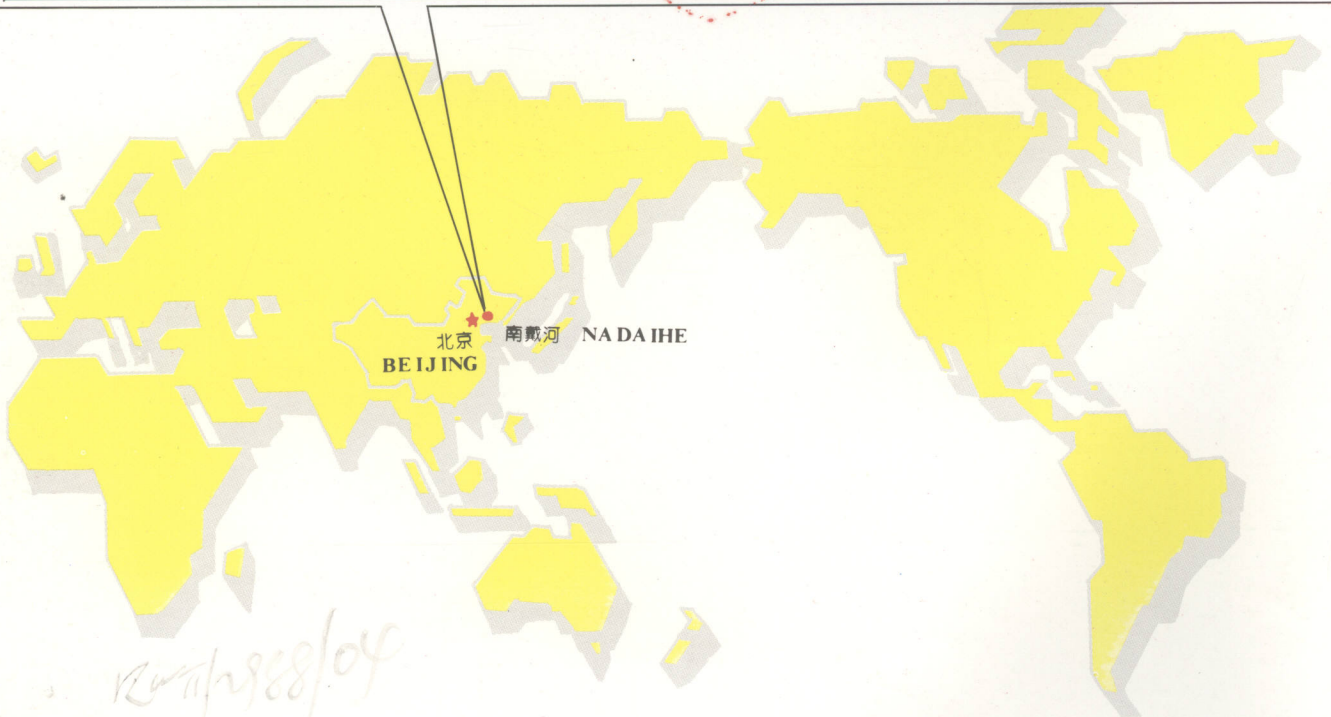
中國·南戴河旅遊度假區

CHINA NANDAIHE TOURIST HOLIDAY ZONE

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南戴河旅游度假區地理位置圖

Geographic Location map of nan dai he tourist & holiday area



2008/04

南戴河旅游度假區地處中國首批十四個沿海開放城市之一——秦皇島市撫寧縣境內。開發面積11.18平方公里。海岸綫長7.5公里。該區于一九九二年八月八日奠基。一九九四年一月經河北省人民政府批准為省級旅游度假區。

南戴河旅游度假區總體規劃建設堅持高起點、高標準，面向國際，面向二十一世紀，把創建具備國際水平的新型旅游度假區作為發展目標。

南戴河旅游度假區自開發建設以來，由於地理位置優越，配套設施完善，投資政策優惠，辦事程序簡便，吸引了國內外眾多投資者，被譽為理想的投資實地。度假區內供水、供電、道路、通訊等硬環境建設已初具規模，與之相適應的管理服務機構健全。可為投資者及游人提供滿意的服務。

南戴河旅游度假區謁誠歡迎中外客商、各界朋友到區內考察、洽談、投資興業。

Nandaihe Tourist Holiday Zone is Located in Funing County, Qinhuangdao, one of the first 14 coastal opening cities. it has a developmental area of 11.18 km². The coastline is 7.5 km long. Its foundation was laid on August 8, 1992. In January, 1994, it was approved as province People's Government.

The overall plan of Nandaihe Tourist Holiday Zone insists on high starting points, high demands, facing the international, facing the 21th century, it is its developing project to build the zone into a new-style tourist holiday zone with international levels.

Nandaihe Tourist Holiday Zone has attracted many investors at home and abroad for its advantageous geographical position, complete sets of equipment and preferential policies for investment and simple and convenient procedures since developing and building. It is famed as an ideal outlet for investment. In it, the building of hard environment such as water supply, power supply, road, Communication Management service which is suited to it is perfect. It can provide satisfactory service for investors and tourists.

Nandaihe Tourist Holiday Zone welcomes Chinese and foreign traders and friends of various circles to search for the opportunity of investment wholeheartedly.

Nandaihe Tourist Holiday Zone Administrative Committee.

南戴河旅游度假區管理委員會



0312386

投資環境



南戴河旅遊區鳥瞰
A Bird's View of
Nandaihe Beach

地理位置

南戴河旅遊度假區位於南戴河海濱中部，東起洋河，西至人造河，南臨渤海，北界渤海林場以北700米。面積為11.18平方公里。東距秦皇島市區20公里，西距北京260公里。

基礎設施

度假區內基礎設施完善。建築面積1萬平方米的南戴河旅遊度假區發展大廈，通訊中心，生活干道，高壓輸電綫路，變電站，供水場等已建成并投入使用。

交通條件

南戴河旅遊度假區交通便利，已經形成了海陸空立體交叉網絡，由北戴河至北京的過境公路橫穿本區。與京沈公路交匯的兩條旅遊綫路縱穿南北。距205國道5公里。距北戴河火車站6公里。距秦皇島港20公里，距山海關機場30公里。

氣候與地質

南戴河旅遊度假區處於東經119°，北緯40°。屬暖溫帶半濕潤季風氣候，夏季平均氣溫24℃，冬季平均-5℃。年平均降水量744毫米。地貌平坦、開闊，地質構造簡單穩定，適宜建築。

LOCATION

Nandaihe Tourist Holiday Zone Lies in the middle of Haibin, From the Yang River on the east to the Renzao on the west. The area covers 18Km² with 700 metres to the north of the Bohai Tree Farm and is 20km from Qinhuangdao and 260Km east of Beijing.

INFRASTRUCTURES

The Holiday zone has perfect essential equipments. It has a Developing mansion of Nandaihe Tourist Holiday zone with the building area of ten thousand square metres. A communication centre, main roads, high-tension transmission lines and substations, water-supply site and so on have been already completed and used.

TRAFFIC CONDITIONS

Nandaihe Tourist Holiday zone has good tran sport facilities and has already formed sea-land-sky crossing network. The road from Beidaihe to Beijing crosses here. The new tourist lines which are connected with the highway from Beijing to Shenyang go through from north to south: It is 5 kilometres far from the Country Road (205), 6 kilometres from Beidaihe Railway station, 20 kilometres from Qinhuangdao Port and 30 kilometres from Shanhaiguan Airfield.

CLIMATE AND GEOLOGY

Nandaihe Tourist Holiday zone is Located at 40°N and 118°E. Situated in temperate zone, it enjoys continental climate. Average temperature around summer is 24℃ and around winter is -5℃. The yearly precipitation is 744mm, it has smooth and wide terr. The geological structure is simple and stead and suitable for building.



供水場 Water-supply site



變電站 Sbstation



205國道 the No.205 Country Road



程控電話 Program



旅游度假區發展大廈

Developing Mansion of Tourist Holiday Zone

水 文

度假區海岸綫長7.5公里，海水清澈，無污染。零至25米等深綫為155平方公里，潮差小，最大潮差245厘米，平均潮差72厘米。

HYDROLOGY

The coastline of the holiday district is 7.5 kilometres long. Seawater here is clear without pollution. In the isobath from 0 to 25 metres, it has 55 square kilometres. Tide range is small. The Largest tide range is 243 centimetres. The average tide range is 72 centimetres.

旅游資源

南戴河海濱自然環境優美，人文景觀衆多，是冀東旅游景點的軸心。這裡建有戲水樂園，環游世界宮，游樂城，明珠海上游樂場，西游記宮等游樂場所。馳名中外的北戴河以及清東陵、萬里長城起點山海關等景色也十分優美。

TORIST'S RESORT

Nandaihe seashore has very beautiful natural environments, a lot of humanity landscapes. It is the centre of the tourism places of the east of Hebei province. It has a water-playing park, a Round-The-World Place, Playground City, Bright Pearl Playing place on the sea, Xiyouji Palace and other Playgrounds. The views of Beidaihe renowned at home and abroad, Qingdong Ling and Shanhaiguan, the starting point of the Ten-Thousand-Li Great Wall are very fine.

物產資源

當地物產資源豐富，是河北省糧油、蔬菜、果品、畜牧、水產出口基地，盛產的板栗、核桃、對蝦在國際上享有盛名。

PRODUCT RESOURCES

The local Product resources are very rich. It is Hebei Province's exportation base of grain, oil, vegetable, fruit, livestocks and aquatic products. it is also famed for abounding in Chinese chestnuts, walnuts and prawns in the international markets.

科學教育

南戴河海濱建有國家各部委，各科學研究所，各省市等88個單位的培訓中心。另外還建有師範學校，職業中學，普通中學，可為開發建設南戴河培養專業技術人才。

SCIENCE AND EDUCATION

Nandaihe Seashore has many research institutes of ministries and commissions under our country and training centres of 88 units under provinces and cities. In addition, it also has normal schools. They can foster professional and technical personnels for developing and building Nandaihe.



Control Phone



北戴河火車站 Beidaihe railway station



山海關機場 Shanhaiguan Airfield



秦皇島港 Qinhuangdao Harbour



南戴河旅游度假區總體 規劃性質

集旅游、度假、休療、文化、商貿為一體，建築風格各異，各種功能齊全，生態環境優美的新型旅游度假區。

規劃範圍：東起洋河，西至人造河，北界渤海林場以北700米，南臨渤海，規劃用地面積11.18平方公里。分為三個分區：東區、中區、西區。

開發計劃：度假區開發計劃分二期實施，第一期開發面積為4平方公里。拓建中的度假區劃分為生活住宅區、綜合服務區、度假別墅區、海濱游覽區、國際與科技中心區、商務貿易區、高爾夫球場區。

道路規劃：區內道路分中心主干道，生活主干道，生活次干道。寬度分別為70米、30米、18米。

供水：近期日供水5千噸中期5萬噸。

排水：採取雨污分流，雨水就近排入水系，污水排入污水處理廠。

供電：區內設110KV輸變電站一座，分設3個KB所，電纜一律直埋敷設。

電訊：區內設通訊中心大樓一座，近期設程控電話5千門，中期3萬門。

供熱：集中供熱管綫直埋。

煤氣：近期設液化氣站，中區在區北建煤氣場。

THE NATURE OF THE PLAN

It is a new-type tourist Holiday, recuperating, culture and trade. The buildings here are very different from each other in styles and have all kinds of functions. Its ecological environment is very beautiful.

PLAN RANGE

From the Yang River on the west to Benzao River on the east. The Plan area Covers 11.18km² with the Bohai Sea Tree Farm at its snorthmost and the Bohai as its south boundary. It is divided into three parts: East District, Middle District and West District.

DEVELOPING PLAN

The Developing plan will be carried out separately in two terms. The first term will open the area of 4 square kilometres. In building, the Holiday Zone is divided into residential district for life, multiply-producing service district, holiday villa district seashore sightseeing district, international meetings and science and technology centre, business affairs district and golf course.

ROAD PLAN

The roads here are divided centre main road, living main road and living secondary road, they are separately 70 metre in width, 30 metres in width and 18 metres in width.

WATER SUPPLY

In the near future, Daily water supply is 5000 tons. At a specified future, Daily water supply is 50000 tons.

SEWERAGE SYSTEM

Sewerage and storm-water is drained through separate sewer systems. Storm-water is drained nearly and sewerage is drained into sewage treatment plant.

POWER SUPPLY

A 110KV substation was set up here and it was divided into three KB places. The electric cables will be all laid directly.

TELECOMMUNICATIONS

A communication centre building in the near future and 5 thousand programme control telephones here will be set up. In the middle term, thirty thousand programme control telephones will be set up.

HEAT SUPPLY

The central heating pipe wires are laid directly.

COAL GAS

In the near future, a liquefaction gas station will be set up. In the specified future, a gashouse will be set up, producing coal gas sixty thousand cubic metres every day.

南戴河旅游度假區歡迎國內外客商在區內以合資、合作、獨資等經營形式，從事各種經濟活動。

主要招商項目有

休療項目

休療養院、星級賓館、中心大酒店、大富豪酒店、森林別墅、明星度假村、民俗文化村。

商業構物

商業構物中心、東方貿易大廈、萬國商貿街、工藝美術精品城、五洲美食城、滙源金融大世界。

觀賞項目

高新科技展示中心、歌劇院、民族歌舞場、異國風情微縮景區。

娛樂項目

多功能歌舞廳、海上游樂大世界、現代游樂場、貴族垂釣場、兒童樂園。

科普項目

船舶博物館、汽車博物館、太空博物館、水族博物館、海底世界。

游樂項目

直升飛機游覽、游艇、劃船、帆板冲浪、空中飛傘。

健身項目

高爾夫球場、保齡球運動、跑馬場、滑沙場、健身中心，康復中心。

休療項目

海水浴場、封閉式海水浴場、沙浴場、氣功中心。

Nandaihe Tourist Holiday Zone welcomes all Chinese and foreign investors to engage in various economic activities by using Chinese and foreign investment, cooperating, using exclusive foreign investment, etc.

MAIN SALES PROJECTS ARE:

RECUPERATION

Sanatoriums, Hotels with Stars, Centre Wineshop, Big luxury Wineshop, Forest Villa, Mingxing Holiday Village and Folk-Lore Culture Village.

BUSINESS PURCHASING

Business purchasing centre, East Business Mansion, Ten-Thousand-Countries Trade Street, Excellent Arts and Crafts City, Five-Continents Elegant Food City, Huiyuan Financial World.

SIGHTSEEING

Show centre of High and New Science and Technology. Opera House, National Song and Dance Hall and Micro scape Spot of foreign customs.

ENTERTAINMENT

Song and Dance with Many Functions, the Big Recreation World on the Sea, Modern Recreation Ground, Noble Palace for Fishing and the Children's Playgrounds.

POPULAR SCIENCE

Boats and Ships Museum, Oysters Space Museum, Aquarium Museum and the Submarine World.

RECREATION

Helicopter Sightseeing, Pleasure-Boat, Paddling Boat, Wave-Rushing of Sailing Boat and Fly Umbrella in the sky.

GYMNASIUM

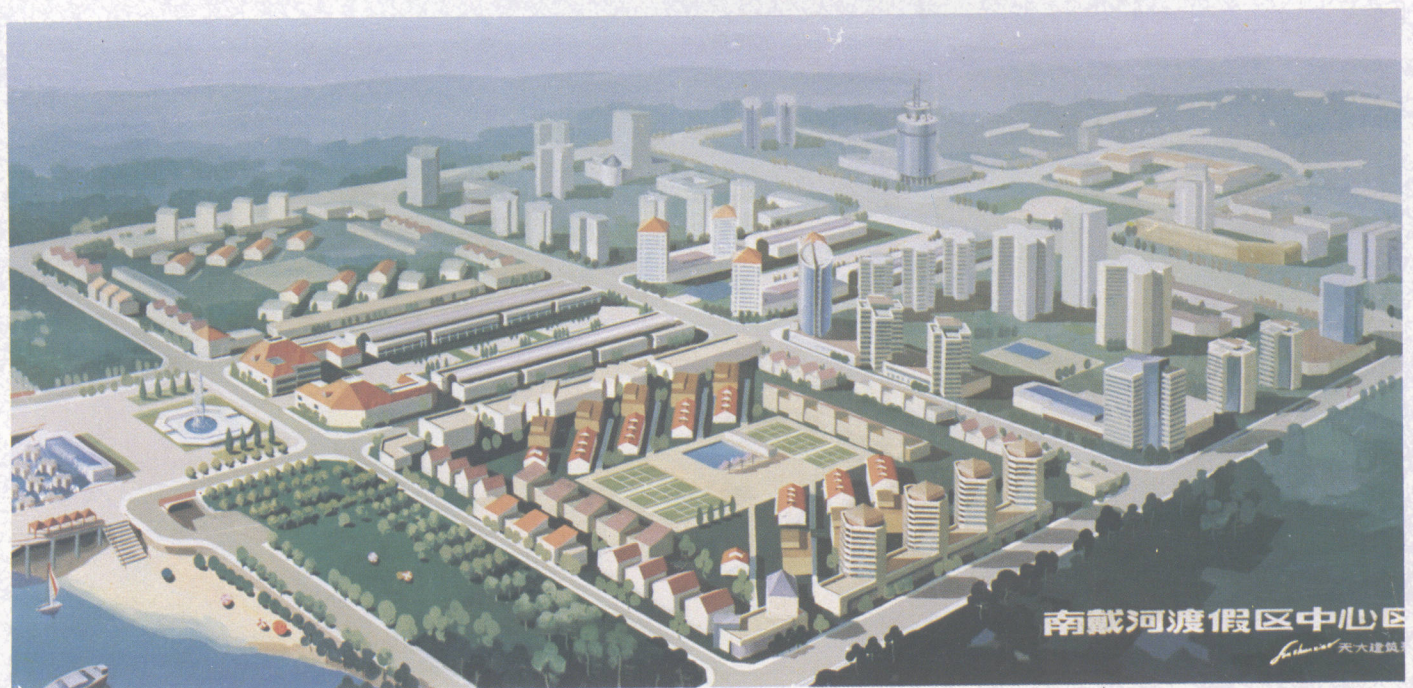
Golf Ground, Bowling Ball Ground, House-Race Ground Sand-Slide Rink, Gymnasium centre and Recovery Centre.

RECUPERATE

Sea Bathing palace, Sealed Sea Bathing Palace, Sand Bathing palace and Qigong centre.

南戴河旅游度假區中心區規劃圖

Centre picture of Nandaihe Holiday Zone



碧海金沙南戴河

Blue Sea and Golden Sands Nandaihe



南戴河海濱浴場

Bathing Place Nandaihe Seashore



西遊記宮

Palace About the Western Paradise Travel Notes



戲水樂園

Water-Playing Place



游樂城 Recreation City



環游世界宮 Round-The-World Palace

1. 凡在南戴河旅游度假區投資的中外企業，均可享受河北省省級旅游度假區的優惠政策。

2. 外商投資者從企業所得的利潤滙出境外時，免交滙出額所得稅。

3. 區內的外商投資企業，在投資總額內進口的自用建築材料，生產經營設備，交通工具，辦公用品，常駐的境外客商和技職人員進口的安家物品和自用交通工具，（在合理數量範圍內）免徵關稅和進口工商統一稅。

4. 外商投資企業根據經營需要取得土地使用權，土地使用年限為40-70年。并按不同用途、區域和合作年限，給予減免土地使用出讓金及土地使用費優惠。

5. 入區企業、供水、供電、通路、通訊等優先保障，及時安裝到位，收費按當地國營企業標準計算。

6. 外商可委托代理人進行經營管理，并根據其投資額可適當安排內地代理人或親屬在南戴河海濱落戶。

7. 國內外各企事業單位和個人均可向度假區引薦項目，項目成功之后，對中介人給予優厚獎勵。

8. 此外還可享受當地市、縣政府的有關優惠政策或承諾。

1. All Chinese and foreign investment enterprises in the NTHZ, shall be given preferential treatment according to the Certain Stipulations Made by Province-Class Tourist Holiday Zones.

2. Profit derived from the ventures by foreign investors shall be exempted from individual income tax and allowed remitted abroad and exempted from remittance income tax.

3. Imported Building materials, production equipment, transportation facilities, things for office use within the total investment, all for the purpose of the operation of enterprises with foreign investment, imported things for setting up a home and personal transportation facilities for the purpose of the operation of the resident foreign investors and technical-professional personnels shall be exempted from customs duty and the consolidated industrial and commercial tax.

4. According to the need of operation, enterprises with foreign investment get the right of land use. The duration of land use is 40-70 years. Enterprises with foreign investment shall be exempted from or allowed reduction in land-use selling money and the land-use fee is preferential.

5. Water supply, power supply, road, communication, etc of enterprises entering the NTHZ shall be ensured precedently and fixed well in time. The changes shall be calculated by the standard of the local state enterprises.

6. Foreign investors can ask their agents to operate and administer. The local agents or their relatives shall be arranged to settle in Nandaihe Seashore.

7. All insititutions and enterprises at home and abroad or individuals can recommend items. After success of them, the money award will be paid off in one lump sum during a month after investment.

8. The entarprise in the zone can share the concerning preferable promise of Qinhuangdao city and the people's government of Funing county.



南戴河海濱日出

Sun-Rising of

Nandaihe Seashore

中外合資合作經營程序

- 1、擬辦項目建議書
- 2、合營各方共同編製可行性研究報告
- 3、合營各方商簽合同章程、董事會組成名單。
- 4、辦理領取營業執照、工商註冊登記手續。

外商獨資經營程序

- 1、外資企業申請報告
- 2、可行性研究報告
- 3、外資企業章程
- 4、外資企業法定代表人名單
- 5、投資者的法律證明文件、資信證明。
- 6、領取營業執照、辦理稅務登記。

國內獨資項目經營程序

- 1、呈報項目建議書
- 2、編製可行性研究報告
- 3、辦理投資許可證和註冊登記
- 4、領取營業執照

Procedures for Management of Joint-Ventures and Co-Operatives

- 1、Draw up and handle project proposal.
- 2、All the parties will compile the feasibility study report.
- 3、All the parties discuss and sign contract, articles of association and a list of members of Board of Directors.
- 4、Handle and obtain business licence and industry and commerce registration.

Procedures for Management of Enterprises with Exclusive Foreign Investment

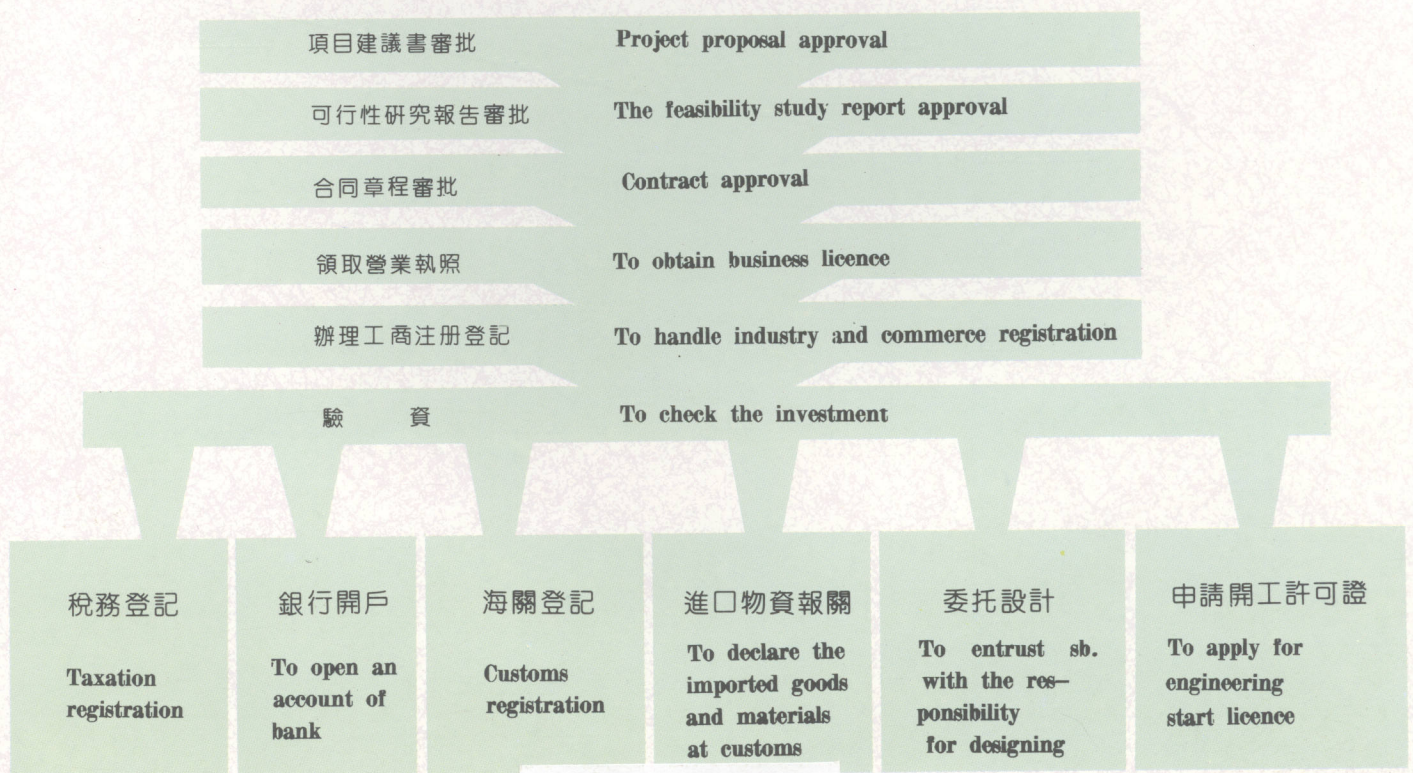
- 1、Exclusive Foreign Investment Enterprises' application report.
- 2、Feasibility study report.
- 3、Articles of associations.
- 4、A list of legal persons.
- 5、Law certificate of investors and capital verification

Procedures for Management of Exclusive Chinese Investment Ventures.

- 1、To apply for project proposal.
- 2、To compile the feasibility study report.
- 3、To handle investment licence and registration.
- 4、To obtain business licence.

設立外商投資企業程序圖示

The Figure of Procedures for Building Foreign Investment Enterprises.





南戴河旅游度假區管理委員會

The Administrative Committee of Nandaihe Tourist Holiday Zone.

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