



浙江·仙居

AGRICULTURAL INVESTMENT GUIDE

农业 投资指南

AGRICULTURAL INVESTMENT GUIDE

仙居县人民政府
THE PEOPLE'S GOVERNMENT OF XIANJU

人间仙境 诗画江南

仙人居住的地方

浙中南交通枢纽

甬台温经济圈中心

浙江绿色农产品生产基地

长三角旅游休闲胜地

一方投资热土 累累丰硕成果





神仙宅地 人间乐园

仙居县地处长三角南翼，浙江省东南部，台州西大门，东界临海，西连缙云，南接温州、黄岩，北毗磐安、天台。全县总面积2000平方公里，下辖3个街道、7个镇、10个乡、722个行政村，总人口约48万。

仙居历史悠久，东晋永和三年（公元347年）立县，原名乐安，后改名永安。北宋景德四年（公元1007年），宋真宗以其“洞天名山，屏蔽周卫，而多神仙之宅”，诏改县名为“仙居”，意为“仙人居住的地方”。

改革开放以来，勤劳、智慧的仙居人民紧抓发展机遇，解放思想，锐意改革，走出了一条具有区域特色的发展道路。2008年全县实现生产总值79.2亿元，财政总收入9.24亿元，地方财政收入4.8亿元。当前，仙居县委、县政府正全面贯彻落实党的十七大精神，认真学习实践科学发展观，坚持借力发展，发挥自身优势，着力实施大开放、大合作、大引进战略，积极打造富有特色的先进制造业基地、浙江绿色农产品生产基地和长三角地区重要旅游休闲胜地。

仙居是一方新兴的投资热土、开放的创业乐园，将以最便捷的交通、最宽松的政策、最优惠的地价、最低廉的成本、最优质的服务，最安全的环境，热忱欢迎四海客商观光旅游、投资创业。

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Xianju County is located in the southeast of Zhejiang, the southern flank area of the Yangtze Delta. It is also the west gate of Taizhou, east to Linhai, west to Jinyun, south to Wenzhou and Huangyan and north to Pan'an and Tiantai, covering a total area of 2,000 km². There are 3 sub-districts, 7 towns, 10 townships and 722 administrative villages under the administration of Xianju County with a total population of 480,000.

Xianju County has a long history. It was established as a county in the 3rd year of Yonghe in the Eastern Jin Dynasty (A.D.347), named Le'an and then it was renamed Yong'an. In the 4th year of Jingde in the Northern Song Dynasty (A.D.1007), due to its famous caves and mountains isolated from neighboring areas and supernatural beings' residential area, Song Zhenzong changed its name into "Xianju", whose meaning is a "place for immortal beings to live".

Since the implementation of reform and opening policy, diligent and intelligent Xianju people have grasped development opportunities, emancipated the mind and carried out reform with keen determination. They have advanced along the development path with regional characteristics. In 2008, Xianju achieved an output value of 7.92 billion yuan with a total financial income of 924 million yuan and local fiscal revenue of 480 million yuan. At present, CPC Xianju Committee and Xianju County Government are comprehensively fulfilling the spirit of 17th CPC National Congress, carefully studying the scientific outlook on development, insisting on the assistant development, giving play to its own advantages, focusing on executing wide opening, extensive cooperation and broadly-imported strategy and actively forging advanced manufacturing bases with features, Zhejiang production base of green farm produce and key tourism leisure resort in the Yangtze Delta Area.

Xianju is a newly-emerging place for investment and an opening paradise to establish business, with the most convenient transport, the most preferential policies, the most favorable land price, the lowest cost, the most excellent services and the safest environment. Honored guests and merchants all over the world are warmly welcomed to go sightseeing, invest and establish businesses.

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绿色有机 得天独厚

仙居是浙江省重要的绿色农产品生产基地，素有“八山一水一分田”之称，林地面积245万亩，水资源拥有量24亿立方米，森林覆盖率达77.9%，生态环境优越，是椒江流域重要的生态功能区。气候怡人，四季分明，雨量充沛，日照充足，属典型的亚热带季风气候。

境内海拔1000米以上的山峰有109座，地形三高中低，小气候特征明显。经检测土壤、水、空气等因子均符合绿色农产品生产标准，可供开发利用的丘陵、山地60万亩，滩林、湿地10万亩，水域10.8万亩，耕地37万亩。优越的自然环境和地理环境为绿色有机农业提供了得天独厚的自然禀赋。

- 1、神仙居油菜花景观带
Shen Xianju landscape with rape
- 2、苗辽有机茶叶基地
Miao Liao Organic Tea Base
- 3、永安溪 Yong an river
- 4、下岸水库 Xia an res





Xianju, known as "80% mountains, 10% water and 10% fields", is an important production base of green agricultural products in Zhejiang province. Xianju, possessing 2.45 million mu woodland areas, 2.4 billion cubic meters of water resources, and 77.9% forest coverage rate, is a key ecological function area in Shujiang watershed. The pleasant climate, four distinct seasons, abundant rainfalls, plenty of sunshine forms a typical subtropical monsoon climate.

There are 109 peaks with over 1,000 meters above sea level within the borders, the terrain is featured with three high and middle low, and the microclimate characteristics is prominent. It is shown in the tests that soil, water, air and other factors are in line with standards of green agricultural products. There are 600,000 mu hills, mountains, 100,000 mu beach forests, wetlands, 108,000mu water area, and 370,000 mu arable lands are available for development and utilization. The superior natural and geographical environment provides unique natural endowments for the development of green organic agriculture.





交通最便捷

境内有“两纵一横”三条高速公路和26米宽的35省道，其中东西走向的台金高速公路已全线贯通，南北走向的诸永高速公路2009年10月底全线贯通，天仙高速公路正在规划之中。台金高速，连接台州、丽水、金华等城市，是台州港口与金华铁路中转的快捷通道。诸永高速，连接温州、义乌、绍兴、杭州、上海等城市。处于两条高速公路交汇处的仙居，已成为四通八达的浙中南交通枢纽，与浙江省内外各大城市港口的时空距离大大缩短，上海、南京等大城市已进入3小时交通经济生活圈，杭州、宁波等省内城市已进入2小时交通经济生活圈，温州、台州、金华、义乌等城市已进入1小时交通经济生活圈。

距台州黄岩机场80公里、温州永强机场100公里、宁波栎社机场150公里、杭州萧山机场210公里。距台州港90公里、温州港100公里、宁波港150公里。



- 1、台金高速仙居段 Taizhou-Jinhua Expressway Xianju Section
- 2、35省道临石线 No. 35 Provincial Highway Linhai-Shizhu Section
- 3、台金、诸永高速枢纽 Taizhou-Jinhua Expressway and Zhuji-Yongjia Expressway Junction

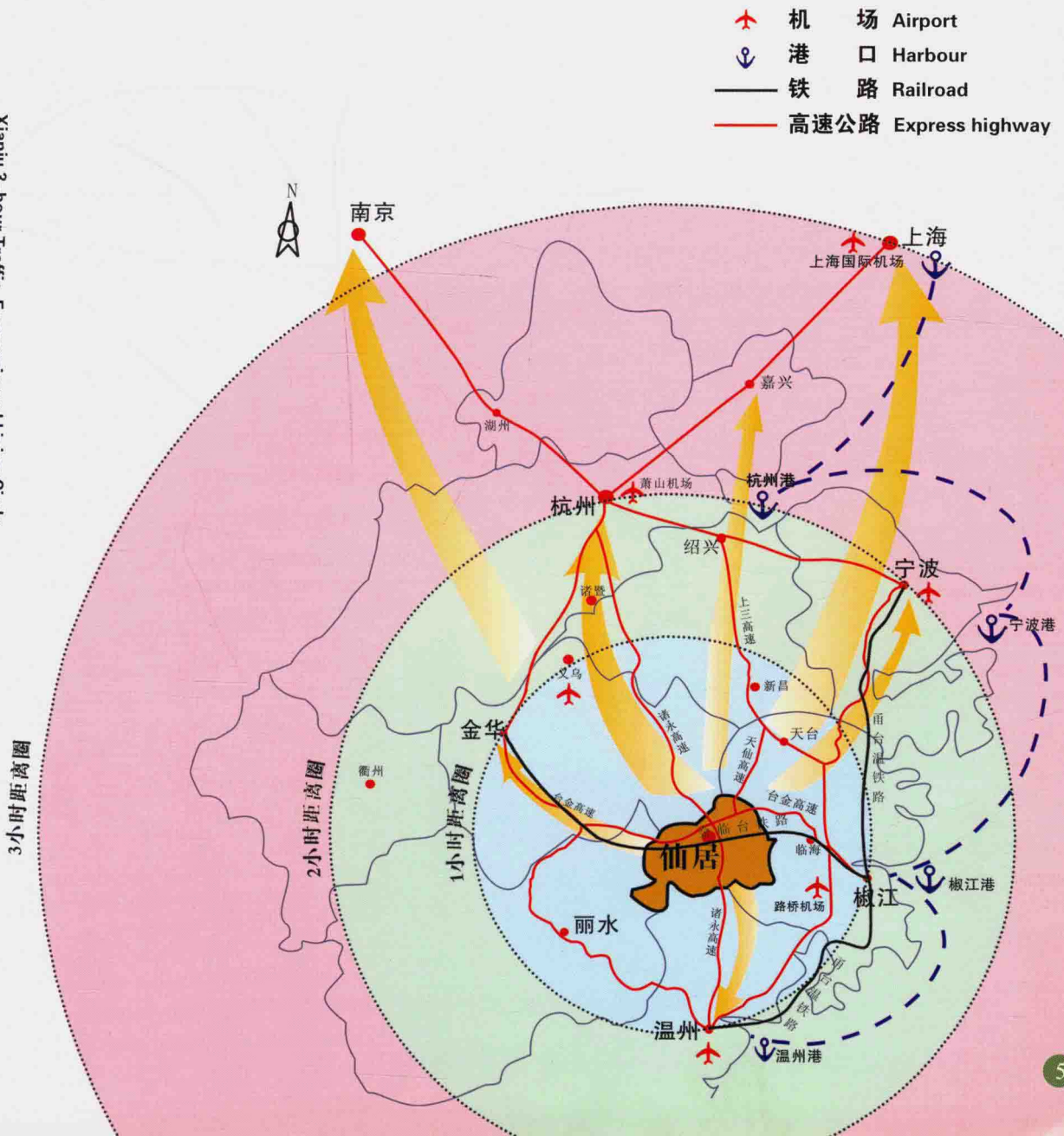
The Most Convenient Transport

There are "2 verticals and 1 horizontal" three expressways in the region. East to west directional Taizhou-Jinhua Expressway has completely put into operation. South to north directional Zhuji-Yongjia Expressway will entirely open to the public at the end of October in 2009. Tiantai-Xianju Expressway is under programming. Taizhou-Jinhua Expressway, connecting with Taizhou, Lishui, Jinhua and other cities, is an express passage between Taizhou Port and Jinhua railway. Zhuji-Yongjia Expressway, linking Wenzhou, Yiwu, Shaoxing, Hangzhou, Shanghai and other cities, is located in Xianju, the junction of two expressways. It has become a traffic hinge in the middle and south of Zhejiang to extend in all directions. It can shorten space-time distance between big cities' ports inside and outside of Zhejiang. Shanghai, Nanjing and other big cities have entered 3-hour transport economic living circles. Hangzhou, Ningbo and other cities in Zhejiang have come into 2-hour transport economic living circles. Wenzhou, Taizhou, Jinhua, Yiwu and other cities have turn into 1-hour transport economic living circles.

Xianju is 80 km from Taizhou Huangyan Airport, 100 km from Wenzhou Yongqiang Airport, 150 km from Ningbo Lishe Airport, 210 km from Hangzhou Xiaoshan Airport, 90 km from Taizhou Port, 100 km from Wenzhou Port and 150 km from Ningbo Port.

仙居三小时交通、经济、生活圈

Xianju 3-hour Traffic, Economic and Living Circle



>>> 政策最宽松

税收奖励 >>>

对引进项目投产后五年内亩均税收达到约定金额的，按规定相应比例奖励企业缴纳的所得税县得部分金额，直至全额奖励。

规费减免 >>>

引进项目建设过程中县属行政规费实行最低包干，其他经营服务性收费按县政府规定的最低额收取。

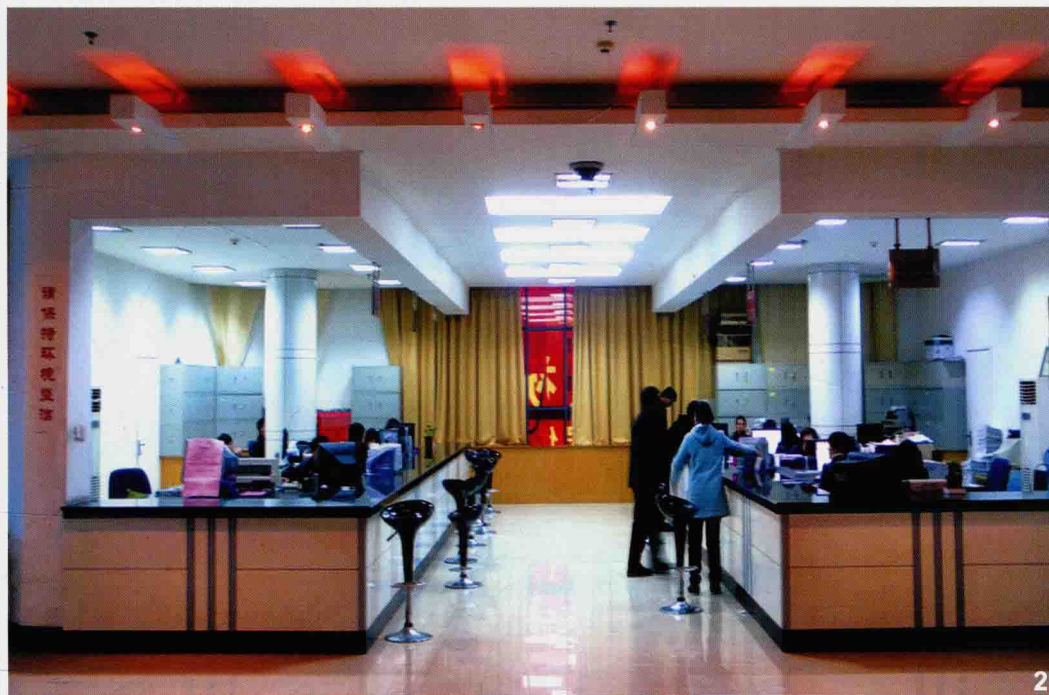
资金补助 >>>

外来投资者租赁厂房投资办厂，按最高不超过10000平方米的标准给予市场平均价首年租费30%的一次性补贴。农业招商引资项目享受《关于建设绿色农产品生产基地的若干政策意见》、《关于加快农村土地承包经营权流转促进现代农业发展的若干意见》和《关于深化集体林权制度改革加快推进林地流转的实施意见》等相关扶持政策。

一事一议 >>>

对固定资产投资额在1亿元以上或实际利用外资在1000万美元以上的，引进项目实行“一事一议”。





1、办税服务厅 Taxpayer Service Hall

2、仙居县人民政府办事大厅 Xianju County People's Government Service Hall

The Most Preferential Policies

Tax Incentive

After being put into production, projects whose revenue per mu within five years reached the sum agreed upon will be granted a proportionate sum of County collected part of income tax. This tax return may equal the total sum of County collected part of income tax.

Reduction and Exemption of Fees

In the construction process of introduced project, county-level administrative fees will be collected according to all-in-charge lowest lump sum and other management and service charges will be collected according to minimum charge stipulated by the County government.

Subsidy

For foreign investors who lease workshops and invest to establish enterprises, the County Financial Sector will grant a disposable subsidy equal to 30% of first year lease charge based on average market price, whereas the maximum workshop area subsidized is 10,000 m². Agricultural investment projects enjoy the rights prescribed in Several Policy Opinions on the Construction of Production Base of Green Agricultural Product, Several Opinions on the Acceleration of Contracted land management rights transfer and Promotion of Modern Agricultural Development, and Implementation Guideline for the Intensified Reform of Collective Forest Right System and Expedition of Forest Land Transfer. who have satisfy all the condition will be offered a technical transformation subsidy from the government.

One project, one discussion

A special policy of “one project, one discussion” will be applied to projects whose fixed asset investment totals more than 100 million yuan or foreign capital actually utilized amounts over 10 million USD.



地 价 最 优 惠

仙居工业园区基准地价15万元/亩，与周边台州、温州等地相比，地价最低。我县对引进项目投产后5年内亩均税收达到一定标准的予以奖励返还相应的土地出让金，最高可奖励10万元/亩。

The Most Favorable Land Price

Xianju Industrial Park's basic land price is 150,000 yuan/mu, and it is the lowest compared with neighboring Taizhou, Wenzhou, etc. After the projects are put into production, our County government will reward those projects whose revenue per mu within five years meets certain standards with a matching proportion of land grant fee, the highest being equal to 100,000 yuan/mu.

成 本 最 低 廉

土地林地租用成本低

土地租用每年300-500斤稻谷每亩，林地租用每年50-200元每亩。

劳动力成本低

我县一般工人平均每月工资800-1000元；技术工人平均每月工资1000-1500元；管理人员平均每月工资1500-2000元。比周边其他县(市、区)低10-20%左右。

水电成本低

我县水资源总量约24亿立方米，水质达一类标准，居民用水1.64元/吨，工业用水2.56元/吨，费用大大低于周边县(市、区)。同时我县水力蕴藏量丰富，达14.7万千瓦。目前已有中小型水库50座，联网小水电站68座，水电发电量为10万千瓦时。电力设施完备，境内有220kV变电站1座，110kV变电站3座，35kV变电站共14座。投资50多亿元的仙居抽水蓄能电站正在积极筹建中。水力发电充足，用电调节能力强，水电成本相对较低。

The Lowest Cost

Low rental costs of forest and land.

The land lease shall be at the cost of 150-250 kilos of rice per year, and the woodland lease shall be at the cost of 50-200 yuan per mu in each year.

Low Labour Cost

In Xianju, common workers' average wage is 800-1,000 yuan/month, technicians' average wage is 1,000-1,500 yuan/month, and administrative personnel' wage is 1,500-2,000 yuan/month, which is about 10-20% lower than that in neighboring counties (sub-cities and districts).

Low Water and electricity cost

Water resource volume is about 2.4 billion m³ and the residents' drinking water quality achieves I grade standard. Domestic water consumption is 1.64 yuan/ton and industrial water consumption is 2.56 yuan/ton, which is much lower than that in neighboring counties (sub-cities and districts). Water power storage volume is abundant, up to 147,000 kw. At present, there are 50 small- and medium-sized reservoirs and 68 small net water power generation stations with a power generation amount of 100,000 KWh. Electric power facilities are complete. There is one 220 kv substation, three 110kv substations and fourteen 35 kv substations in the region. Xianju Pumped Storage Power Station is actively preparing for construction with a total investment of over 5 billion yuan. Be plentiful of hydraulic electrogenerating, the power consumption adjustment ability is strong, water and electricity cost is relatively lower.

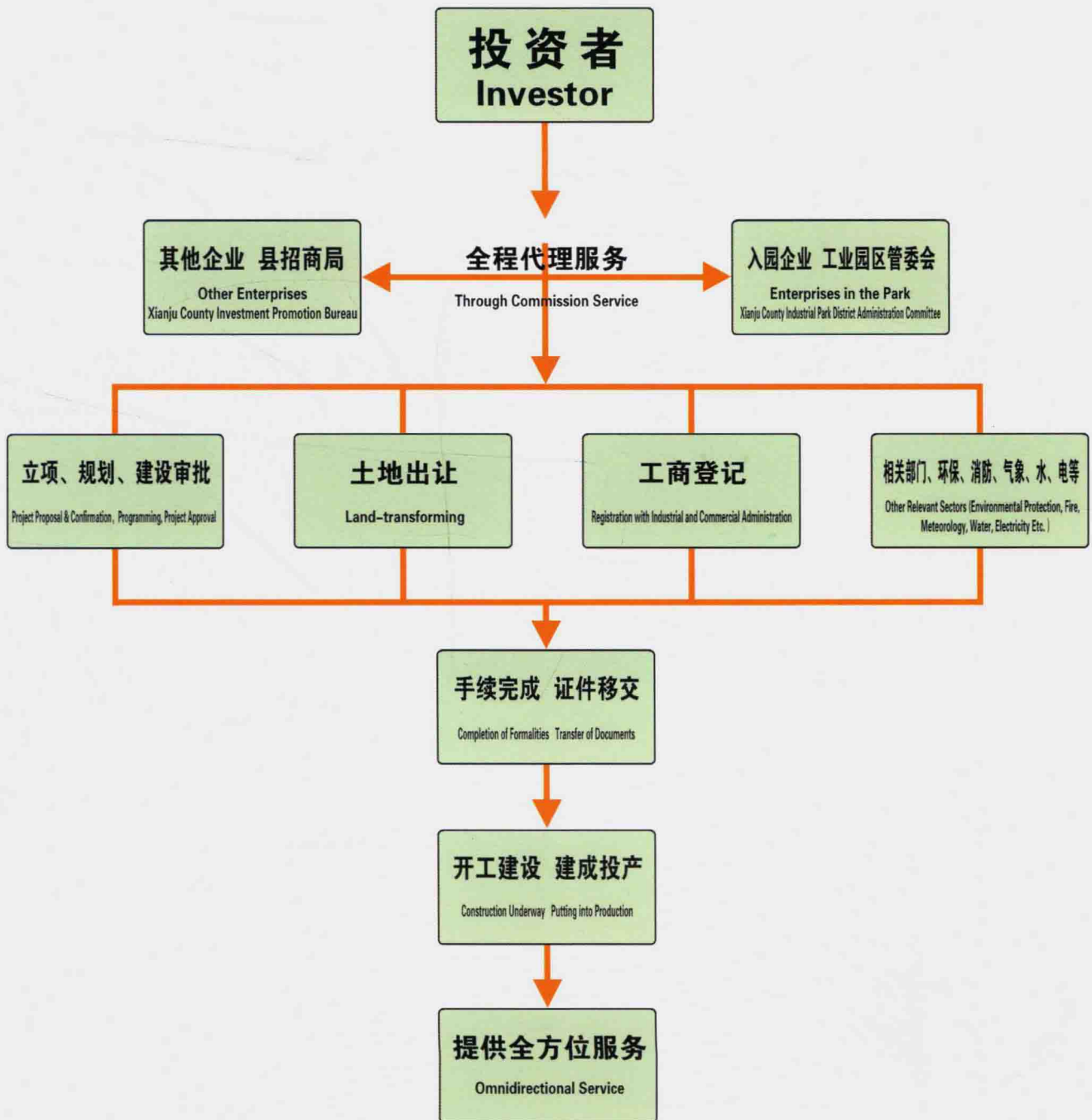


服务最优质

引进项目报批手续由专人无偿全程代办，客商只需提供资料，我们办好奉送证照，实行“一门受理、联合审批、同步办理、限时办结”的全天候、保姆式、一条龙服务。

The Most Excellent Services

Application Procedures for introduced project's approval are processed by special persons without pay. Foreign investors do nothing but provide materials. After completion, we will offer certificates. We fulfill 24-hour, nanny and serial services as "one window acceptance, combined examination and approval, processed at the same time and handled within limited time".





环境最安全

仙居山清水秀，生态良好，境内奇峰异石，流潭飞瀑，幽谷清溪，翠竹秀林，素称“仙人居住的地方”，空气和水质均为一类标准，出产的农产品大都是绿色无公害产品，饮食方面叫人放心。同时仙居拥有国家重点风景名胜区158平方公里，为长三角地区重要旅游休闲胜地，台州后花园。

仙居人文历史悠久，民风淳朴，人民勤劳，热情好客。县委、县政府高度重视发展环境建设，着力打造“责任政府、效能政府、法制政府、廉洁政府”，着力打造“生态最宜人，社会最文明，人居最安全，创业最宽松”的投资发展软环境。为了让投资者“来得放心，投得安心，做得省心”，我县建立了以县委常委、公安局长为组长的招商引资工作领导小组，全面落实社会治安综合治理各项工作措施，连续四年被省委、省政府命名为“平安县”，今年将实施园区“天网工程”建设，主要道路、街口都将安装监控设施，确保园区企业安全。同时建立入园企业“两堵墙”，即对外来投资者个人及其创办的企业与周围村组相隔离，非经园区管委会批准，县级有关部门不得随意进入企业进行检查，排除一切干扰，实现“服务管理零距离，入园建设零障碍，生产经营零干扰，处理问题零缺位”。同时，我县对工业园区企业用电实行双回路保障，保证入园企业生产安全。





The Most Favorable Land Price

Xianju has beautiful scenery with favorable ecology, unique mountains and stones, flowing pools and flying falls, serene valleys and clear brooks, green bamboos and beautiful forest, reputed as a “place for immortal beings to live” . Air and water quality both achieve I grade standard. Produced agricultural products are all green non-harmful products. People are relieved in the aspect of catering. Xianju has national key scenic spots covering an area of 158 km². It is an important tourism leisure resort in the Yangtze Delta and Taizhou back garden.

Xianju has a long cultural history with honest folkway. People are diligent and hospitable. CPC Xianju Committee and Xianju Government greatly pay attention to the development of environmental construction, forge “responsible government, efficient government, legal government and uncorrupted government” , and construct an investment development soft environment with “best ecology, most civilized society, safest habitation and most loose environment for establishing business” . In order that investors are “relieved to come, easeful to invest and comfortable to do” , our county set up a leader team for inviting investment with standing members of CPC Xianju Committee and director general of the Public Security Bureau as leaders. It can completely implement the various work measures on social public security comprehensive treatment. Xianju has continuously been named as “Safe County” by CPC Zhejiang Committee and Zhejiang Government for four years. This year, it is to carry out the construction of “Sky-net Project” . Main roads and crossings will be installed supervision devices to ensure the safety of enterprises in the Park. Meanwhile, “Double-wall” is built for enterprises in the Park. Namely, foreign investors and their enterprises are separated from the neighboring village organizations. If the park administrative committee doesn't approve, the county-level relevant sectors can't enter enterprises for inspection to remove interference and realize zero-distance service and management, zero-obstacle construction in the Park, zero-disturbance production and operation and zero-absence to handle with problems” . Electricity supply in the District is guaranteed by double return circuit.



茶果飘香 四海名扬

农业

仙居属亚热带季风气候，年平均气温17.3℃，全年无霜期240天左右，空气质量优，土壤肥沃，特色农产品资源丰富，有杨梅、有机茶、仙居鸡、高山蔬菜等，农业产业化初具规模。是“浙江省高效生态农业示范县”、“中国杨梅之乡”、“中国有机茶之乡”、“浙江蜜梨之乡”、“浙江山茶油之乡”和国家级农产品加工示范区。

Agriculture

Xianju has a subtropical monsoon climate, the annual average temperature of 17.3℃. The all-year non-frost period is about 240 days. Xianju has better air quality and fertile soil. Special agricultural product resource is very rich including waxberry, organic tea, Xianju Chicken and Mountain Vegetables, etc. Agricultural industrialization has a preliminary scale. Xianju is “Zhejiang High-efficiency Ecological Agricultural Demonstrative County”, “China Waxberry Home”, “China Organic Tea Home”, “Zhejiang Pear Home”, Zhejiang Camellia Oil Home” and the State-level Farm Produce Processing Demonstration Area.



- 1、高山有机茶 Mountain Organic tea
- 2、仙居三黄鸡 Xianju Chicken
- 3、仙居杨梅 Xianju Waxberry



品牌建设



为体现绿色农产品的优质优价，占领绿色、原生态、高端、精致的农产品消费市场，仙居建立了投资2000万元的全省首家绿色农产品专卖市场。市场日销售20余吨，进入到上海、杭州等大城市的机关食堂、知名超市、星级酒店等，产品供不应求，并在全国打响了仙居绿色农产品品牌。

In order to reflect the high quality and favorable prices of green agricultural products, and occupy the green, original, high-end, and sophisticated consumer market, Xianju has invested RMB 20 million yuan to establish the first monopoly market of agricultural products in the whole province. The daily sales volume reaches more than 20 tons, and the products have been sent to the canteens, well-known supermarkets, and star hotels in Shanghai, Hangzhou and other large cities. The products are in short supply, and the Xianju brand green agricultural products became famous throughout the country.



- 1、仙居绿色农产品专卖市场
Xianju green agricultural monopoly market
- 2、农产品区域品牌推介会
Agricultural Regional Brand Promotion

