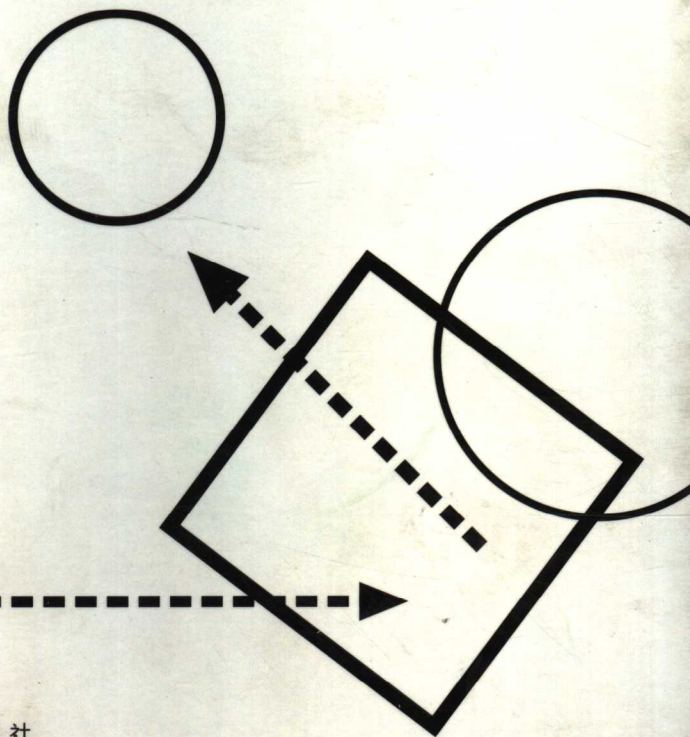


中国

工业园区发展战略

○ 程工 张秋云 李前程 李云峰 李淑慧/著

**The development
strategy about
the industrial park**



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Abstract

The industrial park mean that gathers enterprises of a part of the same type in the specific area, have the same enterprise colony of development goal, enjoy certain policy favorable specific geographical area. From the moment that the State Council set up the industrial area of Shekou in 1979, the industrial park of our country builds and already passes by 26 solid years the course, industrial park development make heavy achievement, play important function in the regional economic growth during this time, exist some profound question at the same time, theory circle and practice circle how about distance seem vast and more hazy to move in the future to industrial park. Just because of this kind of background, this book chooses the development strategy of industrial park of our country as studying the theme.

The strategical readjustment of industrial structure of

our country, the international industry shifts to China in a new round of development, China is hopeful to become the world factory, these factors have all brought the historical opportunity to development of the industrial park of our country. According to development trend, some new characteristics will appear in the construction of the industrial park of our country, for example: From single function to compound function district change, compete and change to the specialization, difference competing with quality district, change from regional machining center to the global manufacturing center, from taking the lead to develop to driving and developing the transition, introduce the fund and introduce the advanced technology and management to change towards strength from putting forth effort, from laying particular stress on introducing to paying attention to digesting and assimilate innovating to change, from paying attention to the preferential policy to paying attention to reducing the commercial cost to change, from paying attention to the scale to paying attention to benefit and quality and changing. This book adheres to the scientific development view, has analyzed the garden current situation conscientiously, and has carried on the appropriate position to nature and function of the industrial park of our country. More and more important function in local economic development of

industrial park of our country, it should become the carrier of industrial structure optimization and upgrading, window and base, accelerate industry geography gather centre and accelerate industry form a cluster groups of place to form, etc. of external trade.

It is one of the characteristics of an industrial park that the industry gathers the development of industry's cluster, this book proceeds from basic situation that the industrial park of our country gathers, use the industry to gather the theory, have analyzed the economy that the industry of industrial park of our country gathers and social benefit, have explained the industry of industrial park gathers the problem and countermeasure faced. The industry development strategy of the industrial park and development strategy of the industrial park are key chapters of a book, make the principle of industry's development strategy clearly, hold industry's developing direction of industrial park, choose industry's development strategy of industrial park correctly, pay attention to the policy service system of industry's development of industrial park, financial service system, research and development centre and technological achievement transform the support system construction of such industry's development of industrial park as service system and intermediary's service system, etc. . According to the basic

concept of the regional economic theory, put the overall thinking of making development strategy and strategic step of the industrial park in order, define the strategy implementation main point of the industrial park, make the countermeasure measure of the implementation development strategy with rational science, it is the key to guaranteeing the development strategy of industrial park to implement smoothly.

The operation mechanism of the industrial park is an endogenous factor of guaranteeing to realize the development strategy of industrial park, from analyzing the development model and development model of the industrial park of our country of the foreign industrial park are started with, have summarized out the operation mechanism of the foreign industrial park and operational mode of the industrial park of our country, have defined the corporatization operation of the industrial park is an effective operation mechanism of an industrial park, and has designed scientifically the frame of corporatization operation, have analyzed company's phased development goal, company phased key functional demand, rights and interests of company assign and control mechanism and government role person who change key problem while the garden company operates for a long time.

The infrastructure construction of industrial park is a key link of influencing future development of industrial park, subject matter, industrial park of infrastructure construction financing issue, design infrastructure construction financing scheme of industrial park seem particularly essential. Design several kinds of most frequently used financing modes for concrete conditions of the industrial park of our country here, including BOT mode, individual trusts the mode of the loan and raises the mode of the fund etc. privately. Enterprise's financing of industrial park concerns enterprises grow up rapidly in the garden, enterprises of industrial park of our country are difficult in financing mainly because the banking system have defects, small and medium-sized enterprises lack the essential financing channel, the management system of the commercial bank credit is unreasonable, garden enterprise grant the loan mortgage assure difficult, credit rating unreasonable, garden enterprise difficult to accord with credit requirement, garden enterprise oneself store weak point in wait for. Use the successful experience that the financing service system of industrial park of our country is built and improved for reference, have analyzed the key element needing to possess that the industrial park succeeds in inviting outside investment in the book, design industrial park promote trade and investment the way and

marketing tactics. Need to do the following several job well in order to improve enterprise's financing state of industrial park especially: The local government strengthens to the guide of enterprises of the garden, manages and supporting, set up and amplify the loan guarantee system of small and medium-sized enterprises, incorporate the circulating fund for enterprise's development of the garden, fully utilize new-type financial instruments to promote the garden enterprise's great-leap-forward development, strengthen government and cooperation of linking up of the financial department, create the garden good financing environment.

Finally, carried on research to the financing modes of the relative industrial parks of central and west regions that lagged behind of economic development of our country, think in the land primary market of the government monopoly, the land is in waiting to develop the state and not finish appreciating by a large margin basically, the land resource is rare, under sustainable economic development and precondition that the price of land rise with economic growth, the government can deal in the land and obtain the super profit from its business activities. This text proposes government deal in basic thinking of land, design government deal in two kinds of basic modes of land: the option adds the material object mode and comprehensive option mode.

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