

崛起的空港卫星镇

江 镇

J I A N G Z H E N



投资指南

INVEST GUIDE

浦东国际机场的门户
THE GATEWAY OF PUDONG INTERNATIONAL AIRPORT



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江镇—浦东国际机场的门户

概况

简介:

江镇，濒临东海，是浦东新区的东南重镇。建设中的上海浦东国际机场的出入口座落在其境内，使其战略地位发生了重大变化，具备了发展临空经济，形成国际空港卫星镇的客观条件。

江镇，总面积25.36平方公里，人口3.4万，年平均气温15.5℃，温和湿润，日照充足，气候宜人。江镇经济初具规模，现有企业200余家，涉及丝绸时装、印刷包装、化工、机电、五金电器、建筑装潢等十几个门类，上千品种。工业总产值每年平均以25%的速度递增，占工农业总产值的比重由1978年的40.4%上升到现在的96.2%，形成了一支万余人的产业大军。江镇历来是出口创汇大户，其产品远销美国、西欧、日本、港澳等几十个国家和地区。

独特的区位优势提供了发展临空工业、旅游业、仓储业、房地产业、现代园艺等产业的极好条件。我们将以此为契机，进一步调整产业结构，重点发展高新技术及优势产业。不久的将来，一个崭新的、生机勃勃的国际空港卫星镇将屹立在东海之滨！

几大优势:

- ※ **环境独特**：江镇是上海浦东国际机场的门户。机场一期工程建成后，年客流量将达2000万人次，货邮量达75万吨，远期建4条跑道，年客流量达7000万—1亿人次，货邮量达500万吨。医院、学校、宾馆、银行、商场，一应俱全；热带海宫、冰雪世界、高尔夫球场、美国医院、美国学校等就在江镇附近，总投资60亿元人民币，日接待客流量达6—7万人次，从而给江镇提供了理想的外部环境。
- ※ **交通便捷**：与机场配套的远东大道，迎宾大道纵横贯穿江镇。主进场路、次进场路及规划中地铁二号线也穿越其中，距陆家嘴金融区、外高桥码头、南浦大桥、杨浦大桥及上海火车站等地最远20余公里。
- ※ **劳动力丰富**：江镇及周边地区劳动力丰富且价位低廉，人员素质较高，大专以上及各种毕业培训和进修学校的毕业生占就业人数40%左右。
- ※ **地价低廉**：江镇是浦东新区土地价格较低廉的重点综合开发区。
- ※ **设施齐全**：江镇由于注重了市政基础设施的投资和繁荣机场、供水、供电、供气、通讯等条件十分优越。上下水排成、污水管道等设施方面展现网状化，无后顾之忧。
- ※ **政策优惠**：享受浦东新区一切优惠政策。
- ※ **服务优良**：办事效率高，有配套的法律咨询体系，对客商提出的有关问题，均能即刻或在三天内予以书面答复。对前来投资的各类企业免费代办手续。（除特种行业审批外），并一门式受理及终身跟踪服务。

Introduction:

JiangZhen, an important town on the coast of the East Sea, is south-east of Shanghai Pudong New Area. It is located at the gateway of the Pudong International Airport. The unique locational advantage has caused significant changes to JiangZhen's strategic position. It also makes JiangZhen the ideal site for developing airport dependent economy and building an international airport satellite town. JiangZhen has an area of 25.36 square kilometers, population of 34,000. The average temperature is around 15.5 °C. JiangZhen has a warm climate with plenty of sunshine and abundant rainfall. JiangZhen's economy has formed scale with 230 enterprises producing thousands of products including silkclothing, printing, chemical products, machinery, hardware, electrical appliances. The gross industrial production is rising at a speed of 25%. Its percentage in the gross output value of industry and agriculture has risen from 40.4% in 1978 to 96.2%, by now industrial development nurture more than 10,000 workers. JiangZhen has been one of the biggest exporters in Shanghai, the annual total export value is almost 500 million yuan. The products are exported to tens of countries and regions such as United States, western Europe, Japan, Hongkong, Moccas and so on. The unique locational advantage of JiangZhen provides it with an extremely good opportunity for developing airport dependent manufacturing, commercial service, warehousing, modern horticulture etc. We'll make full use of this, regulating the industrial structure and mainly developing the high & new technology and competitive products. We are sure that a new international airport satellite town full of life will be on the coast of the east sea in the near future.

Advantages:

- * **Unique Location:** JiangZhen is located at the gateway of Shanghai Pudong International Airport. After Airport phase 1 completed. The passenger transportation will reach 20 million man-time every year, the cargo transportation will reach 750,000 tons. The airport will be completed with 4 lanes. Passenger transportation will reach 70-100 million, cargo transportation will reach 5 million tons. Presently, there are several constructing projects. Tropical Sea Palace, Ice and Snow World, American School, Golf course, American Hospital, etc. The total capital for these projects reach to 6,000 million RMB. These projects make JiangZhen a much more better condition for investment and development.
- * **Convenient Transportation:** Yuandong Ave, Yingbing Ave, which connect Shanghai down town to Pudong International Airport, cross through JiangZhen. ZhulinChang road, GuinChang Road and No.2 Subway Trunk Line will also go through the town. The distance is less than 20 kilometer from the town to Luizazu Financial and Trade Area, Waigaoqiao Harbort, NanPu bridge, YangPu Bridge and Shanghai Railway Station.
- * **Abundant Human Resource:** Except for low salary level and abundant human resource, JiangZhen also possesses comparatively high education level human resource. The total college and University degree holder take 40% of the total amount labour force.
- * **Lower Land Cost:** With big land, JiangZhen is a comparatively Lower population density area. The land cost is lower than other important industrial park in Pudong New Area.
- * **Readily Public Utilities:** JiangZhen government put big investment on local infrastructure construction. Adjacent to the airport, the condition of water, gas, telecommunication are advanced. Sewage, waste pipe etc, are on net working.
- * **Policy Preferential:** All the enterprise and individual can enjoy various privilege in Pudong New Area.
- * **Good Service:** With high efficiency and law consultant service system. All the information will be provided promptly. For paper document, it takes less than 3 days.



优惠政策

浦东新区“九五”期间的优惠政策主要包括了财政税收和资金、扩大市场开放度和准入度(即功能性政策)以及扩大审批权限等三个方面的优惠政策。

一、财政、税收和资金政策

(一) 财政政策

“九五”期间,浦东新区财政按全国统一的财税体制运行,不再实行新增收入全留政策。中央财政以设立浦东发展基金的方式支持浦东建设,具体办法是:1996年至2000年,按目前分税制的财政体制,以1993年中央核定的税收返还基数为基数,浦东新区每年“两税”收入增幅在15%(含15%)以内的,新增收入中按规定应上缴中央财政收入的部分,全部进入浦东发展基金,由财政部拨给上海市财政局,作为中央投资专门用于国家批准的浦东新区重点建设项目,为保证中央宏观调控的需要,对每年上缴中央“两税”收入增幅超过15%部分,50%进入浦东发展基金,50%上缴中央财政。中央财政拨给上海的浦东发展基金不计入中央财政对上海的税收返还基数。

(二) 税收政策

1. 所得税优惠政策

免征和减征所得税范围

(1) “五免五减半”。从事机场、港口、铁路、公路、电站等能源、交通建设项目的外商投资企业,减按15%的税率征收企业所得税。其中,经营期在十五年以上的,经企业申请,税务机关批准,从开始获利年度起,第一年至第五年免征企业所得税,第六年至第十年减半征收企业所得税。

(2) “二免三减半”。在浦东新区内开办的中外合资经营、中外合作经营、外商独资经营的生产性企业,从事生产、经营所得和其他所得,减按15%的税率征收企业所得税。其中,经营期在十年以上的,经企业申请,税务机关批准,从开始获利年度起,第一年和第二年免征企业所得税,第三年至第五年减半征收企业所得税,对带项目在成片土地上从事基础设施建设的的外商投资企业,经企业申请,税务机关批准,也可以按照“二免三减半”给予税收优惠待遇。

(3) “一免二减半”。外资银行、外资银行分行、中外合资银行及财务公司等金融机构,外国投资者投入资本或分行由总行拨入营运资金超过一千万美元,经营期限在十年以上的,经申请,税务机关批准,其经营业务所得减按15%的税率缴纳企业所得税,并从开始获利年度起,第一年免征企业所得税,第二年和第三年减半征收企业所得税。

(4) 出口产品退税。产品出口企业按照国家规定减免企业所得税期满后,凡当年企业出口产品的产值达到当年企业产品产值70%以上的,减按10%的税率征收企业所得税。先进技术企业按照国家规定减免企业所得税期满后,可以延长三年减按10%的税率征收企业所

得税。

(5) 外商在中国境内没有设立机构的而有来源于浦东新区的股息、利息、租金、特许权使用费和其他所得,除依法免征所得税的以外,都减按10%的税率征收所得税。其中,提供资金、设备条件优惠,或者转让技术先进,需要给予更多的减征或免征优惠的,由上海市人民政府决定。

(6) 中外合资经营企业的外国投资者,将从企业分得的利润汇出境外,免征汇出额的所得税。(7) 外国投资者将其从企业分得的利润,再投资于本企业或其他外商投资企业,或举办新的外商投资企业,经营期不少于五年的,经申请,税务机关核准,退还其再投资部分已缴得企业所得税税款的40%;再投资举办、扩建产品出口企业或者先进技术企业,经营期不少于五年的,退还其再投资部分已缴得的全部企业所得税税款。

(8) 对区内中资企业,包括国内其它地区的投资企业,将根据浦东新区的产业政策,实行区别对待的方针。对符合产业政策,有利于浦东开发与开放的企业,也可酌情给予减免所得税的优惠。

2. 地方所得税和房产税政策

对外商投资企业征收的地方所得税和对其自建或购置的自用新建房屋征收的房产税,需要给予减征、免征优惠的,由上海市人民政府决定。

附:上海市人民政府1990年9月10日颁布的《上海市鼓励外商投资浦东新区若干规定》中规定:在2000年底之前,免征新区内外商投资企业的地方所得税。

外商投资企业在新区内自建或购置的自用新建房屋,自建成或购置的月份起,免征房产税五年。

3. 关税政策

(1) 浦东新区企业(不包括外商投资企业)生产自用的进口物资、设备等比照经济特区的政策实行免关税管理。具体做法是:按国家核定的额度,关税和进口环节税实行先征后返,5年(1996年至2000年)过渡,逐年递减的办法。

(2) 凡1996年4月1日前在浦东新区开设的外商投资企业,在规定的宽限期内,可继续享受减免关税和进口环节税的优惠,即对投资总额在3000万美元以上(含3000万美元,不包括在1996年4月1日后追加的投资)的项目进口的设备和原材料,1997年12月31日前仍按原规定执行;对投资总额在3000万美元以下的项目进口的设备和原材料,1996年12月31日前仍按原规定执行。在规定的宽限期内仍执行不完的,可通过外经贸部提出申请,由财政部会同外经贸部、国务院关税税则委员会、国家计委、国家经贸委、国家税务总局、海关总署研究提出意见,报国务院批准后可延长宽限期。

(三) 资金政策

主要是中央赋予浦东新区“九五”期间筹措资金的各项政策在“九五”期间继续执行。

Preferential Policies Granted by the Central Government

The preferential policies in Pudong during Ninth Five-Year Plan are mainly in fiscal, tax and fund, making the market more opening up and giving more authorities for approving.

1. Fiscal revenue and fund policy

In the ninth Five-Year Plan period the fiscal and revenue system which run uniformly in whole country has functioned in Pudong New Area. The central government set up a Pudong Development Fund to support Pudong development instead of according Pudong to return it whole revenue. The scheme carried out: From 1996 to 2000, according to our taxation system. If Pudong increase its tax revenue by 15% or less than the amount of 1993 the base year, the revenue shall be wholly admitted into the Pudong development Fund than hand into central government for using to the key projects sanctified by central government. If the increase is over 15% of the amount of 1993, then 50% of the portion in excess of 15% shall be admitted into the Fund and the rest of the portion shall be handed into central government. Besides, all of the financial support that the government render to Pudong is not account into the base.

2. Tax incentives

a.) Preferential policies on income tax

(1) Firms involved in the construction of airport, harbor railway, highway, powerplant, etc. are entitled to reduce income tax rate of 15% and those with expected lives greater than 15 years are allowed five tax-free years from the year they make profit, and then followed by five years at a 50% discount rate.

(2) Foreign-funded or Sino-foreign cooperative firms engaged in production are also entitled to the reduced income tax rate of 15%. Those with expected operational lives of more than 10 years have a tax holiday for the first two years in which they make profit net of carried forward losses by applying to tax authorities. They are then allowed a 50% reduction in taxes for the following three years. Such policy is also for those foreign-funded firms with projects engaged in fundamental constructions on large piece of field.

(3) Foreign-funded or Sino-foreign cooperative financial institutions or companies whose investment exceeds US\$10 million and operational life exceeds 10 years may also enjoy the preferential income tax rate of 15% by application. They also have a tax holiday for the first year in which they make profit net of carried forward losses, and are then allowed 50% reduction in tax for the following two years.

(4) Any firm that, after the expiration of the tax holiday and discount period, exports at 70% is entitled to the reductions income tax rate of 15% in the year. Firms that employ advanced technology have a further three years in which they pay tax at a reduced rate of 10%.

(5) Foreign investors do not set up any institutions but benefit from dividend, interest, rents and patent rights assignments etc. are entitled to the reduction income tax of 15%. (besides the exemption according to policy). It must apply to Shanghai municipal government if there is any need for exemptions and deductions in giving bonus, providing preferential equipment condition and transferring advanced technology.

(6) Foreign investors in Sino-foreign equity joint venture are exempt from the income tax for their profit repatriation.

(7) Foreign investors who invest their profit in the expansion of existing firms or in new enterprises with expected lives of more than 5 years are entitled to 40% rebates of the income tax. If there nearly-invested enterprises employ advanced technology or produce for exports the income tax rebats can be 100%.

(8) According to industrial policy in Pudong, Chinese firms including those firms from other regions in China are treated differently. Those according with the industrial policy and doing good to the Pudong's opening up and developing could be given exemption and deductions.

b.) Local income tax and housing and land tax policy

The deductions and exemption on local income taxes and housing and land tax (the tax level on housing built or bought by the foreign-funded firms for their own use) should be approved by Shanghai municipal government.

Annotation: It is stipulated by Shanghai municipal government that Foreign-funded firms exempt from local income tax before 2000.

Foreign-funded firms are entitled to five tax-free years from the year they finished their new buildings.

c.) Tariff policy

(1) Referring to the policies of special economic zone, the commodities and equipments used for production are managed in different degree on exemption and deductions, in accordance with the rate the government decided, tariff first levied and then returns due to deductions. The transitional period will be five years (1996-2000) and the rebates each year is decreased (this policy is not for Foreign-funded firms).

(2) Foreign-funded firms engaged in production set up before April, 1 1996 will still enjoy in their tax holiday. The government will not levy a tax on imported equipments and raw materials for the firms with the total investment more than thirty million dollars until April, 1 1996. (the money invest after April, 1 1996 would not take into account). Those firms the total investment is less than thirty millions will expire December 31 1996. If there is any need for expending the tax holiday, it must be sanctified by the state Council of the People's Republic of China.

(3) Fund policy

All the financial support that the government rendered to Pudong in the eighth Five Year Plan period will continue under this Five Year Plan.



二、扩大市场开放度和准入度政策（功能性政策）

（一）贸易政策

- 1、允许外商在区内兴办第三产业，对现行规定不准或限制外商投资经营的商品零售等行业，经批准，可以在浦东新区内试办。
- 2、允许经外贸部批准的有进出口经营权的年出口额在1亿美元以上的外贸企业，出口额在2000万美元以上的自营生产企业，在浦东新区设立子公司。
- 3、允许在浦东新区可选择有代表性的国家和地区，试办3~4家中外合资外贸企业，由上海市提出具体方案，经外贸部核定经营范围和贸易金额，报国务院审批。

（二）金融政策

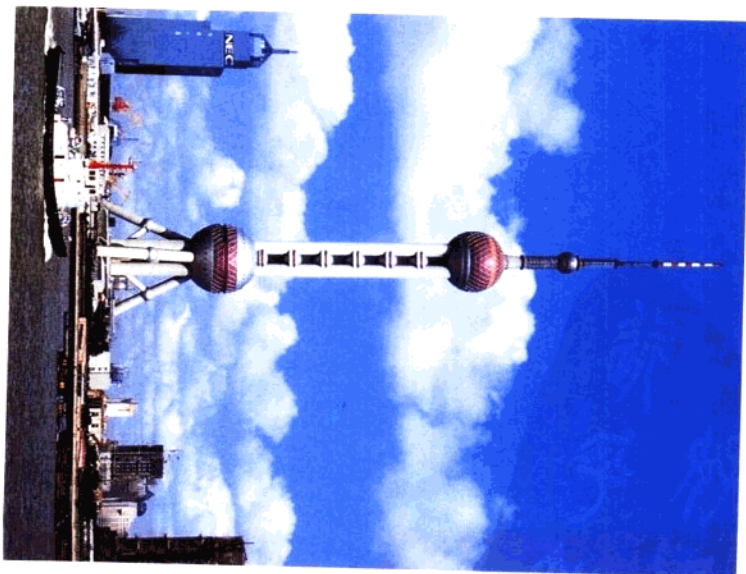
- 1、允许外资在整个上海范围内开办银行、财务公司、保险公司等金融机构。
- 2、允许上海设立证券交易所，发行人民币股票和B种股票。
- 3、浦东新区已有美国花旗银行、香港汇丰银行、日本东京三菱银行、巴黎国际银行等九家外资银行获准经营人民币业务。
- 4、“九五”期间，中国人民银行行为浦东新区建设安排的人民币贷款，列入上海信贷计划并单独注明。
- 5、在信贷计划内，允许对设在浦东新区的国家专业银行实行资产负债比例管理。
- 6、同意上海设立城市合作银行，并在浦东新区设立分行。
- 7、浦东新区具备一定条件的企业集团，可按国家规定经中国人民银行批准设立财务公司。
- 8、在适当的时候，经中国人民银行同意，并报经国务院批准，允许个别外资银行进行经营人民币业务的试点。
- 9、在条件具备以后，允许在陆家嘴注册的外资金融机构在浦西和外高桥保税区内设立分支机构。
- 10、在条件具备以后，允许在浦东新区再设立若干家外资和中外合资保险机构。

（三）土地使用政策

在区内实行土地使用权有偿转让的政策，使用权限50年至70年，外商可成片承包进行开发。

三、扩大审批权限的优惠政策

- （一）授权上海市自行审批在外高桥保税区内设立中资、外资从事转口贸易的外贸企业；
- （二）授权上海市自行审批浦东新区内国营大中型生产企业自营产品的进出口经营权；
- （三）扩大上海市有关浦东新区内非生产性项目的审批权限；
- （四）扩大上海市有关浦东新区内生产性项目自己的审批权限，总投资在二亿元以下的上海可自行审批；
- （五）授权上海市在中央核定的额度范围内自己发行股票和债券，具体发行事宜，由上海市自行决定。同时允许全国各地发行的股票在上海上市交易。
- （六）国内外贸企业在浦东新区设立子公司，授权上海市审批。



II. The policies making the market more opening up

1. Trade policies

a.) Foreign investors permitted can start tertiary in Pudong and some Foreign-funded firms have a chance to try out some lines of business prohibited and restricted such as retail by ratification.

b.) Foreign trade enterprises having the authority to run export and import business and exporting more than 100 million dollars valued commodities annually are allowed to set up their branches in Pudong so can the enterprises engaged in production which export more than 20 million dollars value commodities.

c.) Pudong is allowed to choose a few nations and religions to run 3 or 4 Sino-Foreign trade firms specific plan will be given by Shanghai municipal government. Foreign trade department will ratify the lines of business can be operated and total amount for trade. Finally, it must sanction by the state Council of the People's Republic of China.

2. Financial Policies

a.) Foreign investors are allowed to set up banks financial companies and insurance companies and other financial constitutes in Shanghai.

b.) Shanghai is allowed to set up security-exchanges to issue stocks valued by RMB and B stocks valued by foreign currency.

c.) Nine world famous Bank such as City Bank, Hongkong and Shanghai Bank, Japan Tokyo Mitsubishi Bank and Paris international Bank took the lead to settle town in Pudong New Area and were approved by the central government to run RMB business.

d.) The loans that Peoples Bank of China tender to Pudong New Area list in the Shanghai credit plan and are operated separately.

e.) The state owned banks in Pudong are allowed to operated on commercial principles under the broad national credit plan.

f.) Shanghai is allowed to organize its municipal cooperative bank with branch in Pudong.

g.) Group companies in Pudong may apply to the People's Bank of China for the establishment of financial companies.

h.) Some certain foreign banks in Pudong are to be allowed to handle RMB business on trial.

i.) Foreign financial institutions registered in Pudong Lujiazui Finance Trade Zone are to be allowed to set up their branches in West Shanghai or Pudong Waigaoqiao Free Trade Zone.

j.) Some more wholly foreign-owned or Sino-foreign equity joint insurance companies are allowed to set up in Pudong.

3. The policies about the right to use land

The right to use land can be paid to use for 50 or 70 years and Foreign investors can develop on a large pieces of land.



III Preferential policies giving more authorities for approving

1. Shanghai municipal government is authorized to approve the establishment of transit track firms.

2. Shanghai municipal of government is authorized to permit bigger state-owned firms engaged in production to run foreign trade business.

3. More authorities are given to Shanghai municipal government for approving non - production projects .

4. More authorities are given to Shanghai municipal government for approving production projects moreover. Shanghai is allowed to approve the establishment of the firm with total amount investment less than 200 million RMB Yuan by itself.

5. Shanghai can issue stocks and bonds within the scale decided by central government, while the stocks issued is elsewhere in China can exchange on Shanghai stock market.

6. Shanghai is allowed to approve the establishment of state-owned foreign trade firms branches.

法规名录

江镇国际空港卫星镇可享受的优惠政策法规名录

- 《中华人民共和国外商投资企业和外国企业所得税法》及实施条例
- 《中华人民共和国中外合资经营企业法》及实施条例
- 《国务院关于鼓励外商投资的规定》
- 《关于浦东新区鼓励外商投资减征、免征企业所得税和工商统一税的规定》（中华人民共和国财政部 1990 年 9 月 8 日颁发）

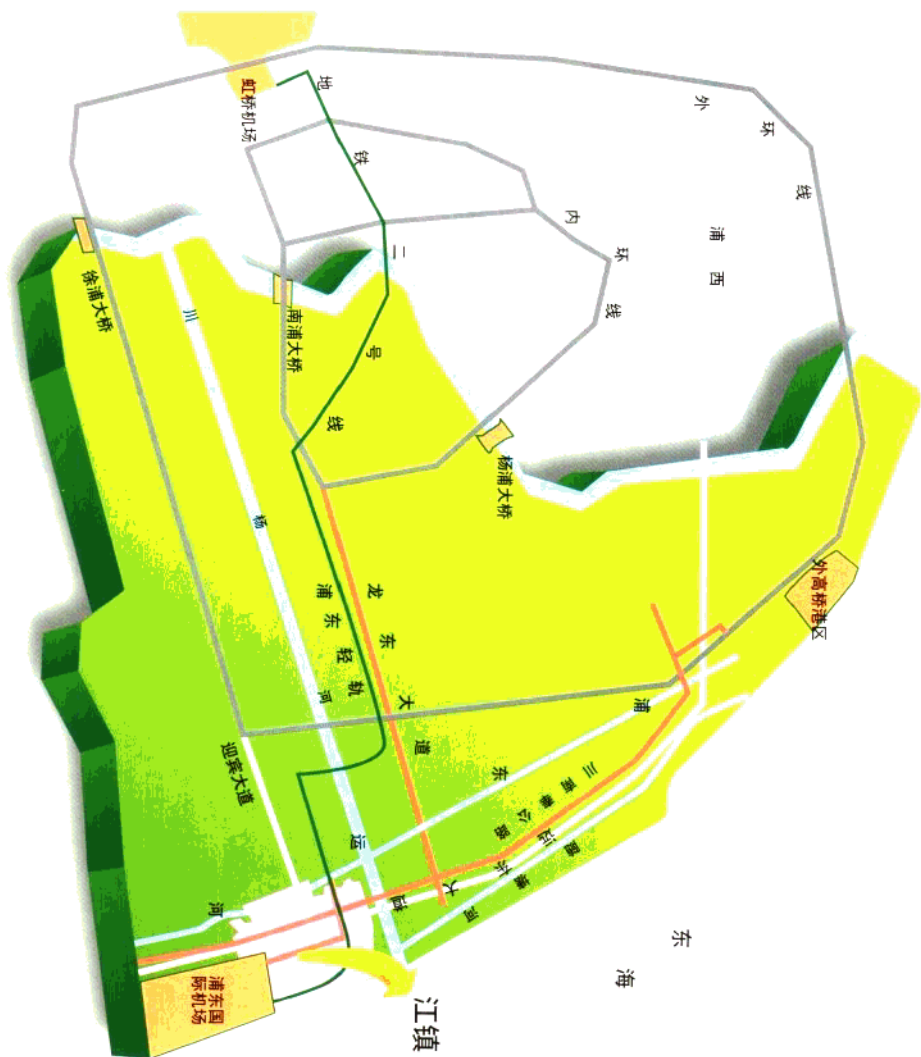
- 《上海市鼓励外商投资浦东新区的若干规定》（上海市人民政府 1990 年 9 月 10 日颁布）

- 《国务院关于调低出口退税率加强出口退税管理的通知》及其补充通知



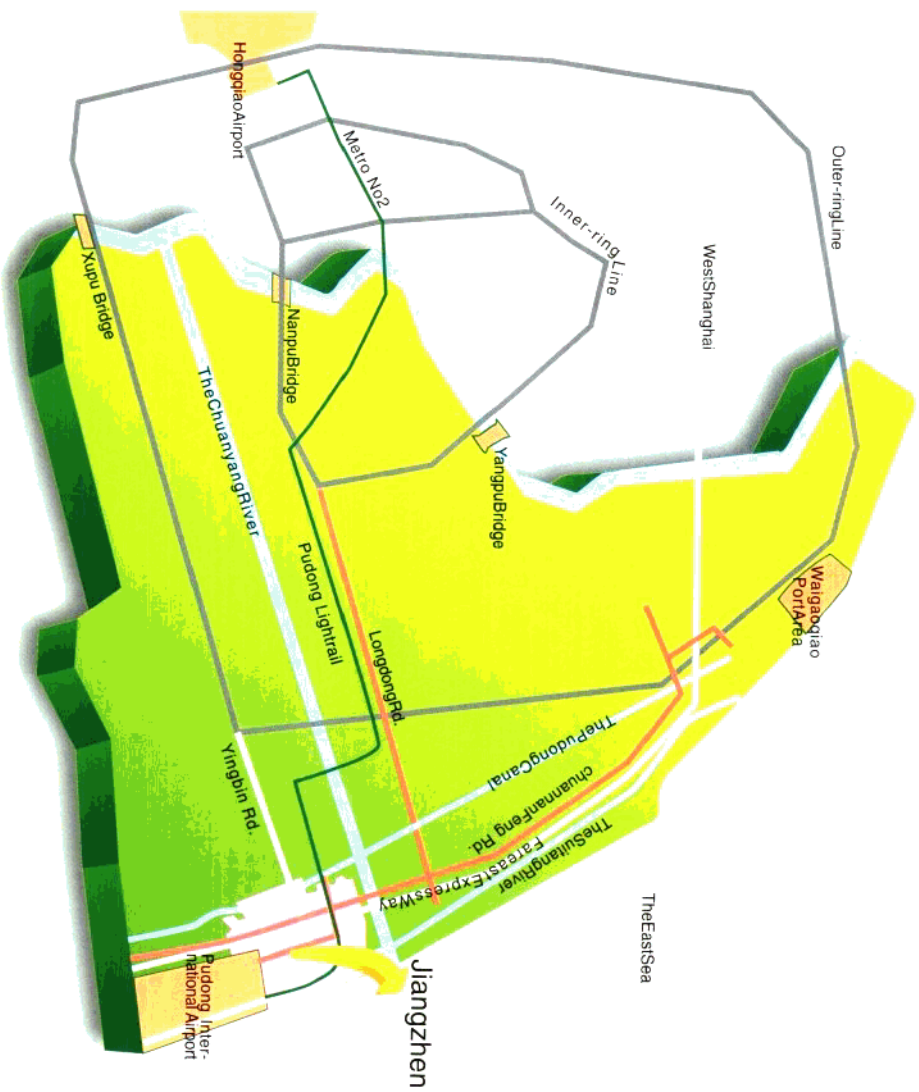
List of Preferential Policies and Rules that Investors in Jiangzhen International Airport Satellite Town to :

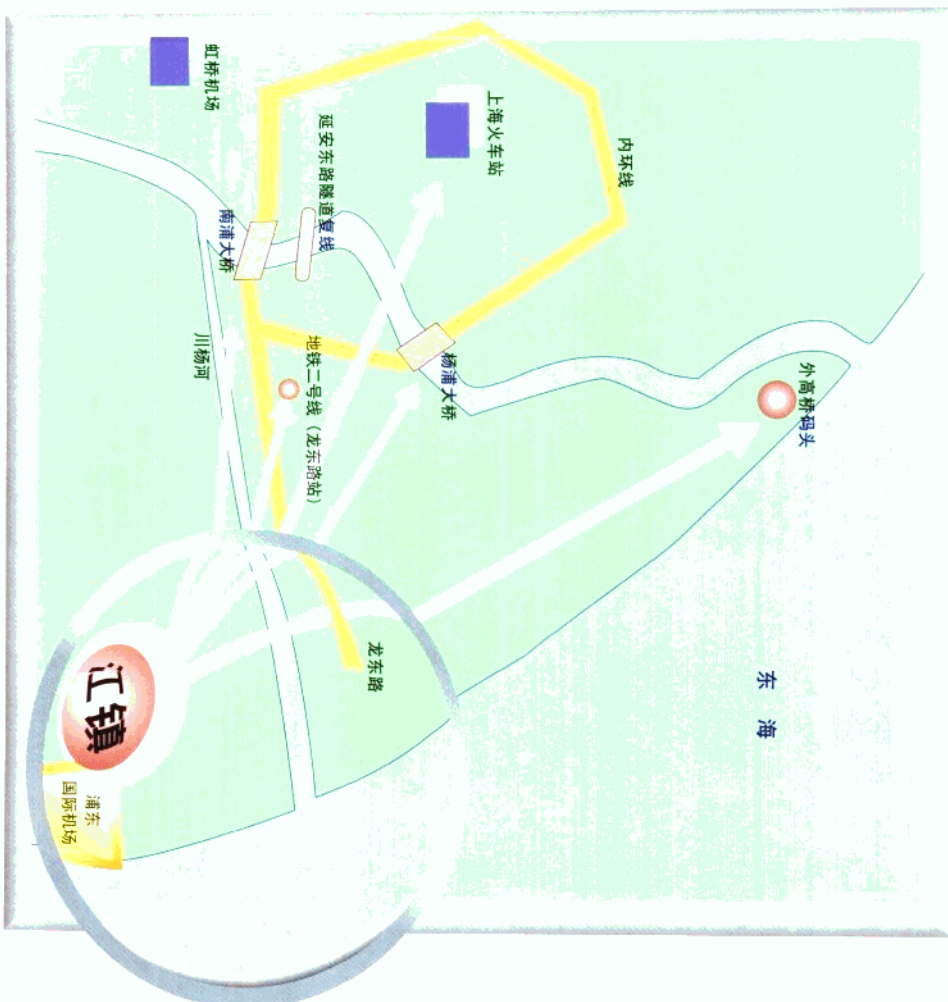
- Income Tax Law of the People's Republic of China Concerning Foreign-Invested Enterprises and Foreign Enterprises, and the rules and regulations for its implementation(July 1, 1991)
- Law of the People's Republic of China on Sino-Foreign Equity Joint Ventures, and the rules and regulations for its implementation(July 1,1979)
- Provisions of the State Council of the People's Republic of China for the Encouragement of Foreign Investment (Oct. 11, 1986)
- Regulations on Reduction and Exemption of Enterprise Income Tax and Industrial and Commercial Consolidated Tax to Encourage Foreign Investment in Pudong New Area (promulgated by the Ministry of Finance of the People's Republic of China on Sept. 8, 1990).
- Regulations of the Shanghai Municipality for the Encouragement of Foreign Investment in Pudong New Area (promulgated by the Shanghai Municipal Government on Sept. 10, 1990)
- The Announcement of the State Council of the People's Republic of China to Lower the Refunding Rate of Export Duties and Strengthen the Management of Export Duties Refunding, and the additional announcement



GEOGRAPHICAL POSITION

Illustration of Access





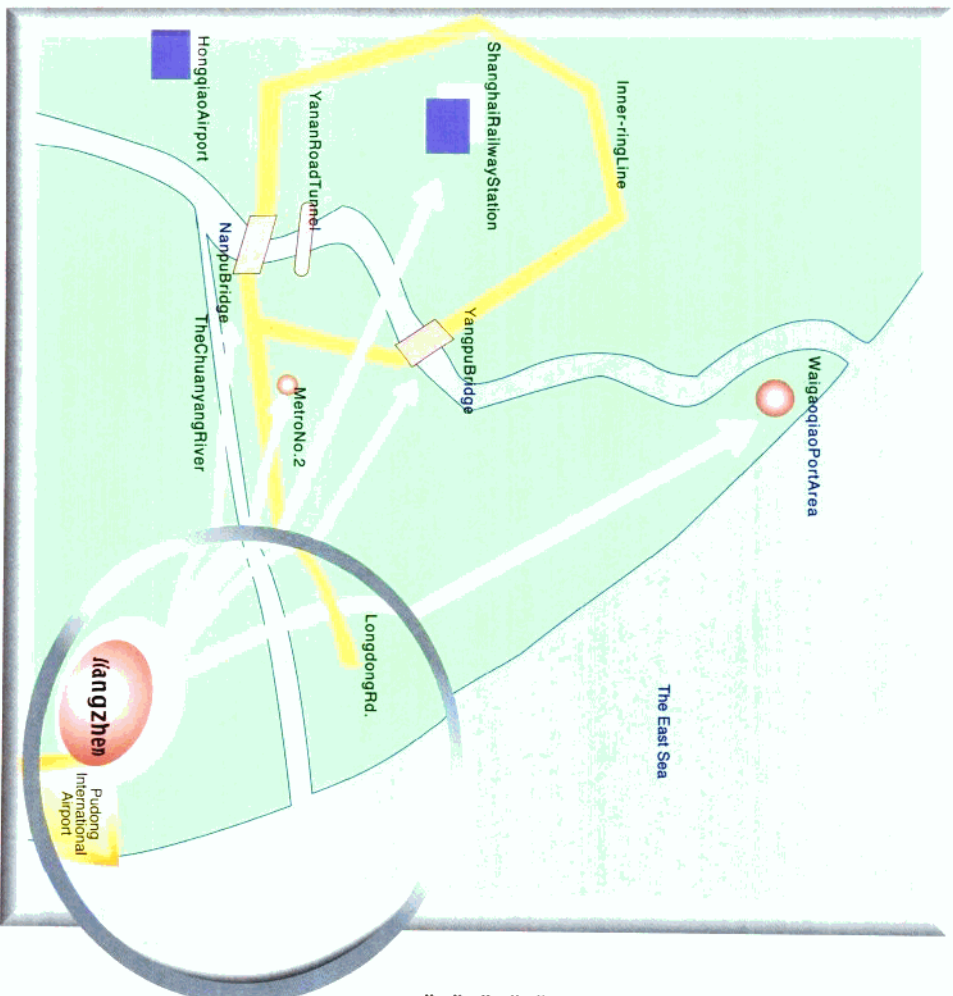
距主要地点距离

- * 陆家嘴金融区及延安路隧道复线 24km
- * 外高桥码头 19km
- * 南浦大桥、内环线 21km
- * 杨浦大桥 21km
- * 上海火车站 28km
- * 虹桥机场 38km

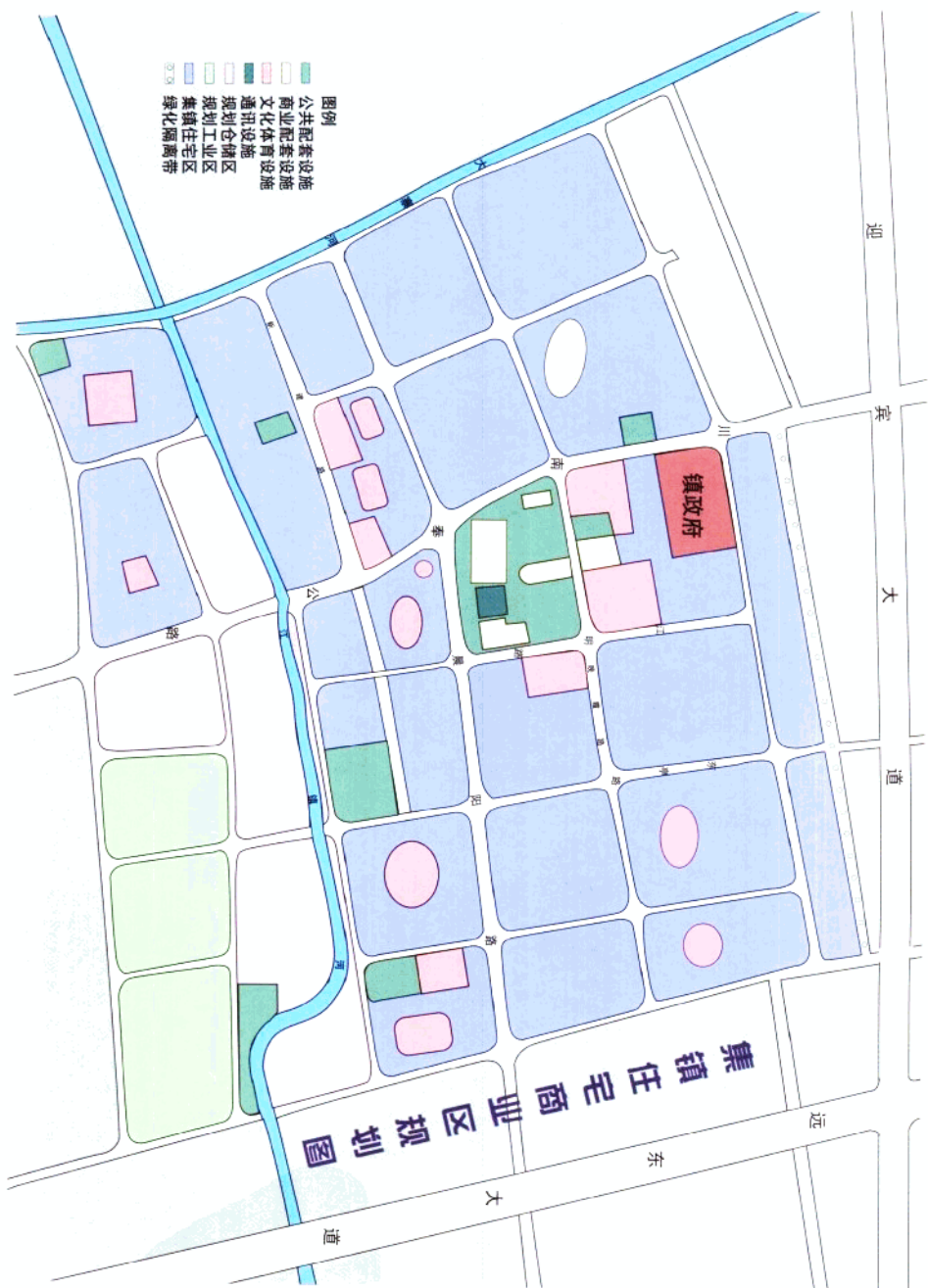
JIANGZHEN-THE GATEWAY OF PUDONG INTERNATIONAL AIRPORT

GEOGRAPHICAL POSITION

Specification of Mileage



- * 24km from Lujiazui Finance & Trade Zone,
Yanan Road Tunnel
- * 19km from Waigaoqiao Free Trade Zone
- * 21km from Nanpu bridge
- * 21km from Yangpu bridge
- * 28km from Shanghai Railway Station
- * 38km from Hongqiao Airport



PLANNING

Town Commercial & Residential Zone Plan

