

HAICANG

海 港

Guide to Investment
投資指南



Haicang Opens the door to the world

海滄向全世界開放！





目 錄

- 一、基本概況
- 二、基礎設施及配套條件
 - 1. 道路工程
 - 2. 供電工程
 - 3. 供水工程
 - 4. 污水處理工程
 - 5. 通訊工程
 - 6. 港區一期工程
 - 7. 房地產開發
 - 8. 社會公益設施
- 三、規劃與產業布局
- 四、管理機構及其職能
- 五、投資政策要點
 - 1. 投資項目、投資企業審批辦法及程序
 - 2. 土地審批辦法及程序
 - 3. 涉外稅收優惠政策
- 六、廈門市現行各類收費標準
 - 1. 水電收費標準
 - 2. 郵電收費標準
 - 3. 運輸收費標準
 - 4. 個人所得稅
 - 5. 車船使用牌照稅



Contents

I . General Introduction

II . Infrastructure and Matching Facilities

- Road Construction
- Power supply
- Water supply
- Sewerage Disposal
- Communication
- The First Phase of the Port Construction Project
- Real Estate Development
- Public Utilities

III . lay—out of the Zone and structure of Industry

IV . Agencies of the Administration and Its Functions

V . Major Points of Investment Policies

- Methods and Procedures for Examining and Approving the Application for Projects of Investment and Establishment of enterprises
- Methods and Procedures for Examining and Approving Land Application
- Preferential Policies Concerning foreign Taxation.

VI . Present Criteria for Various Charges in Xiamen

- Water and Power Fees
- Post and Telecommunication Fees
- Transportation Fees
- Personal Income Taxes
- Vehicle and Vessels Licence Tax





蘇增添 中共廈門市委副書記、海滄投資區管理委員會常務副主任
Mr Su Zeng tian, deputy - secretary of the CPC Xiamen Municipal Committee and
executing deputy director of the Administration of Haicang Investment Zone.

1989年5月經國務院批准設立的廈門海滄投資區，位于廈、漳、泉三角地帶，規劃開發面積100平方公里。與廈門島隔海相望，三面環海，港灣遼闊，海岸綫長13海里，深水岸綫長5海里，由青嶼水道與臺灣海峽相連。投資區毗鄰廈門國際機場和鷹廈鐵路綫。規劃建設中的海滄大橋和福廈高速公路把海滄與廈門島、閩南連成一片。優越的地理位置、良好的港口條件、豐富的土地資源和優惠的投資政策構成了海滄獨具特色的開發優勢。江澤民總書記視察海滄時明確指出，“只要我們抓緊開發必需的各項配套建設，海滄的前景是好的，而且會很好的”。加快海滄開發建設步伐，不僅是推進特區再上新臺階，構造廈門大都市，實現國民經濟和社會發展戰略目標的大事，而且有利于推動福建乃至東南沿海地區經濟發展，對實現祖國統一大業，也有着十分重要的戰略意義。

根據江澤民視察海滄講話精神，從全局和長遠戰略考慮，我們確立了海滄開發建設的總體目標：一是建設成為二十一世紀現代化的廈門新市區；二是建設成為外向型、多功能、綜合性的現代化工業區和港區。圍繞這一目標，在開發策略上，我們形成了以科學規劃為龍頭，以基礎設施建設為重點，以引進現代化大工業為突破，以體制創新為核心的開發思路。



(一)高起點、高標準、高質量地調整總體規劃。按照江澤民總書記視察海滄關於“總體規劃搞好了，是一種財富”以及要“把海滄建成以高新技術為支柱的重要開發區”的指示精神，我們根據南部二十平方公里用地性質明確，原有規劃前提條件發生了根本性變化這一新形勢，重新科學地修訂總體規劃，充分發揮規劃的龍頭作用。首先，着眼于二十一世紀現代化新區及外向型、多功能、綜合性的工業區和港區這個基點，超前考慮投資區的形態布局、產業布局、人口分布、生態環境和市政基礎設施的配置；其次，圍繞大廈門城市結構的功能要求，處理好與周邊地區的銜接關係，并界定內部分區功能，形成若干個各有特色和分工的功能分區；其三，注重形態規劃與經濟、社會發展規劃的結合。

(二)狠抓基礎設施建設，創造良好的投資環境。經過幾年建設，目前海滄已實現了通路、通水、通訊、通電，具備了對外招商引資、全面開發的基礎條件。但從整體配套能力看不能很好地適應大規模開發建設的需要。因此，我們繼續加大力度抓好基礎設施及其配套建設，突出重點，集中力量把港口、道路、污水處理和重點開發小區市政配套建設促上去，以形成完善配套的投資環境。

(三)加大對外招商力度，努力把海滄辦成爲吸引臺商投資包括其它國家和地區的投資中心。根據海滄開發建設的總體目標要求，我們下力氣扭轉過去對外招商的被動局面，強化世界和世紀意識，放開手腳，努力引進一批有世紀性影響的一流項目。主要是以引進現代化工業爲突破口，瞄準引進一批技術、知識和資金密集型的大型工業骨干項目，提高產業關聯度，優化企業群體結構。

(四)建立健全精簡、高效、統一的投資區管理體制。從海滄投資區實際出發，我們一手抓開發建設，一手抓體制建設，首先，擬從理順周邊關係入手，明確投資區管理範圍，并賦予投資區一定的行政和社會管理權，確保區域開發的統一性和權威性。其次，理順開發體制。其三，是運用國家賦予特區立法權的優勢，從法律上明確管委會的職責權限，確立投資區的法律地位，建立以法治區促開發的新型區域開發模式。其四，強化內部管理，理順管委會各職能部門間的關係，建立一個機構精、層次少、效率高的海滄新體制。

海滄正以全新的概念，特有的風姿，良好的形象，引來四海客商，迎納八方巨賈。一個多層次、多方位、多形式、多渠道的投資熱潮正在海滄迅速掀起。

海滄向全世界開放！

歷史，正從今天走向輝煌的明天！

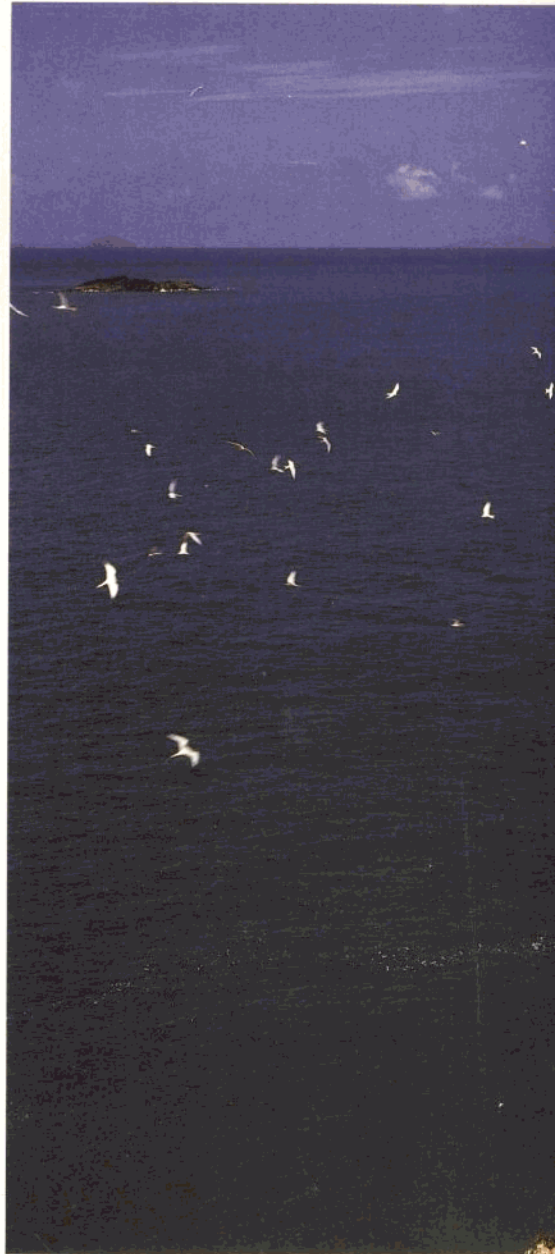
蘇漢陽



Situated at the triangular area between cities of Xiamen, Zhangzhou and Quanzhou, Xiamen Haicang Investment Zone was approved to establish in May, 1989 by the State Council, with designated area for development of 100 sq km. Facing Xiamen Island across the sea which surrounds the zone with coast line of 13 nautical miles, the zone boasts a vast water of harbour and 5 nautical miles of deep-water coastline. It has access to Taiwan Strait through Qingyu Water Course. The Investment Zone is near to Xiamen International Airport and adjacent to Yingtang—Xiamen railway. The Proposed Haicang Bridge and Fuzhou—Xiamen Expressway will conveniently connect Haicang with Xiamen Island and South Fujian Region. With all this favourable location, excellent harbour, abundant land resource and preferential investment policies, Haicang owns its unique advantage for development. During his inspection tour to Haicang, Party Secretary Jiang Zeming pointed out: "The prospect in Haicang will be fine, and can be very good provided that the effort in the construction of all necessary supporting facilities is intensified." To speed up the pace of development and construction of Haicang will boost the construction of SEZ into a new stage, help achieve the strategic target for national economy and social development as a metropolis. It will also give a push to the development of economy in Fujian and even Southeast Coastal Area. Furthermore, it has strategic significance to the reunification of our nation.

In line with the spirit of remarks by Jiang Zeming, as well as in the longrun, the overall objective for the development of Haicang was thus set as: firstly, to establish a new city of Xiamen with modern flavour of 21 century. Secondly, to become a foreign-oriented, multi-functional and comprehensive modern industrial area and port city. In accordance with this general target, and in term of strategy for development of Haicang, it was decided to adopt scientific plan as taking the lead, infrastructure facilities as emphasis, introduction of modern-scaled industries as a breakthrough and creation of new structure as a core.

● Adjustment of Master Plan on the Basis of High Beginning Level, High Standard and High Quality. According to Party Secretary Jiang Zeming's instruction: "When well designed, Master plan can become a treasure", and "to construct Haicang into an important





development zone with new—high—tech as its mainstay industries.” as well as other new situations ,the master plan has been revised scientifically to play a leading role in the overall development. Consideration was taken in advance about the lay—out of industrial structure, population distribution and environmental protection as well as urban basic facilities. And connection with the adjacent areas was well coordinated, in addition, a number of separate districts which are functioned accordingly have taken shape.

● Urgent Attention was Paid to the Construction of Infrastructural Facilities in A Bid to Create Sound Investment Climate. Through years of effort ,Haicang is now ready for introduction of foreign businesses and awaits full development with roads, water and power supplies and telecommunication all in place. In order to establish a well—working matching facilities, intensive effort has been made particularly in those areas such as port facilities, road transportation, sewage disposal and districts supporting facilities.

● Strengthen the Bid to Promote Foreign Investment in Haicang , So as to Attract More Investors from Taiwan as well as Other Countries and Regions. Mainly with the introduction of modern industries serving as a breakthrough, the mainstay industries includes technological, intellectual and capital intensive projects. For this , the industrial structure and its relationship will be optimized.

● Establishment of A Sound Streamlined , Efficient and Unified Management System in the Investment Zone. On basis of its condition ,firstly, the administration scope in the Zone is clearly defined. Secondly ,the operational system for developing the zone is well organized. thirdly, with advantage of legislative power granted to SEZ by the State, the legal status of the investment Zone ,as well as power and responsibilities of the administrative committee of the investment Zone will all be decided according to laws and regulations provided.

Haicang is now ready to welcome all potential investors home and abroad with presentation of its brand — new foreign orientation, unique style and excellent image.

Haicang opens its door to the outside world. Today ,Haicang is marching toward prosperous tomorrow.





江澤民總書記視察海滄投資區并題字
 General Party Chairman Jiang Zeming's inspection
 tour in Haicang Investment Zone and his Signature.

廈門海滄投資區

江澤民
 一九九〇年六月廿三日

1990年2月24日,中共中央政治局常委、國務院總理李鵬考察海滄,指示海滄開發要“打破常規,特事特辦”,并當即拍板由國家安排若干貸款作為啟動資金。

On Feb. 24, 1990, Li Peng, Member of the Standing committee of the Political Bureau of the Central Committee of the CPC and Premier of the State Council, made a field investigation in Haicang. He instructed that the development of Haicang should be carried out by breaking down traditional custom and conventional practice, and should be regarded as a special affairs calling for special working procedures. He decided on the spot that the state would arrange some loans as the start-up funds for the development of Haicang.



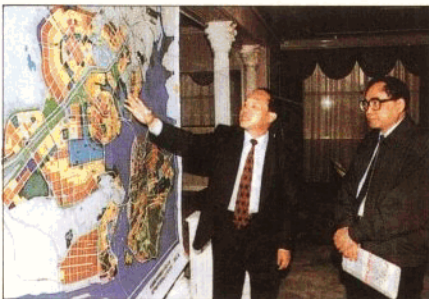
1990年2月2日,中共中央政治局常委、全國政協主席李瑞環視察海滄,十分贊賞海滄的優越條件,提出行政區劃要服務于經濟建設。

On Feb. 2, 1990, Li Ruihuan, member of the Standing Committee of the Political Bureau of the Central Committee of the CPC and Chairman of the National People's Political Consultative Conference, inspected Haicang. While praising the favorable conditions enjoyed by Haicang, he pointed out that the administrative division should serve the purpose of its economic construction.



1992年3月和7月,中共中央政治局常委、國務院副總理朱鎔基兩度專程飛抵海滄,研究海滄開發建設事宜,要求有關部門切實抓緊各項工作,為大規模的開發創造條件。

In March and July 1992, Zhu Rongji, Member of the Standing Committee of the Political Bureau of the Central Committee of the CPC and Vice-Premier of the State Council, twice came to Haicang to study the affairs concerning its development and construction. He urged that all the departments concerned should intensify their work to create better conditions for large-scale development.



1993年4月中共中央政治局委員、書記處書記丁關根視察海滄,廈門市委書記石兆彬同志向丁關根同志匯報了海滄開發建設情況。

In April 1993, Ding Guangen, Member of the Political Bureau and the Secretariate of the Central Committee of the CPC, made an inspection of Haicang. Shi Zhaobin, was briefing ding on the progress of haicang's development and construction.



GENERAL INTRODUCTION

一、基本概况

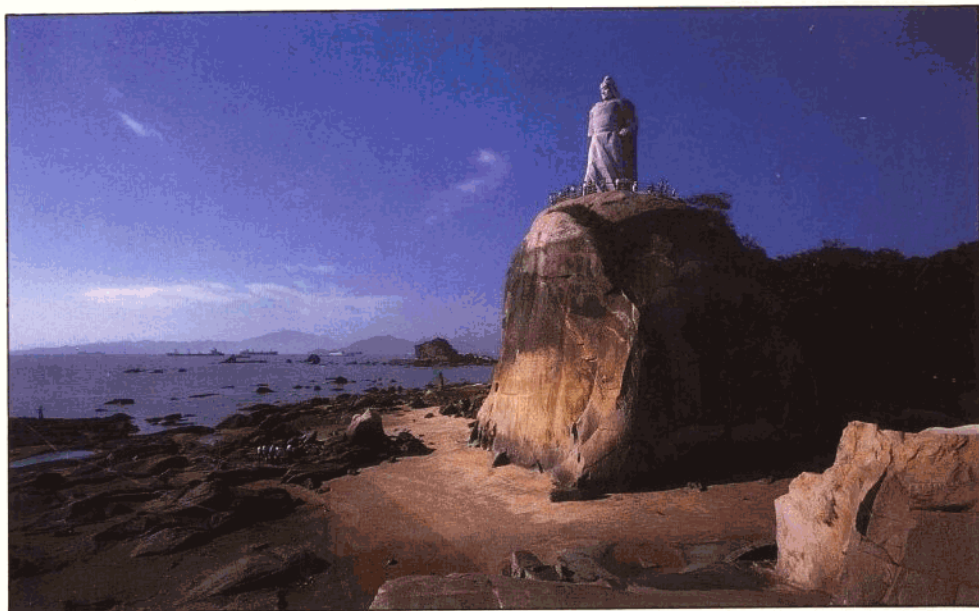


海滄投資區位于東經 118°00'53", 北緯 24°30'10"。地處九龍江出海口, 東與廈門島隔海相望, 西與漳州的龍海市接壤, 北臨馬鑾灣和福廈漳公路, 規劃面積 100 平方公里, 全區山低坡緩, 地勢平坦, 適宜現代化大工業開發。

投資區背靠經濟發達的閩南金三角地區, 腹地廣闊, 對外交通便利, 與鷹廈鐵路角美站距離 18 公里, 到廈門機場僅 10 公里, 籌建中的海滄大橋建成后, 將使廈門本島與海滄投資區連成一片。因此, 海滄投資區可就近依托廈門特區乃至閩南地區現有基礎設施條件和發展優勢, 降低投資成本。

投資區三面臨海, 港灣水域遼闊, 全長 13 海里, 由青嶼水道與臺灣海峽相連, 東距臺灣高雄 165 海里, 南距香港 287 海里, 北距上海 564 海里, 水深在 10 米以上的深水海岸綫長 5 公里。不凍少淤, 是國內少有的天然深水良港。

投資區屬亞熱帶海洋性氣候, 暖熱溫潤, 干濕分明, 熱量豐富, 冬無嚴寒, 夏無酷暑, 溫度適中, 氣候宜人, 年平均氣溫為 20.9℃, 基本無冰雪現象, 年均降雨量為 1183.4 毫米。



海滄與臺灣具有密切的人文關係。鄭成功收復臺灣時, 海滄是其屯兵之地; 現臺灣各地供奉的“保生大帝”, 其祖廟“慈濟宮”(東宮)就在海滄青礁村。此外, 海滄還有蓮塘別墅、魁星樓等唐宋以來重要古蹟遺址多處。福建第一條全長 28 公里的鐵路誕生於海滄的嵩嶼至江東橋之間。英國“亞細亞”和美國“美孚”兩大國際石油財團會租嵩嶼興建碼頭和油庫基地。



● Haicang Investment Zone, covering an area of 100 square kilometers, is located between longitude 118° 00'53" east and latitude 24° 30'10" north. Resting on the estuary of Jiulongjiang River it borders Longhai city of Zhangzhou in the west and overlooks Xiamen island across the sea to the east. In the north, it faces Maluan Bay and is adjacent to Fuzhou—Xiamen—Zhangzhou Highway. Its planning area includes some 100 square kilometers. With low hills and gentle slopes, the topography of the zone is comparatively flat, which makes it suitable for the development of modern industries.

● The Zone, with vast hinterland to the rear is situated beside the prosperous triangular area of southern Fujian. It has easy access to modern transportation, being

only 18 kilometers away from Jiaomei station of the railway from Xiamen to Yingtian, and 10 kilometers from the Xiamen Gaoqi International Airport. The building of Haicang Bridge, which is under design and will be under construction, will closely associate Haicang Investment Zone with Xiamen island. Thus, by relying on the existing infrastructure and the developed conveniences available in the Xiamen SEZ (Special Economic Zone) and Southern Fujian, investment cost of the zone can be reduced.

● The zone faces the sea on three sides the broad harbor, running 13 nautical miles in length and 3 nautical miles in width, is connected with the Taiwan Straits through the Qingyu water course. The distance from the zone to Kaohsiung of Taiwan in the east is 165 nautical

miles, and to Shanghai in the north is 564 nautical miles, and 287 nautical miles from Hongkong in the south. The coastline with water more than 10 meters deep runs as long as 5 kilometers. Being ice-free and having little silt, it is one of the rare ideal natural deepwater harbors in our nation.

● Belonging to the south—Asia subtropical maritime monsoon climate, the investment zone is warm and moist, with clear distinction between dry and wet seasons, characterized by a climate mild and agreeable. It is neither too cold in winter nor too hot in summer, yet enjoying plenty of heat. Its annual temperature averages 20.9°C, while its annual rainfall averages 1183.4mm. It never snows or freezes here on the whole.

Haicang has a special human cultural link to Taiwan. The national hero Zhen Cheng Gong chose Haicang as a military base when he retook Taiwan from foreign invaders in the Ming Dynasty. Nowadays, the ancestral temple "Ciji Temple" (or "Eastern Temple") of the "Baosheng Emperor", which is piously worshiped all over Taiwan, lies in the Qingjiao village in Haicang. In addition, there are many important cultural and historical relics from the Tang and Song Dynasties, such as Liangtang Villa and Kuixing Building. The first 28-kilometer-long railway ever built in Fujian was between Songyu and Jiangdongqiao in Haicang. "Asia Oil Company of Britain" and "Standard Oil Company of the U. S." had once leased Songyu to build piers and an oil depot.



INFRASTRUCTURE AND SUPPORTING FACILITIES

二、基礎設施及配套條件

經過幾年的努力，為滿足開發建設初期需要的各項基礎設施及配套工程包括道路、供水、供電、通訊和公共事業設施已基本建成，初步形成一定的設施規模和配套能力。

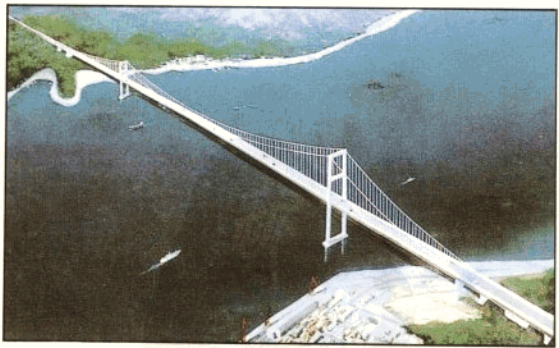
Through several years' efforts, various infrastructure and supporting projects including road construction, water supply, power supply, communication and public facilities have been set up to satisfy the need of initial development and construction. Thus a preliminary scale of infrastructure and supporting capacities has been formed

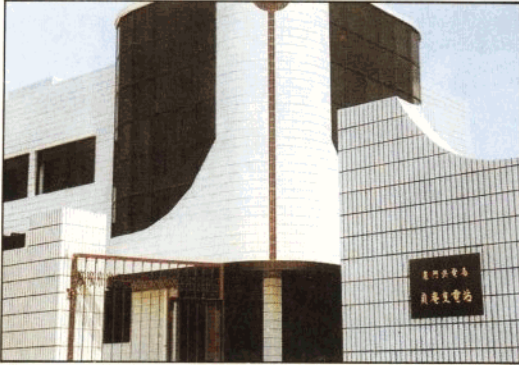


道路工程 Road Construction

目前已建成通車的一級公路，總長約 40.5 公里，其中，有兩個通道口同 324 國道連接，基本形成了適應開發建設需要的路網框架。連接港區的“興港路”，今年九月可望建成通車。

Class A highways with a total length of 40.5 kilometers have been completed and are open to traffic. Among them, there are two road outlets linking with state highway 324, thus shaping a transportation network applicable to the need of development. The "Xingan Road" linking with the port area will be completed by September of this year.





供電工程 Power Supply

開發初期用電由福建省電網通過李林雙電站、貞庵雙電站提供。目前，李林雙電站擴容120MVA，貞庵雙電站 2×31.5 MVA工程及輸雙電綫路已投入運行。正在建設的終期裝機容量1800MW—2400MW，一期工程裝機容量 2×300 MW的高嶼電廠，將於1995年建成發電，以滿足投資區中遠期用電要求。

The power needed for the initial stage of development is supplied by the provincial electricity network through Lilin and Zhenan transformer stations. Now the projects of expanding LiLin's capacity to 120 MVA and Zhenan's capacity to 2×31.5 MVA, and the transmission lines have joined in the operation. The construction of Songyu Power Plant, with an estimated final installation capacity from 1800 to 2400 MW, and the initial installation capacity of 2×300 MW, is under way and expected to be completed in 1995. When the new plant is put into operation, the needs of power for the mid-term and long-term development will be satisfied.



供水工程 Water supply

包括擴建杏林水廠和新建馬鑿水廠兩個系統。目前，杏林水廠實現向海滄地區日供水 8 萬噸。設計規模為 40 萬噸/日的馬鑿水廠，已完成設計方案。

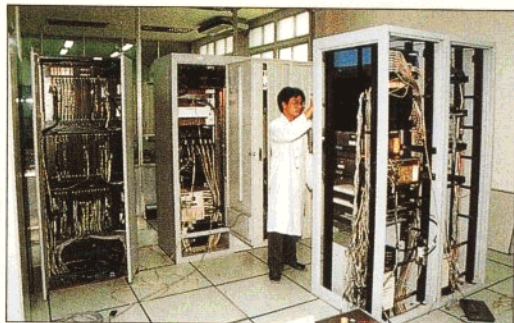
It includes two systems of Xinglin and Maluan water works. Xinglin water works now supplies 80,000 tons to Haicang area per day. The design work of Maluan Water works, with a designed supply capacity of 400,000 tons per day, has been completed.



污水處理工程 Sewerage Disposal Project

日處理能力 32 萬噸(分兩期建設，一期為 16 萬噸/日)，擬採用 BOT 方式合作興建，目前前期工作正在抓緊進行。

The zone will possess a capacity of disposing 320,000 tons per day, (Divided into two construction phases with the first phase reaching 160,000 tons per day). It is Planned to adopt the BOT way in cooperative construction. The preliminary work is being carried out and the project is to be under construction by 1994.



通訊工程 Communication Facilities

首期裝機容量 2 萬門的程控電話大樓已經建成。4000 門模塊局系統已經開通使用。

The construction of the building to house a program controlled telephone exchange with an installed capacity of 20,000 units has already been accomplished. Systems of lines for 4,000 units have been ready for use





港區一期工程

The First Stage of the Port Construction project

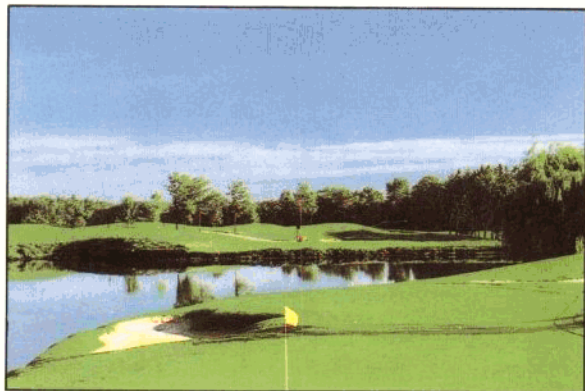
包括建設1個3萬噸級的集裝箱泊位和1個2萬噸級的散雜貨泊位，設計吞吐能力分別為10萬TEU(100萬噸)和50萬噸散雜貨。碼頭岸綫長500米，集裝箱堆場5.2萬平方米，雜貨堆場3.2萬平方米。目前已動工興建，計劃2年內建成投入使用。

It includes the building of a berth for 30,000-ton-class container ships and a berth for 20,000-ton-class bulk cargo ships. The handling capacities for the two berths are respectively 100,000 TEU (one million tons) and 500,000 tons of bulk cargoes. The coastline along the wharf runs 500 meters long. Store fields for containers and bulk cargoes, covering some 52,000 square meters and 32,000 square meters respectively, are under construction and will be completed and put into use in two years.



海
峽
航
運
知
道
PDG

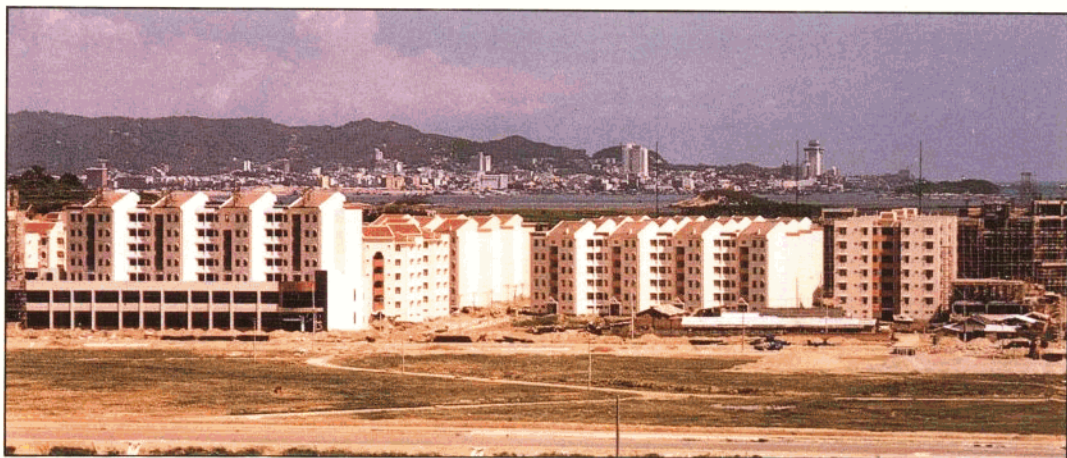




房地產開發 Real Estate Development

目前,投資區內已竣工房屋面積 8.85 萬平方米,可提供 1200 多套商住用房。在建的海青花園、金茂花園、王將花園等,總建築面積達 21 萬平方米,1994 年將陸續完工。同時,東方高爾夫球場配套的 280 棟別墅,1994 年將完成 80 棟。

Now the building of 88,500 square meter housing has been completed in the Investment Zone. Haicang provide more than 1200 commercial apartments. The building of Haiqing Garden, Jingmao Garden and Wangjiang Garden, completed one after another in 1994. Meanwhile, of the 280 villas built around the East Golf Course, 80 will be completed in 1994.



社會公益設施 Public Facilities

為進一步改善海滄投資環境,投資區管委會十分重視社會公益事業及配套設施建設。目前,經批准立項的社會公益事業項目,包括酒店、醫院、中學、小學、幼兒園、消防站及環衛設施,總建築面積達 20,000 平方米以上。

To further improve Haicang investment climate, the Administration Committee of the Investment Zone has attached much importance to the establishment of public welfare and its supporting facilities. At present, the registered and approved projects on public welfare, including hotels, hospitals, middle schools, primary schools, kindergarens, fire stations and environmental protection facilities, cover a total construction area of more than 20,000 square meters.

