

Ta Oy Market Development Project



Lao PDR,
Salavan Province,
Ta Oy District

**Own a market in downtown Ta-Oy, where thousands of local residents shop on a daily basis.
Estimated monthly revenue once in operation of approx. 150-200 million kip.**



Project Details

Ta-Oy is a district of the Salavan Province. Covering an area of 2,935 km², it consists of 56 villages and 4,295 households. The majority of its territory is mountainous and filled with thick forests. Ta-Oy enjoys a tropical climate with an average annual temperature of 20C (68F). As a transit district between Salavan and the border district of Samoui (connecting to Vietnam), Ta-Oy is easily accessible by Route 15.

The Department for Investment Promotion is delighted to invite a developer(s) to build an indoor/sheltered market on a 1-hectare site, where the current market has been operating for years. The land is public property. Located on Route 15, it has been serving as a community gathering location for selling and buying goods and services. About 3,000 to 5,000 local residents shop here on a daily basis. On average, every day 10,000 people pass through the district from Salavan to Vietnam and vice versa.

The developer(s) is expected to build a sheltered market, complete with eateries, a parking lot, and a bus terminal.

Project duration: 30 years.

The investment should be in the form of a state land concession by private, domestic and or foreign, investor(s).

Local services: The site is about 75 km from Salavan Province's administrative office. Located in downtown Ta-Oy District, it has access to electricity and water piped in straight from a creek (not from a conventional water supply plant). Sewers, and garbage collection, as well as internet, landline and mobile phone services are available.

Local construction supplies: The developer(s) may utilize available local construction materials such as sand and gravel, cement, bricks, clay blocks, roof tiles, zinc sheets, wooden boards and beams, and steel bars. Some electronic appliances can also be found locally.

Construction machineries: 10-wheelers, excavators, cranes, bulldozers and other hydraulic machines needed for construction can be found locally.

Local Produce: Beef, buffalo, goat, pork, chicken, duck, and fish as well as fresh vegetable and fruits can be found locally.

Labor: Ta-Oy District has a total population of approximately 31,200 people with the workforce accounting for 35% of the population. In addition to the Ta Oy natives, there are almost 31,000 Vietnamese living in the district. Local daily wages range from 40,000 kip to 50,000 kip per person.





Income/Incentives & Minimum Requirements

Income generating opportunities from:

- Commercial rentals;
- Bus terminal services; and
- Parking fees.

Incentives

- 10 years Profit Tax holidays;
- Import Tax Exemption for materials and equipment necessary for the project operation, which are not available domestically; and
- 3 years Property Tax exemption.

Support from the Government

- Shorten project application process;
- Provide consultation in every step of the project application process; and
- Facilitate access to other public services.

Minimum Requirements

- Memorandum of Understanding (MOU);
- Feasibility studies and business development plan;
- An Initial Environmental Examination (IEE) or an Environmental and Social Impact Assessment (ESIA). The IEE or ESIA will involve the public and seek to mitigate all negative impacts while maximizing benefits;
- State land concession agreement;
- State land lease agreement;
- Any business operation licenses and agreements required by concerned government authorities;
- Capital of 3,000,000 USD;
- Must have a 'buy local' policy;
- Must provide business opportunities for local community and promote the livelihood of local villagers;
- Must give priority to locals in the job recruitment process; and
- Must contribute to the community development fund.

Contact:

Investment Promotion Sector,
Department of Planning and Investment,
Salavan Province
Tel & Fax: +856-034 211028



Disclaimer:

The information in this document (including but not limited to, photographs, descriptions, tables, projections and prices) are for guidance only. While every effort has been made to offer current and reasonable estimates, errors can occur. The investment promotion department of the Ministry of Planning and Investment makes no warranties or representations as to the accuracy, correctness, reliability or otherwise with respect to such information, and assumes no liability or responsibility for any errors or omissions in the content contained in this document. Within this document you may find links or references to third party material and third party web sites. The IPD accepts no liability in respect of the contents of such material or sites. The IPD should not be taken to be endorsing, publishing, permitting or authorizing such materials or sites. The IPD may revise the information and resources contained in this document from time to time and reserves the right to make such changes without any obligation to notify past, current or prospective visitors to this document.

The content relating to the potential performance of an investment is not necessarily a guide to its performance in the future. The value of investments or income from them may go down as well as up. Prices quoted were based on US dollars when the document was created.

The information contained in this document should not be construed as financial, tax, legal or any other professional advice or service. You are advised to consult a financial and/or legal professional advisor from suitably regulated sources.

Except where noted otherwise, all material in this document is the property of IPD with all rights reserved. Without the prior written consent of IPD, no permission is granted to copy, modify, post or frame any text, graphics, or logos.