

# LEBANON'S PRIVATE INDUSTRIAL ZONES



# TABLE OF CONTENTS

## BENEFITS OF AN INDUSTRIAL ZONE

1. Ideal industrial zone concept
2. Environmental benefits
3. National benefits
4. Professional benefits.

## LEBANON'S PRIVATE INDUSTRIAL ZONES

1. Shakadif Industrial City
2. TIC (Tebna industrial City)
3. Dmoul Industrial park
4. Terbol Industrial City.



# BENEFITS OF AN INDUSTRIAL ZONE

## 1.1 'Ideal industrial zone' concept

- Eco-friendly criteria.
- Building according to an action guideline and a civic organization (easy exits and entrances to the industrial zone under all circumstances).
- Support of the competitive purchasing power.
- Facility to obtain incentives on the investments through governmental organizations; such as IDAL.
- Concentration of dedicated infrastructure, in a delimited area, to reduce the per-business expense of that infrastructure such as roadways, railroad sidings, ports, water net, waste treatment...
- Setting aside industrial uses from urban areas, to reduce their environmental and social impact
- Ensuring the complementary between the sectors.

## 1.2 Environmental benefits

- Cut down of the burden and the pollution from the cities and the residential communities.
- Support of the industrial waste treatment.
- Encouragement of renewable energy sources commercialization.
- Complementarity between the industrial zone and its surrounding green area.

## 1.3 National benefits

- Attraction of capitals towards the industrial sector.
- Ban of migration and attachment of the Lebanese citizen to his homeland.
- Optimization of the labor force and revival of the regional economic activity.

## 1.4 Professional benefits

- Adoption of health and professional safety conditions and criteria.
- Professional environment that encourages the efficiency improvement and the expertise exchange.
- New businesses attraction strategy by providing an integrated infrastructure in one location.



# LEBANON'S PRIVATE INDUSTRIAL ZONES



# SHAKADIF INDUSTRIAL CITY

Shakadif Industrial City is developed by ARDI enterprise and located in Shakadif village, Jezzine judiciary, near Kafarlarous, south of Lebanon. Shakadif is extended over an area of 600 000 m<sup>2</sup>, 25 minutes from Tyre by Kaytoul road, 15 minutes from Sidon (using the bridge that connects KafarFalus and Shakadif villages).



## COMPONENTS

This industrial zone has the following facilities and services:

- Administration buildings
- Fire station and Power plant
- Food industry zone
- Communication system
- Water net and sewage and Waste Treatment plant
- Maintenance and repair area
- Roads and parks
- Reception facilities
- Lighting control system
- Security guarding points and public safety

## FOUNDATION METHODS

ARDI enterprise commits to develop the industrial zones by:

- Manufacturing facilities and investing in the lands
- Restoring the real estate and planning infrastructure
- Raking the areas setting executive plans

## INVESTMENT METHODS

ARDI rents the real estates for either a limited, or a long period using renewable contracts according to two formulas:

- The interested industrial side takes the responsibility to implement factories in the city
- ARDI implements the factories

The enterprise also ensures the provision of other services; such as electricity, waste and others, for competitive pricing that provides the industrialists differential advantages.

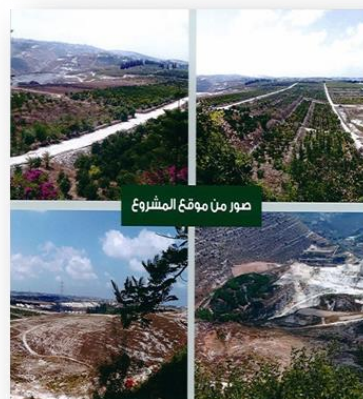
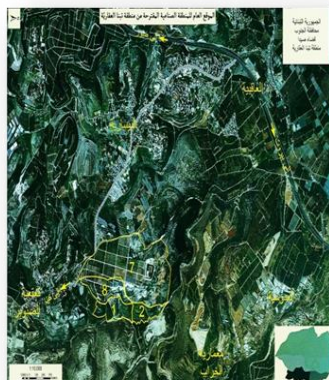
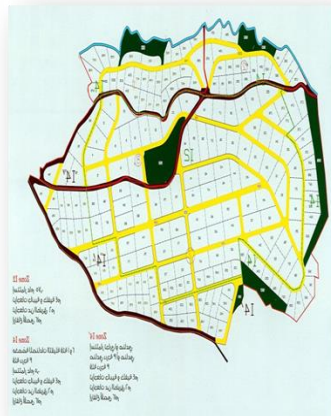


# TIC (TEBNA INDUSTRIAL CITY)

TIC is located in the south of the country, and could be reachable 45 minutes from Beirut, 15 minutes from Sidon, 20 minutes from Nabatieh and 25 minutes from Tyre.

It is considered to have a :

- Strategic location as it is developed between Sidon, Tyre and Nabatieh and attracts an important part of the regional industrial development plan
- Favorable conditions for the industrial entrepreneurs, with respect to the neighboring industrial zones



## COMPONENTS

This industrial zone has the following facilities and advantages:

- Real estates' suitable prices
- Facilities to all industrial zones
- Neighboring the national highway
- Multiple entrances (Sidon, Tyre and Nabatieh)
- Low cost of the regional labor force
- Access to labour and expertise (Effective labor congregation: 334 400 in Sidon, 36 100 in Tyre and 25 900 in Nabatieh)

## **ACTION GUIDELINE**

The suggested action guideline includes the sorting of the real estates that are valid for the industries' implementation, covering the area of 1147.188 m<sup>2</sup>. It offers internal road networks to enter the different areas and to serve the industrial real estates. The guideline also assorts site's divisions according to their point of use and their system of construction.

## **50% TAXES CUT ON THE INCOME TAXES FOR 5 YEARS, IDAL**

TIC is classified by IDAL (Investment Authority Development of Lebanon) as an industrial city in "Zone B". Therefore, all factories on this land will benefit from 50 % tax cut on corporate income tax for five years, work permits for all the categories, and a total tax exemption on the project's income for two additional years (in case the company did not enter in Beirut stock market at least 40 % of its stocks).

## **CONTACT:**

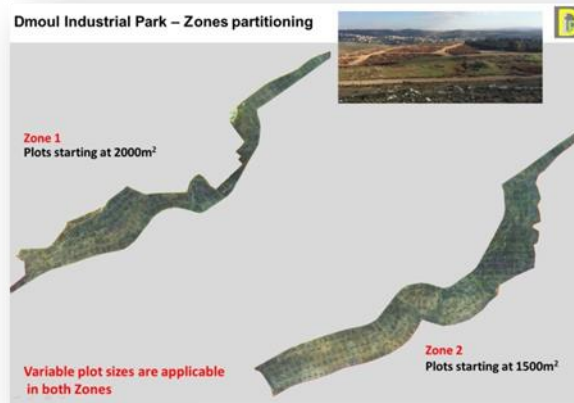
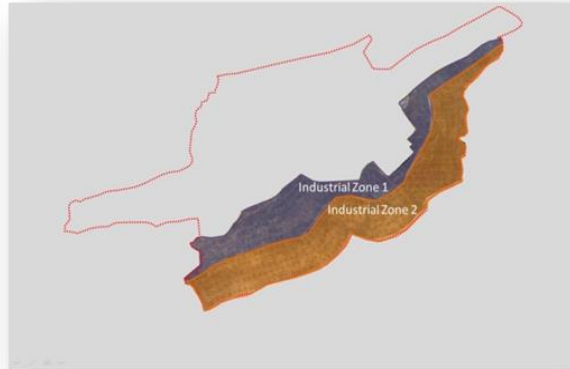
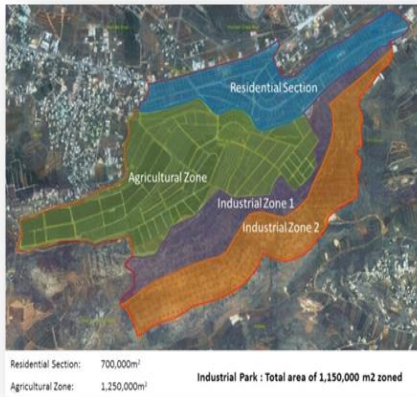
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# DMOUL INDUSTRIAL PARK

Dmoul is currently a part of Ansar village and of its municipality. It lies on 272m above sea level; hence, it does not hinder work process because of its moderate climate in Winter and in Summer. Ansar is 75 kilometers from Beirut, accessible from the highway and from an easterly direction from the highway, it is at distance of 9 kilometers.

## PROJECT'S GENERAL VIEW



## COMPONENTS

This industrial zone has the following facilities and advantages

- Road network
- Water net from governmental supply and nearby wells
- Complete sewage system design
- EDL grid

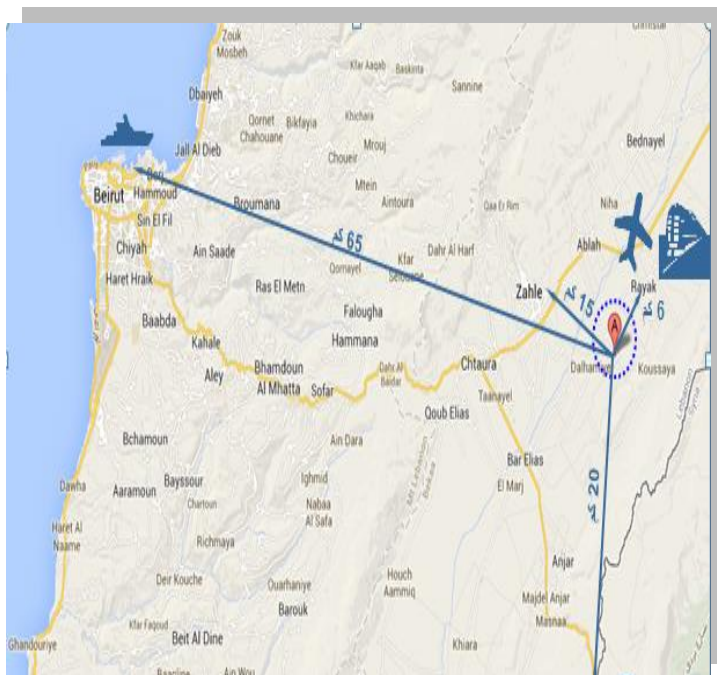
### CONTACT:

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# TERBOL INDUSTRIAL CITY

Terbol is part of Zahle judiciary. Its municipality council contains 15 members, and has almost 10, 000 citizens and 3500 voters. Terbol also has a public school, a dispensary, the International Center for Agriculture Researches in Dry Areas "ICARDA", and the Lebanese Agricultural research Institute "LARI".



## COMPONENTS

**This industrial zone has the following facilities and advantages:**

- Enormous extent of the project (over 2 000 000 m<sup>2</sup>), giving the possibility to divide the real estate or to combine it
- Rocky mountain, which minimizes the piles' cost and protects the environment
- Ownership of the project by the municipality
- Industrially categorized in the second category
- Open space to the Bekaa valley
- Neighboring the seasonal employees' congregation and Syria
- Facilitation of services for industrialists
- Creation of job opportunities
- Plan of convenient infrastructure
- Tax exemption allowance
- Development equity program
- Motivational and permanent lease process

## TERBOL'S ECONOMIC SITUATION

- 70% of the residents work in agriculture and ranching
- 10% of freelancers

- 20% of army and gendarmerie men
- Center to pack the agriculture products
- Agricultural refrigerator
- Factory of wooden stands
- Factory for plastic containers
- Factory for cutting and packing potatoes.
- Factory for feed manufacturing.
- Factory for molding production and maintenance workshops.

## ORGANIZATIONAL CHART OF THE CITY



## STEPS OF TERBOL INDUSTRIAL CITY FOUNDATION

Site agreement	Done
Industrials' needs' study	Done
Preliminary maps of the municipality	Done
Civic organization – categorization	Almost done
Ministry of public works - infrastructure	In preparation
Industrials' invitation for the investment	In preparation

## INVESTMENT SYSTEM

- Investment type: Long term lease, not less than 50 years.
- Suggested lease amount: 25 cents for each square meter.
- Suggested increase on the lease: 3% annually.