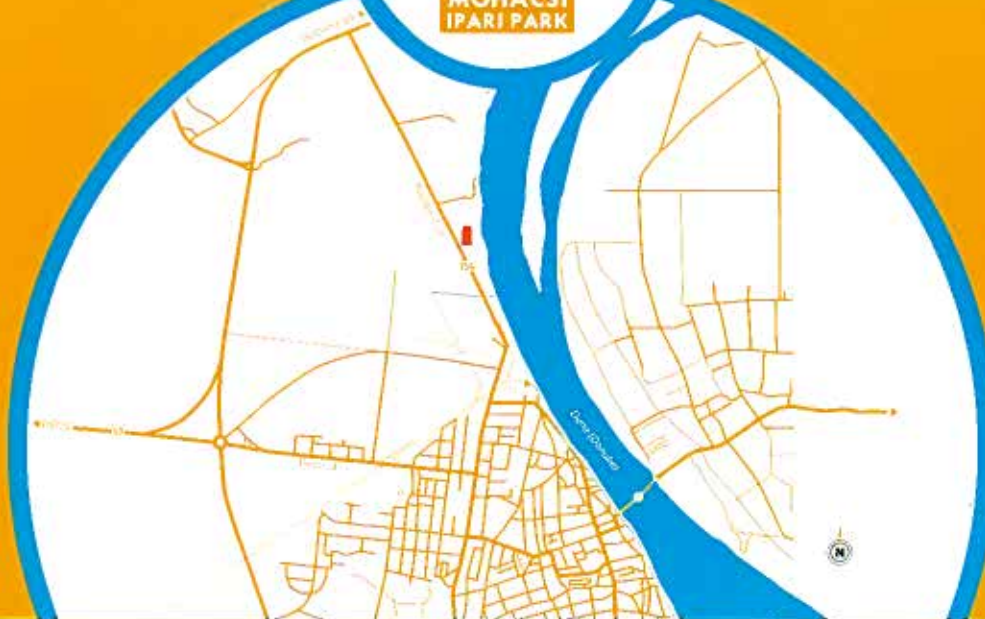


# MOHÁCS INDUSTRIAL PARK

# LOGISTICS CENTRE



## INFORMATION

location.....	between the International Border Port and the road No. 5621	water contamination.....	no
type.....	commercial, service area, suitable for building buildings of business activity	groundwater level.....	4-6 m
zone classification.....	KG-K	wooded area in the park.....	no
gross groundspace total.....	10477 m	approved noise level.....	60 dB (day), 50 dB (night)
expandable by.....	53763 m	high voltage.....	
former utilisation.....	industrial	lines over the area?.....	no
flood risk.....	no	inclination.....	0 %
earthquake risk.....	no	brownfield possibility?.....	no
soil contamination.....	no	public utilities.....	full
		accessability.....	road

Please make inquiries at the Mayor's Office of Mohács (tel.: +36 69/505-500), at mayor Székó József and at the Economic Corporation that runs the Industrial Park (tel.: +36 69/305-183, +36 69/305-184), at president Schäffer Róbert.



## INFORMATION

<b>location</b> .....	in the northern zone of the town, bw. the road No. 5121 and the Danube	<b>earthquake risk</b> .....	no
<b>type</b> .....	serves as location for facilities of 500-1500 m	<b>soil contamination</b> .....	no
<b>zone classification</b> .....	KG-K	<b>water contamination</b> .....	no
<b>gross groundspace total</b> .....	12149 m	<b>groundwater level</b> .....	4-6 m
<b>expandable by</b> .....	35907 m	<b>wooded area in the park</b> .....	no
<b>available area</b> .....	48056 m	<b>approved noise level</b> .....	60 dB (day), 50 dB (night)
<b>largest single area</b> .....	48056 m	<b>high voltage</b> .....	
<b>former utilisation</b> .....	brownfield, industrial	<b>lines over the area?</b> .....	no
<b>flood risk</b> .....	no	<b>inclination</b> .....	1448+670 - 1449+000
		<b>brownfield possibility?</b> .....	yes
		<b>public utilities</b> .....	full
		<b>accessability</b> .....	road, railway



**INFORMATION**

**location**..... in the northern zone of the town, bw. the road No. 5121 and the industrial railway

**type**..... serves as location for facilities of 500-1500 m

**zone classification**..... IG-E

**gross groundspace total**..... 33,2 hectares

**expandable by**..... 21,5 hectares

**area already sold**..... 26,4 hectares

**available area**..... 5,9 hectares

**largest single area**..... 5,9 hectares

**minimum area to purchase**..... 900 m

**road network of the park**.....

**length**..... 400 m

**width**..... 7,0 m

**max. load bearing capacity**..... 11,5 tons/axe

**former utilisation**..... agriculture

**flood risk**..... no

**earthquake risk**..... no

**soil contamination**..... no

**water contamination**..... no

**groundwater level**..... 4-6 m

**wooded area in the park**..... no

**approved noise level**..... 60 dB (day), 50 dB (night)

**high voltage**.....

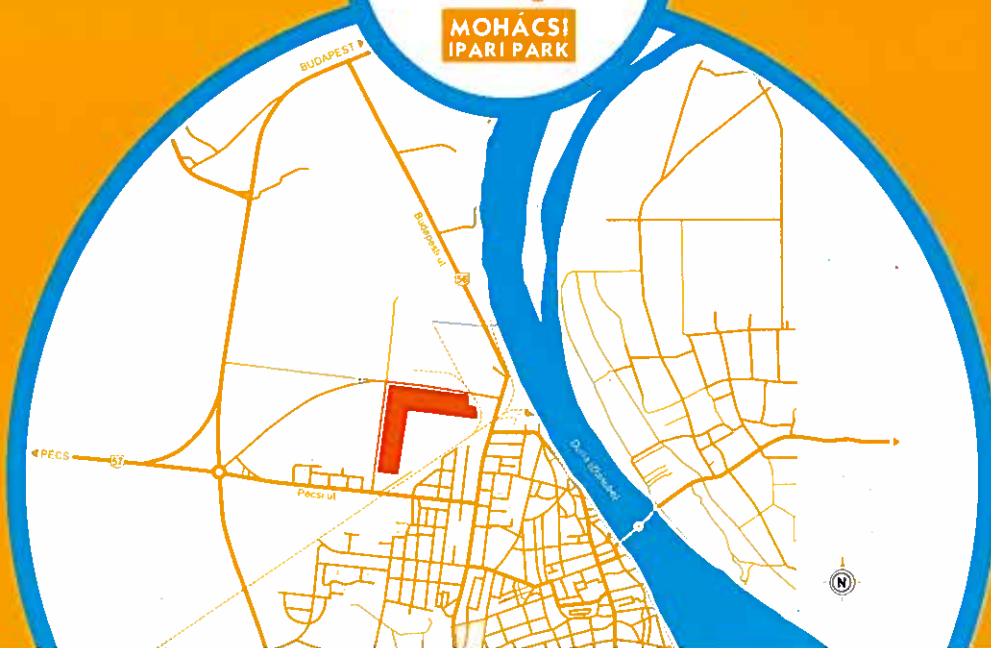
**lines over the area?**..... no

**inclination**..... 0 %

**brownfield possibility?**..... no

**public utilities**..... full

**accessability**..... road, railway



## INFORMATION

<p><b>location</b>..... in the western zone of the town, bw. the industrial road and the industrial railway</p> <p><b>type</b>..... serves as location for facilities of more than 1500 m</p> <p><b>zone classification</b>..... IC-E</p> <p><b>gross groundspace total</b>..... 16,7 hectares</p> <p><b>expandable by</b>..... 11,9 hectares</p> <p><b>area already sold</b>..... 4,9 hectares</p> <p><b>available area</b>..... 11,8 hectares</p> <p><b>largest single area</b>..... 11,8 hectares</p> <p><b>minimum area to purchase</b>..... 3000 m</p> <p><b>road network of the park</b>.....</p> <p style="padding-left: 20px;"><b>length</b>..... 1240 m</p> <p style="padding-left: 20px;"><b>width</b>..... 7,0 m</p>	<p><b>max. load bearing capacity</b>..... 11,5 tons/axe</p> <p><b>former utilisation</b>..... agriculture</p> <p><b>flood risk</b>..... no</p> <p><b>earthquake risk</b>..... no</p> <p><b>soil contamination</b>..... no</p> <p><b>water contamination</b>..... no</p> <p><b>groundwater level</b>..... 4-6 m</p> <p><b>wooded area in the park</b>..... no</p> <p><b>approved noise level</b>..... 60 dB (day), 50 dB (night)</p> <p><b>high voltage</b>.....</p> <p><b>lines over the area?</b>..... no</p> <p><b>inclination</b>..... 0 %</p> <p><b>brownfield possibility?</b>..... no</p> <p><b>public utilities</b>..... full</p> <p><b>accessability</b>..... road, railway</p>
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Please make inquiries at the Mayor's Office of Mohács (tel.: +36 69/505-500), at mayor Szekó József and at the Economic Corporation that runs the Industrial Park (tel.: +36 69/305-183, +36 69/305-184), at president Schäffer Róbert.



INFORMATION

**location**..... the area of the road No. 57 leading to Pécs and the bypass road No. 56

**type**..... commercial, service area, suitable for building buildings of business activity

**zone classification**..... KG-K

**gross groundspace total**..... 35,8 hectares

**expandable by**..... <sup>2</sup> 1,5 hectares

**area already sold**..... 10,6 hectares

**available area**..... <sup>2</sup> 5,2 hectares

**largest single area**..... <sup>2</sup> 2,8 hectares

**minimum area to purchase**..... 900 m

**former utilisation**..... agriculture

**flood risk**..... no

**earthquake risk**..... no

**soil contamination**..... no

**water contamination**..... no

**groundwater level**..... 4-6 m

**wooded area in the park**..... no

**approved noise level**..... 60 dB (day), 50 dB (night)

**high voltage**.....

**lines over the area?**..... no

**inclination**..... 0 %

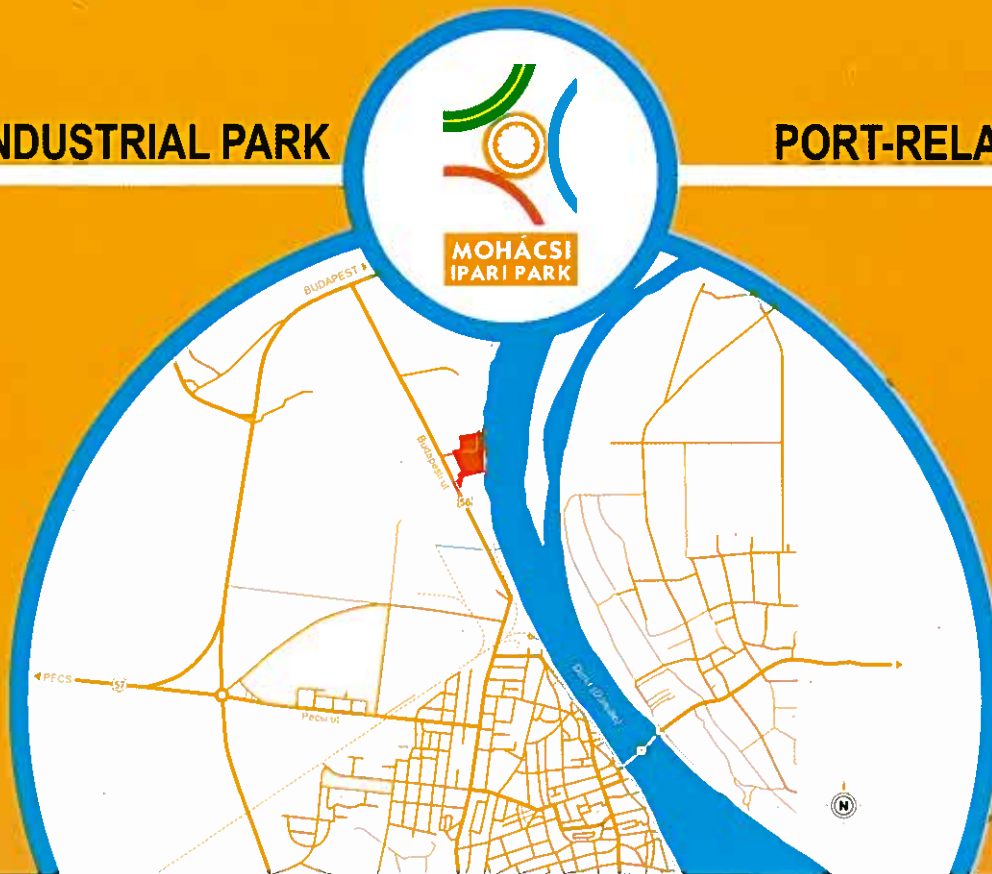
**brownfield possibility?**..... no

**public utilities**..... full and attendable

**accessability**..... road

# MOHÁCS INDUSTRIAL PARK

# PORT-RELATED AREAS



## INFORMATION

location..... north of the International Border Port, between Danube and the road No. 56<sup>2</sup> I

type..... serves as location for facilities of 500-1500 m

zone classification..... KG-K

gross groundspace total..... 53763 m

expandable by..... 37069 m

largest single area..... 53763 m

minimum area to purchase..... 900 m

former utilisation..... brownfield, industrial

flood risk..... no

earthquake risk..... no

soil contamination..... no

water contamination..... no

groundwater level..... 4-6 m

wooded area in the park..... no

approved noise level..... 60 dB (day), 50 dB (night)

high voltage.....

lines over the area?..... no

inclination..... 0%

brownfield possibility?..... no

public utilities..... full

accessability..... road, railway



## LOCAL BUILDING REGULATION

Extract from the Local Building Regulation approved in the Local Government Decree No. 14/1999. (IV.23.) and amended several times.

### 3. AREAS FOR ECONOMIC ACTIVITY

22.§ (1) Areas serving the primary purpose of accommodating buildings for economic activities are classified as areas for economic activity.

(2) An area for economic activity can be:

- commercial, service area,
- industrial area.

#### 3.1. COMMERCIAL, SERVICE AREA

23.§ (1) Commercial, service area: areas with internal roads where buildings of economic activity without a disturbing effect are and can be built.

With due account to the zonal requirements the following facilities can be built:

- any building of economic activity without a significant disturbing effect,
  - on site flat,
  - administrative and other office building,
  - parking house, fuel station,
  - sports facility,
- Exceptionally:
- religious, educational, health-care, social building,
  - other community entertainment building.

(2) Commercial, service area is divided to the following zones:

**Road connected zone marked KG-U**

**Port connected zone marked KG-K**

**General provisions pertaining to the building zones of the commercial, service area**

24.§ (1) Density of level areas: max. 2.0.

(2) Building works are conditional upon providing full public utilities. A closed sewage collection is

provisionally accepted until the construction of the sewage network.

(3) Air pollution protection area, category I.

(4) Environmental load threshold: ZÜ-2.

(5) Independent underground facility: not restricted.

(6) Provisions on providing green surface, replacement of trees:

a) at least 50% of free green areas shall be covered by foliage or, if it is not possible, 80% shall be covered by bushes,

b) as a replacement of trees, trees corresponding to the total of 3x the trunk circumference, measured in the height of 1 m, of the tree cut off, smallest size to plant: decorative tree of 16/18 circumference,

(7) Provisions pertaining to the internal road network, i.e. the public grounds of the zone:

- regulatory width: at least 14 m,
- a turning radius of at least 12 m on the road surface,
- buildings and facilities, public objects of trace character can be established in accordance with the sectoral regulations,
- public objects, public toilets, garbage bins,
- advertising facilities and pavilions in accordance with the relevant decree of the local government can be placed.

**Provisions on the specific building zones of the commercial, service area**

25.§ (1) Road connected zone marked KG-U is a zone of industrial buildings with road or railway connection

**Lot formation**

**Building lots to be formed**

- a) smallest area: 900 m<sup>2</sup>
- b) smallest street width: 30 m
- c) smallest depth: 30 m

d) way of building up: free-standing; when already built-up, the existing building up shall be followed

e) building density: max. 50%

f) green area indicator: min. 20%

**On the lots of the zone:**

g) building height: min. 3 m, max. 7,5 m, higher buildings have to be approved by the building authority on the basis of supporting works, if technologically necessary

h) front yard: 5 m

i) side yard: 4 m; when already built-up, the existing building up shall be followed

j) back yard: 8 m

**Other provisions:**

Lots containing only flats can only be established on the territorial unit 11.22./A., which is an area with an environmental load threshold of ZÜ-3

(2) Port connected zone marked KG-K, the zone of industrial buildings connected to the Danube port

**Lot formation**

**Building lots to be formed**

a) smallest area: 900 m<sup>2</sup>

b) smallest street width: -

c) smallest depth: -

d) way of building up: free-standing; when already built-up, the existing building up shall be followed

e) building density: max. 50%

f) green area indicator: min. 20%

**On the lots of the zone:**

g) building height: min. 3 m, max. 7,5 m, higher buildings have to be approved by the building authority on the basis of supporting works, if technologically necessary

h) front yard: 5 m

i) side yard: 4 m; when already built-up, the existing building up shall be followed

j) back yard: 8 m

**Other provisions:**

The building permit requires a work-section dealing with the town image (town-silhouette)

#### 3.2. INDUSTRIAL AREA

26.§ (1) The industrial area serves the purpose of placing buildings

for productive economic activities and for urban management purposes.

The following can be established in the area:

- any building of economic activity,
- on site flat within a building of economic activity,
- religious, educational, health-care, social building,
- other community entertainment building,
- sports facility,
- public utilities of energy (electricity and gas), water and telecommunication, in line with the sectoral regulations, and the buildings of settlement maintenance

(2) The industrial area has the following zones:

**traditional industrial zone marked IG-H**

**other industrial zone marked IG-E**

**settlement providing zone marked IG-KÖ**

- Environmental load threshold: noise from the zone shall not exceed on the public ground borderline the threshold for the protected zones neighbouring the zone.

(3) Provisions on providing green surface, replacement of trees:

a) at least 50% of free green areas shall be covered by foliage or, if it is not possible, 80% shall be covered by bushes,

b) as a replacement of trees: trees corresponding to the total of 3x the trunk circumference, measured in the height of 1 m, of the tree cut off,

**Provisions on the specific building zones of the industrial area**

27.§ (1) zone marked IG-H include the Silk Factory, TEMAFORG, and the Foundry – as buildings with a historical tradition.

- Building works in the zone can only be environmental investments or functional changes to improve the environmental value.



## LOCAL BUILDING REGULATION (cont.)

- Special provision concerning the Silk Factory: the heritage of industrial history and the building character must be maintained.

- **Zone marked IG-E:** the zone of industrial buildings in the external and internal area.

### Lot formation

#### Building lots to be formed

- a) smallest area: 900 m<sup>2</sup>
- b) smallest street width: 30 m
- c) smallest depth: 30 m
- d) way of building up: free-standing; when already built-up, the existing building up shall be followed
- e) building density: max. 50%
- f) green area indicator: min. 25%
- On the lots of the zone:**
- g) building height: min. 3 m, max. 7,5 m, higher buildings have to be approved by the building authority on the basis of supporting works, if technologically necessary
- h) front yard: -
- i) side yard: 4 m; when already

built-up, the existing building up shall be followed

j) back yard: 8 m

#### Other provisions:

Independent underground facility: not restricted.

Full public utilities must be provided in the internal area. A closed sewage collection is provisionally accepted until the construction of the sewage network.

(2) **zone marked IG-KÖ:** a zone for space consuming facilities for the public utilities serving the settlement.

a) The zone has the following sub-zones:

- IP-KÖvíz:** sub-zone of water management facilities,
- IP-KÖcsat:** sub-zone of drainage and sewage facilities,
- IP-KÖgáz:** sub-zone of gas facilities,
- IP-Kövill:** sub-zone of electrical facilities,
- IP-KÖtáv:** sub-zone of telecommunications facilities,

**IP-KÖt:** sub-zone of settlement maintenance facilities,

b) Detailed regulations of the sub-zones:

ba) lot, building-up, building density, underground facilities in line with the sectoral regulations,

bb) building height, public utilities, green areas, environmental load threshold shall be determined by the building authority with account to para. (1), by securing fitting into the environment, on the basis of sectoral consultation.

(3) **zone marked IG-KÖ:** a zone for space consuming facilities for the public utilities serving the settlement.

a) The zone has the following sub-zones:

- IP-KÖvíz:** sub-zone of water management facilities,
- IP-KÖcsat:** sub-zone of drainage and sewage facilities,
- IP-KÖgáz:** sub-zone of gas facilities,

**IP-Kövill:** sub-zone of electrical facilities,

**IP-KÖtáv:** sub-zone of telecommunications facilities,

**IP-KÖt:** sub-zone of settlement maintenance facilities,

b) Detailed regulations of the sub-zones:

ba) lot, building-up, building density, underground facilities in line with the sectoral regulations,

bb) building height, public utilities, green areas, environmental load threshold shall be determined by the building authority with account to para. (2) points d), f), g), h), by securing fitting into the environment, on the basis of sectoral consultation.

## PREFERENTIAL PRICE LOTS SOLD BY THE LOCAL GOVERNMENT

### Decree No. 6/2001.(II.26.) of the Local Government of Mohács on the local support of enterprises and of the establishment of jobs

Empowered by Section 16 para. (1) of the Act LXV-of 1990 on local governments, the body of representatives of the Town of Mohács orders the following:

#### Preferential price lots sold by the local government

1.§ The body of representatives of the Town of Mohács may support – on the basis of individual assessment –, by selling lots owned by the local government at preferential price, primarily new industrial enterprises, the creation of jobs, or existing enterprises when they establish a new site or employ more workers.

#### Preferences for enterprises established or expanding at any part of the town

2.§ (1) In the case of setting up or expanding an enterprise, the local government shall offer a discount of HUF 200,000 per job from the price of the lot. The maximum amount of the discount is 70% of the lot's price.

(2) Enterprises may be supported with a lot the size of which is necessary for the enterprise, but not exceeding 1 hectare. In the case of an enterprise employing at least 100 persons, the price of 1 hectare can be decreased to HUF 1,000.

(3) Conditions of the support: the entrepreneur shall undertake in the contract of sale and purchase to build up the site and to commence operations in 2 years from signing the contract, and the contracted number of employees at the supported site shall be reached not later than in 1 year

from the date of implementing the project. A further condition of support is to employ at the supported site for at least five years all workers taken into account when fixing the price of the lot.

3.§ In exceptional cases, on the basis of individual assessment, the body of representatives may support enterprises dealing with retail trade, catering and services, too.

#### Further preferences for enterprises settling in the Industrial Park

4.§ Enterprises settling in the Industrial Park are exempted from the payment of contribution to water and sewage public utility development.

5.§ In the case of an enterprise settling in the Industrial Park and employing at least 50 workers, the price of 0.5 hectares can be decreased to HUF 1000.

#### Other provisions

6.§ This decree shall take effect upon the day of its promulgation, and at the same time the decree No. 28/1999.(X.29.) ö.r. and the amending decree No. 10/2000.(III.30.) ö.r. shall be repealed.