

LAND COSTS

The cost of the land is established by the Ordinary Meeting of Members and it is updated according to the demand and the economic trend.

The current selling price has been modified with the Act n. 7 - 09/04/2014 as follows:

Zone 1

Price: 45-50 Euro/m²

Industrial lots in zone 1 are regular-sized and located along the Regional avenue 463, they are infrastructure and connected to all the Industrial Area services;

Zone 2

Price: 40-45 Euro/m².

Industrial lots in zone 2 are regular-sized and located along the internal streets in the industrial area such as:

- Via Gemona (west side);
- Via Armenia (west side between via Clauzetto and via Bordano);
- In the north area where not classified in Zone 1 (not along the regional avenue 463);
- East side of via Comunali;

All connected to the industrial area services. Such areas could not be connected to the railway connection.

Zone 3

Price: 35-40 Euro/m².

Industrial lots in zone 3 are situated in:

- Via Gemona (East side – towards Tagliamento river);
- Via Armenia (East side between via Clauzetto and via Bordano towards Tagliamento river);
- Irregular-sized or small areas unsuitable for new industrial settlements.

For the price determination within the above-mentioned ranges the following criterias will be applied:

- Employment factor: type and extent of manpower required by the enterprise according to the type of production;
- Environmental factor: evaluation of the potential environmental impact of the future activity, the heavy traffic volume and direct and indirect environmental traffic;
- Production activity: evaluation of technology innovation within the production activity and R&D aspects;
- Chain of production: evaluation of potential connections between the new settlement and the already settled activities;
- Infrastructures: evaluation of the exploitation of existing infrastructures such as gas pipeline, railway connection, canteen, child care centre, Keymec school.

If the buyer opts for the building lease a reduction of 20% on the final price will be applied according to the above-mentioned conditions, with a minimum amount equal to the purchase price of the land plus the cost of the inventory value and an increase of 15% for general costs.

A) WASTE WATER DUMPING AUTHORIZATION

From 1st July 2011 the costs for the waste water dumping authorization are as follows:

- Euro 170.00 + VAT for domestic and rain waste water authorizations for companies of 8-10 employees;
- Euro 280.00 + VAT only for domestic and rain waste water, cooling-off water;
- Euro 392.00 + VAT for run-off rain water from storage areas or water containing activities' residues, treated and not-treated waste water from production cycles;
- Euro 90.00 + VAT for the first sampling of waste water directed to the sewage, for quality control chemical analysis;
- Euro 30.00+ VAT for the successive samplings;
- Cost to be defined for chemical analysis on waste water (*).

B) CONTROL PROGRAM ON WASTE WATER DUMPING FOR NON-COMPLIANT DATA

From 1st Sept. 2012 costs for samplings and waste water analysis in case of non-compliant data during the last annual scheduled control, are charged to companies as follows:

- exceeding standard limits (see Attachment 5, Chart 3, Part III, D.Lgs. 152/06);
- results close to limit values (> 90% limits) as listed in Chart 3, Attachment 5, Part III, D.Lgs. 152/06.

The following costs will be charged:

- Euro 90.00 + VAT for the first sampling of waste water successive to nonconformity;
- Euro 30.00 + VAT for the successive samplings;
- Euro 60.00 + VAT for the administrative procedure related to the wastewater nonconformity.
- Cost to be defined for chemical analysis on waste water dumpings (*).

(*) Costs for chemical analysis are defined according to the operator's rates and to the type and number of the evaluated parameters.

CONFERENCE ROOMS

From 1st January 2016 costs for conference rooms are as follows:

	Half-day (6 hrs)	Full day (12 hrs)	Every extra hour	Up to 5 consecutive days	Every extra day from 6th to 14th day.	Every extra day after 15th day
AUDITORIUM: 80 seats	Euro 98.00 + VAT	Euro 185.00 + VAT	Euro 16.00 + VAT	Euro 602.00 + VAT	Euro 109.00 + VAT	Euro 98.00 + VAT
AUDITORIUM: 95 seats	Euro 110.00 + VAT	Euro 200.00 + VAT	Euro 18.00 + VAT	Euro 650.00 + VAT	Euro 117.00 + VAT	Euro 110.00 + VAT
Conference Rooms 15/18 seats	Euro 37.00 + VAT	Euro 70.00 + VAT	Euro 6.00 + VAT	Euro 302.00 + VAT	Euro 50.00 + VAT	Euro 37.00 + VAT

AUDITORIUM 80 seats + conference room 15/18 seats	Euro 110,00 + VAT	Euro 200,00 + VAT	Euro 18,00 + VAT	Euro 650,00 + VAT	Euro 117,00 + VAT	Euro 110,00 + VAT
AUDITORIUM 80 seats + conference room 15 seats + conference room 18 seats	Euro 135,00 + VAT	Euro 235,00 + VAT	Euro 22,00 + VAT	Euro 796,00 + VAT	Euro 143,00 + VAT	Euro 135,00 + VAT

(half a day = 6 hours with no interruption; 1 day = 12 hours with no interruption).

ROAD CLEANING

From 1st Sept. 2012 costs charged for road cleaning service either within or external to the industrial and handicraft zone are as follows:

USERS	COSTS
Consortium companies of the Industrial and small business area	€ 57,00/ora + VAT for the 1st hour (transfer times are not charged) € 42,00 + VAT – from the 2nd hour onwards

Users from San Vito al Tagliamento District area	€ 64,00/hour + VAT (charge from the moment of departure from the industrial zone).
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Users within a 20-km area from the Industrial Zone	€ 64,00/hour + VAT (charge from the moment of departure from the industrial zone).
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A minimum of 1 hour service will be charged to all users, the fee is rounded up to the next full hour.

Waste cleanup by sweeper not provided

For technical reasons the service is not provided in cement factories and areas where the sweeper could be damaged by any kind of substances/materials.

AUTHORIZATION FOR OVERSIZE LOADS FOR ZIPR ROAD NETWORK

From 1st July 2011 the cost charged for the procedure of authorization is Euro 50.00 + VAT.