



ÜLLŐ CITY

Üllő City Municipality

Mayor:

Mrs. Katalin Kiss Szabó

Address:

*3. Templom square,
Üllő, H-2225*

Telephone:

+36 29-320-011

e-mail:

titkarsag@ullo.hu





Introduction of Üllő city

I. Geographical berth and approach of the city



Magyarország közigazgatása





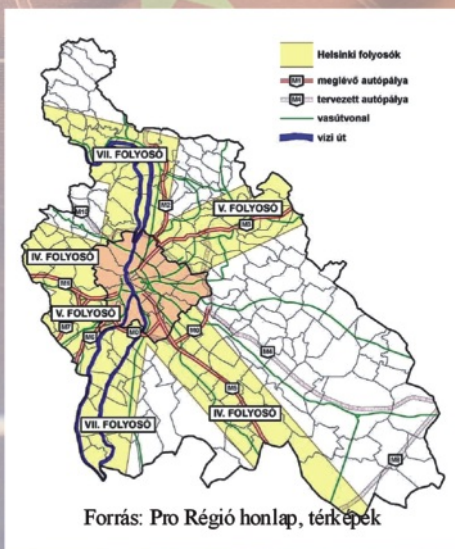
Üllő city with its approximately 11 000 inhabitants is located 25 km from the capital city in south-east direction, 5 km far from Liszt Ferenc Airport.

The city is located at the meeting point of number M0 motorway (which is a bypass of Budapest) and number 4 primary route (it connects Budapest with the Romanian border).

The city is crossed by an international railwayline. The Hungarian State Railways Plc. has executed a remarkable development on the railwayline in order to modernize it and to establish a faster railwayline. Next to the railwayline the establishment of a new intermodal centre is in preparation process. The establishment of an intermodal centre would enable to create a modern railway-vehicular transfer station. To reach the above mentioned

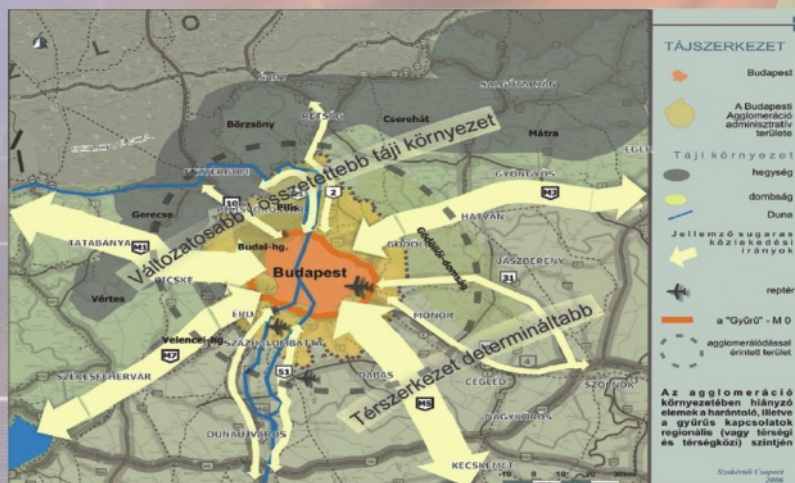
goal the investor would fulfill the technological and storage conditions.

Relating to the trans-european shipping corridors the city is located near the Helsinki corridor.





On the map below you can see the main vehicular routes connected to the suburbs of Budapest, so as the typical radial transport directions, with the representation of the number M1, M3, M7 and M5 international main transport routes.



II. Main characteristics of economic and community life of Üllő

The settlement had a significant change during the last decade. Using the geographical benefits there are more industrial, trade and service companies in the town. This way Üllő became an industrial, trade and logistics center from an agricultural settlement.

Üllő has been honoured with the title „city” on the 1st July 2005. The workplaces of our developing economy attract the workers of the nearby settlements and the suburbs of Budapest.



The number of inhabitants is constantly growing; the increase was extremely high between 2005 and 2011 that is the result of the infrastructural development.

Many important logistic firms operate in the settlement. Based on the income level the first four and biggest companies are the storage department store of SPAR Hungary Ltd., the logistic base of DHL Exel, the logistic base of Auchan Hungary Ltd. and the FGSZ natural gas transporter closed Plc. Beyond that the international companies of Oriflame and Rossmann have established a premise in our city in recent years. Moreover many small és medium businesses operate in the field of trade and other type of services such as Chinese clothing store, Chinese buffet, car trade, chemicals, food-trade.

The development of Üllő is a catalyst of the region. There are only a few settlements with two Industrial Parks unlike as Üllő, where operates the Viktoria Industrial Park (40 ha) and Ferihegy Industrial Park (160 ha). In both of our Industrial Parks commercial, service focused and logistic companies settled down. The companies which already settled down take up 47 ha territory from 160 ha full territory in Ferihegy Industrial Park. The public utility infrastructure supply is fully available on the territory of the city. The governance of Üllő decided to support the emphasized project tender of Ferihegy Industrial Park, with the goal of further development relating to infrastructure in the industrial Park.



Taxation

Regarding to datas from 2012 Úllő had 1,9 million euro business tax income

Rate of local taxes:

- local business tax 1,9%
- building tax: under 500 m² territory 2,6 (Euro/m²/year)
above 500 m² territory 3,6 (Euro/m²/year)

Besides the economical growth, our aim is to be a modern, habitable town. We consider it very important to provide the necessary public services to the citizens and to create a colorful active public life in the city. The basic health care services are present in Úllő and further all the special health care services are in a reachable distance in the capital.

In May 2007 we have inaugurated our brand new Sport Hall. Thanks to this multifunctional facility, we are able to organize bigger events, provide greater space for the Physical Education classes for the Elementary School, can hostile up to 300 visitors and based on the hall's international measurement standards and every other service rooms, we are able to organize international sport events in the facility. In the fall of 2009 the new Football field complex got inaugurated. This complex compiles a main pitch and a training pitch, an auditorium which can host couple of hundred people and the service building where the changing rooms, gastronomical area and offices can be found. In Úllő there are many different sport associations like ball sports and martial arts, which quite often achieve good results on national competitions.



It is noteworthy to mention our bowling team which was the champion in Hungary's National Bowling Competition. Our voluntary fire brigade helps out in fighting with fires not only in Üllő but in the surrounding towns as well. We have approximately 15 such civil associations, which are active participants in Üllő's sport, tradition preserving, cultural and social life.





III. Economic development possibilities and goals

In Hungary the economical & trading center is in Budapest. Üllő has an extremely good location as it is in the agglomeration of the capital. This feature puts Üllő into an advantageous situation, which is the result of the proximity of Budapest and the good transportational infrastructure that it became attractive for businesses looking for a location. The town is part of the Mid Hungarian region which is known as the most developed part of Hungary thanks to the good transportational hubs such as the airport, rail and water transportation, the numerous logistical and trading companies settled down here and the good economical index numbers. The region has a very prosperous intensifying economical potential.

In the development of the town the municipality of Üllő has a leading and active role. The leaders of the town are continuously looking for different tenders and opportunities which endless work has it's own fruit in the form of the renewal of the daycare center and the elementary school plus the construction of the nursery school as examples of the recent developments in Üllő. The biggest success on such tenders has just happened with the city by winning 3.5 million Euro for the Renewal of the heart of the town project. In the name of the renewal, pedestrian area, a restaurant, a brand new Community Center and social space will be built in the heart of the town. The town of Üllő is wish to develop it's tourism which is based on the proximity of the airport and different other attractive features of the town; enlarge the bigger space needed quality sport and leisure activities.



The municipality holds territories perfect for investments: 6 Ha (14.8 acre) in the Business park, 7.5 Ha (17.3 acre) and 40 Ha (98.8 acre) in the NW part of Üllő close to an important junction point. Another 70 HA (172.9 acre) are in private ownership but perfect for investments like recreational projects. It is important to note that the free lots in the business park are beyond the above mentioned territories!

In 2010 the town earned the "Investment Friendly Town" title, which recognition they received for being helpful, proactive and providing all the administrative help, what a freshly settled business can require and is essential for every investment. This title perfectly reflects how big the endeavor of the municipality is in attracting more businesses into town.







*Budapest Agglomeration,
Liszt Ferenc Airport, Üllő city*



圖:位置Ferihegy工業園區和VIP Villapark在重點工業區Ferihegy地區/ Location of Ferihegy Industrial Park and VIP Villapark in the priority industrial zone of Ferihegy region





6.圖:可視化計劃的創新中心和孵化房 (II. / Visualization plan of the innovation centre and incubation house (II.)



Ferihegy industrial park, railway siding





4.圖:

該創新中心和孵化樓工業園 / The innovation centre and incubation house in the industrial park, Üllő city,



Ferihegy industrial park, railway siding





FERIHEGY工業園區 / F.I.P. /

現有的項目元素和文件



FERIHEGY INDUSTRIAL PARK /F.I.P./

Existing project elements and documents

- 工業園區稱號教育部國家發展和經濟 / **INDUSTRIAL PARK TITLE BY THE MINISTRY FOR NATIONAL DEVELOPMENT AND ECONOMY**
- 初步合約，租房者和代表處 - 匈牙利和國際參與者 / **PRELIMINARY CONTRACTS WITH RENTERS AND REPRESENTATIVE OFFICES - HUNGARIAN AND INTERNATIONAL PARTICIPANTS**
- 支持決策當地直轄市委員會ÜLLO市 / **SUPPORTING DECISION OF THE LOCAL MUNICIPALITY BOARD OF ÜLLO CITY**
- 42+20 公頃的土地在區域內的公園 / **42+20 HECTARES LAND IN THE AREA OF THE PARK**

Ferihegy industrial park „SPAR”





FERIHEGY工業園區 / F.I.P. /

現有的項目元素和文件



FERIHEGY INDUSTRIAL PARK /F.I.P./

Existing project elements and documents

- 業務計劃和可視化的戰略歐洲環保科技與創新，會展中心將加強在第一階段2.5 公頃，總面積4.500平方米。/
BUSINESS PLAN AND VISUALIZATION OF Strategic European Environmental Protection Technology and Innovation-Exhibition Center WILL BUILD UP IN THE FIRST STAGE ON 2.5 HECTARES WITH A TOTAL AREA OF 4.500 square meters / first phase/.
- 初步合同為發展和土地使用150公頃，發展區域在FERIHEGY地區 /
PRELIMINARY CONTRACT FOR DEVELOPMENT AND LAND USING OF 150 HECTARES DEVELOPMENT AREA IN THE FERIHEGY REGION

國際關係

INTERNATIONAL RELATIONSHIPS



國際關係

INTERNATIONAL RELATIONSHIPS





*Cooperation agreement between the Municipality of Danjiangkou City
and the Municipality of Üllő City
signed in 2011. in China*





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E.R.F. European Region Development Co. LTD.

Ferenc József Vékony

總裁 · 首席執行官 Президент - Генеральный директор
President - Chief Executive Officer

maqvartermekhasz@gmail.com

Президент Ассоциации Центрально-Восточной Европы малого и среднего бизнеса
協會主席的東歐中小企業 President Association of East-central European SME's

Contact: Francis Poyal project Director.

e-mail: maqvartermekhasz@gmail.com Phone: + 36 20/ 569 46 81

他們的感謝，五是注意

Спасибо за внимание

歐洲創新EUROPEAN INNOVATION 2009-2015-2025