

Shopping centre (hypermarket) of Belcoopsoyuz in the area of Mogilyov highway – Minsk Encircling Highway (MEH) in Minsk

A. Project Opportunity Description:	
A1. Project Name:	
Shopping centre (hypermarket) of Belcoopsoyuz in the area of Mogilyov highway – Minsk Encircling Highway (MEH) in Minsk	
a. Short name:	
Shopping centre	
b. Full name:	
Shopping centre (hypermarket) of Belcoopsoyuz in the area of Mogilyov highway – Minsk Encircling Highway (MEH) in Minsk	
c. Summary description:	
Summary description: The shopping centre designed consists of commercial premises, administration block and parking area. The shopping centre is a one-storeyed building entresols. The total area of the shopping centre is about 10 179 square meters. Opened parking area for cars (701 meters/parking place).	
A2. Progress Status:	
Design work has been carried on. The draft of this business-plan was defended during the town-planning council. Project lifelengths are almost 40 %.	
A3. Organizations involved and their roles:	
1) Chief designer: private unitary enterprise «Belcoopproject»; 2) Subcontractor: Unitary enterprise «Belpromproect» – their share of design work is more than 50% of full effort.	
A4. Project Description:	
The shopping centre is located at the intersection of two highways in the city of Minsk. It is intended to trade in foodstuffs and household goods through the single integrated point-of-sale and also to trade in other goods through separate shops within the framework of the shopping centre. There also planned necessary infrastructure for better serving our visitors: cafe, currency exchange office, children's room, etc.	
A4a. Project cost (mln USD):	
6.4	
A5. Background / history / overall programme / related or similar projects:	
The main idea of the concept of the development of Belcoopsoyuz is the accumulation of its presence in the inhabited localities with the aim of getting financial resources that will be further directed for the development of country consumer cooperation.	
A6. Environmental impact summary:	
The enterprise has no harmful emissions into the environment.	
A7. Possible obstacles/ problems/ risk assessment:	
There are no obstacles to the project realization. The building site is clear. There is no need to transfer underground pipeline.	
A8. Term of realization / term of recoupment (years):	
2/7,7	
A9. Project's branch:	
Trade	
B. Capital Cost Items (additional requirements for project):	
B1. Project physical components	B2. Capital cost (mln USD)
Design work:	0.464
Equipment (Germany, Italy):	1.299
Building and assembly jobs and other costs:	4.637

Total:	6.400	
C. Capital Resources Available from Sponsors/ Proposers:		
C1. Resources 'in kind', grants, investments, equity / ownership, etc.	C2. Amount (mln USD)	
D. Required Financial Assistance:		
D1. Financing gaps, type of financial assistance required:		
Participatory sharing and financing are possible		
D2. Sources of finance	D3. Type of investment	D4. Amount (mln USD)
Own and attracted funds of international investors:	Credit, direct foreign investments	6.4
D5. Financial/ International Institution Name:		
E. Demand (users) and revenues:		
E1. Type of users/ markets, volumes, pricing, revenues, quantifiable benefits/ savings:		
Population – more than 100,000 people living within a radius of 2,5 km. Potential number of buyers a day is 3,500. Potential revenue of an industrial group of products a year is 11,6 million USD. Potential revenue of food products a year is 35,1 million USD.		
E2. Revenues (Sales)	E3. Amount (mln USD)	
Sales proceeds from article	5.3	
F. Operating and Maintenance Costs:		
F1. Cost components, strategies for cost recovery, operating organisations, subsidies, etc.:		
It is planned to locate the project on a vacant territory on the cross-roads of Mogilyov highway and Minsk Encircling highway in Minsk		
F2. Cost Item	F3. Amount (mln USD)	
Labour costs:	1.222	
Material costs:	1.106	
Depreciation of fixed and intangible assets:	0.540	
Salary deduction:	0.428	
Other costs for goods realization:	0.242	
Other points:	0.095	
Total:	3.633	
G. Net Income Value:		
G1. Net Income Value	G2. Amount (mln USD)	
Net Income:	1.643	
H. Project information source:		
H1. This form was completed by:		
Mr. Kashchyshyn V.G. – leading engineer of the capital construction and investments' department of Belcoopsoyuz		
H2. Organisation (address):		
Belcoopsoyuz: 17, Pobediteley Ave., 220004 Minsk, Republic of Belarus		
H3. Tel/Fax/E-mail:		
Telephone: (+375 17) 226 96 98, 226 80 50; Fax: (+375 17) 226 92 46; E-mail: uks@bks.by , info@bks.by		
H4. Date:		
March, 2007		
H5. Supreme Organization:		
Belcoopsoyuz		