

Tourist complex in natural boundary «Chenki»

A. Project Opportunity Description:	
A1. Project Name:	Tourist complex in natural boundary «Chenki»
a. Short name:	Tourist complex in natural boundary «Chenki»
b. Full name:	Tourist complex in natural boundary Chenki of the Gomel area, the Gomel area
c. Summary description:	The purpose of the present project is creation of a tourist complex in natural boundary «Chenki» on the basis of the uncompleted construction. The given natural boundary «Chenki» long since is one of the most loved (liked) and frequently places of rest visited (attended) by city dwellers. The picturesque nature, an original relief, with steep coast of the river «Sozh», a wood, with the shady oak groves, a convenient transport arrangement (all in 10 kilometers from Gomel) serve as a reliable guarantee of constant interest of inhabitants and visitors of city to this remarkable place of rest.
A2. Progress Status:	The investment offer is developed. Individual share of domestic and foreign investors in construction of object is required, sale is possible (probable). The tourist complex is stipulated to carry out function of object of improving, tourist purpose (assignment).
A3. Organizations involved and their roles:	1) The municipal unitary enterprise the Gomel regional management of capital construction - the customer: 7, Biletskogo Str., Gomel, 246000, Republic of Belarus. Vitkovski S.A., the main engineer, acting as the general director, tel.: (+375-232) 70-22-66, 70-38-35; 2) Gomel Region Executive Committee: 2, Lenina Ave., Gomel, 246000, Republic of Belarus. Rybak Nataliya, tel.: (+375-232) 74-35-80.
A4. Project Description:	The structure of object the Tourist complex in natural boundary Chenki will include the following constructions: hotel (7 floors) with item (point) of hire of tourist equipment, a sauna, a billiard room; the attached conference room (1 floor); restaurant (3 floors). Building volume of object - 42385 m ³ , including hotels - 37638 m ³ . The area of building - 12220 m ² , the general area of object makes of them the area of hotel - 11299 m ² 3743 m ² . Walls are executed from silicate stones, the bases - from modular ferro-concrete base plates and from blocks of walls of a cellar, overlapping (blocking) - modular ferro-concrete multihollow plates of overlappings (blockings), ladders and platforms combined teams ferro-concrete.
A4a. Project cost (mln USD):	4.607
A5. Background / history / overall programme / related or similar projects:	The design documentation on object of the uncompleted construction Tourist hotel on 352 places in natural boundary Chenki of the Gomel area is developed in 1986. Updating of the design budget documentation now is required. With 1993 for 1996 it is erected 6 floors of the sleeping case of hotel, the bases of a conference room are incorporated. Other constructions are necessary for constructing. Realization of the project will promote a healthy way of life of the population, development of tourism in area.
A6. Environmental impact summary:	Construction of object provides the minimal intervention in a natural landscape.
A7. Possible obstacles/ problems/ risk assessment:	Not known. There are no risks.
A8. Term of realization / term of recoument (years):	2 / 2,7
A9. Project's branch:	Tourism

B. Capital Cost Items (additional requirements for project):		
B1. Project physical components		B2. Capital cost (mln USD)
Total:		4.607
C. Capital Resources Available from Sponsors/ Proposers:		
C1. Resources 'in kind', grants, investments, equity / ownership, etc.		C2. Amount (mln USD)
Means of federation of trade unions of Byelorussia :		0.463
Means of the republican budget stipulated on liquidation of consequences of accident on ChNPP:		0.007
Means of the regional budget :		0.029
D. Required Financial Assistance:		
D1. Financing gaps, type of financial assistance required:		
Creation of joint venture, share holding.		
D2. Sources of finance	D3. Type of investment	D4. Amount (mln USD)
Foreign investment funds:	Direct foreign investments:	4.108
D5. Financial/ International Institution Name:		
E. Demand (users) and revenues:		
E1. Type of users/ markets, volumes, pricing, revenues, quantifiable benefits/ savings:		
<p>The basic consumers of the given kind of services will be the inhabitants of Byelorussia interested in strengthening of the health, conducting a family active way of life, and also the organizations cultivating corporate rest and showing care of a physical condition of the employees as of one of making harmonious development of the person. Volumes of prospective services will be subject to seasonal fluctuation of demand of the population.</p>		
E2. Revenues (Sales)		E3. Amount (mln USD)
F. Operating and Maintenance Costs:		
F1. Cost components, strategies for cost recovery, operating organisations, subsidies, etc.:		
F2. Cost Item		F3. Amount (mln USD)
G. Net Income Value:		
G1. Net Income Value		G2. Amount (mln USD)
H. Project information source:		
H1. This form was completed by:		
Privalova Tatyana Vasil'evna, conducting expert of an operative - industrial department the municipal unitary enterprise the Gomel regional management of capital construction.		
H2. Organisation (address):		
Municipal unitary enterprise the Gomel regional management of capital construction: 7, Biletskogo Str., Gomel, 246000, Republic of Belarus.		
H3. Tel/Fax/E-mail:		
Tel.: (+3752-232) 70-22-66, 70-38-35.		
H4. Date:		
March, 2007		
H5. Supreme Organization:		
Gomel Region Executive Committee		