





INTERNATIONAL GUIDELINES FOR INDUSTRIAL PARKS



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CROSS-DISCIPLINARY TEAM ON INDUSTRIAL PARKS

Foreword



Development Organization (UNIDO) is a specialized agency of the United Nations with the mandate to promote inclusive and sustainable industrial development (ISID). This mandate is central to the achievement of the 2030 Agenda for Sustainable Development Goal 9: "Build resilient infrastructure, promote inclusive and sustainable

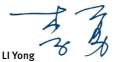
The United Nations Industrial

industrialization and foster innovation", with interlinkages to support the achievement of the other sustainable development goals. Meeting this goal requires, among others, adequate infrastructure development that can support investment in priority sectors of Member States and overcome the constraints associated with doing business in an economy.

Inclusive and sustainable industrial parks are a feasible, innovative and integrated intervention, which can be used to support countries, especially developing countries and middle-income economies, in accelerating their inclusive and sustainable industrialization and structural transformation. Industrial parks help overcome business infrastructure constraints and barriers to firm entry into the markets. Industrial parks have the capacity to generate high productivity, stimulate innovation, promote investment and foster social inclusion and environmental protection.

Over the past four decades, UNIDO has been promoting the establishment of industrial parks - we have been assisting our Member States in the planning and establishment of industrial parks to support sustainable growth through industrial development.

The development of inclusive and sustainable industrial parks are instrumental in the implementation of the Programme for Country Partnership (PCP), UNIDO's innovative multistakeholder partnership model to accelerate ISID in Member States. UNIDO provides the technical support in infrastructure development, and complements this with appropriate policy analysis and advice to support the operationalizing of the



Director General United Nations Industrial Development Organization

industrial parks. Through the PCP, UNIDO supports our member countries to mobilize diverse partners, financial resources and knowledge in order to create the synergies required to promote and implement industrial development, and to maximize development opportunities following the establishment of industrial parks.

As part of our holistic approach, UNIDO consolidates best practices and develops the necessary guidance tools to support our Member States and partners on issues related to industrial park development. We developed an "International Guidelines for Industrial Parks", a comprehensive reference framework to guide the development of competitive, inclusive and sustainable parks. The guidelines were prepared by combining in-house technical expertise with international best practices. We hope that these guidelines will serve as a useful guide and reference tool by the different stakeholders, including industrial park regulators, developers, operators, tenants, partners (such as multilateral development agencies) and financial institutions. The guidelines are relevant to both existing and new industrial parks in various international contexts, with a focus on the needs and challenges developing countries and middle-income economies face.

Cognizant of our specialized knowledge and capabilities, UNIDO is committed to strengthening the development of inclusive and sustainable industrial parks in developing countries and middle-income economies. In this context, UNIDO will regularly review and update the guidelines to take account of new developments and evolving trends in the global development and industrial landscape, as well as inputs from our Member States and partners. UNIDO also stands ready to offer its services in assisting local implementers to make best use of the guidelines. The scope of such services may range from developing specific derivative documents and tools to supplement the guidelines to facilitate the implementation of these guidelines, to organizing international and regional forums, conferences and technical workshops, creating knowledge-exchange platforms and providing training.

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List of Acronyms

| ADB | Asian Development Bank |
|--------|-----------------------------------------------------------------|
| AfDB | The African Development Bank |
| AI | Artificial Intelligence |
| AIP | Agro-industrial Parks |
| B2B | Business to Business |
| BREEAM | Building Research Establishment Environmental Assessment Method |
| CAPEX | Capital Expenditure |
| COMFAR | Computer Model for Feasibility Analysis and Reporting |
| COSHH | Control of Substances Hazardous to Health |
| CRM | Customer Relationship Management |
| CSP | Cambridge Science Park |
| DCR | Development Control Regulations |
| DFI | Development Financial Institution |
| DGNB | German Sustainable Building Council |
| EA | Environmental Assessment |
| EBRD | European Bank for Reconstruction and Development |
| EIB | The European Investment Bank |
| EIP | Eco-Industrial Park |
| ELIDZ | East London Industrial Development Zone |
| EPE | European Principles for the Environment |
| EPR | Enterprise Resource Planning |
| EPZ | Export Processing Zone |
| ERR | Economic Rate of Return |
| ESIA | Environmental and Social Impact Assessment |
| ESMP | Environmental and Social Impact Mitigation Plan |
| EU | European Union |
| EVA | Economic Value Added |
| FDI | Foreign Direct Investment |
| FIAS | Foreign Investment Advisory Service |
| FAO | Food and Agricultural Organization |
| FTA | Free Trade Agreement |
| FTZ | Free Trade Zone |
| GDP | Gross Domestic Product |
| GHG | Greenhouse Gas |
| GIS | Geographic Information System |
| GIZ | German Development Agency |
| HTP | High-Tech Park |
| HVAC | Heating, Ventilation, and Air Conditioning |
| IADB | Inter-American Development Bank |
| IBRD | International Bank for Reconstruction and Development |
| ICSID | International Centre for Settlement of Investment Disputes |
| ICT | Information Communications Technology |
| IDZs | South Africa's Industrial Development Zones |
| IEAT | Industrial Estate Authority of Thailand |
| IFC | International Finance Corporation |
| IIA | International Investment Agreements |
| ILO | International Labour Organization |
| IPA | Investment Promotion Agencies |
| IPDC | Ethiopian Industrial Parks Development Corporation |

| IRR | Internal Rate of Return |
|----------|------------------------------------------------------|
| IPR | Intellectual Property Rights |
| ISID | Inclusive and Sustainable Industrial Development |
| IT | Information Technology |
| IZ | Industrial Zone |
| IZA | Industrial Zones Authority |
| KICOX | Korea Industrial Complex Corp. |
| Km | Kilometer |
| KPI | Key Performance Indicator |
| LDC | Least Developed Country |
| LEED | Leadership in Energy and Environmental Design |
| M2M | Machine-to-Machine |
| MFN | Most Favoured Nation |
| MIGA | Multilateral Investment Guarantee Agency |
| MoU | Memorandum of Understanding |
| MSDS | Material Safety Data Sheet |
| MSME | Micro, Small and Medium-sized Enterprise |
| NGO | Non-Governmental Organization |
| NIP | New Industrial Policy |
| NPV | Net Present Value |
| NTB | Non-Tariff Barrier |
| OpEx | Operational Expenditure |
| OSHA | Occupational Safety and Health Administration |
| PA | Public Announcement |
| РСР | Programme for Country Partnership |
| PPP | Public-Private Partnership |
| PV | Photovoltaic |
| QA | Quality Assurance |
| QC | Quality Control |
| R&D | Research and Development |
| Rol | Return on Investment |
| RTH | Regional Transformation Hub |
| SDG | Sustainable Development Goal |
| SEZ | Special Economic Zone |
| SIP | Suzhou Industrial Park |
| SIPAC | Suzhou Industrial Park Administrative Committee |
| SME | Small and Medium-sized Enterprise |
| SMS | Social Impact Management and Monitoring System |
| SRI | Solar Reflective Index |
| STP | Sewerage Treatment Plant |
| ToR | Terms of Reference |
| UNCITRAL | United Nations Commission on International Trade Law |
| UNCTAD | United Nations Conference on Trade and Development |
| UNIDO | United Nations Industrial Development Organization |
| VAT | Value Added Tax |
| WGBC | World Green Building Council |
| WTO | World Trade Organization |
| WWTP | Waste Water Treatment Plant |

Executive Summary



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