

INVESTMENT  
PASSPORT of  
Borshchiv district  
TERNOPIL REGION

**Borshchiv Regional State Administration**

**Borschiv 2015**



Investment passport of Borshchiv district was composed by the Department of Economic development and trade of Borshchiv District State Administration. It contains qualified, relevant and comprehensive information about competitive advantages, investment opportunities in the district and aimed at opening and implementation of investment potential.

We hope that the publication will not only be a source of information for business, but will increase the investment attractiveness of the region, become an effective tool for establishing business contacts with potential investors, promote the adoption of decisions on investment in the territory Borshchiv.

*Borshchiv District  
State Administration*

## COMPETITIVE ADVANTAGES OF DISTRICT

- **Favorable geographical position:** Borshchiv region is in close proximity to transit centers of western Ukraine and border crossings of European countries.
- **Favorable natural and climatic conditions** for implementation of investment projects in agricultural and industrial complex.
- **Significant natural and resource potential:** 91048.2 hectares of arable land, 39 mineral deposits.
- **Unique tourist potential:** unique caves, monuments of architecture and nature reserve fund.
- **High scientific and educational potential:** availability of Agricultural College and branches of Vocational Lyceum.
- **Human resources potential :** 38 thousand economically active population of working age.

### SECTION 1. DESCRIPTION OF DISTRICT

- 1.1. Natural-geographical and climatic conditions.
- 1.2. Demography and human resources.
- 1.3. Raw materials resource potential.
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## SECTION 1.

### SECTION 1. DESCRIPTION OF DISTRICT



The first written mention of Borshchiv dates from 1456, when he was privately owned city. In XVI - first half XVII centuries it was under Dudynski nobles, later— under Zolotnytskyy.

In 1629 Borshchiv by royal privilege was granted Magdeburg right, according to which the city received its self-governance and coat of arms (picture of the ancient emblem was not revealed yet). During the 27 years (1672-1699) Borshchiv was under Turkish rule. As a result of first partition of Poland in 1772, Borshchiv fell under the power of Austria. First Borshchiv County was a part of Zalizhchyky, and then to Chortkiv districts.

In 1892, the first big industrial company - a tobacco plant began to work in the city , and in 1897 the railroad Chortkiv - Ivane-Puste was laid through Borshchiv.

In the postwar years new plants were built in Borshchiv: corn-calibrating plant (1961), sugar factory (1962), stationery factory (1964).

## SECTION 1.

### 1.1. Natural-geographical and climatic conditions.



**The district: 1 thousand m<sup>2</sup>**

**Altitude: 116,443 m**

**Quantity of precipitation:**

**from 520 to 600 mm. The climate is temperate continental.**

**The average temperature is:**

**in January -5°C, July +19°C.**

**Number of sunny days per year: 208**

**Water resources: the territory of the district is washed by the river Seret to the east, and by the river Dniester to the south. Nichlava river which is a tributary of the Dniester, also crosses the district.**

**Borshchiv district is located in the southeast of Ternopil region.**

**Zbruch River to the East separates it from the Khmelnytsky region, and Dniester River to the south - from Chernivtsi region.**

**In the west the district borders with Zolishchyky, and in the north - with Chortkiv districts.**

**The area is home to 68 thousand people.**

**The district includes one city (Borshchiv), two townships (Melnitsya-Podilska, Skala-Podilska) and 69 villages.**

## SECTION 1.

### 1.2. Demography and human resources.

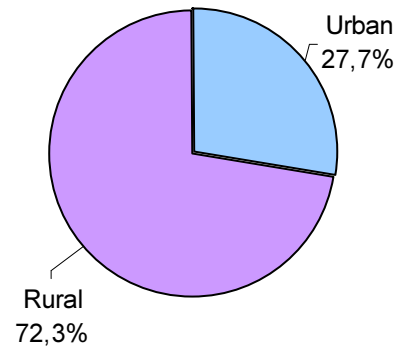
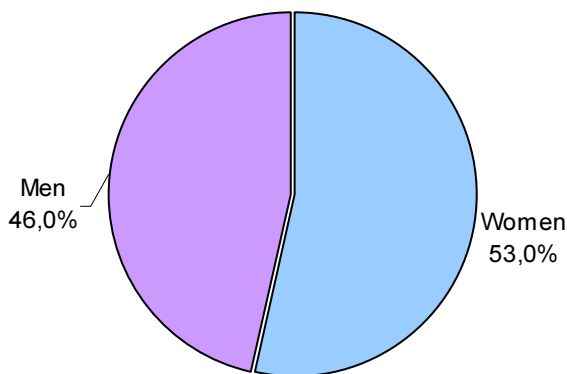
#### The largest population centers

The largest populated areas	(th. persons)
Borshchiv	11,2
Scala-Podilska	4,2
Melnytsya Podilska	3,7
Bilche-Zolote	2,5
Ivankiv	2,2
Ozeryany	1,5

#### Age structure

Age category	Both sexes	men	women
0-19 years	13,707 20.1%	7,111 22.3%	6,596 18.3%
20-59 years	38,342 56.5%	19,189 60.1%	19,153 53.2%
60 and more years	15,868 23.4%	5,613 17.6%	10,255 28.5%

Sex structure



Average annual amount of present population	67,917
Number of economically active population	48,020
including of working age	39,370

Number of workers aged 15-70, employed in economic activities, including:	13,200
industry	1,245
agriculture, forestry and fishery	510
construction	68

Number of working places created	261
Number of employees working in public institutions (excluding branches of culture)	4,165



## SECTION 1.

### 1.3. Raw materials resource potential.

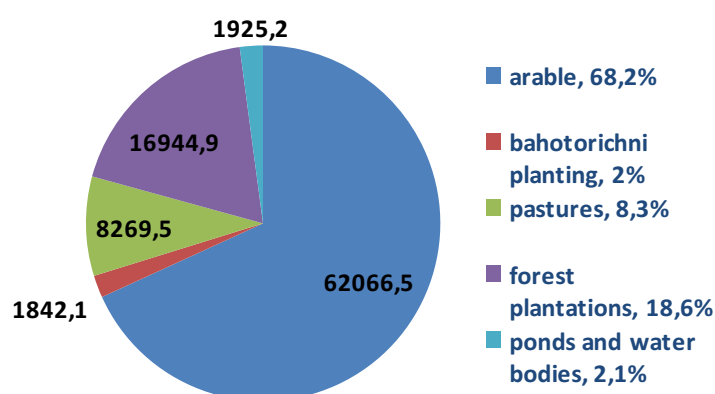
**FORESTRY RESOURCES:** 16944.9 hectares

**WATER RESOURCES:** 1925.2 hectares

**AGRICULTURAL RESOURCES:** 91048.2 hectares

**MINERALS:** 39 open deposits total area 225.7 hec. of which 8 are developed.

#### STRUCTURE farmland



#### Cattle and poultry

Cattle	9,115
Pigs	25,380
Sheep and goats	730
Poultry	30,700

#### Agricultural production in 2014

Gross agricultural output in all categories of farms (in prices of 2010) - total	mln. UAH	566,673
including:	-	-
- agricultural enterprises	mln. UAH	242,129
- population	mln. UAH	324,544

#### Agricultural production in physical terms in all categories of farms in 2014

- grain crops	t.	150,119
- sugar beets	t.	115,115
- potatoes	t.	68,220
- vegetables (open soil)	t.	20,960
- milk	t.	28,880
- meat	t.	6,400
- eggs	mln. pieces	23,400

## SECTION 1.

### 1.4. Main indicators of economic and social development

Name of indicator	Measurement units	2013	2014
Volume of sold industrial output	ths. UAH.	510417.1	403488.7
Volume of livestock production	ths. UAH.	146299.9	153004.3
Volume of crop production	ths. UAH.	357468.8	46669.1
Volume of direct foreign investments	mln. USD.	13.7	13.7
Volume of capital investments	mln. UAH	132.5	300.0
Volume of completed construction works	ths. UAH.	684	1,186
Volume of export	mln. USD.	24.7	11.8
Volume of imports	mln. USD.	11.0	1.6
Volume of retail turnover	mln. UAH	136.1	140.0
Volume of the service sales	mln. UAH	38.9	75.0
Volume of average monthly wage	UAH	2,127	2,255
Amount of administrative services provided by the Centre of administrative services	Units	795	1,693

## SECTION 1.

### 1.5. Economic potential

#### LARGEST ENTERPRISES

NAME OF ENTERPRISE	VOLUME OF PRODUCTION IN 2014, ths. UAH.
Private Joint Stock Company “Borshchiv cheese”	70945.0
State Enterprise “Dinter Ukraine Skala”	216627.9
Limited Liability Company “Borshchiv sugar plant”	13233.5
State Enterprise “Ukrspirt”	22406.7
Limited Liability Company “Skala-Podilska special carrier”	9432.2
Limited Liability Company “Burdyakivsky special carrier”	19488.3
Limited Liability Company “KNAUF Gypsum Skala”	29237.4
Limited Liability Company “Skala-Inter”	20108.1

#### VOLUME OF SOLD

**INDUSTRIAL PRODUCTS:**  
403488.7 ths. UAH

**Gross agricultural product**  
566673 ths. UAH

**Foreign trade turnover:**  
13.6 mln. USD

**EXPORTS:**  
11.8 млн. mln USD

**IMPORTS:**  
1.6 млн. mln. USD

#### LARGEST INVESTORS IN THE DISTRICT

NAME OF ENTERPRISE	VOLUME OF ATTRACTED INVESTMENTS in 2014, ths. UAH.
Limited Liability Company “Elahri-Borshchiv”	205,000
Private enterprise “Skala-Inter”	9,233
State Enterprise Dinter Ukraine Skala	7,204
Private enterprise “Dionis”	3,684
Private enterprise “VP Trans”	3,614
Private enterprise “Partner-2011” VKP	2,351
Limited Liability Company “Pereimy”	1,935
Limited Liability Company “Colos VS Corporation”	1,878

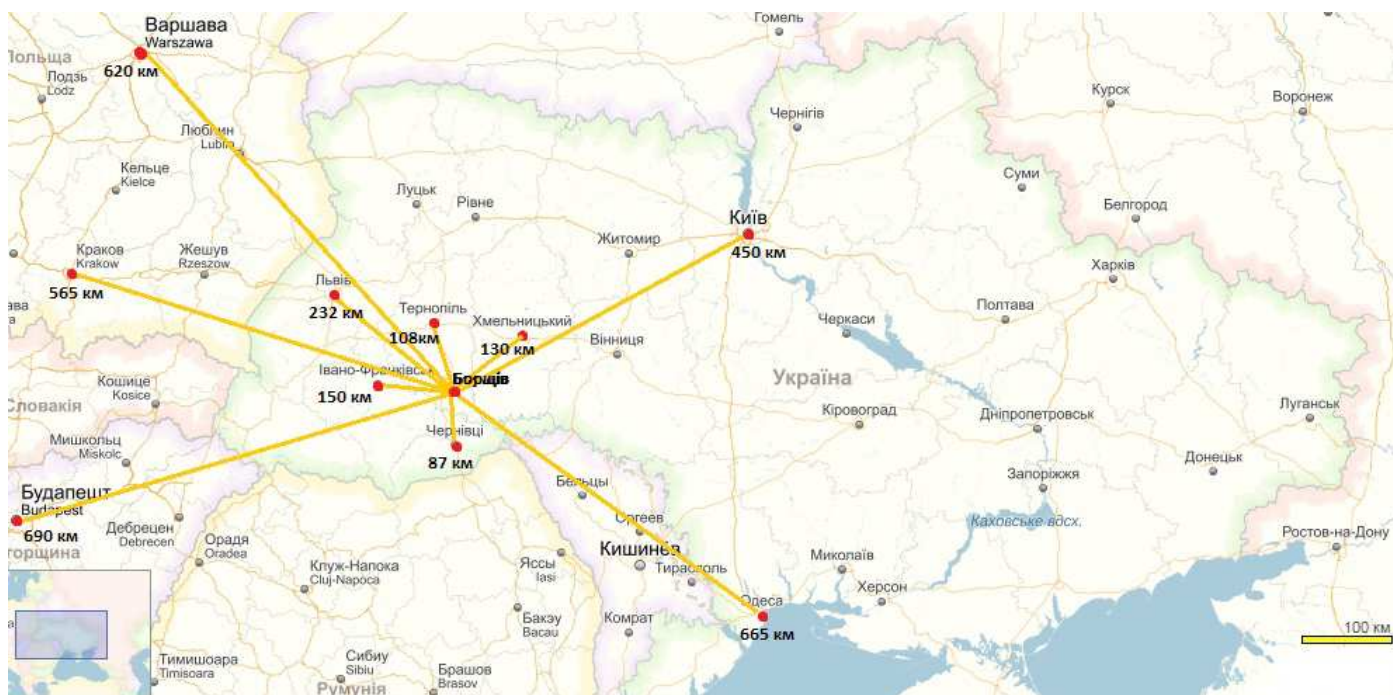
**VOLUME OF RETAIL  
TURNOVER:**  
140.0 ths. UAH.

**NUMBER OF SMALL  
ENTERPRISES:**  
322

**AMOUNT OF REGISTERED  
ENTREPRENEURS-  
INDIVIDUALS:**  
1950

## SECTION 1.

### 1.6. Transport infrastructure



#### DISTANCE TO THE LARGEST CITIES OF UKRAINE AND EUROPE

<b>Ternopil</b>	<b>108 km</b>
<b>Chernivtsi</b>	<b>87 km</b>
<b>Khmelnytskyi</b>	<b>130 km</b>
<b>Ivano-Frankivsk</b>	<b>150 km</b>
<b>Lviv</b>	<b>230 km</b>
<b>Kyiv</b>	<b>450 km</b>
<b>Odesa</b>	<b>660 km</b>
<b>Warsaw</b>	<b>620 km</b>
<b>Kraków</b>	<b>560 km</b>
<b>Budapest</b>	<b>690 km</b>

A railway track Ternopil-Ivane-Puste passes through Borshchiv district, with the length of 67 km.

The total length of paved roads in the district is 405 km.

Passenger transportation on territory of district is carried by Limited Liability Company “Borshchiv ATP-16138” and 6 private carriers.

The volume of freight transportation in 2014 amounted to 136.8 ths. tons.

The volume of passenger transportation in 2014 amounted to 1,778 thousand of people.

## SECTION 1.

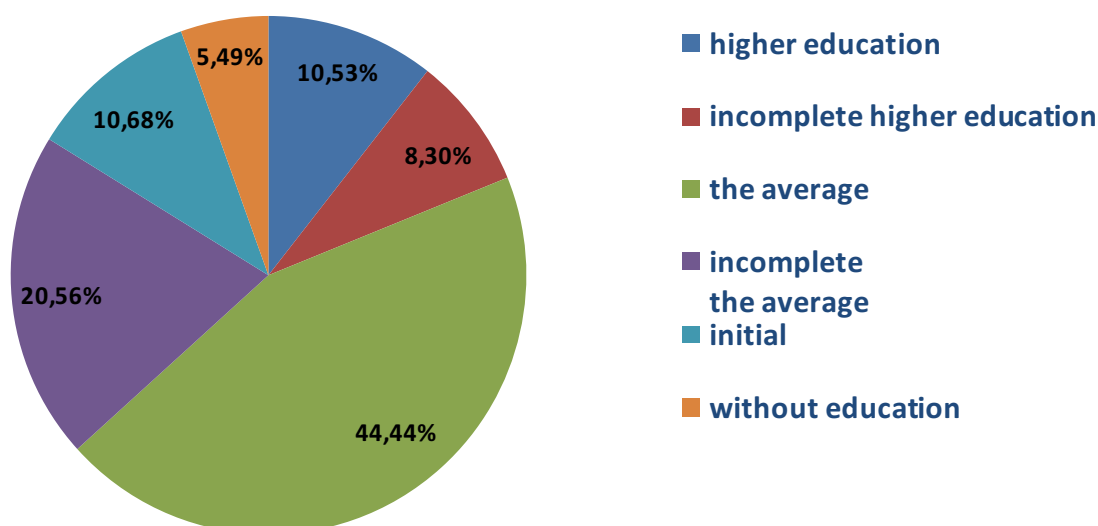
### 1.7. Education.

Number of educational institutions of I-II levels of accreditation	1
Quantity of vocational institutions	1
Quantity of comprehensive schools	58
Quantity of preschool educational institutions	30
Quantity of extracurricular educational institutions	5
Average annual amount of students	1,160
Average annual amount of pupils in general education institutions	6,500

There is Borshchiv Agricultural College in Borschiv, which prepares specialists in the areas of Commercial Activity, Mechanization and Electrification of Agriculture, Agriculture and Construction.

School graduates continue their training in higher educational institutions of Ternopil, Chernivtsi, Lviv, Kyiv, Ivano-Frankivsk and other cities.

#### EDUCATION LEVEL OF RESIDENTS IN THE REGION



## SECTION 1.

### 1.8. Socio-cultural sphere

#### HEALTH CARE

Number of hospitals	2
Number polyclinics	3
Number of Ambulatories for General Practice Family Medicine	54
Number of pharmacies	37

#### CULTURE AND LEISURE

Number of clubs, including:	71
- clubs	35
- libraries	64
- houses of culture	6
- museums	3
Primary art educational establishments	4
Monuments of history	47
Monuments of arts	21
Monuments of architecture	124
Monuments of Archaeology	187

#### Sports spheres

Total number of sports buildings, including:	185
- stadiums	2
- grounds with training equipment	2
- grounds with non-standard equipment	1
- tennis courts	1
- football fields	42
- premises of sports and health purpose	30
- gyms	30
- shooting galleries	5

#### ESTABLISHMENTS OF RESTAURANT AND HOTEL INDUSTRY

Restaurants	6
Bars	18
Cafes	27
Eating outlets	2



## SECTION 1.

### 1.9. Success stories

**Limited Liability Company “Knauf Ukraine Skala”. The enterprise deals with the extraction of gypsum raw materials.**

**Volume of direct foreign investment - 10 mln. USD.**

**Investments in 2013-2014 - 85 mln. UAH.**



**Limited Liability Company “Elahri-Borschiv”.**

**Enterprise provides storing and drying of grain.**

**The volume of capital investments in 2013-2014 - 265 mln. UAH.**



**State Enterprise “Ukraine Dinter Skala”**

**The enterprise was founded in 2007. Provides production of concentrated juices.**

**The volume of capital investments in 2013-2014 - 32.3 mln. UAH.**



**Limited Liability Company “Pereimy”, which provides breeding of pigs and meat production.**

**Annual average livestock is 6,000 pigs, average annual amount of meat production - 2,000 tons.**

**Volume of capital investments in 2013-2014 - 3.7 mln. UAH.**



## SECTION 2.

### 2.1. Priority areas for investing

1. High-tech industrial complex
2. Transport and Logistics
3. Development the mineral resource base
4. Agro-industrial complex
5. Tourism and Recreation

### 2.2. Strategic investment projects

No	Name of the project	Estimated cost	Payback period	Brief description
1.	Construction of tourist and entertainment complex and a water park in Kryvche, Borshchiv district	39 mln. UAH.	3.9 years	The project envisages construction of hotel complex, restaurant, water park, playground, parking and annually providing of tourist services in the amount of 33.8 mln. UAH.
2.	Construction of speleological and tourist complex in Korolivka, Borshchiv district	20 mln. UAH.	3.4 years	The project provides construction of a tourist complex with 30 seats, annually provision of tourism services in the amount 23.4 million. UAH.
3	Construction of the workshop for bottling drinking water	510.4 mln. UAH.	3.5 years	Water can be extracted from three artesian wells with the total amount of 4000 m <sup>3</sup> per day, which are currently preserved. The depth of wells is 110-120 m. The wells are situated near Berezhanka at a distance of 15 km. from Borshchiv on the right bank of river Zbruch.



## SECTION 2.

### 2.3. Free land plots for investors

Location	Vovkivksa Str., Borshchiv
Area	0.03 ha
Purpose	For residential or industrial development, commercial development
Distance to:	
railways	2.2 km
motorway	2 km
regional center	115 km

Location	Nichlava Str., Borshchiv
Area	0.02 ha
Purpose	For commercial use
Distance to:	
railways	4 km
motorway	2 km
regional center	115 km

Location	Bilche-Zolote
Area	0.04 ha
Purpose	For commercial use
Distance to:	
railways	17.5 km
motorway	8.1 km
regional center	120 km

Location	Bilche-Zolote
Area	0.03 ha
Purpose	For commercial use
Distance to:	
railways	15 km
motorway	8.1 km
regional center	120 km
Additional information	There are gas- and electricity supply systems.

Location	Hermakivka
Area	0.2 ha
Purpose	For residential construction, commercial use
Distance to:	
railways	1 km
motorway	1.3 km
regional center	140 km
Additional information	There is electricity supply system

Location	Babyntsi
Area	0.02 ha
Purpose	For commercial use
Distance to:	
railways	14.8 km
motorway	7.9 km
regional center	135 km

## SECTION 2.

### 2.3. Free land plots for investors

Location	Babyntsi
Area	0.01 ha
Purpose	For commercial use
Distance to:	
railways	14.8 km
motorway	8 km
regional center	135 km

Location	Kryvche
Area	0.26 ha
Purpose	For commercial use, residential production
Distance to:	
railways	2.5 km
motorway	20 m
regional center	131 km
Additional information	Paved area

Location	Yuryampil
Area	0.05 ha
Purpose	For residential construction, commercial
Distance to:	
railways	15 km
motorway	4 km
regional center	128 km

Location	Mel'nytsia-Podilska
Area	0.03 ha
Purpose	For commercial use
Distance to:	
railways	15 km
motorway	150 m
regional center	156 km
Additional Information	Paved area

Location	Sapohiv
Area	0.01ha
Purpose	For residential construction, commercial use
Distance to:	
railways	15 km
motorway	3 km
regional center	129 km

Location	Trubchyn
Area	0.7 ha
Purpose	For commercial use
Distance to:	
railways	25 km
motorway	5 km
regional center	165 km

## SECTION 2.

### 2.4. Real estate objects for investors

#### Shop of musical instruments in Melnytsya-Podilska



Industrial premises (m <sup>2</sup> )	1,176
Attracting investments terms	lease
Availability of engineering networks:	
Water supply system (yes, no)	no
Sewerage (yes, no)	no
Gas supply system (yes, no)	no
Electricity supply system (yes, no)	yes
Distance to railway station	5 km
Distance to the paved road	0.5 km
Distance to district center	35 km
Distance to Ternopil city	145 km

#### Factory of food products in Melnytsya-Podilska



Industrial premises (m <sup>2</sup> )	3,800
Appointment facility	Processing vegetables and fruits
Attracting investments terms	Sale, lease
Availability of engineering networks:	
Water supply system (yes, no)	no
Sewerage (yes, no)	no
Gas supply system (yes, no)	no
Electricity supply system (yes, no)	yes
Distance to railway station	3 km
Distance to the paved road	0.3 km
Distance to district center	36 km
Distance to Ternopil city	146 km

## SECTION 2.

### Production facilities for the production of concentrated juice in Borshchiv



**Production facilities (m<sup>2</sup>)** 399.3

**Purpose of the object**

**Industrial premises**

**Attracting investments terms** Sale, lease

**Availability of engineering networks:**

**Water supply system (yes, no)** yes

**Sewerage (yes, no)** yes

**Gas supply system (yes, no)** yes

**Electricity supply system (yes, no)** yes

**Distance to railway station** 500 m

**Distance to paved road** 20 m

**Distance to Ternopil city** 110 km

### Svitanok ME in Melnytsya -Podilska



**Production facilities (m<sup>2</sup>)** 3,596

**Attracting investments terms**

**Sale, lease**

**Water supply system (yes, no)** no

**Sewerage (yes, no)** no

**Gas supply system (yes, no)** no

**Electricity supply system (yes, no)** yes

**Distance to railway station** 4 km

**Distance to paved road** 0.3 km

**Distance to district center** 36 km

**Distance to Ternopil city** 146 km

## Production and administrative premises of Ahroservis LLC in Borschiv



Total area of premises	3,134 m <sup>2</sup>
Production facilities	366.9 m <sup>2</sup>
Warehouses	2,002 m <sup>2</sup>
Administrative premises	765.9 m <sup>2</sup>
Number of floors	2
Ownership	private
Attracting investments terms	Rent, sale
Price	300 th. euro
Availability of engineering networks:	
Water supply system (yes, no)	yes
Sewerage (yes, no)	yes
Gas supply system (yes, no)	yes
Electricity supply system (yes, no)	yes
Distance to railway station	1.5 km
Distance to paved road	50 m
Distance to Ternopil city	110 km

## SECTION 2.

### PE "Factory skirts" m. Borschiv



Production facilities	3.900
Purpose of the object	Industrial premises
Availability of engineering networks:	
Water supply system (yes, no)	yes
Sewerage (yes, no)	yes
Gas supply system (yes, no)	yes
Electricity supply system (yes, no)	yes
Distance to railway station	0.1 km
Distance to paved road	100 m
Distance to Ternopil city	110 km

## SECTION 2.

Ozeryany woodworking plant	
Production facilities (m <sup>2</sup> )	3,635
Attracting investments terms	Rent, sale
Availability of engineering networks:	
Water supply system (yes, no)	yes
Sewerage (yes, no)	no
Gas supply system (yes, no)	yes
Electricity supply system (yes, no)	yes
Distance to railway station	0.1 km
Distance to paved road	0.2 km
Distance to district center	12 km
Distance to Ternopil city	98 km

Children's complex with pool in Borshechiv	
Total area of premises	486 m <sup>2</sup>
Number of floors	2
Ownership	Communal
Purpose of the object	swimming pool
Attracting investments terms	Rent or redemption
Price	195 ths. UAH
Land plot area	1,254 m <sup>2</sup>
Land ownership	Communal
Water supply system (yes, no)	yes
Sewerage (yes, no)	yes
Gas supply system (yes, no)	no
Electricity supply system (yes, no)	yes
Distance to paved road	0.01 m
Distance to Ternopil city	110 km

## CONTACT INFORMATION

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