

INVESTMENT PASSPORT OF KOZOVA DISTRICT, TERNOPIL REGION



2015

WELCOME SPEECH

Investment passport of Kozova district is composed by Kozova District State Administration. It contains high-quality, relevant and comprehensive information about the competitive advantages and investment opportunities of the district, is aimed at disclosure and realization of its investment potential.

We hope that the publication would not only be a source of information for business, but also allow to raise investment attractiveness of the district, will be an effective tool for establishing business contacts with potential investors to facilitate the implementation of positive decisions on investing on the territory Kozova district.

We invite potential investors to mutually beneficial collaboration for the further harmonious development of all areas of the district economy. Together we will build a powerful, economically developed Kozova district.

*Kozova District
State Administration*

COMPETITIVE ADVANTAGES OF THE AREA

- **Favorable geographical position:** Kozova district is in close proximity to transit centers in Western Ukraine and the border crossings with European countries.

- **Favorable climatic conditions** for the implementation of investment projects in the agricultural sector.

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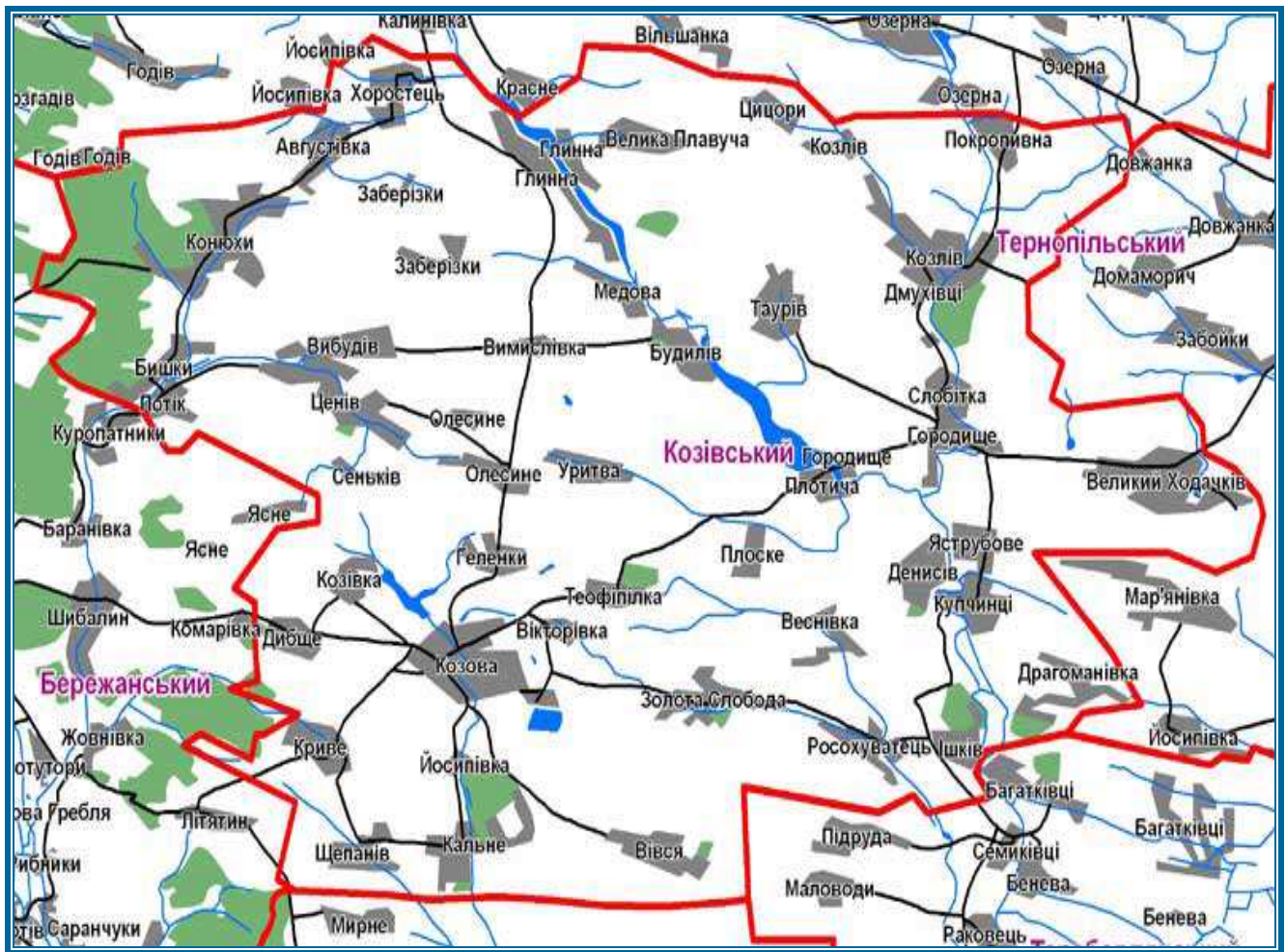
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CHAPTER I. DESCRIPTION OF THE AREA

1.1. NATURAL, GEOGRAPHIC AND CLIMATIC CONDITIONS



Kozova district is located in the Central part of Nadzbruchcha to the West of Ternopil city.

The district center is Kozova township.

Kozova district borders: in the North with Zboriv district, in the East – with Ternopil district, in the South-East – with Terebovlya district, in the South – with Pidgaytiy district, in the West – with Berezhany district. Its modern boundaries were established in 1965.

Kozova district is closely located to the regional centre (35 km).

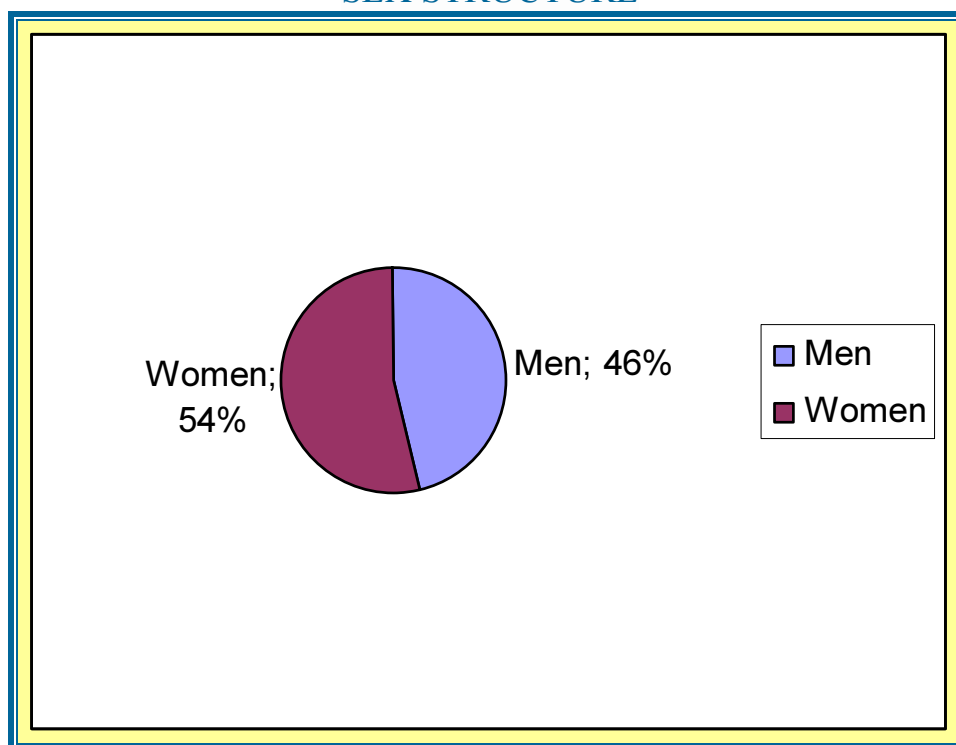
All this makes it possible to maintain close economic and cultural ties with other districts and centers, to better use natural and labor resources.

District includes 2 townships and 53 villages.

1.2. DEMOGRAPHY AND HUMAN RESOURCES

The population is 38.4 thousand people (3.4% of the regional population).
Urban population – 11.0 thousand people, rural population – 27.4 thousand people.

SEX STRUCTURE



The number of economically active population is 22.6 thousand people.
The size of an average monthly salary is 2,330 UAH.

1.3. RAW MATERIALS AND RESOURCE POTENTIAL

Minerals are closely associated with the geological structure and almost all are of sedimentary origin. The most common is the group of non-metallic minerals, particularly clay, which is used for the production of building bricks (Dmuhivtsi village), sandstone (Vybudiv village), limestone (Hlynna, Vybudiv, Kryve, Calne, Kupchyntsi villages) and sand. Limestone pit of Kryve village are suitable for firing lime and obtaining limestone flour. There are also small deposits of peat (Kupchyntsi village) in the district.

Carriers on territory of Kozova district:

No	Name of Village, City Council	Total area of the land (ha)	Characteristics of the carrier (active, inactive, naturally recultivated, needs recultivation)	Location of the pit	Name of the minerals
1	2	3	4	5	6
1	Kozova	5	inactive	Kozova	clay
		6.2	active	Kozova	sand

2	Kozliv	6.29	active	Kozliv	clay
3	Vivsya	2.1	inactive	Vivsya	sand
		0.63	inactive	Vivsya	clay
4	Helenkiv	1.96	inactive	Helenkiv	clay
5	Hlynna	1.26	inactive	Hlynna	clay
6	Horodysche	4.09	inactive	Horodysche	clay
7	Dybsche	4.5	inactive	Dybsche	limestone
8	Ishkiv	4.1	inactive	Rosohovatets	sand
9	Konyuhy	3.33	inactive	Konyuhy	limestone
		2.07	inactive	Konyuhy	clay
10	Kryve	2.2	inactive	Kryve	sand
11	Kupchyntsi	2.16	inactive	Kupchyntsi	clay
12	Mala Plavucha	1	inactive	Mala Plavucha	stone
13	Potik	1.47	inactive	Potik	stone
14	Tseniv	1.38	inactive	Tseniv	sand
		2.44	inactive	Tseniv	clay
		2.68	inactive	Tseniv	stone
		3.6	inactive	Tseniv	stone
15	Shchepaniv	0.68	inactive	Shchepaniv	sand
	Total	59.14			

Sown area of district lands is 35,765 hectares, the total area of forests and other forested area – 4128.78 ha, the total area of open wetland – 387.8 ha, open land without vegetation or with insignificant vegetation cover – 251,76 ha. Waters in Kozova district – 1176.15 ha.

Length of roads in Kozova district – 534.9 km, hard roads – 473.4 km. A railway passes across Kozova district.

1.4. MAJOR INDICATORS OF ECONOMIC AND SOCIAL DEVELOPMENT OF THE DISTRICT

Major indicators of economic and social development of the district			
Indicator	Measurement units	2013	2014
1	2	3	4
Volume of sold industrial output	thousand UAH	143477.5	512861.1
Volume of livestock production	thousand UAH	116346.75	126191.25
Volume of crop production	thousand UAH	349040.25	378573.75
Volume of direct foreign investments	thousand USD	331.8	157.5
Volume of capital investments	million USD	65.9	64.3
Volume of completed construction works	million UAH	1.6	1.2
Volume of export	million USD	114.7	160
Volume of imports	million USD	256.8	257.0
Volume of retail turnover	million UAH	43.9	21.0

Volume of sales of services	million UAH	36.7	38.0
The size of the average monthly salary	UAH	2,167	2,330
Amount of administrative services provided by the Centre of administrative services	units	794	785

1.5. ECONOMIC POTENTIAL

The priority industry in the district is agriculture. There are 64 agricultural enterprises and 83 farm in the territory of the district. There are also processing industrial enterprises: Kozova Sugar Plant LLC and Kozliv Sspirit Enterprise PCA Ukrspyr SE, which process locally grown agricultural products.

The largest investors are KAHRO LLC and Ahroprodservis PJSC. The enterprise with foreign investments is Temp-parquet LLC.

1.6. TRANSPORT INFRASTRUCTURE

Railway track Ternopil-Khodoriv-Lviv passes through Kozova district.

The total length of district roads with asphalt coverage is 236,5 km.

Passenger transportation on the territory of the district is provided by Kozova ATE-16136PJSC and 6 private carriers.

1.7. EDUCATION

There are 39 schools, including 8 of I category, 16 – of II category, and 15 – of III category in the district.

1.8. SOCIO-CULTURAL SPHERE

There are 40 obstetric centres and 3 ambulatory polyclinics.

There are 2 houses of culture, 33 clubs and 43 libraries. Also the district owns 43 sports fields, 14 sports halls and 32 stadiums (excluding school ones).

1.9. SUCCESS STORIES

The district has successfully implemented the I and II stages of EU/UNDP “Community Based Approach to Local Development Project”. The district is also participating in the III stage of this project within the direction “Creation of agricultural service cooperatives”.

CHAPTER II. OFFERS FOR INVESTORS

2.1. PRIORITY SECTORS FOR INVESTMENT


Priority sectors for investment in the district are:

- construction;
- agriculture;
- industry.





2.2. STRATEGIC INVESTMENT PROJECTS



No	Name of the project	Initiator	Approximate cost (mln.UAH)	Payback period	Brief description
1.	Reconstruction of Kozliv Brick Factory JSC	Kozliv Brick Factory JSC	20 mln. UAH	3 years	Bricks production, which can compete in the market, decrease the cost of production by reducing the use of gas
2.	Opening of livestock complexes in Teofipilka village	Ahroinvest PAE	20 mln. UAH	3 years	Increase of number of cattle and milk production

2.3. AVAILABLE LAND PLOTS AND REAL ESTATE OBJECTS

Area	Location	Brief description	
Free objects			
4 th.m ²	Ishkiv, Kozova district	Livestock-feeding complex. The purpose of the object – cattle breeding and pig growing. Total area of premises – 4000 m ² . Availability of all engineering networks, except of sewerage. Lease with the buy option is proposed, price – 200,000 UAH. Form of ownership – property shares, land ownership – lands of Village Council.	

5.3 th.m ²	Ishkiv, Kozova district	<p>Indoor threshing floor with granaries and a 30-ton weight.</p> <p>The purpose of the object – storage and cleaning of grain.</p> <p>Total area of premises – 5,300 m². Availability of gas- and electricity supply systems.</p> <p>Lease with the buy option is proposed, price – 200,000 UAH.</p> <p>Form of ownership – property shares, land ownership – lands of Village Council.</p>	
600 m ²	Dubshche, Kozova district	<p>Sewing workshop.</p> <p>The purpose of the object – production of sewing products.</p> <p>Total area of premises – 600 m². Availability of all engineering networks.</p> <p>Lease with the buy option is proposed, price – 600,000 UAH.</p> <p>Form of ownership – cooperative, land ownership – lands of Village Council.</p>	
14 th m ²	Konyukhu, Kozova district	<p>Sports and entertainment complex.</p> <p>The purpose of the object – establishment of a sports and entertainment complex.</p> <p>Total area of premises – 14,000 m². Availability of sewerage.</p> <p>Lease with the buy option is proposed, price – 700,000 UAH.</p> <p>Form of ownership – communal, land ownership – lands of Village Council.</p>	

<i>Land plots</i>			
12 ha	Olesyno, Kozova district	Land plot for construction of an enterprise for processing agricultural production. Distance to the railway station – 8 km, to Stryy-Ternopil motorway – 7 km, to regional center – 42 km.	
15 ha	Kryve, Kozova district	Land plot for construction of non-residential premises. Distance to the railway station – 1 km, to Kozova-Lityatyn motorway – 5 km, to regional center – 41 km.	
6 ha	Kalne, Kozova district	Land plot for construction mechanized column, enterprise for processing agricultural production. Distance to the railway station – 10 km, to Stryy-Ternopil motorway – 10 km, to regional center – 48 km.	
35 ha	Zamosty array, Denysiv, Kozova district	Land plot for agricultural production, gardening, horticulture, creation of a recreation area, construction of processing workshops. Distance to the railway station – 4 km, to Horodyshshe-Zarvanytsy-Buchach motorway – 0.3 km, to regional center – 25 km. Reserve lands of the Village Council on its outskirts. The land plot borders with Ornithological Reserve in Kupchyntsi village near the Strypa River.	

20 ha	Dubshche, Kozova district	Land plot for construction of ceramic factory. Distance to the railway station – 7 km, to Ternopil-Stryi motorway – 7 km, to regional center – 40 km.	
0.1 ha	Kozliv, Kozova district	Land plot for construction of the pavilion for summer cultural events in the center of the township. Distance to the railway station – 15 km, to Ozerna-Horodyshe motorway – 0.1 km, to regional center – 25 km.	

CHAPTER III. CONTACT INFORMATION

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