

INVESTMENT PASSPORT OF PIDHAITSI DISTRICT, TERNOPIL REGION



2015

WELCOME WORDS

The investment passport of Pidhaytsi district is created by Pidhaytsi District State Administration. It contains qualified, actual and exhaustive information about competitive advantages, investment opportunities of the district, and aimed at development and realization of its investment potential.

We hope this edition will be not only an information source for business, but also will allow to promote the investment attractiveness of the district, become an effective instrument for adjusting of business contacts with potential investors, assist the establishment of positive decisions on investing in the territory of Pidhaytsi district.

We invite potential investors to the mutually beneficial cooperation with the aim of further harmonious development of all economic sectors of the district. Together we will build a powerful and economically developed Pidgyatsi District.

***Pidhaytsi District
State Administration***

COMPETITIVE ADVANTAGES OF DISTRICT

- **Geographical location:** the district is situated the in western part of Podillya Highland in the forest and steppe zone of Ukraine and belongs to the Dniester River basin.
- **Favourable environmental and climatic conditions** – for implementation of jects in agro-ndustrial complex and renewable energy.
- **Natural resources potential** – 36.4 thousand hectares of agricultural land, 9.39 thousand hectares of the forests, there are deposits of gypsum, comstruction sand, limestone, loams and clay.
- **Tourist potential** – architecture memorials of state importance.
- **Labour potential** – about 10. thousand of economically active working-age people.

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PART I. DESCRIPTION OF THE DISTRICT

1. GEOGRAPHICAL AND CLIMATIC CONDITIONS



Territory of the district – 496.4 km².

Number of sunny days in a year – 208.

Number of rainfall – 520 to 600 mm / year (75% - in summer).

Height over the sea level – 392 m.

The highest point – Bychova Mount near village Zavaliv (414 m).

Average temperature: January -5° C, July - +19° C.

Pidhaytsi has the temperate continental climate with cool summer, mild winter and sufficient rainfall.

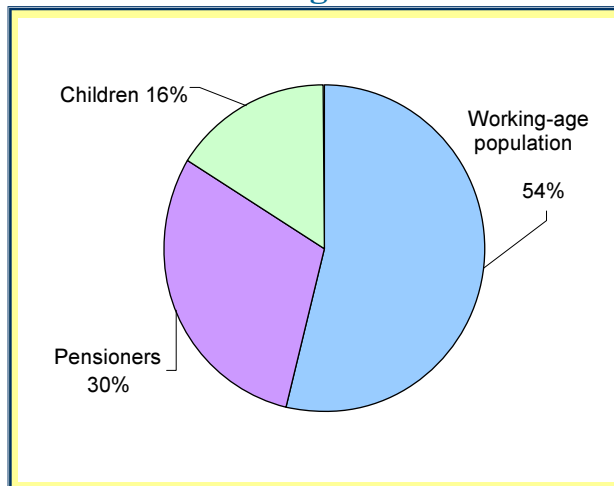
2. DEMOGRAPHY AND HUMAN RESOURCES

The population of the district is 19,046 people, including 16,224 rural population and 2,822 urban population.

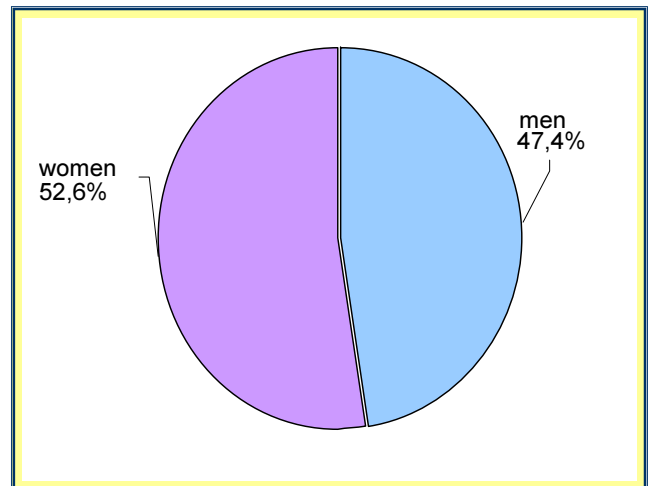
There are 58 settlements in a district, including 36 villages, 21 hamlets and Pidhaytsi city.

The largest settlements: Pidhaytsi city with 2.8 thousand persons, and Holhocha village with 2.1 thousand persons.

Age Structure



Sex structure



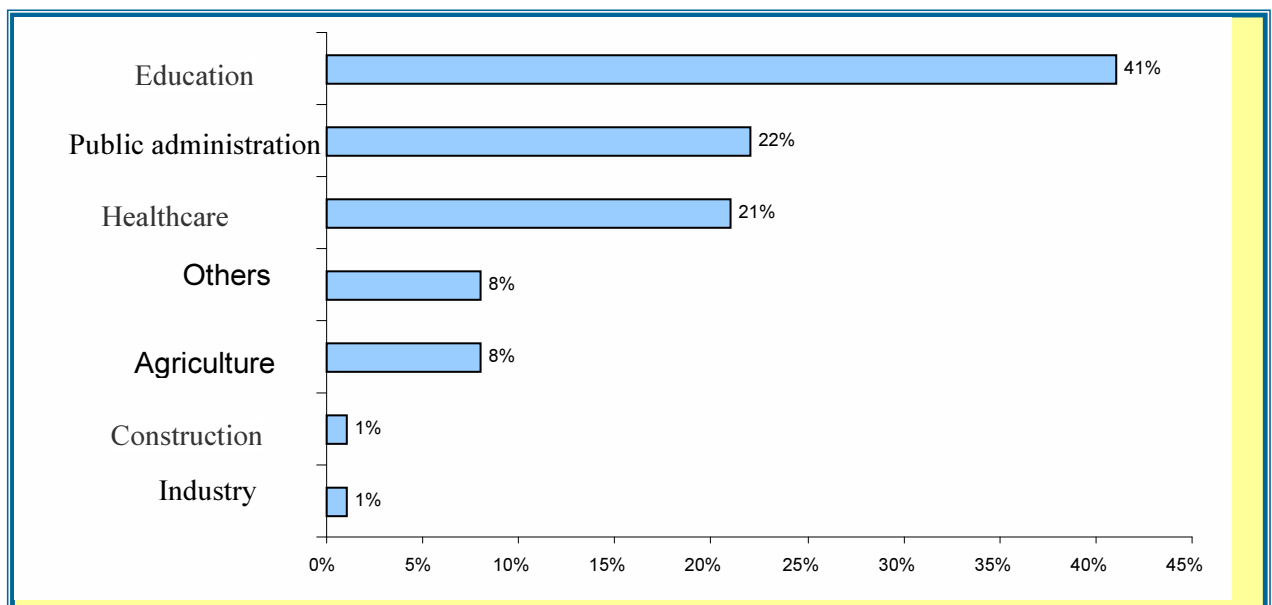
Number of working age population – 10,280 persons.

Level of registered unemployment – 2.9% (to working age population).

Average wage – 2055.8 UAH.

Employees total – 1,840 persons.

Structure of employees by types of economic activity



3. RAW MATERIALS AND RESOURCE POTENTIAL

Water resources

There are two rivers in the district, which belong to the Dniester River basin. There are ponds for the fish-breeding and recreation.

Land resources

According to the agro-climatic zoning, the district belongs to the Western forest and steppe with gray-ashed soils and exhausted black soils on loess, which influence the climate and make it less continental. Physical properties of soils are good for growing of agricultural plants.

Agricultural land	36,420 hectares	In percentage to the most spread soils	
arable land	29,047	black-ashed loamy soils	36.0%
gardens	390	grey-ashed loamy soils	20.0%
hayfields	1,376	grey and light-grey soils	13.8%
pastures	4,702	typical black low-hummu soils	9.2%
forests	9,810	black-ashed loamy washed up soils	8.0%
waters	536		

Register of the quarries located in the territory of Pidhaytsi district

Name of settlement	Subsoil user	Name of quarry	Area of quarry, ha	State of development
Verbiv	Verbiv Village Council (reserve lands)	stone quarry	1.0	non-developed
Hnylche	Hnylche Village Council (reserve lands)	stone quarry	0.5	non-developed
Holhocha	Holhocha Village Council (reserve lands)	stone quarry	0.3	non-developed
Zavaliv	Zavaliv Village Council (reserve lands)	stone quarry	0.5	non-developed
Zavaliv	Zavaliv Village Council (reserve lands)	clay pit	0.6	non-developed
Lytvyniv	Lytvyniv Village Council (reserve lands)	stone quarry	0.5	non-developed
Muzhyliv	Muzhyliv Village Council (reserve lands)	stone quarry	0.13	non-developed
Nosiv	Nosiv Village Council (reserve lands)	stone quarry	0.25	non-developed
Poplavy	Poplavy Village Council (reserve lands)	sandpit	1.5	non-developed
Siltse	Siltse Village Council (reserve lands)	stone quarry	0.74	non-developed
Uhryniv	Uhryniv Village Council (reserve lands)	clay pit	1.1	non-developed
Uhryniv	Uhryniv Village Council (reserve lands)	lime quarry	0.38	non-developed
Uhryniv	Rayduha Commercial and productive Company	lime quarry	0.72	non-developed
Pidhaytsi	Proba LLC	clay pit	4.0	non-developed
Pidhaytsi	Pidhaytsi city council (reserve lands)	stone quarry	1.0	non-developed

4. MAIN INDICATORS OF ECONOMIC AND SOCIAL DEVELOPMENT

Basic indicators of social and economic development of the district			
Name of index	Unit of measurement	2013	2014
Volume of realized industrial output	thousand UAH	2063.9	1528.7
Volume of agricultural output,	thousand UAH	93173.0	111354.0
including:	-	-	-
- crop production	thousand UAH	92613.0	110739.0
- livestock production	thousand UAH	560.0	615.0
Volume of capital investments	million UAH	4.2	1.4
Volume of foreign direct investments	thousand USD	-	-
Volume of completed construction works	thousand UAH	2509.0	1926.0
Volume of retail trade	thousand UAH	25.6	35.4

5. ECONOMIC POTENTIAL

Industry

Sector of industry	Name of enterprise	Industrial production output in 2014, thousand UAH
Engineering and Metalworking	Imperiya dakhu LLC	1528.7

Agro-industrial complex

Main direction of agro-industrial complex development is a crop production.

Grain crops prevail in the structure of sown areas – 9,669 hectares or 55.8%, technical crops – 7,420 hectares (42.8%), potatoes and vegetables – 6 hectares (0.03%), feed crops – 245 hectares (1.4%). Mriya Pidhaytsi LLC occupies the main part by the land and production areas of agricultural products and by economic indicators among the enterprises. It processes 9,678 hectares of arable land. In the structure of sown areas grain crops prevail: including 1,463 hectares of winter crops, 2,978 hectares - spring, industrial crops occupy an area of 5,237 hectares.

Kinds of production	Produced in 2014
- metallurgical production, manufacture of fabricated metal products, except of machinery and equipment	145.4 tons
- flour	8.0 tons
- bran	2.5 tons
agricultural produce grown by all categories of enterprises	
- grain crops	81.4 thousand tons
- sugar beets	106.6 thousand tons
- potatoes	31.8 thousand tons
- vegetables (of open soil)	8.5 thousand tons
- milk	13.2 thousand tons
- meat	0.88 thousand tons
- eggs	6.7 thousand tons

6. TRANSPORT INFRASTRUCTURE



Pidhaytsi district is situated in south-west part of Ternopil district. Distance from the district center to Ternopil is 75 km., to Ivano-Frankivsk – 75 km., to Lviv – 123 km. Distance to the nearest railway stations: Potutory – 20 km., the Berezhany – 30 km. Territory of the district is crossed by the motorways of Sataniv-Halych and Monastyriska-Narayiv.

Length of motorways of state and local value is 166.4 km, including hard-surface are of 164.4 km.

7. EDUCATION

There are 23 educational establishments with 1,830 students. The amount of vocational educational establishments is 2 units with approximately 640 students.

EDUCATIONAL ESTABLISHMENTS

VOCATIONAL ESTABLISHMENTS

Name of establishment	Number	Name of establishment	Number of graduates
Gymnasium	1	Pidhaytsi Professional Agrarian Lyceum	410 students
Secondary schools	6	Galician Medical College Private Higher Educational establishment of the first level	235 students
Secondary base schools	11		
Primary secondary schools	5		

8. SOCIO-CULTURAL SPHERE

LIST OF BASIC HEALTHCARE ESTABLISHMENTS

There are Pidhaytsi District Communal Hospital (with the capacity of 120 hospital beds), 5 family physician ambulatories, 8 rural medicinal ambulatories and 14 medical assistant points.

CULTURE, TOURISM

The network of cultural establishments of Pidhaytsi district makes up 65 units. For today, there function: 32 cultural establishments of a club type, 30 libraries, 2 schools of aesthetic education, 1 Museum of Local History.

NATURE PROTECTION AND CULTURAL SIGHTS:

1. State Botanical memorials of nature of local value (4 – black walnuts in Zavaliv village);
2. Zavaliv sycamore State Botanical memorial of nature (Zavaliv village).

9. SUCCESS STORIES

Name of the project	Initiator of the project	Brief description of the project
Imperiya dakhu LLC	Zalutsky Ivan Oleksiyovych	In February 2008 Imperiya dakhu LLC began its activity. On territory of former Metalise LLC major repairs of apartments were conducted and 4 technological lines were established: on metall tile, metallic roofing profile, comb and skates manufacturing; metal dismissal. The sum of investments was 7.0 million UAH.

PART II. SUGGESTIONS FOR INVESTORS

1. PRIORITY INDUSTRIES FOR INVESTMENT





- Development of raw materials and mineral base;
- Production of new types of energy from renewable sources;
- Agro-industrial complex;
- Tourism and recreation.





2. STRATEGIC INVESTMENT PROJECTS


Name of project	Initiator	Cost	Term of realization	Stage of realization	Expected results
"Building of solar power-station with capacity of 2.5 MW in Ternopil district, Stare Misto village"	Halenerhopost PE, Lviv	4.5 mln. USD	6 months	Project documentation has been developed	Electricity production of 2.650 mln kWh / year
"Construction, putting into operation and organizing services by Zavaliv Tourist and Recreational Complex (on the basis of public lands of Zavaliv Village Council)	Pidhaitsi District State Administration, Zavaliv Village Council	1.255 mln. USD	5 years	Business plan developed (in prices of 2006)	Development of tourism in the district, creation of new working places.

3. FREE LAND PLOTS AND REAL ESTATE OBJECTS

Area	Location	Brief description	
Free real estate objects			
81 th. m ²	64, Shevchenko Str., Pidhaitsi	<p>Production facilities of Pidhaytsi Ahropromtekhnik JSC. Purpose of the object – repair of units and agricultural machinery aggregates. Total area of premises – 5,684 m². All engineering networks are available.</p> <p>Proposed sale of certain premises or joint venture. Price – negotiable. Private ownership, land ownership – state.</p>	

4 th. m ²	16, Mitskevych Str., Pidhaytsi	<p>Production facilities of Koropets Pidhaytsi Butter and Chese Factory. Purpose of the object – milk processing and cheese production. Total area of premises – 4,000 m². All engineering networks are available.</p> <p>Proposed sale, price is negotiable. Private ownership, land ownership – state.</p>	
20 th. m ²	Shevchenko Str., Pidhaytsi	<p>Industrial premises of Pidhaytsi Agrarian Lyceum, the total area – 2,500 m². All engineering networks are available.</p> <p>Construction is in progress, completeness – 30%. Investment terms – sale. Price – negotiable. State ownership, land ownership – state.</p>	
120 th. m ²	Muzhyliv, Pidhaytsi district	<p>Shopping center in Muzhyliv village, total area of premises – 1,500 m². No engineering networks.</p> <p>Construction is in progress, completeness – 50%. Investment terms – sale. Price – negotiable. Communal ownership, land ownership – state.</p>	
Land plots			
1.5 ha	Shevchenko Str., Pidhaytsi	<p>The land plot is located in the south-western part of Pidhaytsi on Shevchenko Str. near Halych-Sataniv motorway. Land plot for business:</p> <ul style="list-style-type: none"> - favourable location for transportation services; - ecologically clean environment; 	

		- availability of nearby networks (sewerage, water-, gas-, electricity supply systems)	
18.2 ha	Muzhyliv, Pidhaytsi district	Land plot under farm buildings and farm yards Land plot for business activity.	
10.6 ha	Shumlyany, Pidhaytsi district	Land plot under farm buildings and farm yards Land plot for business activity.	
11.2 ha	Holhocha, Pidhaytsi district	Land plot under farm buildings and farm yards. Land plot for business activity.	
30.5 ha	Poplavy, Pidhaytsi district	Land plot under farm buildings and farm yards. Land plot for business activity.	

15.4 ha	Zavaliv, Pidhaytsi district	Land plot under farm buildings and farm yards. Land plot for business activity.	
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PART III. CONTACT INFORMATION

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