



INVESTMENT PASSPORT of TERHOPIL DISTRICT, TERNOPIL REGION



Investment passport of Ternopil district is composed by the Department of economic development and trade of Ternopil District State Administration. It contains qualitative, up-to-date and comprehensive information on competitive advantages and investment opportunities of the region; it aims at disclosure and realization of its investment potential.

We hope that this publication would not only be a source of information for business, but it would also allow to raise investment attractiveness of the district, become an effective resource to stay in contact with potential business investors, favour with making positive decisions on investing in Ternopil district.

*Ternopil District
State Administration*

COMPETITIVE ADVANTAGES OF THE DISTRICT

- **Advantageous economic and geographical location:** Ternopil district is located closely to the regional center – Ternopil – and is apparently close to the traffic ways of Western Ukraine.
- **Favourable natural and climatic conditions:** these are to encourage the implementation of investment projects in agro-industrial complex.
- **Significant assets of natural resources:** 5,012 hectares of croplands (81%). It is one of the greatest indexes in the region. There are also territories with mineral deposits.
- **Tourist attractions:** unique architectural memorials of state value.
- **Human resources:** about 38,000 inhabitants are economically active and employable people.

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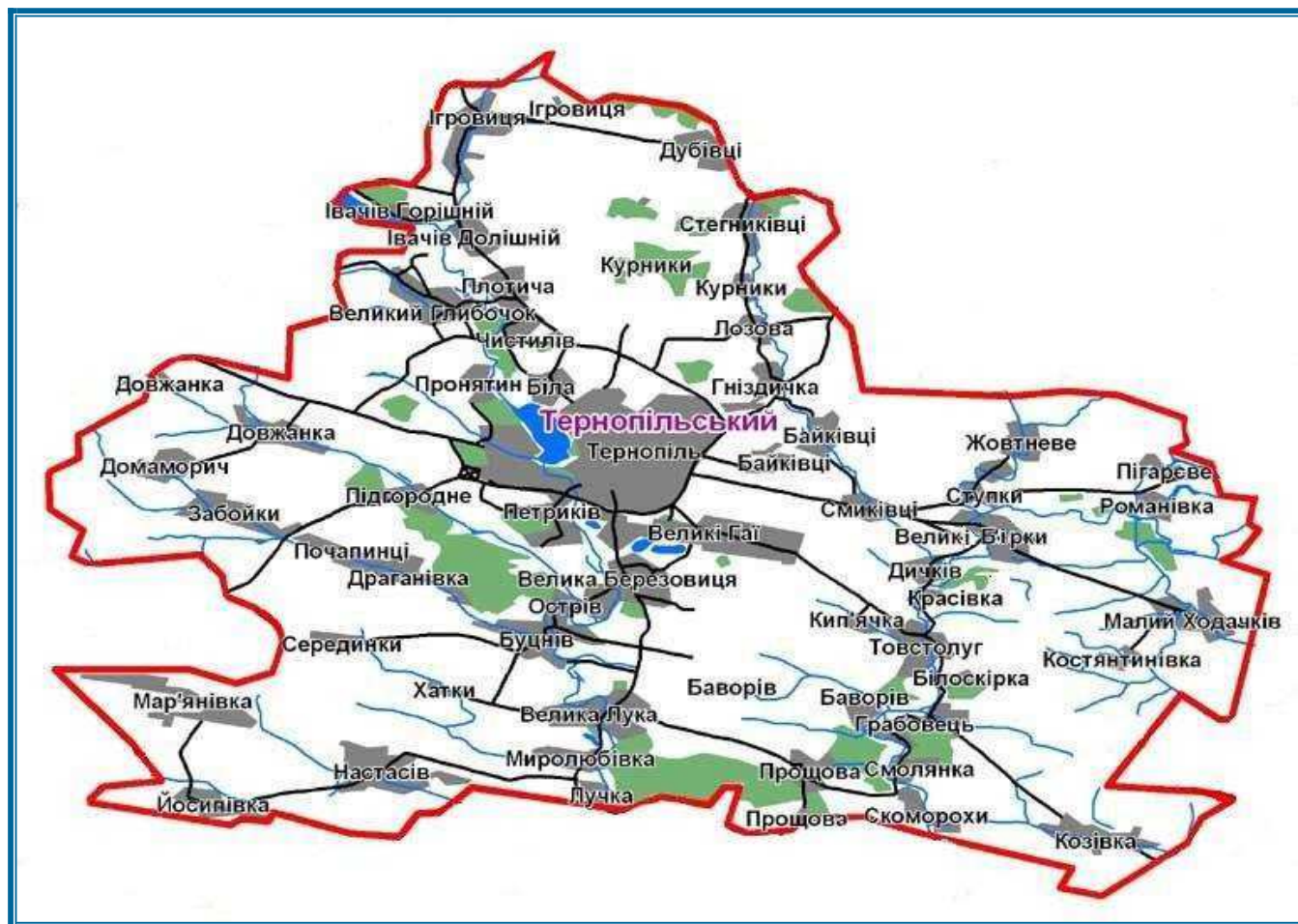
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CHAPTER 1. DESCRIPTION OF THE DISTRICT

1.1. GEOGRAPHICAL AND CLIMATIC CONDITIONS



The district is situated on the Volyn-Podillya Upland and appears to be one of the earliest settlements in the area.

The district is situated in the central part of the region and belongs to the forest and steppe zone of Ukraine.

Ternopil district consists of two townships and 56 villages. Its territory is 749.11 m², that is equal to 5.41% of total area of the region. The district is the seventh one among other districts of the region and has improper conformation. It stretches 38 km long from the north to the south, and 32 km wide from the west to the east.

The district borders with Kozova, Zboriv, Zbarazh, Pidvolochysk, and Terebovlya districts of Ternopil region.

Modern relief of the district was created due to the intensive surface lift and deep water erosion. The leading role in its shaping was performed by flowing river and surface waters. The last ones created the river valleys, ravines, gullies. The valleys bottoms are turf moored.

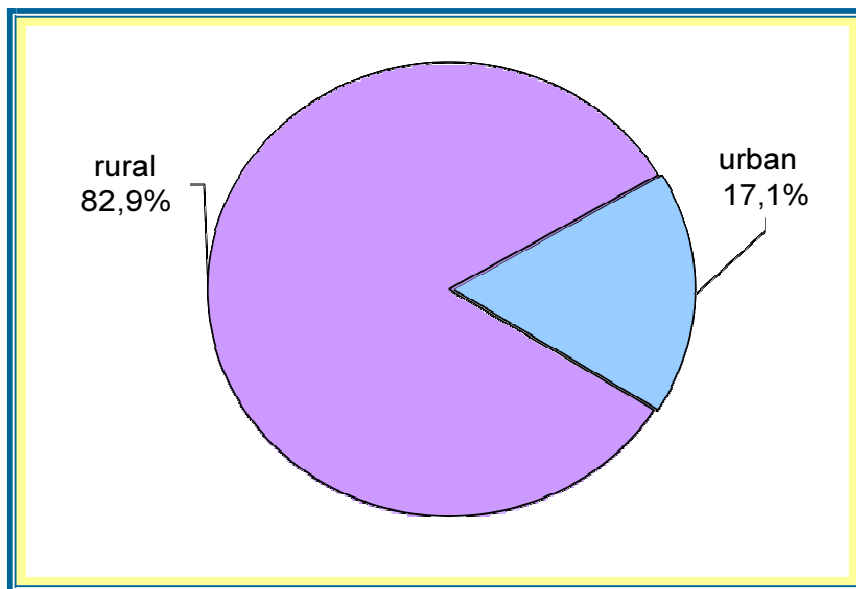
Relief of the district is represented by two complexes: Ternopil structural-plast plain and the Tovtry ridge, which is the source of landslides and collapses.

Due to the karst erosion saucer-shaped hollows and open-cast mines of limestone and sand were formed.

1.2. DEMOGRAPHY AND HUMAN RESOURCES

Population – 66,603 inhabitants, including:

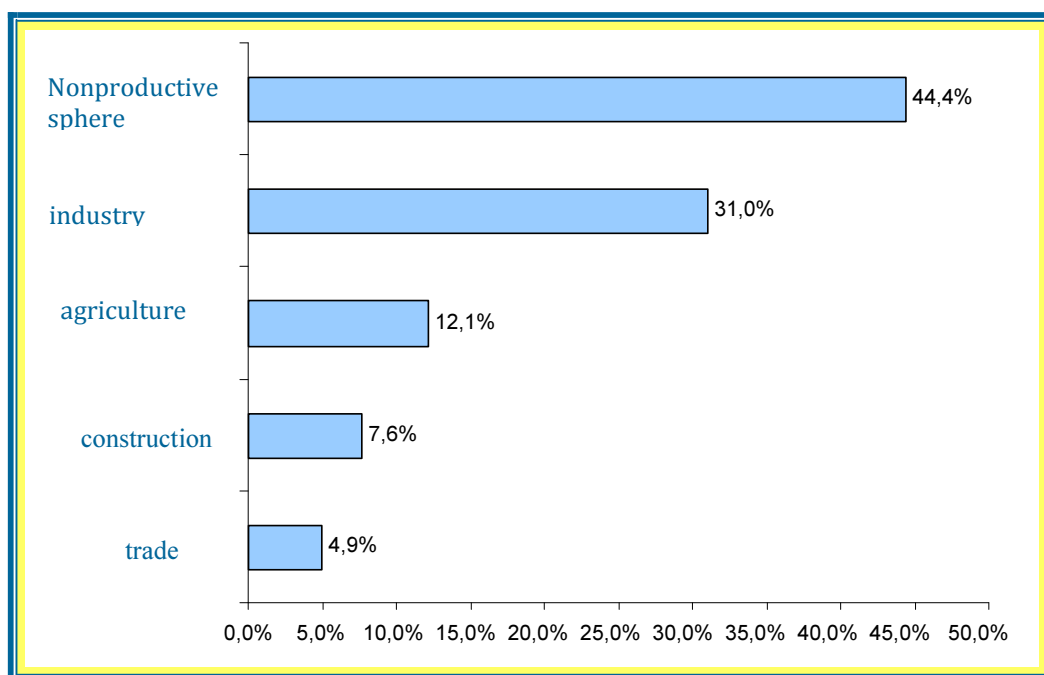
- rural population – 55,207 people;
- urban population – 11,396 people.



The district enterprises employ 13,224 inhabitants, including:

- industry – 4,100 people;
- agriculture – 1,600 people;
- construction – 1,000 people;
- non-productive sphere – 5,874 people;
- trade – 650 people.

Division of employees by economic activities



1.3. RAW MATERIALS POTENTIAL

Land resources

Soil cover of the district differs in genetic features, physical, chemical and water-physical properties. Deep black soils with low content of humus are most widely spread on the arable areas of the district. Ashed and dark gray-ashed encompass lesser areas.

The territory of the district is mostly flat, except of the southern part which is crossed with hollows. Watersheds are usually circular. The slopes are a little bit higher than plateaus. The hollows are of medium depth and their banks are not very steep, and sloping. Ternopil district is one of the most important and fertile in the whole region.

Agricultural development of the territory, comparing with the available land of Ukraine and that of the world, is extremely high and appears to be 83%.

Most of these lands are used for agriculture. The territory is ploughed up for 70%. Arable land in the structure of farmlands forms 81% (50,122 hectares). This appears to be one of the highest indicators in the region.

An average land value in the district due to the methods of evaluation of land and settlements is about 2.6 thousand USD per hectare: total value of arable lands in Ternopil district is approximately 90 million USD.

Forest resources

The area of timberland in Ternopil district is 4,900 hectares. 701 hectares are in the use of agricultural enterprises and village councils, and 4,199 hectares are assigned to the state forestries. The district is located on the territory of North-west Podillya forestry with its hornbeam and oak woods. Altogether they belong to the Western Ukrainian Forestry District. Percentage of forest land in the district is 6.2%.

Natural reserve objects on the territory of the district are represented by botanical reserves of the local importance with the specialization of preserving the botanic variety of the area (lilies, buckthorns, mountain ashes, elderberries, periwinkles and others). The total area of the reserves is 214 hectares.

Mineral resources

Basic minerals of the district are the following: sand, clay and stone. Agricultural enterprises, Budmaterialy ALC, Plant for road-building materials production PJSC, Budindustriya Plant PJSC are occupied with their exploitation and use.

List of existing deposits situated on territory of Ternopil district

Name of village council	Area of existing deposits (ha)	Exploitation
Velykyy Hlybochok	7.00	Piniat PE, Velykyy Hlybochok
Stehnykivtsi	5.0	Land reserves of Velyka Berezovytsya Council, Ukraina LLC, 2, Chernivetska Str., Velyka Berezovytsya, Ternopil district, Vasyl Ulych, tel.: 27-01-96
Ihrovytsya	2.00	Lands of Village Council, general use, Land user – Dobrobud LLC, Ihrovytsya
Stupky	2.00	Budmaterialy ALC, Stupky, Ternopil district
Chystyliv	13.0	Ternopil Carrier LLC
Tovstoluh	8.9	Budmaterialy ALC, Stupky, Ternopil district
Malyy Khodachkiv	8.2	Malyy Khodachkiv village council
Shlyakhtyntsi	10.0	Shlyakhtyntsi village council, Kob-bud PE
Total:	56.1	

Recreation resources

Environment has always been an important partner and companion in people's lives. All our wealth is taken from nature that is our everlasting treasure and our shrine.

In spite of a small territory of the district, two state marsh reserves are situated here: Chystyliv ornithological and Seret hydrological, which can be found in a picturesque and biogeocenotic unique area between the villages of Chystyliv, Velykyy Hlybochok and Bila.

Underground waters, coming into the surface in the villages of Ostriv, Dychkiv, and Stupky, are called salubrious. Hydrocarbonate waters with high content of silver and organic substances heal human bodies and souls, and are well known not only among the local inhabitants, but all over the region.

Local mixed forests can be called “the true pearl” of the region. Variety of berries, mushrooms and, certainly, fresh air are real findings for the local people.

A number of small lakes and rivers are located in the outskirts of the villages of Velykyy Hlybochok, Domamorych, Stegnykivtsi and Angelivka. Being not very deep and overgrown with marsh vegetation, they are good for the rich fish variety, which tempts amateur fishermen.

1.4. BASIC INDICATORS OF ECONOMIC AND SOCIAL DEVELOPMENT

Name of indicator	Units of measurement	2013	2014
Volume of sold industrial output	thousand UAH	471585.2	549317.1
Gross agricultural output by the categories of farms	thousand UAH	604120.0	620751.0
Volume of direct foreign investments	thousand USD	8027.7	6131.4
Volume of capital investments	thousand UAH	586400	330000
Volume of completed construction works	thousand UAH	119891	154774
Volume of export	thousand USD	177912.6	183000.0
Volume of import	thousand USD	162327.8	161000.0
Volume of retail turnover	million UAH	277.0	298.8
Volume of service sales	million UAH	55.4	66.8
Volume of average monthly wage	UAH	2,450	2,647
Amount of administrative services provided by the Centre of administrative services	units	1,261	2,761

1.5. ECONOMIC POTENTIAL

Over 36 industrial enterprises are located in Ternopil district. The following economic activities dominate in sales of industrial products: food products, products of engineer branch, construction materials, dentist equipment, polygraphic products, with the part of over 90% in the total volume of the realized products in the district.

No	Name of enterprise	Products manufactured	Products sales in 2014, th. UAH
1.	Plant for road-building materials production PJSC	Asphalt mixtures for road coverage	7329.3
2.	Budindustriya Plant PJSC	Solutions of concrete for the use, construction elements for building, cement blocks and bricks	38841.8
3.	Sim-Sim LLC	Canned fruits and vegetables	6419.4
4.	Myasovita LLC JV	Sausage products, byproducts	5956.4
5.	Sumitomo Electric Bordnetze-Ukraine LLC	Production of automobile cable systems	391556.9
6.	Plotycha Ahropromtekhnik LLC	Repair services for agricultural and forestry machinery	3480.1
7.	Marho LLC	Table-cloths and napkins	18233.1

8.	Shkolyaryk Publication LLC	Notebooks	45626.3
9.	Dekor VKP LLC Affiliation of Glass Factory	Containers for beverages and food products, glass jars for canning	4572.7
10.	Halit PE	Dental equipment	12945.7
	Total		549317,1

In 2014 the enterprises of Ternopil district exported products to 29 countries of the world; the imported goods came from 35 countries.

Export deliveries made 183.0 million USD, that is 0.4% more than in 2013; the imported deliveries made 161.0 million USD, that is 0.6% less than in 2013. Positive balance of foreign trade by societies amounted to 22.0 million USD.

In the commodity structure of export, according to the types of economic activity, there prevail: machinery, equipment and mechanisms, electrical engineering equipment; wood products or other fibred cellulose materials; unprocessed skins, cleaned skin; plant products; ready food products.

In the commodity structure of import there prevail: polymeric materials, plastics and products from them; wood products or other fibred cellulose materials; textile materials and textile products; means of surface transport; optical and photographic devices.

1.6. TRANSPORT INFRASTRUCTURE



Transport network of the general use:

operational length (km) :

- railways – 94.7;

- motorways – 279.2;

including: hard-surface – 279.2.

Specific gravity of highways with hard-surface – 100%.

1.7. EDUCATION

Educational establishments	Number of establishments	Number of students
Comprehensive schools	48	4,583
Preschool institutions	30	1,567
Including:		
Secondary and high schools (1-11 forms)	13	2,575
Secondary schools (1-9 forms)	15	901
Primary schools (1-4 forms)	10	207
Gymnasiums (educational complex V.Birky Secondary school-gymnasium)	1	455
Lozova Secondary School + kindergarten (1-11 forms)	1	136
Secondary schools (1-9 forms) +kindergartens	4	210
Primary schools +kindergartens	5	99
Children and youth sports schools (CYSS)	1	164 (13 groups)
Preschool institutions	30	1,337 places; 1,567 children
Extracurricular educational institutions	2	833
Schools to be built	1	-

1.8. Socio-cultural sphere

Health Care

Medical establishments	55
Including:	
Hospitals/beds	1/206
Polyclinics	1
Ambulatories of Family Practice	6
District hospitals family doctor stations	1
Rural medicinal ambulatories	47
Number of medical workers	815
of them with higher education	365, including 167 doctors

Culture

Cultural establishments total, units	115
including:	
cultural houses	16
clubs of cultural houses	40
museums	2
monuments of history and culture	73
libraries	56
arts and music schools	2
Number of amateur groups, with “Folk” title	26
Number of cultural workers	256

Hotels and restaurants on the territory of Ternopil district

No	Type of enterprise	Address	Contact information	Cuisine
1.	Dykanka Restaurant	3a, April 15 Str., Baykivtsi	097 966-52-52, 067 354-70-93, 42-12-12 dykanka@office.te.ua, http://dykanka.te.ua	Ukrainian
2.	Halytsky Castle Museum-Restaurant	22, Shumska Str., Baikivtsi	40-13-33, 067 730-08-68, http://zamok.te.ua	Ukrainian, Hunting, Italian
3.	Camelot Hotel and Restaurant Complex	6, Obyizna Str., Velyki Hayi	51-47-47, 067 354-56-86, office@hotel-kamelot.te.ua, www.hotel-kamelot.te.ua	Ukrainian, European
4.	Georgian cuisine Restaurant	Pidvolochysk highway, Velyki Hayi	42-09-94, 096 344-34-44	Georgian
5.	Rosynka Café-Bar	4th km of Lviv highway, Dovzhanka	067 789-67-70, 067 647-91-41	Ukrainian, European
6.	Sadyba Bar	5, Sichovykh Striltsiv, Malyy Khodachkiv	42-59-75	Ukrainian
7.	Bratislava Hotel and Restaurant Complex	10, Budnoho Str., Petrykiv	067 352-52-49, 51-28-51, 51-30-30, 43-57-43, www.bratislava.te.ua	Ukrainian, European
8.	Ternozavr Hotel and Restaurant Complex	12, Obyizna Str., Petrykiv	49-58-17, 53-36-46, 53-46-46	European, Oriental
9.	Dzhentelmen Restaurant Complex	3, Doroshenko Str., Petrykiv	55-00-99, 55-00-15	Ukrainian
10.	Chumatsky shlyakh Restaurant and Leisure Complex	49a, Berezhanska Str., Pidhorodnye	55-03-55, 050 377-64-41	Ukrainian

11.	Try bazhannya Restaurant	11, Pasichna Str., Pidhorodnye	099 240-73-28, 098 820-34-15	Ukrainian, European
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Sport

A football district championship is regularly held in Ternopil district. Competitions are organized in the first (12 teams) and second (32 teams) leagues. It is one of the largest in the region.

Sports infrastructure:

- stadiums – 1;
- football fields – 32;
- sporting halls – 15;
- athletic-sporting clubs – 40;
- grounds with artificial coverage – 3.

1.9. SUCCESS STORIES

Name and nature of the project	Initiator	Description
In 2007 Sumitomo Electric Bordnetze GmbH (Germany) founded an enterprise producing cable and wire products for Volkswagen Concern vehicles – Sumitomo Electric Bordnetze-Ukraine LLC. Currently this is one of the largest employers in Ternopil region (about 3 thousand employees).	Sumitomo Electric Bordnetze GmbH (Germany)	Sumitomo Electric Bordnetze GmbH is a member of Sumitomo Electric Industries Group, comprising 331 affiliated companies and subsidiaries in 33 countries, mostly in Asia, South America and Europe. Total number of employees in enterprises of the Group is more than 180 thousand people.

CHAPTER 2. OFFERS FOR INVESTORS

2.1. PRIORITY SPHERES FOR INVESTMENT

According to the analysis, it makes sense to invest into the **following areas**:

- **agroindustrial complex** (manufacture and processing of agricultural products, modernization of the equipment in order to produce new kinds of products);
- **machine-building and metal-work** (reconstruction of the equipment in order to produce new kinds of products);
- **construction materials industry** (modernization of the equipment for producing new kinds of products);
- **development of tourism and roadside infrastructure.**

2.2. STRATEGIC INVESTMENT PROJECTS

No	Name of the project	Initiator	Estimated cost	Payback period	Brief description
1.	Nursery of elite sports-postal pigeons and other elite birds	Sul Volodymyr Volodymyrovych PE	500.000 USD	10 years	Breeding of aboriginal species of sports pigeons for participating in competitions; exploration and organization of exclusive grain market for feeding of different kinds of pigeons; grain cultivation; production of simple feeding supplements for pigeons; no competitors on the territory of Ukraine
2.	Making of trailing land-processing and harvesting mini-machinery, metallic constructions, details to the agricultural machinery	Ternopil Ahropromtekhnika PJSC	400.000 USD	5 years	Building materials technology; production of metal constructions; production and repairing of agricultural machinery parts





3.	Cars and trucks service station	Individual entrepreneur Onufriyev Ya. V.	300.000 USD	2 years	Service station: workshops, office, holiday complex for customers
4.	Building of wholesale agricultural market	Ternopil District Council, Ternopil District State Administration	250.0 mln. UAH	5 years	A project must provide both wholesale and retail trade in agricultural products of the producers of the Ternopil district

2.3. FREE LAND PLOTS AND REAL ESTATE OBJECTS

Area	Location	Brief description	
Free estate objects			
2300 m ²	Baykivtsi, Ternopil district	Trade premises (Kyivskyy market)	
1453.6 m ²	14, Zarichna Str., Zhovtneve, Ternopil district	Cowshed premise of Sysak I.T. PE	
520.0 m ²	Velykyy Hlybochok, Ternopil district	Premise	

425.0 m ²	Velykyy Hlybochok, Ternopil district	Premise	
1,125 m ²	Velykyy Hlybochok, Ternopil district	Premise	
320.0 m ²	Velykyy Hlybochok, Ternopil district	Premise	
60.0 m ²	Baykivtsi, Ternopil district	Shop	
232.0 m ²	Ostriv, Ternopil district	Second floor of the shop	

600.0 m ²	Malyy Khodachkiv Ternopil district	Second and ground floor of the shop	
1,260 m ²	Bavoriv, Ternopil district	Shop	
335.0 m ²	Velyki Birky, Ternopil district	Second floor of the shop	
Land plots			
600.0 m ²	Zaboyky (Pochapyntsi Village Council), Ternopil district	Favourable location for transport service, close to the regional centre	
200.0 m ²	Zaboyky (Pochapyntsi Village Council), Ternopil district)	Favourable location for transport service, close to the regional centre	

By measurement	Velyki Hayi, Ternopil district	Exhausted carrier. Favourable location for transport service, close to the regional centre	
400.0 m ²	Skomorokhy, Ternopil district	Favourable location for transport service, close to the regional centre	
800.0 m ²	Smolyanka (Skomorokhy Village Council), Ternopil district	Favourable location for transport service, close to the regional centre	
300.0 m ²	Baykivtsy (Kyivskyy market), Ternopil district	Favourable location for transport service, near the stop for public transport	

CHAPTER 3. CONTACTS

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