



Kyiv Regional State Administration

KYIVREGION

www.koda.gov.ua

DEVELOPMENT CONCEPT FOR INDUSTRIAL PARKS IN KYIV REGION

2016



AN INDUSTRIAL (BUSINESS) PARK

An Industrial (Business) Park is a special area zoned and planned for allocation of new production facilities provided with energy resources, infrastructure administrative and legal conditions and being under control of a special company.

Industrial park is a production area where several independent enterprises of the same or different

sectors of industry conduct their activities. Enterprises allocated their production facilities at the common are mostly connected with the links of creation the added value and share common infrastructure as well as the services by public or private managing company.

GENERAL DEVELOPMENT CONCEPT

Successful development of industrial sector in Kyiv region requires creation of the network of industrial parks. That would enable industrial and agricultural companies to allocate their production facilities in the region in most comfortable way and contribute into increasing of industrial and agricultural potential of the region in general.

About 15 industrial parks are scheduled to be created in Kyiv region in 2015-2018.

Land area for creation of industrial parks will total from 15 to 200 hectares.

Term of building lease for creation of industrial park will total at least 30 years.

INDUSTRIAL POTENTIAL OF KYIV REGION

Kyiv region is one of the most complicated systems of functional life activities for more than two million people. Area of 28131 sq.km (1771 thousand hectares of which are rural lands) includes 26 cities, 30 towns and 1121 rural settlements. Trypillia thermal power-station, Kyiv hydro-power station, Kyiv pumped-storage development and about 49 large 18000 small and medium enterprises are located at the territory of Kyiv region. In its turn, functional length of rail roads of the region totals about 1100 km, while 7760 km of motor roads. All the above is an evidence of the great potential of economic growth of the region. At that such system requires constant and dynamic development. World financial crises and internal problems of our country result in disturbances in production and economic links thus contributing into the risk of degrading entire sectors of economy.

Important criteria of sustainable social and economic growth and development of Kyiv region is an attraction of capital

investments into the region. It becomes possible in case of correct and effective control over investment portfolio and creation of favorable investment climate integrally.

In this situation the key factor of economic development of the region should play an industrial cluster. Work exactly in this direction would allow attracting the investments into the region in most effective manner, creating additional workplaces along with significant increasing of regional budget revenues.

Solving the problem of effective support of production areas and industrial parks in Kyiv region is one of priorities in social and economic development of the region as modern European territorial entity.

To achieve maximum positive results within shortest possible terms we should elaborate clear “road map” for creation of industrial potential in Kyiv region.

HIGHLIGHTS OF INDUSTRIAL PARK /AREA DEVELOPMENT

item	Indicator	Parameters	Description of typical situation
1.	Entity foundation	<ul style="list-style-type: none"> number of steps cost of steps time spent statutory capital 	General number of procedures as well as their cost and duration shall be determined, which are required for registration and foundation of LLC (or similar type entity), from the moment of application till the start of activity
2.	Obtaining of permits for construction	<ul style="list-style-type: none"> number of steps term (in days) cost 	Number of procedures as well as cost and duration shall be estimated by the entity.
3.	Link to electric supply	<ul style="list-style-type: none"> number of steps term (in days) cost 	Number of procedures as well as cost and duration shall be estimated by the entity willing to connect the ready completed object (see. indicator « Obtaining of permits for construction») to electric supply system.
4.	Registration of property rights	<ul style="list-style-type: none"> number of steps term (in days) cost 	Number of procedures required for registration of property rights for completed object as well as their cost and duration shall be estimated by the entity after completion of construction
5.	Protection of investor	<ul style="list-style-type: none"> transparency index index of protection of investor's interests 	Level of shareholders' protection against unlawful actions of state authorities shall be determined. Indices are the score sum for positive answers for appropriate questions. One YES equals to one point.
6.	Taxation	<ul style="list-style-type: none"> number of taxes ime income tax salary fees and taxes total rate of taxation other taxes 	Quality of tax administration as well as volume of tax load for typical entity shall be determined (part of tax rates for annual income)

GENERAL INFORMATION ON INDUSTRIAL STATUS OF KYIV REGION

Kyiv region belongs to developed industrial regions of Ukraine and takes up 7th place for the sale volumes of industrial products per one person.

Industries supplying power, manufacturing food, rubber and plastic products, paper and cardboard, vehicles and metalware prevail in industrial complex of the region which includes 19 large enterprises, 342 medium and 2409 small entities.

Structure of industrial manufacturing for last 10 years has been steadily altered. Thus, the part of food and beverages in the entire sales volume of products has increased from 30,6% in 2003 up to 32,5% in 2013, while manufacturing of wood products, paper and printing industry have increased from 7,5% till 8, 8%, power supply, gas, steam and conditioned air supply - from 14,8% up to 25,0%.

However, share of machinery, except repair and installation of machines and equipment, has declined from 9,6% down to 7,4%. Manufacturing of rubber and plastic products and

other non-metal mineral products has decreased from 17,6% down to 14,4%. Share of metallurgical works products, metal hardware, except machines and equipment has declined from 5,8% to 4,9%. Manufacturing of textile, wear, products made of leather and other fabrics has decreased from 1,9% to 0,8 %.

During 2010-2013 new types of industrial activities have appeared in the structure due to putting into operation new industrial complexes for processing of oil-refining products, manufacturing of chemical agents and products and main pharmaceutical products and preparations.

At that, their total share in entire sales volume of industrial products in 2013 was as low as 2,4%.

Largest industrial centers of the region, the share of which total almost 70.0% in the sales volume in 2013 are Bila Tserkva (17.5%), Obukhiv (7.7%), Brovary (4.0%), Kyivo-Svyatoshynskii (12.4%), Myronivskii (7.8%) and Brovarskii (7.7%) districts.

GENERAL INFORMATION ON LABOR RESOURCES AND EMPLOYMENT

Minor decreasing of economically active population can be found in Kyiv region starting from 2000. Total population has decreased for 39.4 thousand or 4.7 per cent compared to year 2000.

However the decrease of unemployed persons is among one of the positive trends. In 2013 this index totaled 49,4 thousand persons which is almost twice less than the figures of 2000 (108.2 thousand persons).

Number of persons who has been registered in the regional placement service as of 1 January 2014 has increased for 31.7% compared to previous year and totaled 21.6 thousand persons among which 16.1 thousand have received the status of "unemployed person", and every fifth person of which was the rural resident (3,5 thousand or 21.7 per cent).

Demand for employment drastically exceeds the offers. 12 persons aspire to every vacant position among office

and trade workers. The highest demand for employment is among technical workers and it equals to 14 persons aspiring to every vacant position. The lowest demand is among professional managers (4 persons for one vacant position)

Level of salaries in Kyiv remains one of the highest ones, conceding the top to the city of Kyiv, Donetsk and Dnipropetrovsk regions. Salaries in the region in 2013 have exceeded the average level of salaries throughout the Ukraine for 2.6% (3302 UAH).

Representatives of transportation, warehouse companies obtained the highest salaries in the economy, while in manufacturing sector the salaries of employees at the entities of PC, electronics and optical products sectors have exceeded the average indices in regional economy in 1.7-8.6 times.



PROSPECTIVE LAND AREAS FOR CREATION OF INDUSTRIAL PARKS

“NOVOSILKY” INDUSTRIAL PARK

Name and location	“Novosilky” industrial park Institute of horticulture of NAAS Novosilky town, Kyivo-Sviatoshynskii district, Kyiv region
Land and facilities	15.5 hectares of industrial application -Biotechnological hothouse complex (incomplete construction project) -Fruit storehouse -warehouse -workshops
Engineer and technical infrastructure	Electric supply, water supply, sewage, natural gas supply, heat supply
Transport and logistics infrastructure	Distance to RW station – 10 km Distance to highway – 1 km Distance to settlements – nearby Kyiv
Projects and development objectives	<ol style="list-style-type: none"> 1. Construction and creation of science and production biotechnological complex for manufacturing of basic planting stock of fruit and decorative breeds 2. Creation of reprocessing complex for deep processing of fruits, berries and vegetables: production of pectin, baby-food, beverages and balms 3. Creation of logistics and depot complex 4. Production facility for manufacturing of devices and mechanisms facilitating works at seedbeds, gardens and berry plantations 5. Arrangement of service and maintenance center for agricultural technics and machines on the basis of existing repair shop.

“DMYTRIVKA” INDUSTRIAL PARK

Name and location	<p>“Dmytrivka” industrial park Institute of horticulture of NAAS Dmytrivka town Kyivo-Sviatoshynskii district Kyiv region</p>
Land and facilities	<p>55 hectares of industrial application</p> <ul style="list-style-type: none"> -Fruit storehouse -warehouse premises -Workshop for production of juices
Engineer and technical infrastructure	<p>Electric supply, water supply, sewage, natural gas supply, heat supply.</p>
Transport and logistics infrastructure	<p>Distance to RW station – 10 km Distance to highway – 2 km Distance from settlements – within the borders of Dmytrivka town</p>
Projects and development objectives	<ol style="list-style-type: none"> 1. Creation of logistics and warehouse complex for storing of fruit products with refrigerating chambers 2. Creation of reprocessing complex for primary processing of fruits, berries and vegetables 3. Construction of 2-stage processing plant for fruits and vegetables.

INDUSTRIAL PARK «BORIVSKE»

Name and location	Industrial park «Borivske» Institute of horticulture of NAAS Borova town Fastiv district Kyiv region
Land and facilities	16,5 hectares of industrial application -fruit store -shop for primary processing of fruits
Engineer and technical infrastructure	Electric supply, water supply, sewage, heat supply
Transport and logistics infrastructure	Distance to RW station – 10 km Distance to highway – 1 km Distance to settlements –within the borders of Fastiv
Projects and development objectives	<ol style="list-style-type: none"> 1. Production facility for processing of fruits and berries 2. Production facility for processing of vegetables. 3. Enterprise for farming and processing of mushrooms under industrial standards 4. Enterprise for manufacturing of fuel pellets.

INDUSTRIAL PARK «SALYVONKIVSKII»

Name and location	Industrial park «Salyvonkivskii» Institute of bioenergy cultures and sugar beet NAAS Ksaverivka Druha town Vasytkiv district Kyiv region
Land and facilities	30 hectares of feed warehouse
Engineer and technical infrastructure	Water supply, gas supply, electric supply
Transport and logistics infrastructure	Distance to RW station – 33 km Distance to highway – 3 km Distance to settlements – 0.5 km
Projects and development objectives	<ol style="list-style-type: none">1. Organization of work of scientific business park2. Construction of facility for production of fuel pellets

INDUSTRIAL PARK «TETIYIVSKII»

Name and location	Industrial park «Tetiyivskii» Institute of bioenergy cultures and sugar beet NAAS Denyhivka town Tetiyiv district Kyiv region
Land and facilities	16.9 hectares Feed warehouse
Engineer and technical infrastructure	Electric supply, water supply, sewage
Transport and logistics infrastructure	Distance to RW station – 10 km Distance to highway – 8 km Distance to settlements – 0.5 km
Projects and development objectives	<ol style="list-style-type: none"> 1. Machine and technological station. Construction of repair and service shops 2. Construction of elevator and warehouse complex

INDUSTRIAL PARK «LYTVYNIVSKII»

Name and location	Industrial park «Lytvynivskii» Institute of agriculture of North East NAAS Lytvynivka town Vyshhorod district Kyiv region
Land and facilities	15 hectares of agricultural application Repair shops of tractor crew
Engineer and technical infrastructure	Water supply, power supply
Transport and logistics infrastructure	Distance to RW station – 35 km Distance to highway – 2 km Distance to settlements – up to 7 km
Projects and development objectives	<ol style="list-style-type: none">1. Lines for processing and manufacturing of seeds of permanent grasses, landscape and roll grass.2. Line for manufacturing of fuel phytogenic pellets

INDUSTRIAL PARK «IMERI»

Name and location	Industrial park «IMERI» Institute for mechanization and electrification of rural industry NAAS Hlevaha town Vasylkiv district Kyiv region
Land and facilities	15 hectares of research and production area
Engineer and technical infrastructure	Water supply, sewage, power supply
Transport and logistics infrastructure	Distance to RW station – 1.2 km Distance to highway 0.9 km Distance to settlements – 1.0 km.
Projects and development objectives	<ol style="list-style-type: none"> 1. Manufacturing of grain combine harvesters 2. Manufacturing of combined plough and seeder units. 3. Modernization of tractors by PJSC «KTP» 4. Manufacturing of machines and know-how for vertical cultivating of soil.

INDUSTRIAL PARK «OLENIVKA»

Name and location	Industrial park «Olenivka» Institute for mechanization and electrification of rural industry NAAS Olenivka town Fastiv district Kyiv region
Land and facilities	15 hectares of research and production area
Engineer and technical infrastructure	Water supply, sewage, power supply.
Transport and logistics infrastructure	Distance to RW station – 27 km Distance to highway 0.9 km
Projects and development objectives	<ol style="list-style-type: none">1. Machine and technological stations2. Repair and technical maintenance center for import agricultural technics3. Warehouse:<ul style="list-style-type: none">-grain storehouse-drier, rework4. Processing complex, incl. sorghum, soya.

INDUSTRIAL PARK «BROVARSKYI»

Name and location	Industrial park «Brovarskiy» Kalynivka town Brovary district Kyiv region
Land and facilities	24 hectares, application: «Construction and use of industrial warehouses» -area is free of constructions
Engineer and technical infrastructure	Electric supply, gas supply
Transport and logistics infrastructure	Distance to RW – 500 m Distance to highway – 1 km Distance to settlements – nearby Brovary
Projects and development objectives	<ol style="list-style-type: none"> 1. Creation of logistics and distribution office for SC «Ukrposhta», logistics and storing complex for storing of products in refrigerating chambers 2. Machine and technological station. Construction of repair and service workshops

INDUSTRIAL PARK «BEREZAN»

Name and location	Industrial park «Berezan» Berezan Berezan district Kyiv region
Land and facilities	56 hectares. Industrial application
Engineer and technical infrastructure	Sewage, gas supply, power supply, water supply
Transport and logistics infrastructure	Area is located along the road of intra-district application Distance to RW – 500 m Distance to highway «Kyiv-Kharkiv» – 7 km Distance to settlements – nearby Brovary
Projects and development objectives	Woodworking industry, manufacturing of construction materials, instrument making, electric engineering, food industry, light industry

INDUSTRIAL PARK «TARASCHANSKII»

Name and location	Industrial park «Taraschanskii» Luka town Tarascha district Kyiv region
Land and facilities	41 hectares. Industrial application
Engineer and technical infrastructure	Gas supply, power supply
Transport and logistics infrastructure	Distance to RW – 30 km Distance to highway – 1 km Distance to settlements – nearby BilaTserkva
Projects and development objectives	Woodworking industry, manufacturing of construction materials, instrument making, electric engineering, food industry, light industry

INDUSTRIAL PARK «MYROTSKII»

Name and location	Myrotske, Kyivo-Sviatoshynskii district Kyiv region
Land and facilities	33,67 hectares For construction of manufacturing and store facilities
Engineer and technical infrastructure	Water supply, sewage, gas supply, energy saving
Transport and logistics infrastructure	Distance to RW station - 0,7 km Distance to airport - 6 km Distance to settlements – within the borders of Myrotske
Projects and development objectives	Woodworking industry, manufacturing of construction materials, instrument making, electric engineering, food industry, light industry, computing machinery. Alternative energy (construction of power plant of 10 MW total capacity.).

INDUSTRIAL PARK «BORYSPILSKII»

Name and location	Industrial park «Boryspilskii» Ivankiv town Boryspil district Kyiv region
Land and facilities	55 hectares of industrial application: -Premises of poultry plant -Elevator and weighing scales -storehouse -workshops
Engineer and technical infrastructure	Electric supply, water supply, sewage, Gas supply, heat supply
Transport and logistics infrastructure	Distance to airport Boryspil – 10 km Distance to highway – 1 km Distance to settlements – nearby Boryspil
Projects and development objectives	<ol style="list-style-type: none"> 1. Construction of TPP (biomass) of 17.5MW capacity 2. Wood pellet production plant 3. Construction of elevator and warehouse complex: -grain store -drying, rework 4. Processing complex, including soya and sunflower 5. Creation of logistics and storing complex for products with refrigerating chambers 6. Machine and technological station. Repair and service workshops

INDUSTRIAL PARK «YAHOTYN»

Name and location	Industrial park «Yahotyn» Yahotyn Yahotyn district Kyiv region
Land and facilities	50 hectares. Industrial application
Engineer and technical infrastructure	Sewage, gas supply, energy saving, water supply
Transport and logistics infrastructure	Distance to airport Boryspil – 10 k Distance to highway – 1 km Distance to settlements – nearby Berezan
Projects and development objectives	Woodworking industry, manufacturing of construction materials, instrument making, electric engineering, food industry, light industry, computing machinery.

INDUSTRIAL PARK «POLISKA TERRITORY OF INNOVATIONS»

Name and location	Industrial park «Poliska territory of innovations» Ivankiv town, Slavutych, Poliske town
Land and facilities	15 hectares. Industrial application
Engineer and technical infrastructure	Sewage, gas supply, energy saving, water supply
Transport and logistics infrastructure	Distance to airport Boryspil – 10 km Distance to highway – 1 km Distance to settlements – nearby Slavutych.
Projects and development objectives	Project concerning creation of Polisyia territory of innovations «Silicon Valley» is planned for implementation in the entire territory of Polisyia area of Kyiv and Chernihiv regions with research, development and commercial innovation center in Slavutych.

INDUSTRIAL PARK «FASTINDUSTRY»

Name and location	Industrial park «Fastindustry» Fastiv Kyiv region
Land and facilities	15 hectares of industrial application Municipal property
Engineer and technical infrastructure	Availability of link to distribution and supply lines (1 km)
Transport and logistics infrastructure	Distance to RW station – 3.3 km Distance to highway «Kyiv-Odessa» – 2.5 km Distance to road of intra-district application – 1150 m
Projects and development objectives	Manufacturing of construction materials, machinery, woodworking, pharmaceutical industry , electronics and IT, light industry (the list may be added or corrected appropriately according to current needs of the community).

KYIV REGION



KYIV REGIONAL STATE ADMINISTRATION

1, sq. Lesi Ukrainki,
Kyiv, 01196, Ukraine

tel.: +380 44 286-84-11
fax: +380 44 286-85-54

www.koda.gov.ua