

**ZAVODSKA
MUNICIPAL
TERRITORIAL
COMMUNITY**
Poltava region
Ukraine, 2024

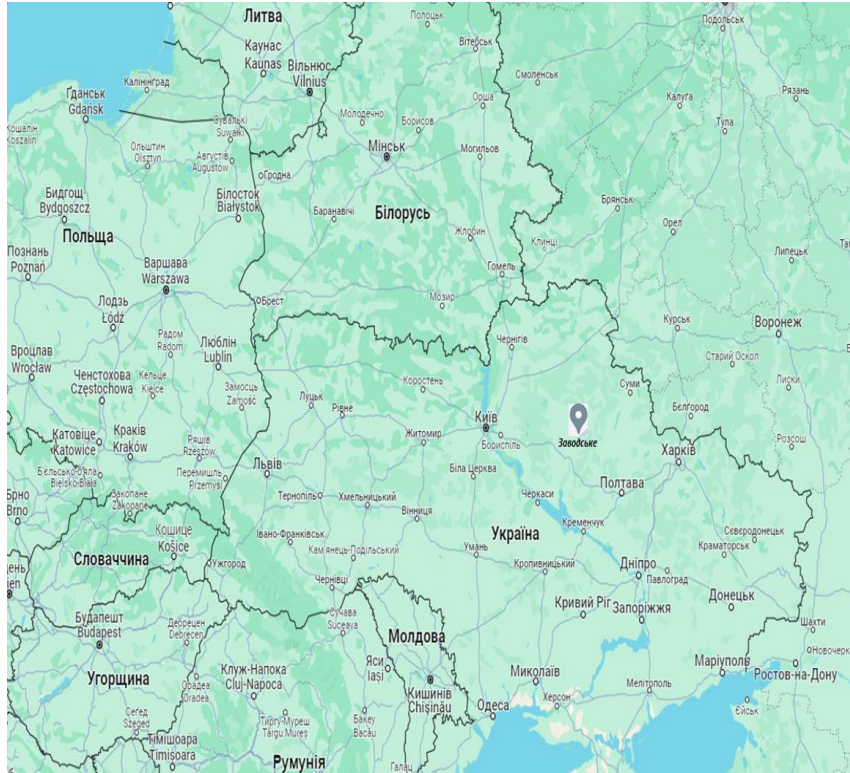
Investment passport



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General information



11,127

Population, thousands of people



193,83

Community area, sq. km



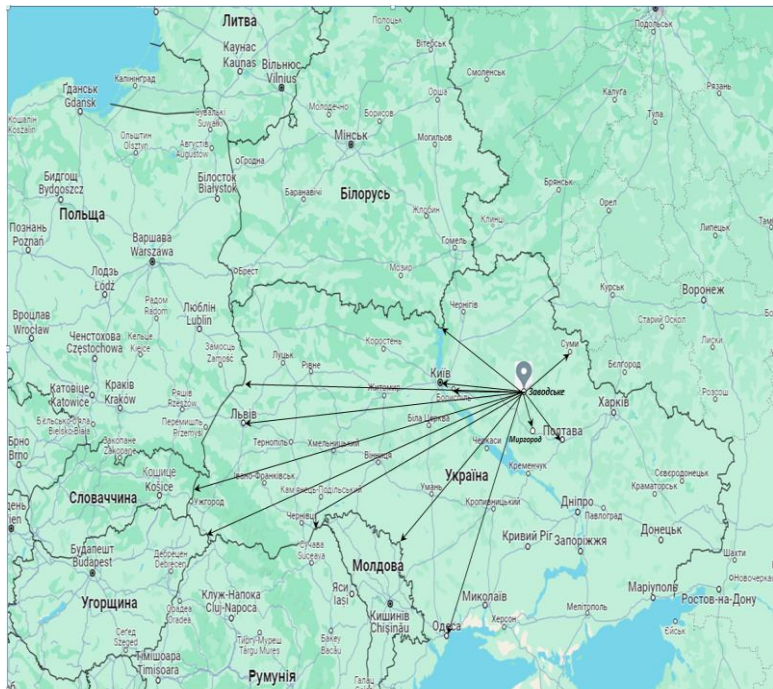
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Number of settlements



Administrative center
ZAVODSKE

General information



Distances from Zavodske

Myrhorod	68 km
Sumy	146 km
Poltava	173 km
Boryspil	189 km
Kyiv	226 km
Odesa	701 km
Lviv	766 km
Poland	734 km
Slovakia	984 km
Hungary	1033 km
Romania	803 km
Moldova	472 km
Belarus	371 km

Investment attractiveness factors

These are the facilities, resources, and programs of our community that can encourage existing businesses to expand and investors to create new businesses.

It is a combination of factors that creates favorable conditions for internal and external investors.

Below is a catalog of investment attractiveness factors of our community.

ZAVODSKA MUNICIPAL TERRITORIAL COMMUNITY,
Poltava region, Ukraine, 2024



INVESTMENT ATTRACTIVENESS FACTORS



INVESTMENT
OBJECTS



NATURAL
RESOURCES



GEOLO
CATION



INFRASTRUCTURE
FOR BUSINESS



CULTURAL
PATRIMONY



HUMAN CAPITAL
AND SOCIAL
INFRASTRUCTURE



LOCAL
BUSINESS



TOOLS FOR
BUSINESS
FACILITATION



STRATEGY
DOCUMENTS



COMMUNITY
IMAGE

1



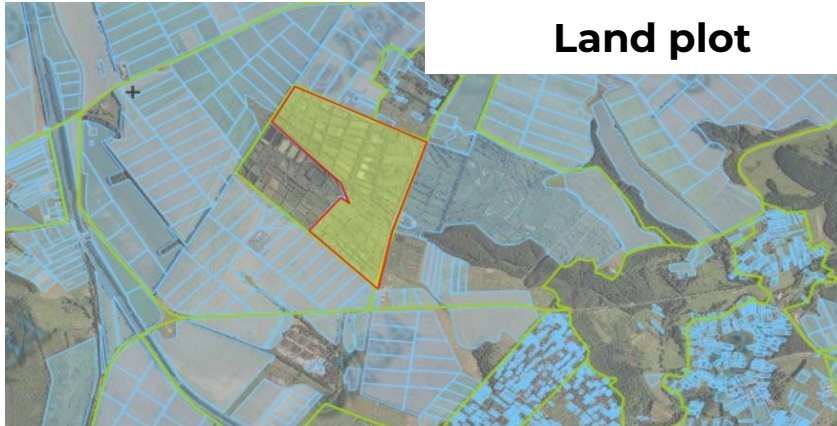
INVESTMENT OBJECTS



1

INVESTMENT OBJECTS

- On the territory of Zavodska territorial community (Vyshneve village).
- Property: communal.
- 129.1 ha, of industrial land.
- Cad. № 5322610600:00:002:0001.
- Transmission line passes through the site – 6kV.
- High-pressure gas trunk pipeline.
- 0.76 km to the road Т1705 Hadiach-Lokhvytsia.
- The access road is paved with a hard surface.
- Distance to residential development - 0.210km.
- Rent.



Land plot



Land plot

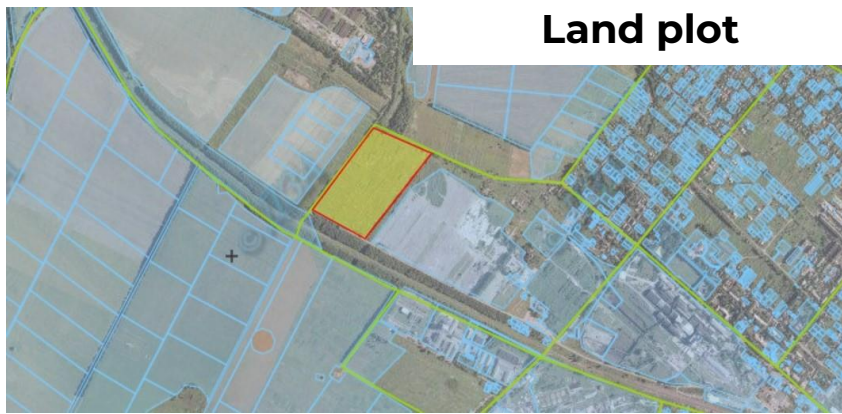
- On the territory of Zavodska territorial community (Vyshneve village).
- Property: communal.
- 115,66 ha, of industrial land.
- Cad. № 5322610600:00:001:0001.
- In 50 m of the power line – 6 kW.
- High-pressure gas trunk pipeline.
- 0,25 km to the road T 1705 Hadiach-Lokhvytsia.
- The access road is paved with a hard surface.
- Distance to residential development– 0,210km.
- Rent.



INVESTMENT OBJECTS

1

- Land plot, 49,2546 ha.
- On the territory of Zavodska territorial community (Vyshneve village).
- Property: communal.
- Lands of industry.
- Access road - without a hard surface.
- In 680 m of power lines - 6 kW.
- High-pressure gas trunk pipeline.
- 1,01 km to the road T 1705 Hadiach-Lokhvytsia.
- Distance to residential development – 0,930km.
- Rent.



Land plot



Land plot

- Land plot, 15,76 ha.
- Zavodske, Stepova str.
- Property: communal.
- Lands of industry.
- The access road is paved with a hard surface.
- In 680 m of power lines – 6 kW.
- High-pressure gas trunk pipeline.
- Distance to the railway track – 0,091 km.
- Distance to residential development – 0,706 km.
- Rent.



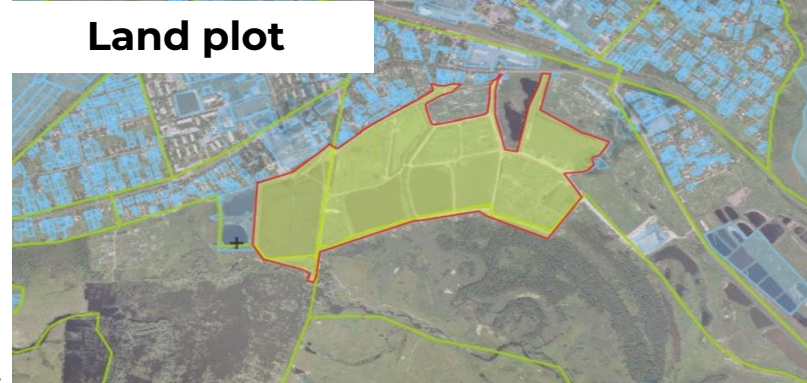
INVESTMENT OBJECTS

- Land plot, 81,9971 ha.
- Zavodske, Vyshneva str.
- Property: communal. Lands of industry.
- Cad. № 5322610600:51:009:0104.
- The access road is paved with a hard surface.
- In 100 m of power lines – 6 kW.
- Low-pressure gas trunk pipeline.
- Centralized water supply system - 0,1 km.
- In 0.47 km. the railway Romny-Romodan-Bakhmach.
- Bordering the road O 1712162 Mlyny-Pisky.
- Distance to residential development – 0,040 km.
- Rent.



Land plot

Land plot



- Land plot, 27,35 ha.
- Zavodske, Vyshneva str.
- Property: communal. Lands of industry.
- Cad. № 5322610600:51:009:0217.
- The access road is paved with a hard surface.
- In 100 m of power lines – 6 kW.
- Low-pressure gas trunk pipeline.
- Centralized water supply system - 0,3 km.
- In 0,47 km. the railway Romny-Romodan-Bakhmach.
- Bordering the road O 1712162 Mlyny-Pisky.
- Distance to residential development – 0,240 km.
- Rent.



INVESTMENT OBJECTS

- Land plot, 29,77 ha.
- Zavodske, Vyshneva str. Property: communal.
- Lands of industry.
- The access road is paved with a hard surface.
- Near the power lines – 6 kW.
- In 600 m. low-pressure gas trunk pipeline.
- Centralized water supply system - 0,3 km.
- Distance to the railway track – 0,9 km.
- Bordering the road O 1712162 Mlyny-Pisky.
- Distance to residential development – 0,180 km.
- Rent.



Land plot

Land plot



- Land plot, 0,4 ha. Property: communal.
- Zavodske, Kyivska str.
- Public development lands.
- Cad. № 5322610600:51:009:0217.
- The access road is paved with a hard surface.
- Near the power lines – 6 kW., in 60 m. medium pressure gas network.
- Centralized water supply system - 0,03 km.
- In 0,15 km. the railway track .
- Distance to residential development – 0,045 km.
- Rent.



INVESTMENT OBJECTS

- Non-residential building in the Pisky village, Tsentralna, 2 str.
- Property: communal. The total area - 228.5 m².
- Cad. № 5322684901:01:002:0500.
- The access road is paved with a hard surface.
- Bordering the road O 1712162 Mlyny-Pisky.
- The power grid is connected.
- Low pressure gas pipeline in 60 m.
- Nearby is a bus stop.
- Distance to the center of the village – 1 000 m.
- Rent.



Free premises

- Non-residential building.
- Pisky village, Druzhby, 32a str.
- Property: communal.
- The total area - 429,3 m².
- Cad. № 5322684901:01:002:0484.
- Power grid and low-pressure gas pipeline in 5 m.
- The access road is paved with a hard surface.
- Distance to the center of the village – 600 m.
- Sale, rent.



INVESTMENT OBJECTS

- Production building in Pisky village, Druzhby, 23a str.
- Property: communal.
- The total area - 117,2 m².
- The access road is dirt, to the road with a hard surface 250m.
- Power grid and low-pressure gas pipeline in 20 m.
- Distance to the center of the village – 600 m.
- Sale, rent.



Free premises

- Non-residential building. The total area - 960,3 m².
- Bodakva village, Shevchenko Tarasa. 55a str.
- Property: communal.
- The access road is paved with a hard surface.
- Electricity and water supply are connected, low pressure gas pipeline in 100 m.
- Distance to the center of the village – 100 m.
- Sale, rent.



INVESTMENT OBJECTS

- Non-residential building in Nyzhnya Budakivka village, Shkilna str.
- Property: communal.
- The total area - 210,0 m².
- The access road is paved with a hard surface.
- Bordering the road C 171221 Pisky-N.Budakivka-Panchenky.
- The water supply system is connected.
- Power grid and low-pressure gas pipeline in 30 m.
- Distance to the center of the village – 700 m.
- Sale, rent.



Free premises

- Non-residential premises.
- Zavodske, Shkilna 13a and 13b str.
- Property: communal. The total area - 947,3 m².
- The access road is paved with a hard surface.
- Water drainage and water supply are connected.
- Power grid and low-pressure gas pipeline in 30 m.
- City center.
- Sale, rent.





INVESTMENT OBJECTS

- Non-residential building in Zavodske Sadova, 2b str.
- Property: communal.
- The total area - 650,7 m².
- The access road is paved with a hard surface.
- The power grid is connected.
- Water drainage and water supply are connected.
- Low-pressure gas pipeline in 20 m.



Free premise



- Distance to the city center - 960 m.
- Railway station "Sula" at a distance 1100 m.
- Sale, rent.

2



NATURAL RESOURCES



NATURAL RESOURCES

Ecological state of the territory

- **Zavodska community is surrounded by coniferous and deciduous forests.**
- **Favorable ecological situation.**
- **Physico-geographical processes are not widespread.**
- **The climate is temperate continental, mild, with warm long summer and moderate winter.**

Forest-steppe zone

- **The relief is flat.**
- **Forests and forested areas - 1 126,3391 ha.**
- **Agricultural lands – 14 726,1916 ha.**
- **Water resources (457,9164 ha) - reservoir (75,0 ha), lakes, rivers Sula, Artopolot, Bodakva.**



NATURAL RESOURCES

- On the territory of the community there is a hydrological reserve of local importance "Artopolot" 507.4 ha and a landscape reserve of national importance "Khrystanivskiyi" 819.6 ha (on our territory).
- The aquifer of Buchak sediments is one of the most promising sources of centralized water supply.
- The soils are mainly medium and low-humus chernozems, meadow chernozem soils, which, with the necessary agronomic measures, give large crops.
- Available deposits of hydrocarbons, peat, building sand and clay.

3



GEOLOCATION



GEOLOCATION

Poltava region



- The community is located in the northern part of the left bank of Ukraine.
- At a distance of 5 km. from the community, the regional road Krolevets — Konotop — Romny — Pyriatyn passes.
- With the Kremenchuk - Bakhmach railway of the Southern Railway, the “Sula” railway station in Zavodske, in addition to the passenger transportation function, has a loading and unloading station at its disposal.

4



INFRASTRUCTURE FOR BUSINESS



INFRASTRUCTURE FOR BUSINESS

- There are 5 buildings in the community where you can rent an office.
- The total area of office premises – about 600 sq. m.
- The average rental price – 100 UAH per sq. m.



Premises for office



Warehouse premises

- There are 2 privately owned premises in the community where you can rent area.
- The total area of warehouses is 1,700 sq. m., areas from 700 to 1000 sq. m. are available for rent. One of the premises has a ramp.
- The average rental price – 70 UAN per sq. m.



4

INFRASTRUCTURE FOR BUSINESS

- The availability of transport connections - the Lokhvytsia — Hadiach — Okhtyrka highway.
- The distance to the highway Kyiv – Sumy – 7 km.
- There is an extensive network of internal roads providing access to all settlements. Paved roads - 34.2 km.
- There are 2 gas stations in the community.
- The possibility of connection to the 110/6 kV. substation power grids.
- High-quality drinking water, industrial water. 44% of the population has centralized water supply and sewerage, and 56.0% uses groundwater through mine wells and shallow boreholes.
- There are filtration fields on the territory of the community with a capacity of 400 m³/day.





INFRASTRUCTURE FOR BUSINESS

Post offices are operating:



Available coverage of the largest mobile operators.
Access to the Internet.



Banking institution:



Banking machines:



PrivatBank



Banking terminal:





INFRASTRUCTURE FOR BUSINESS

Coworking

- Zavodske. A coworking center was created on the basis of the Public Library of the Zavodska municipal council, with an area of 25 sq. m.
- The number of available workplaces - 25.
- Ability to conduct training, meetings, seminars, workshops - up to 30 people.
- Micro-entrepreneurs can rent a workplace in a co-working space.
- Also, in Zavodske, it is possible to rent premises for coworking meetings on the basis of the City House of Culture N°1 of the Zavodska municipal council, with an area of 50 sq. m. and 133.2 sq. m.
- The number of available workplaces – 36 and 21.
- Ability to conduct training, meetings, seminars, workshops – up to 60 people.



5



CULTURAL PATRIMONY



5

CULTURAL PATRIMONY

- On the territory of the community there are scythian burial mounds, a cemetery of the Chernyakhov era, 4 Zemstvo schools, built **in the style of Ukrainian Art Nouveau** according to the project of Opanas Slastion, entered into the State register of immovable monuments of Ukraine as objects of cultural heritage of local importance.
- A museum of ethnography was created in one of the zemstvo schools in Bodakva village. The ethnographic corner was part of a general exposition of local history materials on the history of the village.



Pisky village



Zavodske (Brysi massif)



Bodakva village



PISOCHKI village

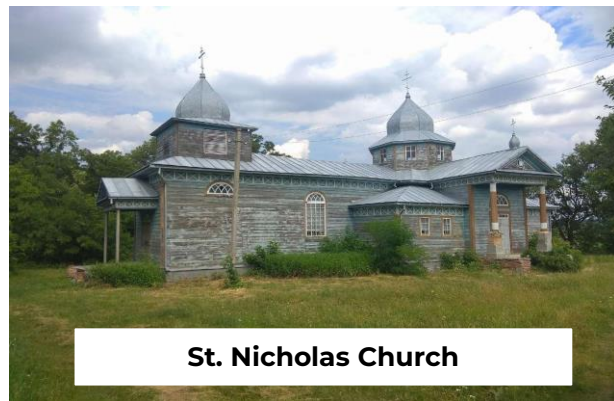


CULTURAL PATRIMONY

- The Church of the Holy Archangel Michael, probably built in the XVIII century.
- The wooden one, disassembled into logs, was transported to the village. Nizhnya Bodakivka from the village Petrivka - Romenska.
- 5 • It was restored in 1995. The bell tower and dome were restored, and a bell was installed. At this time, the church was re-consecrated as St. Nicholas. .



The remains of the Galagan manor and the park, an ancient oak



St. Nicholas Church

- Galagan was a public figure, ukrainophile, philanthropist, a large landowner in Poltava and Chernihiv regions.
- In the village of Pisky, Galagan had a huge two-story mansion made of white bricks made at his own factory, with a round flowerbed and a small chapel nearby. But the biggest decoration of the estate was an oak alley with 100 oaks growing in pairs.
- In 1895, with the assistance of Hryhorii Pavlovych, the Lokhvytsia railway station was opened in the village of Pisky.

6



HUMAN CAPITAL AND SOCIAL INFRASTRUCTURE



Able-bodied population

The Lohvytsia district branch of the Poltava regional employment center regularly conducts:

- Seminars, working meetings with employers to maximize the use of human potential in the community.
- Vouchers are provided to maintain the competitiveness of certain categories of citizens through retraining, specialization, advanced training in professions and specialties for priority types of economic activity.
- Implementation of measures to promote the employment of internally displaced persons.

HUMAN CAPITAL AND SOCIAL INFRASTRUCTURE

- 11,127 thousand residents live in the community, 61% are able-bodied
- Women and young people need new jobs

The inflow of IDPs

- During the war, more than 1500 people from the southern and eastern regions moved to the community





HUMAN CAPITAL AND SOCIAL INFRASTRUCTURE



University graduates
Professional education

- Sumy State University (distance learning) on the basis of the LMTFC PSAU in Zavodske provides educational services in the following specialties: industrial mechanical engineering; management; economics; law; computer technology.

- A separate structural subdivision of the Lohvytskyi Mechanical and Technological Vocational College of the Poltava State Agrarian University (VSP "LMTFC PSAU") provides educational services in the following specialties: operation and repair of food production equipment; grain storage and processing; fermentation production and winemaking; production of bread, confectionery, pasta and food concentrates.



- School graduates choose the following professions for their jurisprudence, pedagogy and economics, natural sciences and medicine.



HUMAN CAPITAL AND SOCIAL INFRASTRUCTURE

Sport

The development of physical culture and sports in the community is facilitated by:

- **five** stadiums;
- **seven** sports halls;
- **four** sports grounds with training equipment;
- **four** football fields for playing mini-football;
- artificial court for playing basketball and hockey;
- **three** modern multifunctional sports grounds and a sport complex.



Health care

The community health care system is provided by:

- KNP "TSPMSD" of ZAVODSKA MUNICIPAL COUNCIL.
- 4 primary care outpatient clinics and 3 rural health posts.
- the number of doctors and attendants staff- 46.
- 25 day care beds are in operation.
- an X-ray room is available.



7








LOCAL BUSINESS



LOCAL BUSINESS

The largest employers on the territory of the community are:

RISE-EAST LLC,  PJSC "SKLOPRYLAD",
 Europe Trans Agro LLC is a member of the group of companies 
 "Elevator-Agro" LLC is part of a group of companies 
 TALANLEGPROM LLC
 LLC "Lokhvytskyi Compound Feed Plant" 



The largest taxpayers in the community:

- LLC AF «CHBG»
- LLC «Elevator Agro»
- TVD «Chervonozavodskyi bakery»
- LLC «Europe Trans Agro»
- Private enterprise «Pavis»
- LLC «TALANLEGPROM»



Industry structure

Industry - 8.4%
 Rural industry - 13.6%
 Small and medium business
 (trade - 48% and services -30%)



LOCAL BUSINESS

Growing and processing of agricultural products

FARMING ENTERPRISE "LUCH"

- Grows various agricultural crops;
- 7 • Uses modern methods and technologies for land cultivation;
- It is engaged in the processing and sells its own products.



Production of cabinet furniture

TM ATISS offers:

- A wide selection of furniture;
- Free consultations;
- They offer a full catalog of furniture;
- Reasonable prices.

LOCAL BUSINESS



Agricultural production

- Thanks to fertile soils, the community has significant natural resource potential for productive agricultural production. There are more than 14,000 ha of sown areas.
- There are more than 20 agricultural enterprises in the community, farms focused on growing grain and industrial crops, oilseeds.

8



TOOLS FOR BUSINESS FACILITATION



TOOLS FOR BUSINESS FACILITATION

A flexible system of rental rates for small and medium-sized businesses, that are developing, up to 3%.



Section INVESTMENTS

- The "Entrepreneur" section has been created on the community's website <http://zv.gov.ua/content/pidpryyemtsyu.html>
- Information on current grant programs for business is constantly published
- The entrepreneur's information point is constantly updated



TOOLS FOR BUSINESS FACILITATION



- The community is ready to cooperate with business entities on a mutually beneficial partnership basis.
- Availability of land plots.
- Favorable conditions for innovative projects.
- Providing investment support in the formation of a package of documents and providing consultations.
- The local government policy is focused on supporting the development of industry, small and medium-sized businesses.

9

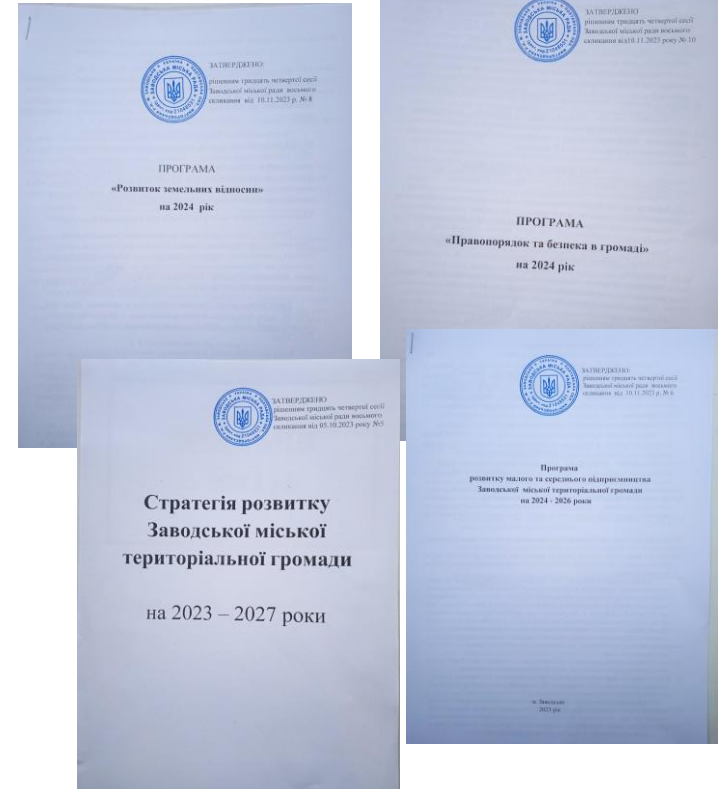


STRATEGY DOCUMENTS



STRATEGY DOCUMENTS

- Development Strategy of Zavodska municipal territorial community for 2023-2027 years.
<https://zv.gov.ua/content/strategichnyy-rozvytok.html>
- The implementation plan of the Community Development Strategy for 2023-2027 was approved by the decision of the Zavodska municipal council dated October 5, 2023 year №5.
- Program for the development of small and medium-sized enterprises of the Zavodska municipal territorial community for 2024-2026 years.
- The program "Development of land relations" for 2024 y. from 10.11.2023 year № 8.
- The program "Law and order and security in the community" for 2024 was approved by the decision of the Zavodska municipal council from № 10.



10



COMMUNITY IMAGE



COMMUNITY IMAGE

The community has a successful experience of attracting grants from international organizations, namely:

10

giz Deutsche Gesellschaft
für Internationale
Zusammenarbeit (GIZ) GmbH



 Solidarity Fund PL
in Ukraine



**Partner city – Gmina Ksheshov
(Republic of Poland)**





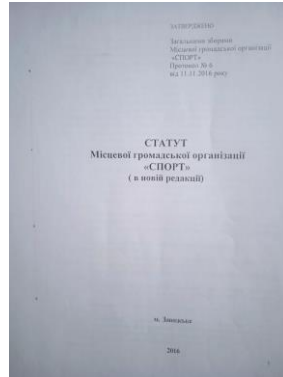
COMMUNITY IMAGE

Public organizations were created

NGO «Circle of unity»



MGO «SPORT»



NGO «STRAZH»



MGO
«LAW AND ORDER»



Dear ladies and gentlemen!
I congratulate you on behalf of the Zavodska community!

Our city, preserving historical patrimony, strives to be innovative and pioneering.

The Zavodska community is a space for promoting development and growth. Favorable geographical and logistical location, high-quality soils, free premises, modern ASC, talented and hardworking people.

We are open to business representatives, investors and partners from all over the world.

We are worth dealing with if you have favorable offers, want to have reliable partners, strive for success and are ready to work honestly and transparently!


I am convinced that it is, in the Zavodska community you will become your own and you will be able to realize your ambitious plans! **I sincerely invite you to cooperate!**

The mayor of Zavodske
Vitaliy SYDORENKO



ZAVODSKA MUNICIPAL TERRITORIAL COMMUNITY,
Poltava region, Ukraine


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