



# INVESTMENT PASSPORT OF NOVOLYNSK

A portrait of a man with short brown hair and a beard, wearing a blue checkered blazer over a light blue shirt. He is standing with his arms crossed against a grey background. The text is overlaid on the lower left of the image.

**DEAR COLLEAGUES,**

Novovolynsk is a city of regional significance, which is located in the basin of the Western Bug River on an area of 1733 hectares, with a population of over 57 thousand inhabitants.

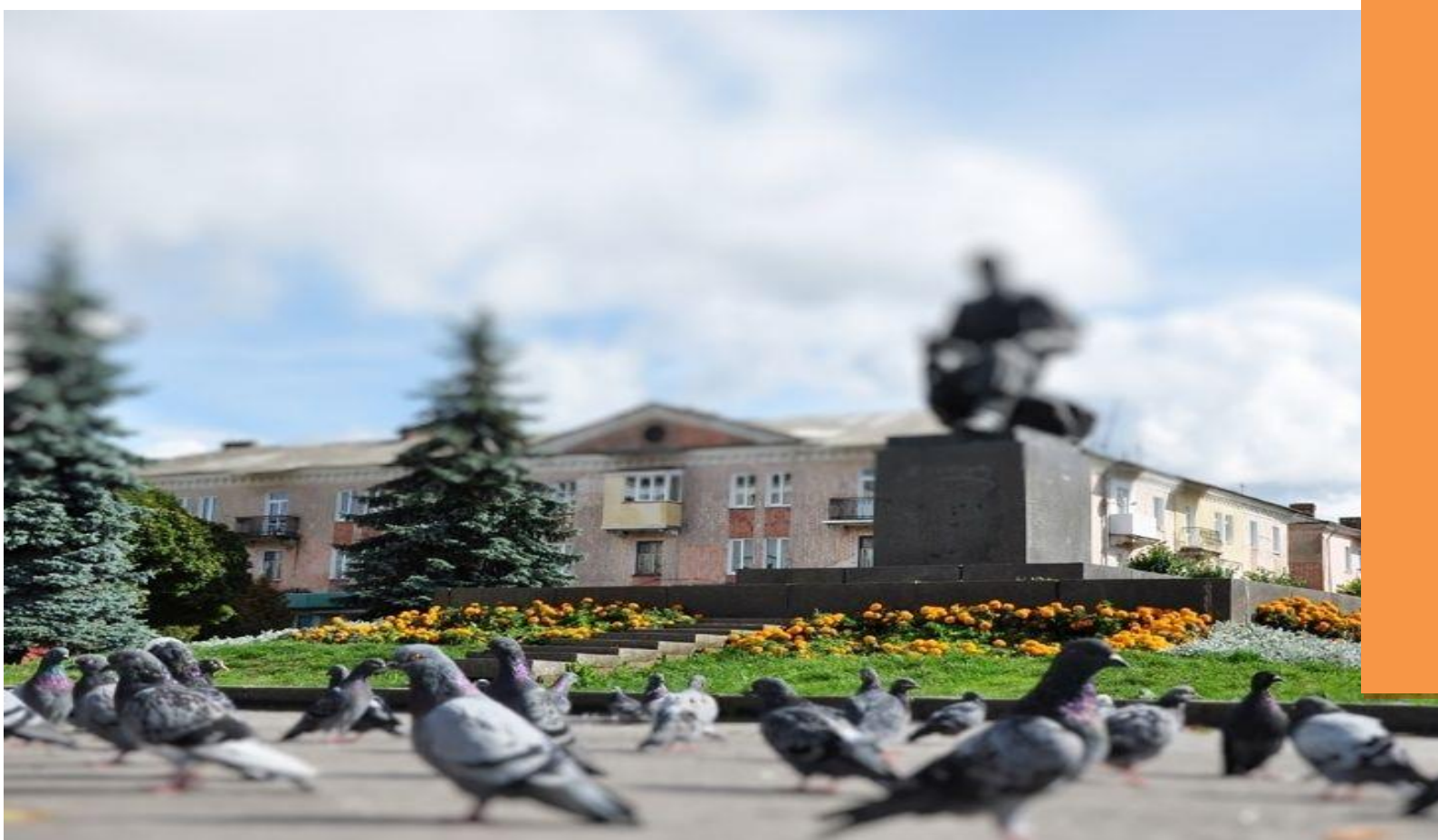
Novovolynsk has a favorable transport and geographical location, which is one of its significant advantages, as it is located only five kilometers from the state border with the Republic of Poland. As a result, Novovolynsk connects the border territory of Western Ukraine and Eastern Poland, is part of the cross-border crossing "Euroregion Bug", through which intensive foreign economic relations of the regions of Ukraine with European countries.

Achievements in various spheres of life and positive changes occur due to the daily work of residents and the desire to make the city even better.

Sincerely  
Mayor  
**Borys Karpus**

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# SUMMARY OF THE CITY



The population of Novovolynsk and Blagodatne, which is its administrative unit, is more than 57,000 inhabitants



≈ 500 000 000 UAH



\$ 2646.4 US investment per capita



As of 01.01.2020, the average salary is UAH 9,514



Industrial products were sold for almost UAH 3,941.4 million

# SCIENTIFIC AND TECHNICAL POTENTIAL

## Educational institutions:

Novovolynsk Educational and Scientific Institute of Economics and Management of Ternopil National University of Economics (IV-level of accreditation)

Novovolynsk Electromechanical College (I - level of accreditation)

Number of full-time secondary schools - 9

Number of educational institutions (boarding schools) - 1

Number of permanent preschool institutions - 9

Number of children's out-of-school institutions (houses of creativity of children and youth, schoolchildren, clubs of young technicians) - 3



# CITY DEVELOPMENT

## FOREIGN ECONOMIC ACTIVITY

Foreign economic turnover of goods (2019):

exports - 47.8 million dollars. USA

imports - 179.4 million dollars. USA

Foreign economic turnover of services (2019):

exports - 2.6 million dollars. USA

imports - 15.2 million dollars. USA

Main partner countries: Switzerland, Poland, Germany

## EXECUTION OF BUDGETS

Revenues of local budgets, UAH	89 037 544
Expenditures of local budgets, UAH	86 762 927
Revenues of local budgets per person, UAH	1 604
Rate of increase (decrease) of local budget revenues (excluding transfers),% to the corresponding period of the previous year)	26,9
Rate of increase (decrease) of local budget revenues (excluding transfers),% to the corresponding period of the previous year	96,4

## FINANCIAL AND CREDIT INSTITUTIONS

### **Raiffeisen Bank Aval Joint Stock Company, Novovolynsk branch**

Peremohy Avenue, 4	0 800 500 500	Mon-Fri: 09: 00-17: 00
		Cashier: 09: 00-17: 00
		Sat-Sun: closed

### **Novovolynsk Branch of PJS Company "PRIVATBANK"**

Dryzhby Avenue, 15	3700	Mon-Fri: 10:00-16:00
		Sat-Sun: closed

### **Branch of Volyn Regional Department of JSC Oschadbank**

Peremohy Avenue, 1A	0 800 210 800	Mon-Fri: 08:00-18:00
		Sat-Sun: closed

### **Branch of JSC "KREDOBANK"**

Shevchenko Boulevard, 10	0 800 500 850	Mon-Fri: 09:00-18:00
		Sat-Sun: closed

### **Branch of JSC "CREDIT AGRICOLE BANK"**

Shevchenko Boulevard, 8	(03344) 4 10 79	Mon-Fri: 09:00-17:00
		Cashier: 09:00-13:00
		14:00-17:00
		Sat-Sun: closed

### **Universal branch No. 525 of JSC "UKRSIBBANK"**

Shevchenko Boulevard, 16	(033) 443 04 80	Mon-Fri: 09:00-17:00
		Sat-Sun: closed

### **Branch A205 of JSC "A-BANK"**

Shevchenko Boulevard, 13	7776	Mon-Fri: 09:00-18:00
		Cashier: 09:00-18:00
		Sat-Sun: closed

# INVESTMENT FACTORS

STATE TAXES		LOCAL TAXES	
Corporate income tax rate	18 %	Land tax rate (depending on the purpose)	0,03 – 10 %
Tax rate for non-residents	15 %	Real estate tax rate (depending on the facility and location area)	0,4 – 1,5 %
Individual income tax rate	18 %	Single tax rate:	
		And the group	10 %
		Group II	20 %
		Group III	3-5 %
Interest tax rate	15 %		
<b>Dividend tax rate:</b>			
accrued by a non-resident	9 %		
accrued by a resident	5 %		
<b>Value Added Tax (VAT):</b>			
rate			
import and supply of	20 %		
pharmaceutical products	7 %		
<b>Social contribution rate:</b>			
for the employer	22 %		
for the employee	4 %		



# MOBILITY



## Transport complex of the city

### Public transport network:

#### Operating length:

state and local highways value, km 92,1

including with a hard covering, km 60,4

#### Specific weight:

paved roads,% 65,6

Public connection: 1

Bus stations, pcs.

Passenger traffic, thousand people per year 3 600

City routes 9

## FOREIGN INVESTMENTS

The successful experience of the city of Novovolynsk with investors is the involvement of well-known foreign and domestic corporations



**Kronospan UA**

Austria

Production of plates for furniture industry, lamination of plates



**HahnElektrobauGmbH**

Germany

Manufacture of low power transformers



**BRW-Україна**

production site of the Black Red White group of companies from Poland

Manufacture of cabinet furniture

# INTERNATIONAL COOPERATION AND ACHIEVEMENTS

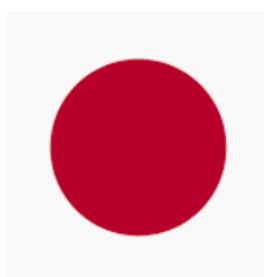
Novovolynsk is a young city that successfully cooperates with international organizations, bringing the municipality closer to European standards.



**Capital reconstruction of the water supply system  
Municipal Enterprise "Novovolynskvodokanal"**  
Project cost: 6 million dollars. USA



**Project: "The first step in the transition to the use of  
renewable energy sources in the city of Novovolynsk"**  
Executive Committee of Novovolynsk City Council  
Project cost: 1.3 million euros



**Project: "Modernization of medical equipment in the  
maternity hospital of Novovolynsk Central City Hospital"**  
within the KUSANONE program  
Executive Committee of Novovolynsk City Council, Igor  
Palitsa Charitable Foundation "Only Together",  
Novovolynsk Central City Hospital  
Project cost: 54 thousand dollars. USA

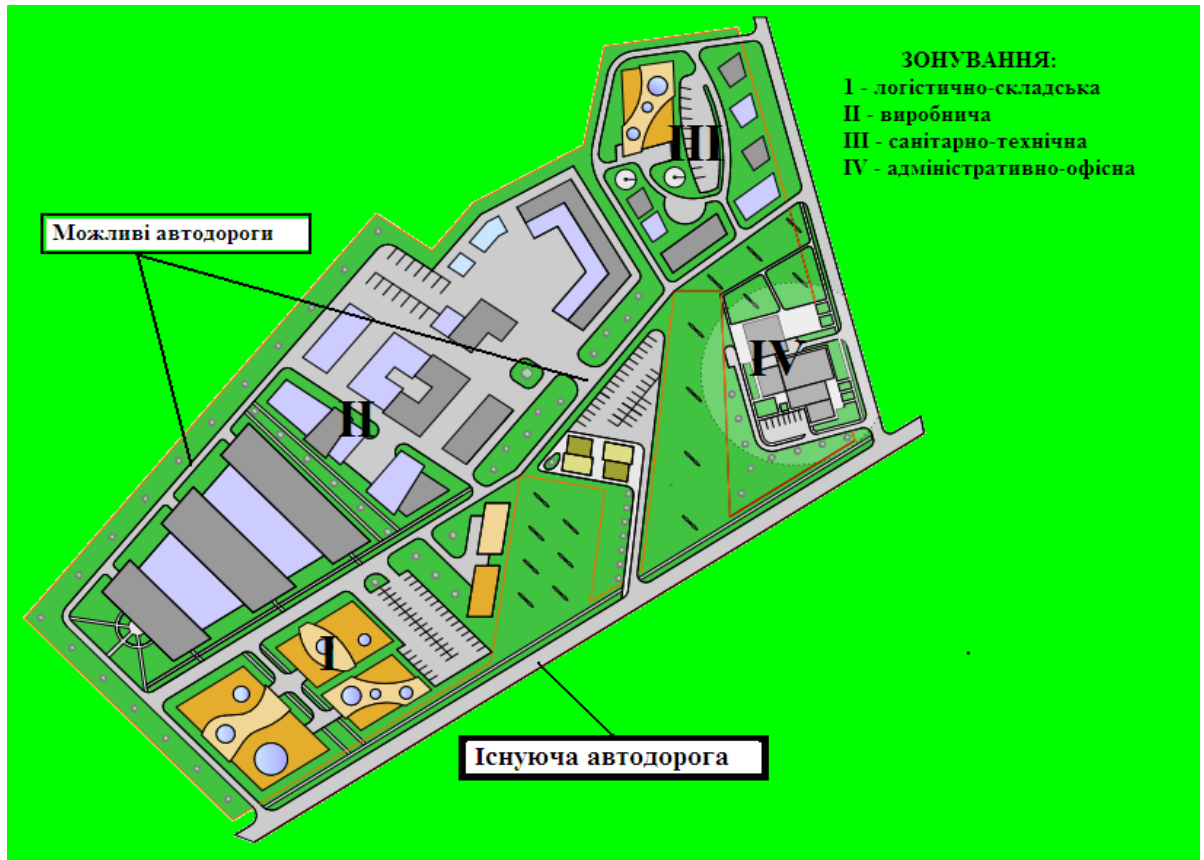


**Program: "Energy efficiency in small towns II"**  
Executive Committee of Novovolynsk City Council  
Project cost: over UAH 300,000.

# INDUSTRIAL PARK

## Investment plot № 1

Name	In Ukrainian: Novovolynsk Industrial Park English: Novovolynsk Industrial Park
Initiator of creation	Novovolynsk City Council
Location	Volyn region, Novovolynsk city, Luts'k street
The size of the land plot	20 ha (16 ha of usable area, 4 ha - communications, power lines, protection zones of facilities, etc.)
Cadastral number of the plot	0710700000: 01: 008: 0053 dated March 27, 2017, ZV-0703355202017
Zone 1	Logistics and warehousing (3.6 ha)
Zone 2	Production (10.9 ha) (Industrial investments: mechanical engineering; production of household appliances; light industry; agricultural industry)
Zone 3	Sanitary and technical (2.45 ha)
Zone 4	Administrative and office (3.1 ha)
The method of realization of production areas in the park	Transfer of plots for rent, sublease; Construction with their subsequent sale or lease.
Park infrastructure	Transport infrastructure: Access roads and internal road system; Stops and parking for passenger transport to transport residents. Engineering infrastructure: Power supply system; Gas supply system; Water supply and drainage system (fire extinguishing pumps); Telephone lines and the Internet. Logistics infrastructure: Railway branch and loading and unloading platforms; Warehouse complex for service of automobile cargoes. Service infrastructure: Administrative and household complex: service premises, conference halls, dining room, shop, guest parking
Management company services	Sale / lease of plots; Construction of industrial facilities; Operation of the park territory; Support for residents in obtaining permits; Business services: legal, personnel, marketing, etc.
Investment incentives for residents	paragraph 44 of subsection 4 of section XX "Transitional Provisions" of the Tax Code of Ukraine for the period up to 31.12.2021; Part 6 of Art. 287 of the Customs Code of Ukraine
Arrangement of the site	UAH 86.4 million



# GREENFIELD

## Investment plot № 2

Name of the settlement	Novovolynsk
The name of the investment object	The land is free from construction
Form of ownership, owner (manager) of land	Communal, Novovolynsk City Council
Total area (ha)	2.5
The purpose of the land plot is possible	Under the location of an industrial enterprise
Availability of a construction project	No
Terms of purchase (ownership, lease)	Sale of property, leasing
Distance to the source of water supply (m)	500
Distance to the place of connection of the sewerage (m)	500
Distance to the source of gas supply (m)	500
Distance to power supply connection source (m)	300
Distance to the motorway (km)	From the highway of territorial significance Kovel - Zhovkva (R 15) 2,0
Distance (if available) to the railway track (km)	0.1
Distance to the regional center (km)	100
Address	Volyn region, Novovolynsk, street Lisna
Contact person: position	Advisor to the Mayor:
full Name	Volodymyr Rozhelyuk
telephone, fax, e-mail	Phone (03344) 41202 fax (03344) 31633 e-mail: <a href="mailto:vykonk@nov-rada.gov.ua">vykonk@nov-rada.gov.ua</a>
Population of the territorial community (persons)	57 thousand people
Results (expected results)	Positive ones are expected
public hearings	Included in the list of land plots for sale at land auctions

## Investment plot № 3

Name of the settlement	Blahodatne
The name of the investment object	The land is free from construction
Form of ownership, owner (manager) of land	Communal, Blahodatne
Total area (ha)	53.47
The purpose of the land plot is possible	Location of production facilities
Availability of a construction project	No
Terms of purchase (ownership, lease)	Sale of property, sale of lease
Distance to the source of water supply connection (m)	From the village network 600
Distance to the place of connection of the sewerage (m)	From the village network 1000
Distance to the source of gas supply (m)	From the high pressure gas pipeline 500
Distance to power supply connection source (m)	From the power line (10 kV) 100
Distance to the motorway (km)	From the highway of territorial significance Novovolynsk-Ivanychi (T-03 05) 0.50
Distance (if available) to the railway track (km)	3
Distance to the regional center (km)	120
Address	district street Ivanychivska, within the settlement
Контактна особа : посада прізвище, ім'я, по батькові телефон, факс, e-mail	The village head Alexander Toporivsky Tel., Fax (03344) 30068 e-mail: z.rada2016@gmail.com
Population of the territorial community (persons)	57 thousand people
Results (expected results)	Positive ones are expected
public hearings	Included in the list of land plots for sale at land auctions

# BROWNFIELD

## Investment plot № 4

Name of production area	Construction State Enterprise "Novovolynsk Mechanical Repair Plant"
Name of the settlement	Novovolynsk
Area	-
Region	Volyn
Owner	Novovolynsk City Council
EDRPOU code	00179000
Ownership	state
Website	
Distance to the nearest district center (km)	20 km (Ivanichi village)
Distance to the nearest regional center, (km)	95 km (Lutsk)
Presence of an access railway track	20 km (Ivanichi village station)
Name of the nearest railway freight station and distance to it, (km)	0,1
There is a paved driveway for trucks	R 15
Distance to the national highway (km)	Novovolynsk-Ivanychi-Pavlivka-Lokachi, T-03-05 (3.2 mi / 5.1 km)
Name of the nearest airport and distance to it, km	Lviv International Airport named after Danylo Halytsky with a distance of 122 km (on the highway P15 - 1 hour 54 minutes); Rivne International Airport with a distance of 171 km (on the route H22 - 2 hours 54 minutes), 183 km (on the route H22 and E85 / M19 - 2 hours 54 minutes), 182 km (on the route H17 - 2 hours 59 minutes)
Availability of public transport routes to the location of the square (buses, trains).	Availability of passenger and freight traffic in the amount of 46 and 26, respectively.

In what year it was built	1957
Number of floors of the building in which free production areas are located	One-storey shops
On which floor are the free production areas	On the first
Dimensions of the production area:	Additional information will be provided upon request
Length (m)	Additional information will be provided upon request
Width (m)	Additional information will be provided upon request
Height (m)	Additional information will be provided upon request
Area (thousand sq.m.)	1164,7
The total area of the territory on which the production areas are located (thousand sq.m.)	The land plot is 1.0879 hectares The total area of the premises is 1164.7 m <sup>2</sup>
How areas are provided:	
• Gas supply. What is the power reserve (m <sup>3</sup> / h)	The distance to the medium pressure gas pipeline is 10 m
• Power supply. What is the power reserve (kW / h)	Substation of the property complex at a distance of 500 m. 1) 6 kV transmission line No. 1 from 35/6 kV B-4 substation to 6 / 0.4 kV substation Repair Mechanical Plant No. 1; 2) 6 kV N 2 transmission line from 35/6 kV B-4 substation to 6 / 0.4 kV substation Repair Mechanical Plant N 2
• Communication (telephone, internet)	available
• Water supply. What is the power reserve (m <sup>3</sup> / h)	Additional information will be provided upon request
• Drainage. What is the power reserve (m <sup>3</sup> / h)	Missing, distance to the connection source 110 m
How to provide space heating (describe)	Installation of a heating system
How to ensure loading and unloading operations	Available methods of loading and

(describe)	unloading works: mechanized, complex-mechanized, automated and manual (non-mechanized) works
Technical condition (perfect, good, average, bad) (select required)	average
What are the main works that need to be done to prepare the area for the production process (list these works and briefly describe what needs to be done for each of them)	It is necessary to repair the roof and repair the room
Can these works be performed at the expense of the owner	No
Address	45400 Volyn region, Novovolynsk, street Shakhtarska, 53

## Investment plot № 5

Name of production area	Construction of a brick factory in Novovolynsk
Name of the settlement	Novovolynsk
Area	-
Region	Volyn
Owner	Novovolynsk City Council
EDRPOU code	
Ownership	communal
Website	
Distance to the nearest district center, (km)	20 km (Ivanichi village)ge
Distance to the nearest regional center, (km)	95 km (Lutsk)
Existence of an access railway track	20 km (Ivanichi village station)
Name of the nearest railway freight station and distance to it, (km)	Railway station in Volodymyr-Volynskyi at a distance of 20.1 km along the route R15 (28 min)
There is a paved driveway for trucks	R15
Distance to the national highway (km)	Novovolynsk-Ivanychi-Pavlivka-Lokachi, T-03-05 (3.3 mi)
Name of the nearest airport and distance to it, km	Lviv International Airport named after Danylo Halytsky with a distance of 122 km (on the highway P15 - 1 hour 54 minutes); Rivne International Airport with a distance of 171 km (on the route H22 - 2 hours 54 minutes), 183 km (on the route H22 and E85 / M19 - 2 hours 54 minutes), 182 km (on the route H17 - 2 hours 59 minutes)
Availability of public transport routes to the location of the square (buses, trains).	Availability of passenger and freight traffic in the amount of 46 and 26, respectively.
In what year it was built	1952
The number of floors of the building, which houses free production space	One-storey shops
On which floor are the free production areas	On the first
Dimensions of the production area:	Information will be provided upon request
Length (m)	Information will be provided upon request
Width (m)	Information will be provided upon request
Height (m)	Information will be provided upon request
Area (thousand sq.m.)	Information will be provided upon request
Are there additional premises (auxiliary, office, auxiliary, etc.), their area (thousand	Information will be provided upon request

sq.m.)	
The total area of the territory on which the production areas are located (thousand sq.m.)	The land plot is 2.97 hectares Additional information will be provided upon request
How areas are provided:	
• Gas supply. What is the power reserve (m <sup>3</sup> / h)	The distance to the medium pressure gas pipeline is 2.1 km. FRPN№269 (16 (12)) value of capacity (cubic meters / hour) as of 01.11.2016: - technical access - 3100; - reserve - 1240; - free admission - 1240
• Power supply. What is the power reserve (kW / h)	Additional information will be provided upon request
• Communication (telephone, internet)	Connection possible
• Water supply. What is the power reserve (m <sup>3</sup> / h)	Additional information will be provided upon request
• Drainage. What is the power reserve (m <sup>3</sup> / h)	Connection possible
How to provide space heating (describe)	Installation of a heating system
How to ensure loading and unloading operations (describe)	It is possible to provide: mechanized, complex-mechanized, automated and manual (non-mechanized) works
Technical condition (perfect, good, average, bad) (select required)	average
What are the main works that need to be done to prepare the area for the production process (list these works and briefly describe what needs to be done for each of them)	It is necessary to carry out roof repairs and comprehensive repairs. Supply of engineering and communication infrastructure, connection (gas supply, water supply, drainage, electricity supply, fiber optic cable); Comprehensive repair of premises, roof of the building (installation of windows, doors, fences, video surveillance cameras, interior works); Construction of parking for trucks on the territory of the plant; Logistics infrastructure. Construction of checkpoints on the territory of the plant; Commissioning
Additional Information	45400 Volyn region, Novovolynsk, street Zavods'ka, 16

**If you want to learn how to invest in  
Novovolynsk,  
You can contact:**

**Sector for Attracting Investments,  
Implementing Projects and Grants of the  
Economics Department of the Executive  
Committee of the Novovolynsk City  
Council,**

**Druzhby Avenue, 27, Novovolynsk,  
Volyn Region, Ukraine, 45400**

**Tel .:     +380505854766  
              +380672353202**

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**Web:      <https://nov-rada.gov.ua/>**