

Investment passport

# of the Velyka Dymmerka Settlement Territorial Community

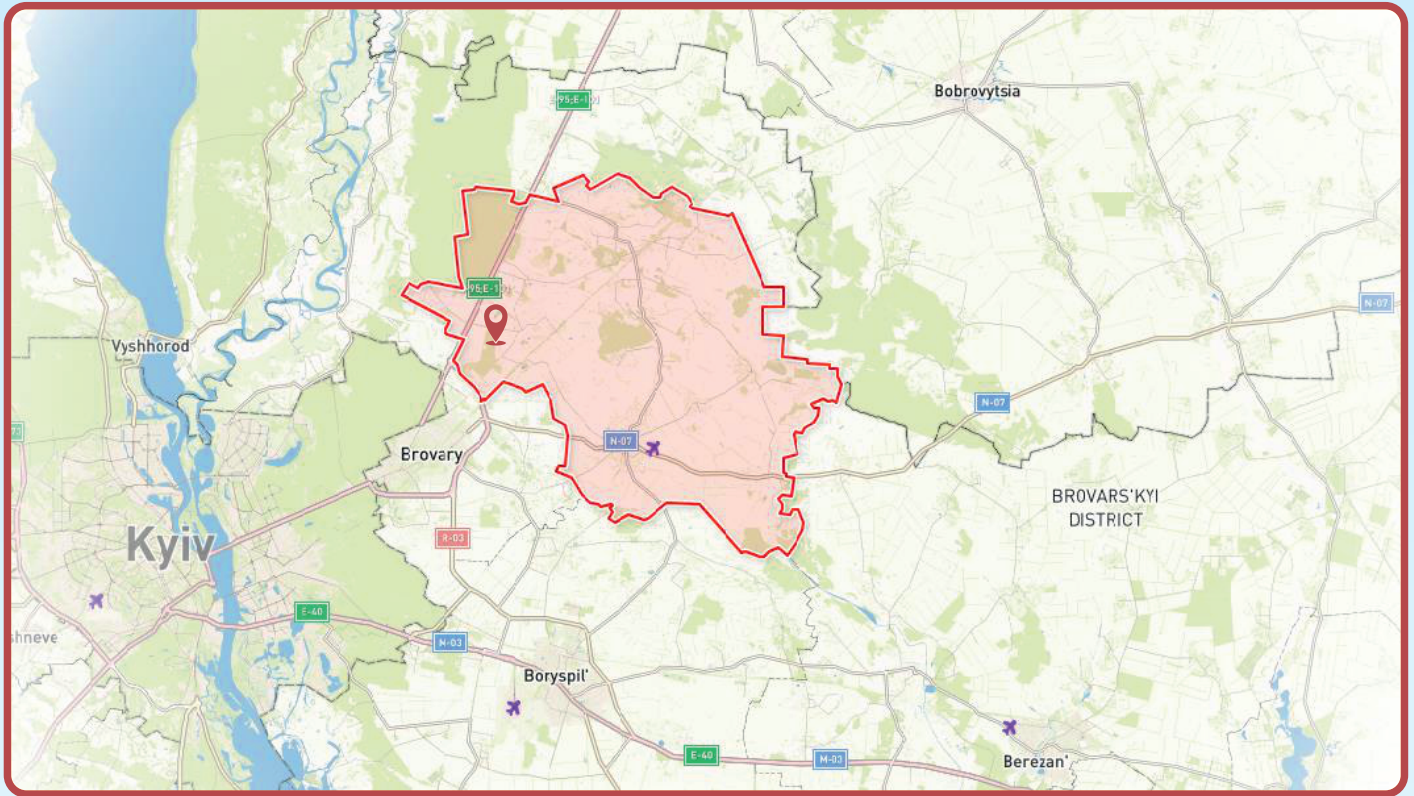


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# Community Profile



## Administrative Center

Brovary District, Kyiv Region,  
Ukraine



## Population

39162 (as of 01.01.2025)



Velyka Dymerka settlement, and the villages: Bobryk, Haiove, Bohdanivka, Zalissia, Hoholiv, Zoria, Zherdova, Tarasivka, Pidlissia, Vilne, Zakharivka, Mykhailivka, Pokrovske, Ploske, Dymivske, Rudnia, Rusaniv, Dymivka, Svytylnia, Hrebelky, Kulazhintsi, and Shevchenkove



## Distances from Velyka Dymerka settlement to cities:

- Brovary – 15,5 km
- Kyiv – 40,5 km
- Lviv – 581 km



## Date of Establishment

03.08.2017



## International airports:

- “Boryspil” – 40,3 km
- “Kyiv” named after I. Sikorsky (Zhuliany) – 45,8 km
- “Lviv” named after Danylo Halytskyi – 587 km



## Area

530,3 km<sup>2</sup>

## Contacts:

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E-mail: [otg@vdsr.gov.ua](mailto:otg@vdsr.gov.ua)

Website: <https://vdsr.gov.ua>

# Message from the Head of the Community

## Dear Friends and Partners!



**Temporarily Acting Head of  
Velyka Dymerka  
Settlement Council, Secretary of the  
Council Oleksandr BORSUK**

Velyka Dymerka Settlement Territorial Community is an investment-attractive area for attracting domestic and foreign capital. Thanks to its strategic location, convenient transport connections, favorable agro-climatic conditions, well-developed infrastructure, and a highly skilled workforce, we are open to new opportunities and ready for mutually beneficial cooperation with investors seeking to implement their projects in our community.

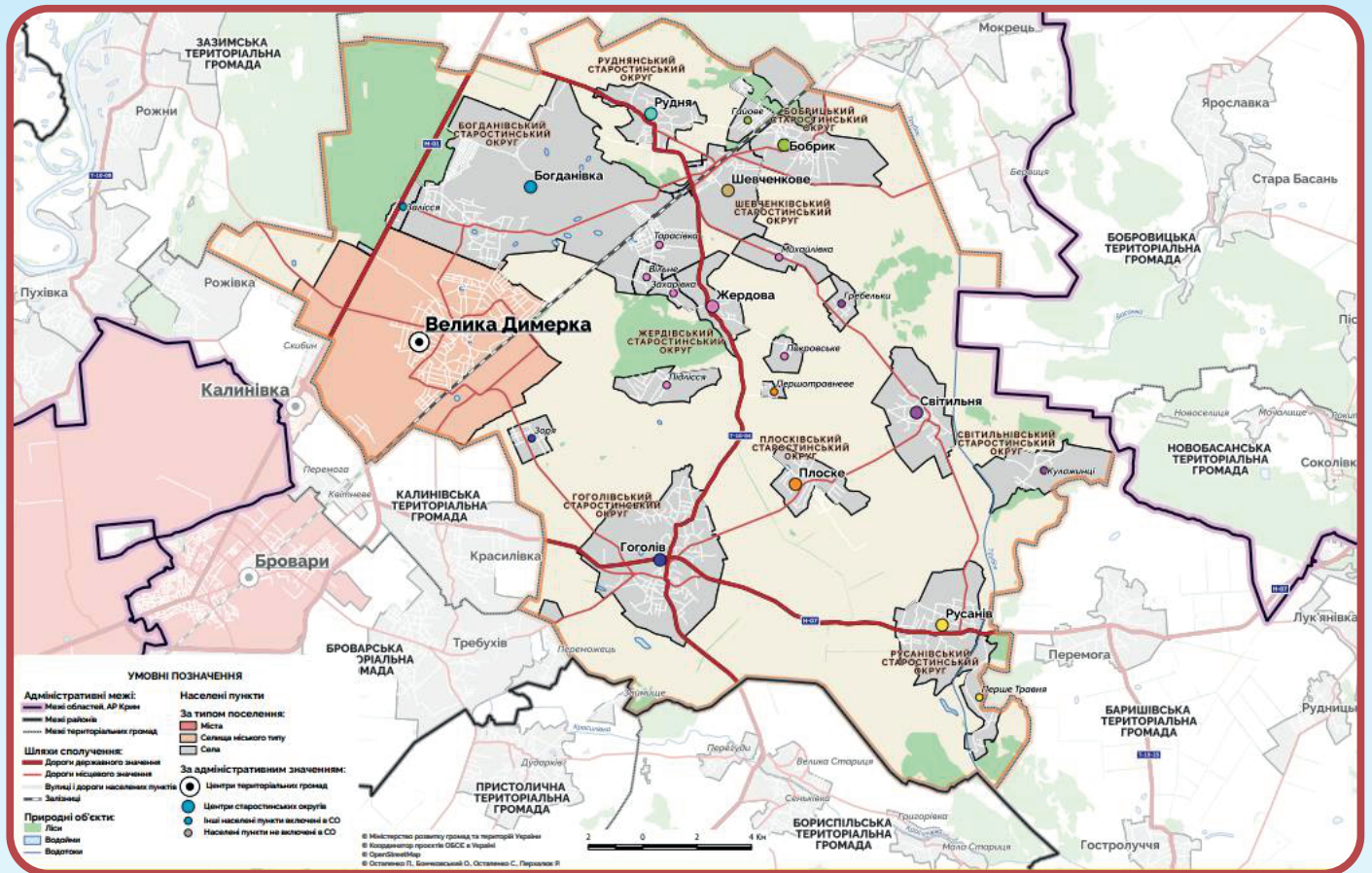
I am confident that in our community, you will find reliable partners, profitable opportunities, and government support that will act as a professional partner in investment and project implementation.

We are committed to the effective development of all business sectors and the social sphere to ensure proper socio-economic and cultural growth. We believe that our joint efforts will yield long-term positive results and bring ambitious initiatives to life.





# Transport Infrastructure



One of the key railway lines of Ukraine within the South-Western Railway passes through the territory of the Velyka Dimerka settlement territorial community (stations: Parnykova, Dymarka, Zherdove, Bobryk, and Semypolky).



The territory of the community is also crossed by the international highway E95 (Saint Petersburg – Homiel – Kyiv – Odesa – Samsun – Merzifon) and the national road H-07 (Kyiv – Sumy – Yunakivka).

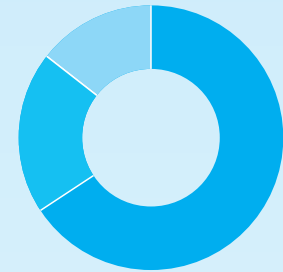


A network of public bus routes has been established to meet the community's passenger transportation needs.

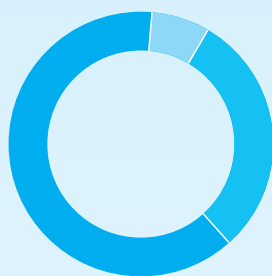
# Human Capital

Velyka Dymerka Settlement Territorial Community is one of the three largest communities in Brovary District by area and the second largest after Brovary Urban Community by population.

- Share of working-age population (%) – 59,9
- Share of Population Aged 65+ (%) – 21,8
- Share of Population Below Working Age (0–17 Years) (%) – 18,3



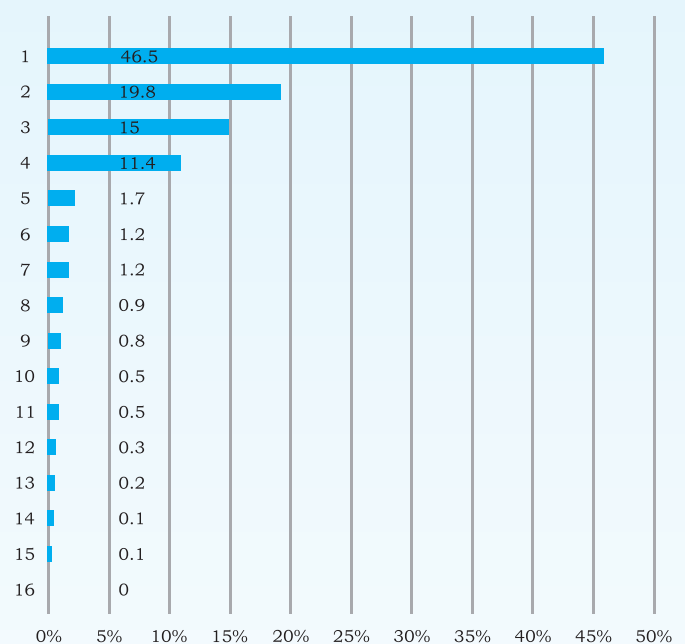
## Population Distribution within the Community



- Over 10,000 residents – 1 settlement
- 1,000 to 10,000 residents – 8 settlements
- Up to 1,000 residents – 14 settlements

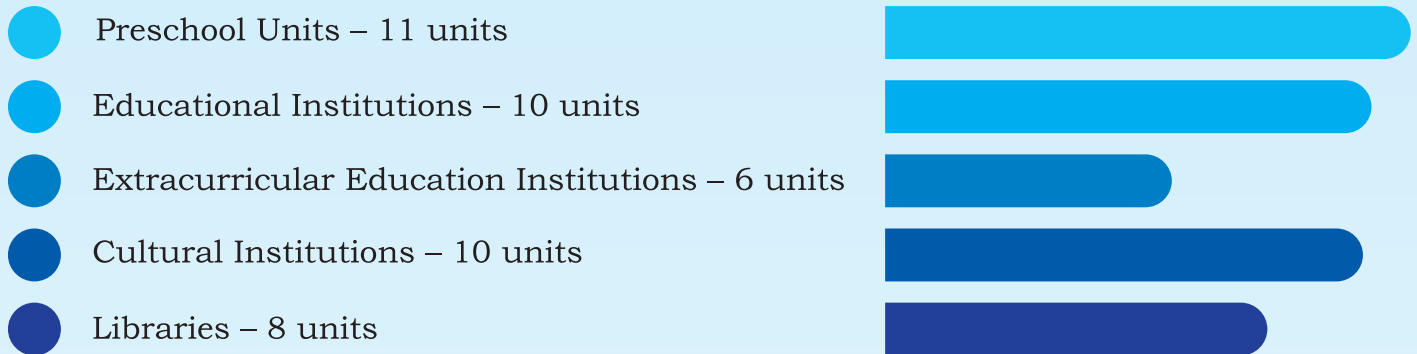
## Structure of Employed Population in Velyka Dymerka Settlement Territorial Community in 2024 (excluding the public sector), %

- 1 - Food industry
- 2 - Agriculture, forestry, fishing, and crop production
- 3 - Transport, warehousing, postal and courier services
- 4 - Wholesale and retail trade; repair of motor vehicles
- 5 - Administrative and support service activities
- 6 - Manufacture of metal structures
- 7 - Manufacture of plastic products
- 8 - Real estate activities
- 9 - Light industry
- 10 - Construction
- 11 - Other service activities
- 12 - Electricity, gas, steam, and air conditioning supply
- 13 - Forestry and wood processing
- 14 - Water supply; sewerage; waste management
- 15 - Temporary accommodation and catering
- 16 - Manufacture of machinery and equipment



## Social Infrastructure

The population density in the community is at the regional average level and is slightly higher compared to neighboring communities, which naturally impacts the social infrastructure network. Compared to other communities, Velyka Dymerka is characterized by a well-optimized network of educational and cultural institutions.



The healthcare network of the Velyka Dymerka TC consists of 10 outpatient clinics and 2 feldsher-obstetric points (FAPs), which provide primary healthcare services and are subordinate to the Public Non-Profit Enterprise (KNP) "Center of Primary Health Care" of the Velyka Dymerka Settlement Council. There is a need for energy efficiency improvements in primary healthcare facilities. Almost all of the buildings where these services are provided are very old, including one wooden outpatient clinic that is already 110 years old. As a result, the community incurs significant costs for utility services.

# Natural Resource Potential



## **Climate.**

Velyka Dymerka Settlement Territorial Community is located in a moderately continental climate zone with distinct seasons. Summers are warm and humid, while winters are mild. The average temperature in the coldest month, January, is  $-6.3^{\circ}\text{C}$ , while in the warmest month, July, it reaches  $+19.5^{\circ}\text{C}$ . The recorded minimum temperature is  $-35^{\circ}\text{C}$ , and the maximum is  $+39^{\circ}\text{C}$ . The duration of the period with temperatures above  $+10^{\circ}\text{C}$  is 155–160 days. Prevailing winds come from the northwest. The average annual precipitation is 620 mm, with two-thirds falling during the warm season.



## **Water Resources.**

The territory of the Velyka Dymerka TC is located within the Dnipro River basin. The rivers Trubizh, Bezimenna, Stav, and Krasylivka run directly through the community. In addition, the area contains over 30 small lakes, ponds, and technical water bodies. Water supply for both the population and local businesses is provided from surface and underground sources, including wells and boreholes. Most of the operating boreholes are owned by industrial and agricultural enterprises. A local division of IP "Coca-Cola Beverages Ukraine Limited" operates six boreholes within the community. Water erosion is not a significant concern in the area.



## **Soil Characteristics.**

According to the SuperAgronom.com portal, the territory of the Velyka Dymerka TC contains the following soil types: dark gray podzolized soils, light gray podzolized soils, sod-podzolic sandy loam and loamy soils, meadow soils, and peat-bog soils. The soils in the Velyka Dymerka TC are classified as moderately fertile. On a 100-point scale, their fertility rating ranges from 52 to 66 points.



## **Mineral Resources.**

The territory of the community contains the following mineral resources:

- **Sand** – suitable for all types of construction work
- **Clay** – used for brick production
- **Peat** – applicable for heating and as a fertilizer in agriculture.

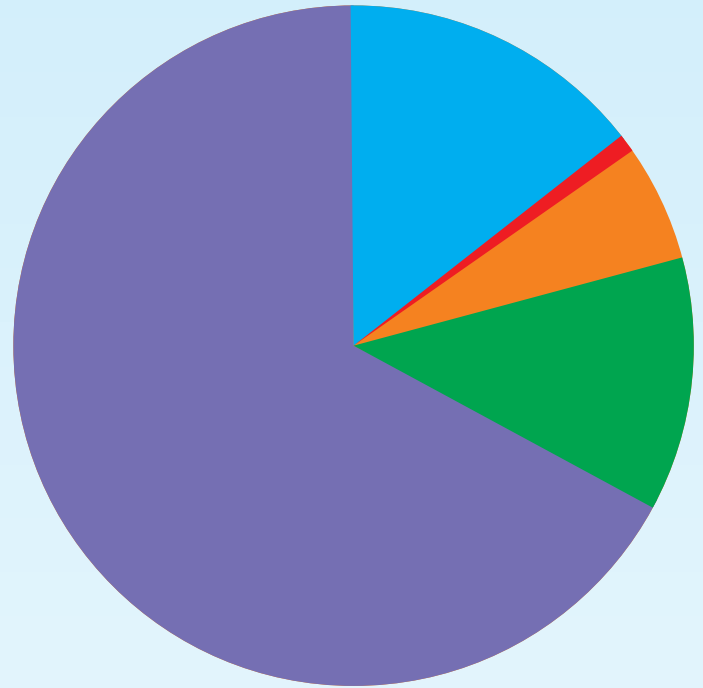


# Land Resources

## Structure of the Land Fund

The total area of the land fund of the Velyka Dymarka Settlement Territorial Community is 23,253 hectares. The structure of the land fund is as follows:

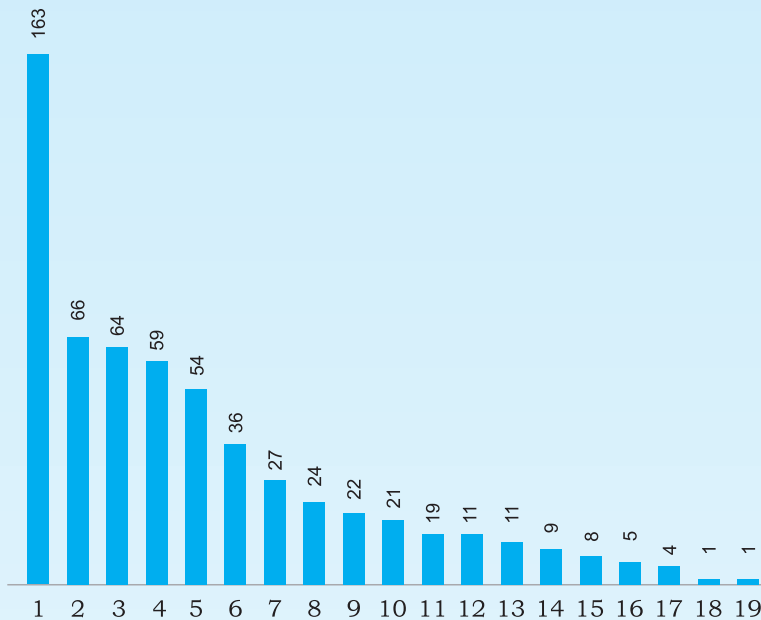
- Agricultural lands: 14,143 hectares (60.82% of the total land area), with the majority being arable land (12,246 hectares).
- Forests: 4,449 hectares (approximately 19.14%)
- Transport and communications: 655 hectares (2.82%)
- Residential development: 3,937 hectares (about 16.9%)
- Industry: 64 hectares (0.28%)
- Water Fund Lands: 0.04% of the total land area



This structure reflects a high degree of cultivation, with significant land reserved for residential development, industrial activities, and ecological preservation through forests.

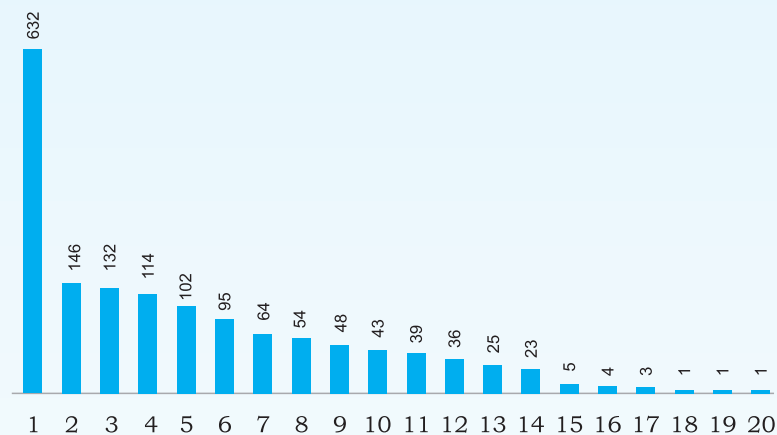
# Economic Structure of the Community

## LEGAL ENTITIES BY TYPE OF ECONOMIC ACTIVITY



- 1 - Wholesale and retail trade; repair of motor vehicles and motorcycles
- 2 - Agriculture, forestry, and fishing
- 3 - Provision of other types of services
- 4 - Administrative and support service activities
- 5 - Processing industry
- 6 - Construction
- 7 - Real estate operations
- 8 - Healthcare and social assistance
- 9 - Professional, scientific, and technical activities
- 10 - Transport, warehousing, postal and courier activities
- 11 - Education
- 12 - Supply of electricity, gas, steam, and air conditioning
- 13 - Public administration and defense; social insurance
- 14 - Water supply, sewerage, and waste management
- 15 - Other
- 16 - Arts, sports, entertainment, and recreation
- 17 - Information and telecommunications
- 18 - Temporary accommodation and food services
- 19 - Mining and quarrying

## INDIVIDUAL ENTREPRENEURS BY TYPE OF ECONOMIC ACTIVITY



- 1 - Wholesale and retail trade; repair of motor vehicles and motorcycles
- 2 - Other
- 3 - Information and telecommunications
- 4 - Provision of other types of services
- 5 - Transport, warehousing, postal and courier activities
- 6 - Professional, scientific, and technical activities
- 7 - Temporary accommodation and food services
- 8 - Processing industry
- 9 - Construction
- 10 - Education
- 11 - Administrative and support service activities
- 12 - Real estate operations
- 13 - Healthcare and social assistance
- 14 - Agriculture, forestry, and fishing
- 15 - Water supply, sewerage, and waste management
- 16 - Arts, sports, entertainment, and recreation
- 17 - Financial and insurance activities
- 18 - Public administration and defense; social insurance
- 19 - Mining and quarrying
- 20 - Activities of households















## Industrial potential

### Top Industrial Enterprises of the Velyka Dymerka TC

Name of the Enterprise	Types of Products Manufactured
IP "Coca Cola Beverages Ukraine"	non-alcoholic beverages
JSC "Monomakh"	tea and coffee packaging
LLC "Baumit Ukraine"	dry building mixtures
LLC "Reynars Aluminium"	building metal structures
SVPP "Region-2001"	concrete mixtures
LLC "Dymerka SES-1"	electricity



**The ten largest taxpayers of the Velyka Dymerka TC in 2023 accounted for 50% of all tax revenues and 68.6% of the personal income tax (PIT) contributions to the local budget.**

Name of the Enterprise	PIT share paid to local budget (%)	Share of taxes in local budget (%)
IP "Coca-Cola Beverages Ukraine Limited"	33.6 %	24.1 % 
LLC "LOGISTIC UNION"	8,3 %	5,6 %  
LLC "Raben Ukraine"	6,8 %	6,4 % 
LLC "COMFI TRADE"	5,9 %	4,0 % 
JSC "Monomakh"	5,6 %	3,8 % 
LLC "Reynars Aluminium"	2,1 %	1,7 %  
LLC "MEGA MANAGEMENT PROJECT"	1,8 %	1,3 % 
LLC "AL-KO KOBER"	1,4 %	1,1 % 
State Organization "Zalissya Residence"	1,1 %	0,8 %  
LLC "Baumit Ukraine"	1,1 %	0,7 %  

## Agro-industrial complex

In 2023, 49 agricultural enterprises were engaged in economic activities within the community. As of April 1, 2024, 11 farming enterprises were registered in the community. The development of agriculture in the community is supported by factors such as the significant amount of agricultural land, favorable climatic conditions, and the territorial proximity to the largest market in Ukraine. The largest budget-forming enterprises include LLC "MEGA MANAGEMENT PROJECT", CJSC "VOYTOVSKE", LLC "Iveria Agro", LLC "STOR-Agro", FG "Zhuravushka", and LLC «ASKANIA-FLORA".





# Cooperation with International Organizations



A memorandum has been signed regarding multisectoral assistance.

An educational space has been arranged, renovations have been carried out in the cultural center building in the village of Bohdanivka, and the Community Development Strategy has been developed.



The creation of a safe educational space, arrangement of shelters, and support for distance learning.



Renovations have been carried out at the Bohdanivka administrative building and the Shevchenkove administrative building; cooperation between the parties for the coordination of goals, tasks, and project activities.



Assistance has been received in the form of a 9-seat vehicle.



Provision of construction materials.



Cooperation regarding the supply of mobile hybrid generators produced by "Volta Energy".



Cooperation and partnership to support children and youth in the context of an emergency situation during the recovery and development phase.



Provision of technical assistance aimed at improving access to formal and informal education for children and youth by establishing a temporary learning center in the village of Bohdanivka.



Major renovation of the medical outpatient clinic in the village of Bohdanivka.



Cooperation under the EU program "Restoration of Critical Infrastructure in Ukraine".



In collaboration with the Government of Japan, three garbage trucks, two wood chippers, and 130 trash bins were received.



Expert, organizational, and technical support for the inclusive identification of priority projects.



A memorandum on sustainable recovery and development of the community has been signed.



# International Partnerships. Sister Cities



City of Libenau  
(Germany)



Gmina Jedwabno  
(Poland)



City of Zakroczym  
(Poland)



City of Bad Mergentheim  
(Germany)



## Investment Activity

Within the community, there are 7 available land plots of municipal ownership, which in the future could be used for business development, with a total area of 195.16 hectares.

Cadastral Number: 3221281600:04:004:0243

Area: 43.6522 ha

Ownership Form: municipal property

Land Purpose: 01.01 For commodity agricultural production

Address: Hoholiv village, Brovary District, Kyiv Oblast



Cadastral Number: 3221289501:01:009:0001

Area: 25.0000 ha

Ownership Form: municipal property

Land Purpose: 11.02 For the placement and operation of main, auxiliary, and support buildings and structures of processing, machine engineering, and other industrial enterprises

Address: Shevchenkove village, Brovary district, Kyiv region



## Investment Activity

Cadastral Number: 3221280403:03:005:0001

Area: 8.0000 ha

Ownership Form: municipal property

Land Purpose: 11.02 For the placement and operation of main, auxiliary, and support buildings and structures of processing, machine engineering, and other industrial enterprises

Address: Hayove village, Brovary district, Kyiv region



Cadastral Number: 3221280401:01:073:0001

Area: 35.0000 ha

Ownership Form: municipal property

Land Purpose: 01.10 For the promotion of advanced agricultural practices

Address: Bobryk village, Brovary district, Kyiv region





## Investment Activity

Cadastral Number: 3221280401:01:066:0002

Area: 24.2927 ha

Ownership Form: municipal property

Land Purpose: 01.01 For commodity agricultural production

Address: Bobryk village, Brovary district, Kyiv region



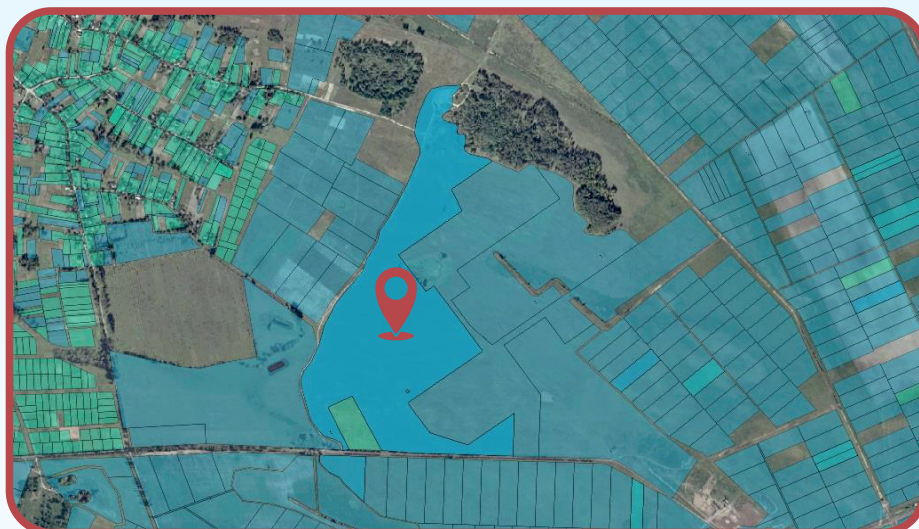
Cadastral Number: 3221280401:01:067:0001

Area: 40.6333 ha

Ownership Form: municipal property

Land Purpose: 01.01 For commodity agricultural production

Address: Bobryk village, Brovary district, Kyiv region



## Investment Activity

Cadastral Number: 3221280401:01:075:0006

Area: 18.5819 ha

Ownership Form: municipal property

Land Purpose: 01.01 For commodity agricultural production

Address: Bobryk village, Brovary district, Kyiv region



**Project Management, Investment Activity,  
International Relations, and Economics Department  
of the Velyka Dymerka Village Council**

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