OFERTA INWESTYCYJNA
GMINY GRODZISK WIELKOPOLSKI

Grodzisk Wielkopolski Municipality

Investment Offer
1. Introduction

The municipality of Grodzisk Wielkopolski, or Grodzisk Wlkp., is located in the south-west of the Wielkopolska region near the Poznań - Zielona Góra highway, one of the main provincial roads; Grodzisk Wielkopolski is the capital of the Grodzisk Wielkopolski land district. The nearest province capital is Poznań, which is only 45km to Poznań Ławica and Babimost airports and only 20km from the A2 Poznań - Berlin toll motorway.

Located in one of the most economically attractive regions of Poland, we have a lot to offer potential investors. Those who visit Grodzisk Wielkopolski regularly are always surprised to see so many positive changes, particularly the noticeable effects of our growing economy and of the transformations in our country. We have made a large investment in order to improve the infrastructure and build an investment-friendly environment.

Nowadays Grodzisk Wlkp. is a dynamically developing town with a large number of small- and medium-sized businesses, some of which have become economic leaders not only in Poland but also in Europe. Grodzisk Wlkp. district is also famous for modern agriculture and farming, especially the breeding of animals, and the productivity of its crops is usually greater than that of the provincial farms.
Our local administration has worked hard to attract investment and develop the economy. Among other things we have:

- improved the infrastructure of roads, urban drainage and sewerage;
- constructed bypasses and ring roads to the south and west to divert heavy transport away from the centre;
- provided technical services;
- created a high standard of education for our young people;
- created plans for local investments and zoning proposals;
- ensured that town-planning respects our cultural heritage and protects the natural environment.

Today Grodzisk Wlkp. is a place where people can live, work and relax in friendly environment.

We have set the following goals that define the direction of future developments:

- sustainable development of the whole Grodzisk Wlkp. region;
- job security for our inhabitants;
- improved communication in the town and district.
The main goals of our development have thus been set and our strategy is based on our conditions and the direction of our progress. For many years in our town we have set-aside significant sums of money for new water and sewage pipelines, and a waste-water treatment plant. The result is that high quality water is now provided for all dwellings in Grodzisk Wlkp.

Furthermore, potential investors can exploit an almost unlimited supply of natural gas: our town has been provided with this most ecological of fuels by two independent pipelines that serve every single estate.

In order to help cover our costs we always try to gain additional funds from different programs and European projects; this strategy has helped us to accomplish more with increased efficiency, thereby achieving the best results. For example, one hundred per cent of our investment in such diverse projects as the urban water pipelines and waste water system, road re-surfacing, and buildings insulation, has been achieved with “off- budget” financing. Most of this expenditure has now been recouped, as we usually rely on grants, subventions and low interest rate loans.

These activities - introducing a new approach to investments; an information campaign; creating a business friendly atmosphere; and promotion - have attracted much new investment in the whole Grodzisk Wielkopolski district. We have done this by:

- preparing thorough and detailed investment plans;
- preparing land for investments by supplying zoning proposals and a full technical infrastructure;
- appointing dedicated project managers to co-ordinate tasks;
- engaging actively in the negotiations with investors;
- minimising the time taken to process documentation;
Grodzisk Wielkopolski Municipality in numbers:

- municipality 134,5km²
- full area of the town 18,08km²
- total inhabitants: 19,373 (living in town – 14,207)

2. Investment Real Estates

In 2008 and 2010 the Grodzisk Wlkp. municipal council passed a bill which introduced a new project - the introduction of new spatial economy conditions and a valid zoning plan in the municipality. This investment policy led to the creation of new housing and industry, and six areas in the region were assigned to receive investment in order to fit in with our plans for the spatial economy and zoning. The locations of the six areas are:

1. Słowińska Street
2. Europejska Street
3. Wielichowska Street
4. Bukowska-Mikołajczyka Street
5. Kościńska Street
6. Gorzelniana Street
The first area includes both privately-owned and state-owned land. It is about 32 ha in size and is planned as the extension of Grodzisk’s Industry Zone. According to the zoning proposal it is designed as an industrial and service site, although it will of course be possible to separate plots according to the needs of individual investors. The area in Wielichowska Street is close to the provincial 32 Poznań- Zielona Góra road and a public municipal road 3577 to Wielichowo. None of these estates are in built-up areas.

---

**Basic information about the estate:**
- area: **32 ha**
- type of the estate: undeveloped land
- zoning proposal: **industry, production, warehouses/storage**
- transfer form proposed by the owners: **sale**
- form of the sale: private-owner negotiations and the state-owner auction by National Argriculture Agency
- owners: Mr Ryszard Balcerek and National Argriculture Agency (Agencja Nieruchomości Rolnych)
- facilities built: detached building, up to three floors, maximum height of 12.0m, arbitrary shapes of roofs adapted to the planned function of buildings
- plot minimum area 8000m² and minimum width 50m; it is possible to link neighbouring plots
- the area of all buildings cannot exceed 60% of the land

**Contact:**

**Ryszard Balcerek**  
ul. Zdrojowa 35  
62-065 Grodzisk Wielkopolski  
tel. (+48) 604 550 731

**Agencja Nieruchomości Rolnej**  
ul. Fredry 12  
61-701 Poznań  
tel. (+48) 61 - 856 06 01
The plan offered land – Wielichowska Street

LOCAL ZONING WIELICHOWSKA STREET
The second area is located in the northern part of the town by the northern bypass of Grodzisk Wlkp. The area is 1,3701 ha in size, 800 meters from the centre and owned by the Municipality of Grodzisk Wlkp. Access is by municipal roads. It is very attractive because it is within the town boundaries and in the neighbourhood the county 2732P road to Opalenica.

Basic information about the estate:
- area: 1,3701 ha
- type of the estate: undeveloped land
- zoning proposal: industry, production, trade, warehouses/storage
- transfer form proposed by the owners: sale
- form of the sale: auction of the property
- owner: Municipality Grodzisk Wlkp.
- facilities built: detached building, up to three floors, maximum height of 8.0m, arbitrary shapes of roofs adapted to the planned function of buildings
- the area of all buildings cannot exceed 70% of the land
- this plot cannot be divided
The plan offered land - Bukowska-Mikołajczyka Street

LOCAL ZONING BUKOWSKA STREET

LEGENDA:

P  TEREN OBIEKTÓW PRODUKCYJNYCH, SKŁADÓW I MAGAZYNÓW
The third area is located in the south-east part of the town by Kościańska Street, the northern bypass of Grodzisk Wlkp. The area is 1,000.1 ha in size, located 1km from the centre and is owned by the Municipality of Grodzisk Wlkp. Access is by municipal and provincial roads. It is very attractive because it is at the town boundaries and in the neighborhood the state road 308 to Kościan and close to 32 provincial Poznań- Zielona Góra road.

Basic information about the estate:
- area: 1,000.1 ha
- type of the estate: undeveloped land
- zoning proposal: industry, production, service, warehouses/storage
- transfer form proposed by the owners: sale
- form of the sale: auction of the property
- owner: Municipality Grodzisk Wlkp.
- facilities built: detached building, up to three floors, maximum height of 8.0m, arbitrary shapes of roofs adapted to the planned function of buildings
- the area of all buildings cannot exceed 60% of the land
- this plot cannot be shared
The plan offered land - Kościańska Street

LOCAL ZONING KOŚCIAŃSKA STREET

STUDIUM UWARUNKOWAŃ I KIERUNKÓW ZAGOSPODAROWANIA PRZESTRZENNEGO TERENU W REJONIE UL. KOŚCIAŃSKIEJ W GRODZISKU WIELKOPOLSKIM

LEGENDA:

P TEREN OBIEKTÓW PRODUKCYJNYCH, SKŁADÓW I MAGAZYNÓW
The fourth area is located in the south of the town by the industry zone in Gorzelniana Street in Grodzisku Wielkopolskim. The area is 5,464.7 ha in size, located 800 meters from the centre and owned by the Municipality of Grodzisk Wlkp. Access by public municipal roads. It is attractive because it is at the town boundaries close to 32 the provincial road Poznań- Zielona Góra.

**Basic information about the estate:**
- **area:** 5,464.7 ha
- **type of the estate:** undeveloped land
- **zoning proposal:** industry, production, trade, service, warehouses/storage
- **transfer form proposed by the owners:** sale
- **form of the sale:** auction of the property
- **owner:** Municipality Grodzisk Wielkopolski
- **minimum area for sale:** 1 ha
- **facilities built:** detached building, up to three floors, maximum height of 8.0m, arbitrary shapes of roofs adapted to the planned function of buildings
- **the area of all buildings cannot exceed 70%** of the land
The plan offered land - Gorzelniana Street

LOCAL ZONING GORZELNIANA STREET

STUDIUM UWARUNKOWAŃ I KIERUNKÓW ZAGOSPODAROWANIA PRZESTRZENNEGOC TEREŃU W REJONIE UL. GORZELNIANEJ W GRODZISKU WIELKOPOLSKIM

LEGENDA:
P TEREN OBIEKTÓW PRODUKCYJNYCH, SKŁADÓW I MAGAZYNÓW
Legal conditions of purchasing municipality estates
All of the above offered investment estates will be sold by the Municipality of Grodzisk Wielkopolski by auction according to following procedure:
- by law, the Mayor of Grodzisk Wlkp. will formally announce each auction
- information about the estates for sale will be made available
- the auctions themselves will be advertised
- the auction will be carried out
- the contract of sale will be signed

Costs and payments connected with purchasing
The asking price of estates is based upon detailed assessments by specialists, the important factors being the value and location of the plot, the elements of the zoning proposal and their destinations and territorial developments.

Decision about zoning
This will be implemented only if the land has not already been described in a zoning plan. Applications are available in the Town Hall.

Construction permit
The application via the District Administration (Poviat) includes the following:
- a schematic plan of the building and a copy of the zoning proposals
- technical documentation of an investment and all necessary arrangements
- authenticated deed confirming the ownership status of a property
INVESTOR GUIDE
STEP BY STEP

SCHEDULE OF LEGAL ACTION, FROM DECISION TO CONSTRUCTION PERMIT

(Schedule based on existing construction projects and building agreements)

<table>
<thead>
<tr>
<th>NR.</th>
<th>ACTIVITY</th>
<th>AGENT</th>
<th>DURATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Purchase of a land: - municipal - private</td>
<td>Investor</td>
<td>- auction time: 110 - 140 days - non auction time: 14 days</td>
</tr>
<tr>
<td>2</td>
<td>Zoning proposal, or conditions of construction permit</td>
<td>Town Hall</td>
<td>1 day</td>
</tr>
<tr>
<td>3</td>
<td>Environment and Ecology Department decision</td>
<td>Investor, Architect</td>
<td>7 days</td>
</tr>
<tr>
<td>4</td>
<td>Obtaining environmental conditions (may not be needed, depending on investment)</td>
<td>Town Hall</td>
<td>1 month</td>
</tr>
<tr>
<td>5</td>
<td>Implementation of the investment plan</td>
<td>Investor, Architect</td>
<td>3 days</td>
</tr>
<tr>
<td>6</td>
<td>Decision about extraction from agriculture soil (may not be needed)</td>
<td>District Office</td>
<td>14 days</td>
</tr>
<tr>
<td>7</td>
<td>Construction permit</td>
<td>District Office</td>
<td>30 days</td>
</tr>
</tbody>
</table>
**INVESTOR GUIDE**
**USEFUL CONTACTS**

**Town Hall**
Urząd Miejski w Grodzisku Wielkopolskim  
ul. Stary Rynek 1  
62-065 Grodzisk Wlkp.  
tel. (061) 445 30 15  
fax (061) 445 30 17  
www.grodzisk.wlkp.pl  
email: grodzisk@grodzisk.wlkp.pl  
email: promocja@grodzisk.wlkp.pl

**District Administration Office**
Starostwo Powiatowe  
ul. Żwirki i Wigury 1  
62-065 Grodzisk Wlkp.,  
tel. (061) 44 52 500  
fax. (061) 44 52 555  
www.pgw.pl  
email: starostwo@pgw.pl

**Road Administration Department**
Powiatowy Zarząd Dróg  
ul. Rakoniewicka 40  
62-065 Grodzisk Wlkp.,  
tel. (061) 44 46 358

**Inland Revenue**
Urząd Skarbowy  
ul. Chopina 7  
62-065 Grodzisk Wlkp.,  
tel. (061) 44 26 400

**Social Insurance Office**
Zakład Ubezpieczeń Społecznych  
Os. Wojska Polskiego 25  
62-065 Grodzisk Wlkp.  
tel. (061) 44 46 912

**District Court**
Sąd Rejonowy  
ul. Żwirki i Wigury 3  
62-065 Grodzisk Wlkp.  
tel./ fax. (061) 444 59 34  
GODZINY OTWARCIA: 7.30 - 15.30

**District Prosecutor’s Office**
Prokuratura Rejonowa w Grodzisku Wielkopolskim  
ul. Rakoniewicka 31  
62-065 Grodzisk Wielkopolski  
tel. (061) 444-89-72

**Notary**
Notariusze – Tadeusz Paetz, Marcin Andrzej Paetz  
ul. 27 Stycznia 5  
62-065 Grodzisk Wielkopolski  
tel. (061) 44 46 341
Post Office
Urzad Poczтовy Grodzisk Wlkp.
ul Bukowska, 2
62-065 Grodzisk Wlkp.
tel. (61) 44 45 870
fax: (61) 44 45 532

Police Station
Komenda Powiatowa Policji w Grodzisku Wlkp.
ul. 27 Stycznia 16
62-065 Grodzisk Wlkp.
tel./fax (061) 44 44 200

Fire Station
Komenda Powiatowa Państwowej Straży Pożarnej
ul. Rakoniewicka 31
62-065 Grodzisk Wlkp.
tel. (061) 44 48 711

Water Supplier and Waste Water Centre
Grodziskie Przedsiębiorstwo Komunalne
ul. Kościńska 32
62-065 Grodzisk Wlkp.
tel. (061) 44 47 186
email: biuro@gpk.biz.pl

Sanitation Department

Henryk Szymański - Mayor of Municipality of Grodzisk Wielkopolski
tel. (0 48 61) 44 53 010
tel. kom. 602 108 401
email: burmistrz@grodzisk.wlkp.pl

Danuta Hoffmann – Head of Urban and Estates Department
tel. (0 48 61) 44 53 030
email: d.hoffmann@grodzisk.wlkp.pl

Ewa Jankowska – Head of Investment Department
tel. (0 48 61) 44 53 020
tel. kom. 606 410 972
email: inwestycje@grodzisk.wlkp.pl

Gas Distributor
PGNIG S.A.
Wielkopolski Oddzial Obrotu Gazem
Nowy Świat 41
62-065 Grodzisk Wielkopolski
tel. (061) 44 45 561
fax: (061) 44 45 542

Electricity Distributor
Enea S.A. Rejon Dystrybucji
ul. 5 Stycznia 8
64-330 Opalenica
tel. (061) 44 79 000
fax: (061) 44 79 001

Telecommunications Provider
Orange Rejon Obsugi Klientów
pl. Chopina 12
64-300 Nowy Tomyśl
tel. (061) 44 22 702