

Why is it worth investing in Oświęcim?

– Investor's guide



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1) General information

- Area (km²) - **30**
- Population - **39 893**
- Population density (people/km²) - **1 330**
- Subjects registered in the REGON index as per 10.000 - **1 087**
- Unemployment rate (%) - **13,3**
(data for all Oświęcim County – August 2013)
- Communication accessibility

Roads:

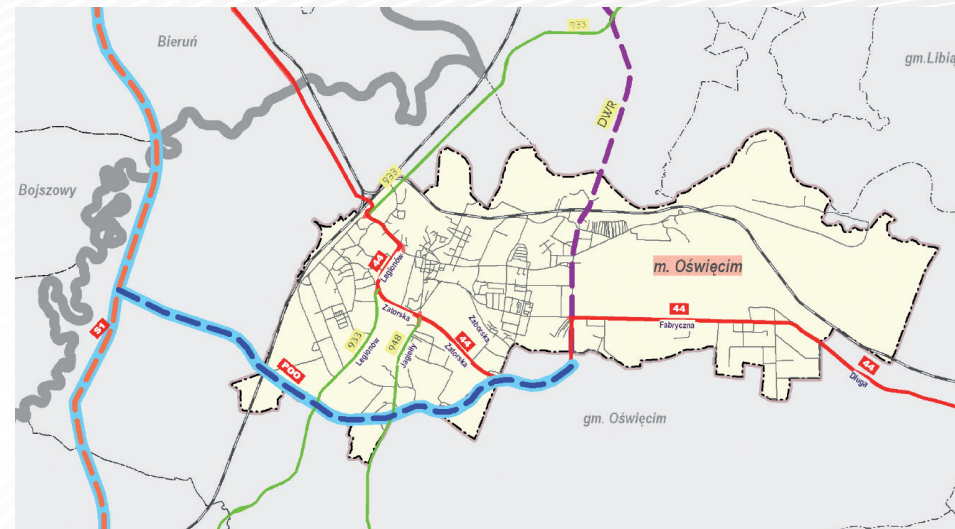
- National road No. 44 – Gliwice-Tychy-Oświęcim-Krakow
- Regional road No. 933 – Wodzisław Śląski-Pszczyna-Oświęcim-Chrzanów (A4 motorway access road)
- Regional road No. 948 – Oświęcim-Kęty-Żywiec

Railway:

An important railway junction for national and international connections

Nearest Airports:

Krakow-Balice – approx. 60 km
Katowice-Pyrzowice – approx. 60 km



Present communication system

Target communication system

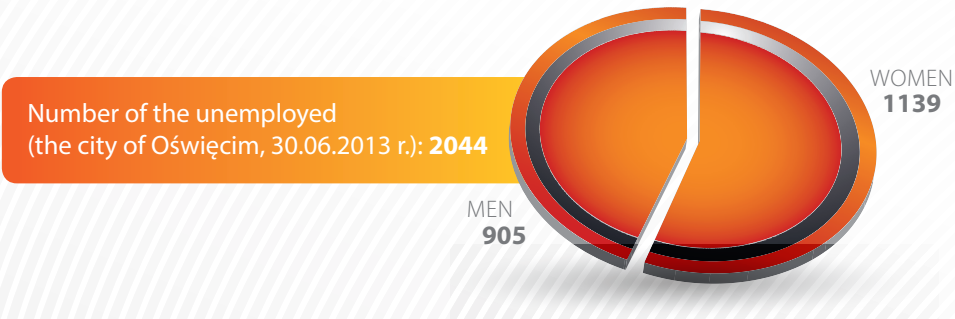
Southern ring road connecting S1 express road with National road No. 44

S1 express road (Czech Republic – Bielsko Biala - Katowice-Pyrzowice Airport)

Northern ring road connecting Oświęcim with Regional road No. 933
(A4 motorway access road)

2) Human resources – unemployment structure, education

In the city of Oświęcim, as well as in other communities of the County of Oświęcim, the number of unemployed women exceeds the number of unemployed men. One of the reasons of this situation is a considerable role of industry in the local labour market. The most numerous category of the unemployed are young people, mainly between 25 and 35 years old.



The structure of education of the citizens of Oświęcim and its surroundings stands out from the average of Małopolska region. The biggest group consists of people with basic vocational education and secondary vocational education (source: Regional Employment Centre Krakow).

Witold Pilecki State School of Higher Education is located in the city. It provides education in 5 areas. The school also offers postgraduate studies and courses and is planning to open technical studies as well.

In Oświęcim there are 5 secondary schools whose educational offer provides an opportunity of getting general or technical secondary education and basic vocational education. The schools teach:

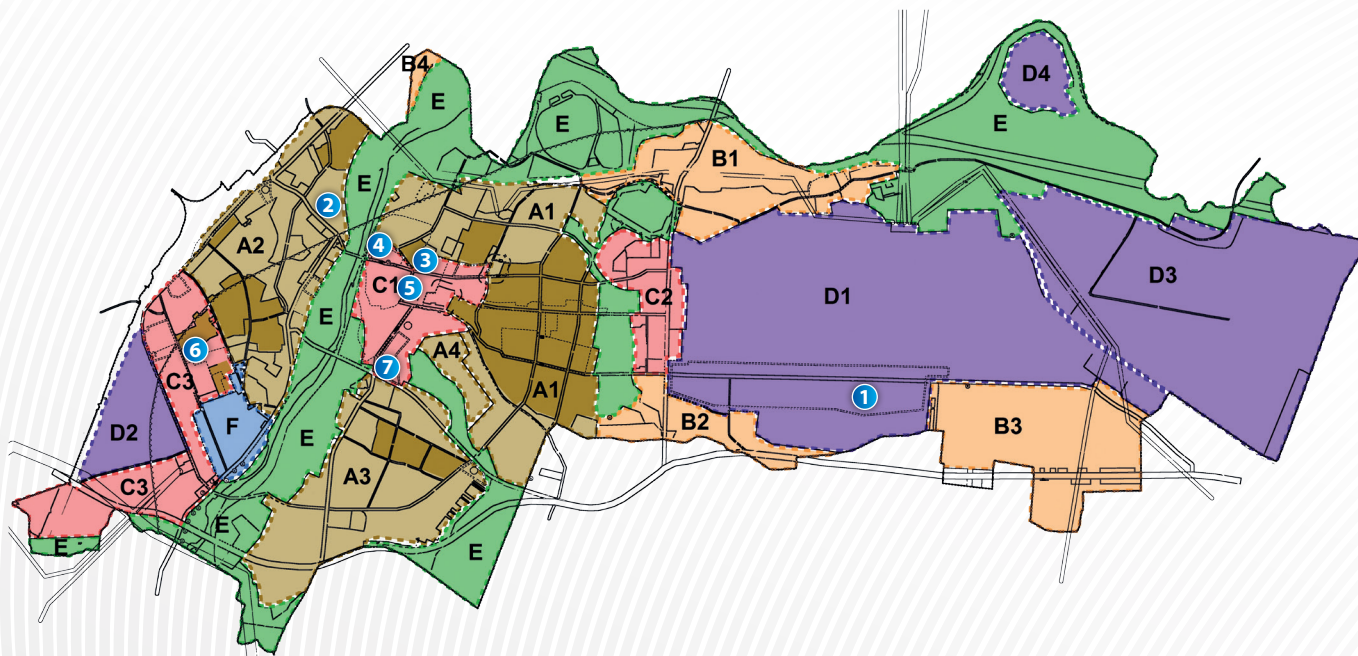
IT,	coal mining,	landscape planning,
electronics,	drilling,	hotel trade,
mechatronics,	chemistry,	gastronomy,
electricity,	farming,	tourism,
mechanics,	building,	transport and logistics.

Vocational education includes professions such as:

mechanic,	mechatronics fitter,	steel fixer and concreter,
electrical mechanic,	machine tool operator,	miner,
auto-body mechanic,	brick layer,	seller,
electrician,	locksmith,	cook,
decorator,	carpenter,	hair dresser.

3) Local area development plans

83% of the city area is included in local area development plans. As a result, investment processes in the city may be carried out effectively. The plans enable housing, service and industrial development.



Directions of area development in the city of Oświęcim (source: The study of conditions and directions of spatial development)

1-7 offers of investment areas (for further information see section 9)

A1 zone for housing and services – Chemików housing estate and the area to the north of Old Town

A2 zone for housing and services – Zasole and Błonie housing estates

A3 zone for housing and services – Stare Stawy housing estate

A4 zone for housing and services – the area next to Zaborska Street (brown shows areas of multi-family residential units)

B1 suburban zone – Dwory residential area

B2 suburban zone – Pod Borem residential area

B3 suburban zone – Monowice residential area

B4 suburban zone – residential area next to Makowskiego Street

C1 service zone – Old Town and the area between Old Town and Chemików housing estate

C2 service zone – the area next to Chemików Street

C3 service zone – Zasole: the area next to Kolbego St. and Więźniów Oświęcimia St.

D1 industrial zone – Municipal Economic Zone

D2 industrial zone – Zasole: the area next to Kolbego Street

D3 industrial and city maintenance zone – the area next to Nadwiślańska Street

D4 industrial zone – the area of extraction of gravel and sand (Meander of the River Vistula)

E natural environment zone

F Memorial and Museum Auschwitz-Birkenau and its protective zone

4) Local costs – utilities

a) Water

City	Customers tariff group	Details	Price in PLN (VAT included)
Oświęcim	All customers	Price for 1 m³ of delivered water	3,94
		Standing charge (monthly)	1,79 - 9,32
Chrzanów	All customers	Price for 1 m³ of delivered water	6,09
		Standing charge (monthly)	4,68 - 8,18
Tychy	All customers	Price for 1 m³ of delivered water	5,67
		Standing charge (settlement period)	3,11 – 9,99
Bielsko-Biała	Households	Price for 1 m³ of delivered water	4,62
	Other customers	Price for 1 m³ of delivered water	8,21
		Standing charge (1 or 2 months, for water and sewage)	8,46 – 76,93

prices as on Dec 11, 2013

b) Sewage

City	Customers tariff group	Details	Price in PLN (VAT included)
Oświęcim	Households	Price for 1 m³ of collected sewage	4,91
	Other customers	Price for 1 m³ of collected sewage	5,89
		Standing charge (monthly)	5,45
Chrzanów	All customers	Price for 1 m³ of collected sewage	5,90
		Standing charge (monthly)	8,18
Tychy	All customers	Price for 1 m³ of collected sewage	6,21
Bielsko-Biała	Households	Price for 1 m³ of collected sewage	4,43
	Other customers	Price for 1 m³ of collected sewage	7,59
		Standing charge (1 or 2 months, for water and sewage)	8,46 – 76,93

prices as on Dec 11, 2013

c) Heat

No.	Payment for	Unit	Net	Gross
Synthos Dwory Sp. z o. o. S.K.A. in Oświęcim (Synthos Dwory Limited Liability Company Limited Joint-stock Partnership)				
1	Ordered heating power – monthly installment	PLN/MW/month	5 707,79	7 020,58
2	Heat	PLN/GJ	19,50	23,99
3	Heat carrier	PLN/m³	9,60	11,81
4	Transmission service – standing charge – monthly installment	PLN/MW/month	587,27	722,34
5	Transmission service – variable charge	PLN/GJ	2,27	2,79
PEC Sp. z o.o. in Oświęcim (Heat and Energy Limited Liability Company)				
1	A	Transmission service – standing charge – monthly installment	4 115,83	5 062,47
	B		2 759,72	3 394,46
	C		2 273,44	2 796,33
	D		3 270,56	4 022,79
	E		2 279,96	2 804,35
2	A	Transmission service – variable charge	17,64	21,70
	B		17,80	21,89
	C		11,18	13,75
	D		11,83	14,55
	E		12,89	15,85
3	Compensatory payment based on the Energy Effectiveness Act	PLN/GJ	0,19	0,23

	A	B	C	D	E
Opis (charakterystyka grupy odbiorców)	Customers who receive heat through collective distribution centres of the central heating system which, together with their external installations, belong to and are exploited by the heating provider.	Customers who receive heat through individual distribution centres of the central heating system which belong to and are exploited by the heating provider.	Customers who receive heat through distribution centres of the central heating system which belong to and are exploited by the heating provider.	Customers who receive heat through collective distribution centres of the central heating system which belong to the customers and are exploited by the heating provider and external installations which belong to and are exploited by the customers.	Customers who receive heat through individual distribution centres of the central heating system which belong to the customers and are exploited by the heating provider.

5) Local costs - taxes

City	Land – for 1 m ² of the land area		Buildings – for 1 m ² of floorsurface			
	Land - business activity	Land - others	Buildings - houses	Buildings - business activity	Buildings - health service	Buildings - others
Oświęcim	0,77 PLN – heavy industry			20,16 PLN – heavy industry		4,84 PLN – buildings – public utilities
	0,76 PLN – other business activity	0,21 PLN	0,49 PLN	19,88 PLN – other business activity	2,51 PLN	4,24 PLN – farm buildings
						4,64 PLN – garages
						6,35 PLN – others
Tychy	0,89 PLN	0,42 PLN	0,74 PLN	23,03 PLN	4,68 PLN	5,50 PLN – buildings – public utilities
						6,42 PLN – garages
Chrzanów	0,83 PLN	0,26 PLN	0,70 PLN	20,59 PLN	4,47 PLN	4,76 PLN – others
Bielsko- -Biała	0,89 PLN	0,42 PLN	0,69 PLN	22,89 PLN	4,00 PLN	7,60 PLN

Property tax rates in selected cities in 2014.

6) Facilitations for investors

In 2001, on the initiative of the local self-governments, West Małopolska Business Centre (CBMZ – www.cbmz.pl) was established. It is aimed at supporting economic development of the Oświęcim region. The most important activities of the Centre include providing advice and organizational help for small and medium-sized enterprises as well as for people starting their own businesses. CBMZ provides entrepreneurs with organizational help and advice on how to set up, run and develop their own businesses.

Activities performed by the Centre include:

- Managing the Oświęcim Business Incubator and providing free information and advisory services for entrepreneurs and people willing to start their own businesses.
- Running the European Social Fund Regional Centre.
- Running the West Małopolska Business Centre Micro Loan Fund and a branch of the Rabka Region Development Foundation Loan Fund.

The West Małopolska Business Centre Micro Loan Fund is aimed at micro entrepreneurs running their businesses in the counties of Chrzanów, Olkusz, Oświęcim and Wadowice whose companies are being created, are in early stages of activity or whose activities are being developed.

- Loans from 5000 PLN to 150000 PLN
- No charges or commission
- Credit period up to 60 months with a possible grace period of up to 6 months
- Interest rate: 4.18% per year

7) Municipal Economic Zone

The Municipal Economic Zone is located by one of the most important communication routes in the South of Poland – national road No. 44. At present, it consists of about 90 companies which take up the area of almost 700 ha. These companies represent the following businesses: chemical industry, industrial processing, sewage and waste processing, wholesale and retail, building, scientific and technical activities, transport and logistics, services.

In order to facilitate contacts between the companies present in the Zone, a business web portal has been created (strefa.oswiecim.pl). The portal provides information about available private and municipal investment areas.



8) Special Economic Zone, Subzone Oświęcim

Within the Municipal Economic Zone the city has the area of 5.5 ha, which is a part of the Special Economic Zone managed by Krakow Technology Park.

The state aid granted for investments in the Special Economic Zone has a form of income tax allowances. Entrepreneurs are entitled to the state help on the basis of a permit issued by Krakow Technology Park. The amount of the state aid depends on the size of the company.

Small companies receive the highest amount of the state help, which in Małopolska Voivodeship amounts to 70%. Medium sized companies may receive 60% and big companies 50%.

An income tax allowance may be granted to companies realizing new investments and which meet the following two criteria simultaneously – they invest at least 100.000 Euro in the area and their business activity is classified as one which may be provided with the state aid.

There are two ways of calculating the state aid:

■ In relation to the entrepreneur's investments in the new project

■ In relation to newly created jobs

The following chart provides an example of how the state aid for entrepreneurs is calculated.

■ Investment (PLN)

1. Land	3 mln
2. Building	10 mln
3. Other tangible assets	11 mln

Total (1+2+3) 24 mln

State aid (50%)	12 mln
State aid (60%)	14,4 mln
State aid (70%)	16,8 mln

■ New jobs

1. Monthly costs of work (gross)	2 000 PLN
2. New jobs	100
3. 2 years = 24 months	24

Total (1x2x3) 4,8 mln

State aid (50%)	2,4 mln
State aid (60%)	2,8 mln
State aid (70%)	3,36 mln

9) Offers of investments areas

The current investment offer consists of 7 properties of the area between 0.2 and 5.5 ha. 6 of them are included in the binding local area development plan. The most important information about each property is presented below:

1. Property in the Special Economic Zone in Oświęcim, Fabryczna St. DK 44

- area 5,5 ha
- utilities water supply system, telecommunication technology electricity, sewage system – under construction
- purpose in the local area development plan production and commercial services

2. Property, Strzelecka St.

- area approx. 1 ha
- utilities electricity, water supply system – in Strzelecka St. gas pipeline, sewage system – in Nideckiego St. detached houses
- purpose in the LADP

3. Property, Gen. J. Dąbrowskiego St.

- area 0,6983 ha
- utilities electricity, water supply system, sewage system, gas pipeline, telecommunications system
- purpose in the LADP services, multi-family housing, public car parks

4. Property, Zamkowa St.

- area 0,3601 ha
- utilities electricity, water supply system, sewage system, gas pipeline, telecommunications system
- purpose in the LADP commercial services

5. Property, Stolarska St.

- area 0,1876 ha
- utilities electricity, water supply system, sewage system, gas pipeline, telecommunications system
- purpose in the LADP services and housing

6. Property, Stanisławy Leszczyńskiej St.

- area 1,1896 ha
- utilities electricity, water supply system, sewage system, telecommunication systems, no gas pipeline
- purpose in the LADP services

7. Property, Królowej Jadwigi St.

- area 0,4503 ha
- utilities electricity, water supply system, sewage system, gas pipeline, telecommunication systems – in the neighbouring plot
- purpose in the LADP no development plan (commercial facilities in the neighbourhood)



10) Buying a property

The investment offer of the city of Oświęcim (community properties) is available on a website www.um.oswiecim.pl („investment areas”) and on a mobile website treespot.um.oswiecim.pl. The base of private and municipal properties located in the Oświęcim Municipal Economic Zone can be found on the Municipal Economic Zone websites: strefa.oswiecim.pl or msg.oswiecim.pl.

In case of municipal properties, a public tender is the basic form in which they are sold. Both undeveloped and developed properties are sold in this way.

**The property with a settled legal status
is destined to be sold in a tender**

**The Municipal Council passes a resolution
that a permission to sell the property is granted**

Information that the property is going to be sold is published for 21 days (in local press and on the Internet). A 6-week long period in which people with pre-emptive rights may file their motions commences.

A motion has been filed by an entitled person

No motion has been filed

A notary deed is signed

The property is put out to tender

11) Business registration

In order to register a business, a natural person may choose one of the following ways:

- Log in the Central Registration and Information on Business web site (CEIDG), fill in the motion on-line and file (sign) it electronically.
- Without logging in the Central Registration and Information on Business web site, prepare the motion on-line and sign it in any community (for example in the Municipal Office of Oświęcim) – remember the motion number.
- Pick a paper motion and file it in the community (Municipal Office). The community will then transfer it into an electronic version.
- Send the motion in a registered letter to a community (Municipal Office). The signature must be certified by a notary public.



source: <https://prod.ceidg.gov.pl/ceidg.cms.engine/>

12) Useful addresses

Municipal Office of Oświęcim

ul. Zaborska 2, 32-600 Oświęcim
tel. +48 33 842-91-00, fax +48 33 842-91-99
um@um.oswiecim.pl www.um.oswiecim.pl

Bureau of City Development in the Municipal Office of Oświęcim

(investment offers, investor service)
ul. Zaborska 2, 32-600 Oświęcim
tel. +48 33 842-91-27 lub +48 33 842-91-28

Department of Architecture and City Planning in the Municipal Office of Oświęcim

(building and development conditions, local area development plans, environmental decisions)
ul. Jagiełły 23, 32-600 Oświęcim
tel. +48 33 842-92-22 lub +48 33 842-92-72

Department of Municipal Property in the Municipal Office of Oświęcim

(selling properties)
ul. Jagiełły 23, 32-600 Oświęcim
tel. +48 33 842-92-17 (18, 20, 68, 69, 70)

Tax Department of the Municipal Office of Oświęcim

ul. Jagiełły 23, 32-600 Oświęcim
tel. +48 33 842-92-09 (10, 11, 15, 16)

County Office in Oświęcim

ul. Stanisława Wyspiańskiego 10, 32-602 Oświęcim
tel. +48 33 844-96-01, fax +48 33 844-96-19
starostwo@powiat.oswiecim.pl sekretariat@powiat.oswiecim.pl www.powiat.oswiecim.pl

Department of Geodesy, Cartography and Property Management in the County Office of Oświęcim

ul. Stanisława Wyspiańskiego 10, 32-602 Oświęcim
tel. +48 33 844-97-44 (48, 50)
geodezja@powiat.oswiecim.pl podgik@powiat.oswiecim.pl

Department of Architecture and Building in the County Office of Oświęcim

ul. Stanisława Wyspiańskiego 10, 32-602 Oświęcim
tel. +48 33 844-97-25 (27, 28, 29, 31, 32)
sab@powiat.oswiecim.pl

The County Construction Supervision Inspectorate

ul. Łukasiewicza 4, 32-600 Oświęcim
tel. +48 33 844-47-25, fax +48 33 844-47-25

County Sanitary and Epidemiological Station in Oświęcim

ul. Więźniów Oświęcimia 10, 32-600 Oświęcim
tel. +48 33 843-28-29, fax +48 33 843-28-29
oswiecim@wsse.krakow.pl

County Employment Office in Oświęcim

ul. Stanisława Wyspiańskiego 10, 32-602 Oświęcim
tel. +48 33 842-49-07, +48 33 842-57-71 lub +48 33 844-41-44
poczta@pup.oswiecim.pl

Tax Office in Oświęcim

ul. Plebańska 2, 32-600 Oświęcim
tel. +48 33 846-64-40, fax +48 33 846-64-41
us1220@mp.mofnet.gov.pl

Social Insurance Institution, Inspectorate in Oświęcim

ul. Chopina 13, 32-600 Oświęcim

**5th Department of Land and Mortgage Register
of the Registry Court in Oświęcim**

Rynek Główny 14, 32-600 Oświęcim

tel. +48 33 847-55-04, fax +48 33 847-55-04

kw@oswiecim.sr.gov.pl

4th Economic Department of the Registry Court for Downtown Kraków

(area of jurisdiction: Oświęcim)

ul. Kordylewskiego 11, 31-542 Kraków

address for correspondence: ul. Przy Rondzie 7, 31-547 Kraków

w4g@krakow-sr.gov.pl

West Małopolska Business Centre Limited Liability Company.

ul. Unii Europejskiej 10, 32-600 Oświęcim

tel. +48 33 844-73-44, fax +48 33 844-73-45

cbmz@cbmz.pl

Water Supply and Sewage Systems Limited Liability Company in Oświęcim

ul. Ostatni Etap 6, 32-603 Oświęcim

tel. +48 33 843-28-14, +48 33 843-28-77, +48 33 843-09-05, fax +48 33 843-17-15

pwik@pwik.oswiecim.pl

Heat and Energy Limited Liability Company in Oświęcim

(Przedsiębiorstwo Energetyki Ciepłej Oświęcim Sp. z o.o.)

ul. Zaborska 144, 32-600 Oświęcim

tel. +48 33 842-61-43, +48 33 842-22-45, +48 33 842-45-15, fax +48 33 843-13-32

pec@pec-oswiecim.com.pl

TAURON Distribution Plc. Distribution Area: Kęty

(TAURON Dystrybucja S.A. Rejon Dystrybucji Kęty)

ul. Mickiewicza 13, 32-650 Kęty

tel. +48 33 847-56-00, fax +48 33 847-57-02

kety.rd@tauron-dystrybucja.pl

**Polish Oil and Gas Company (Polskie Górnictwo Naftowe i Gazownictwo)
Upper-Silesian Trade Branch in Zabrze**

Customer Service in Oświęcim

ul. Chemików 33, 32-600 Oświęcim

tel. +48 32 391-23-03, fax +48 33 848-59-24

bok.oswiecim@pgnig.pl

Water Companies Association in Oświęcim

(Związek Spółek Wodnych w Oświęcimiu)

ul. Strzelecka 3, 32-600 Oświęcim

tel. +48 33 843-18-88





Urząd Miasta Oświęcim

Biuro Rozwoju Miasta

ul. Zaborska 2, 32-600 Oświęcim

tel.: +48 33 842 91 28

kom.: +48 515 081 746

fax: +48 33 842 91 99

www.um.oswiecim.pl

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