

Aktivity v rámci lokalizace investic a rozvoje trhu nemovitostí



Stavební fórum

Milan Kratina

Oddělení umístění projektů



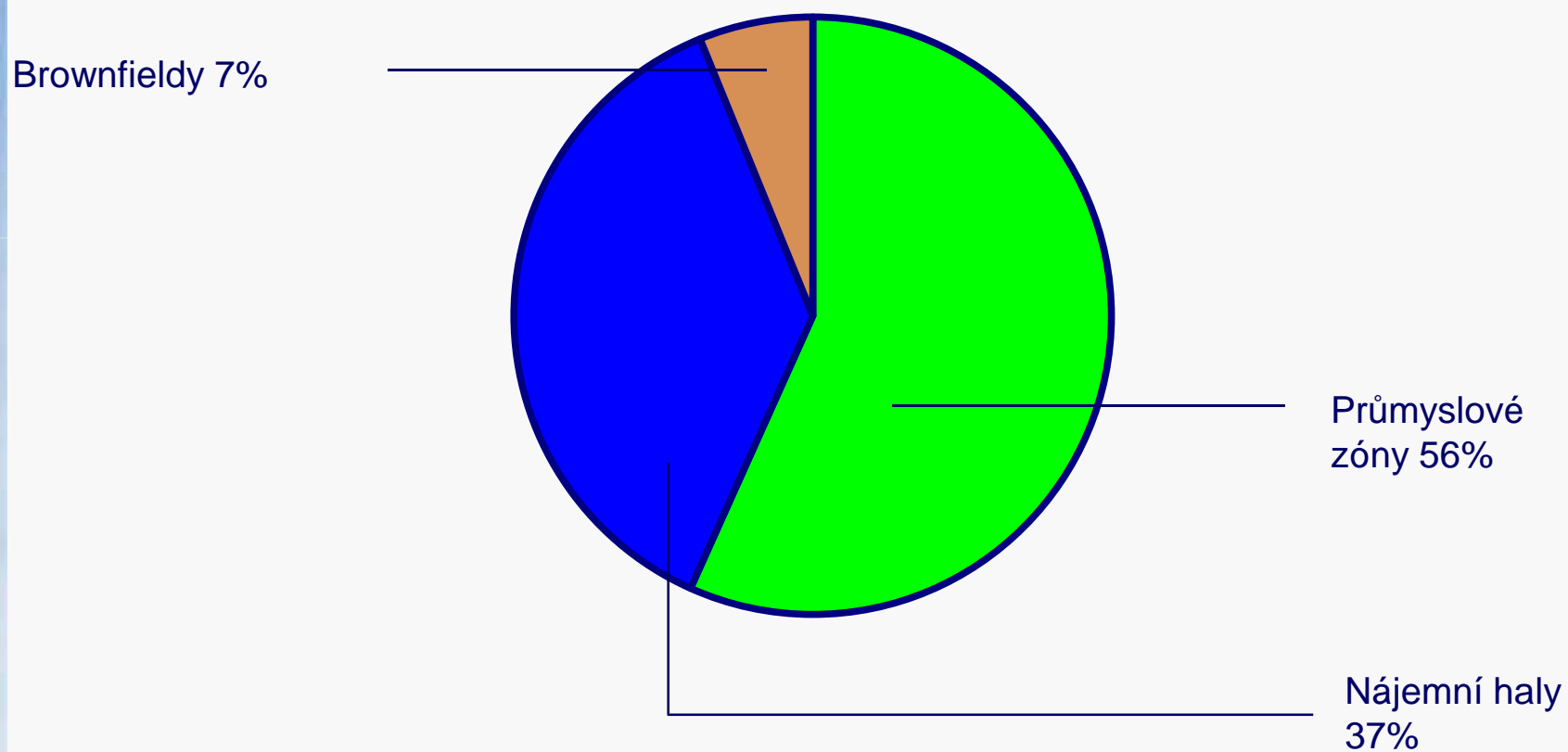
Databáze podnikatelských nemovitostí



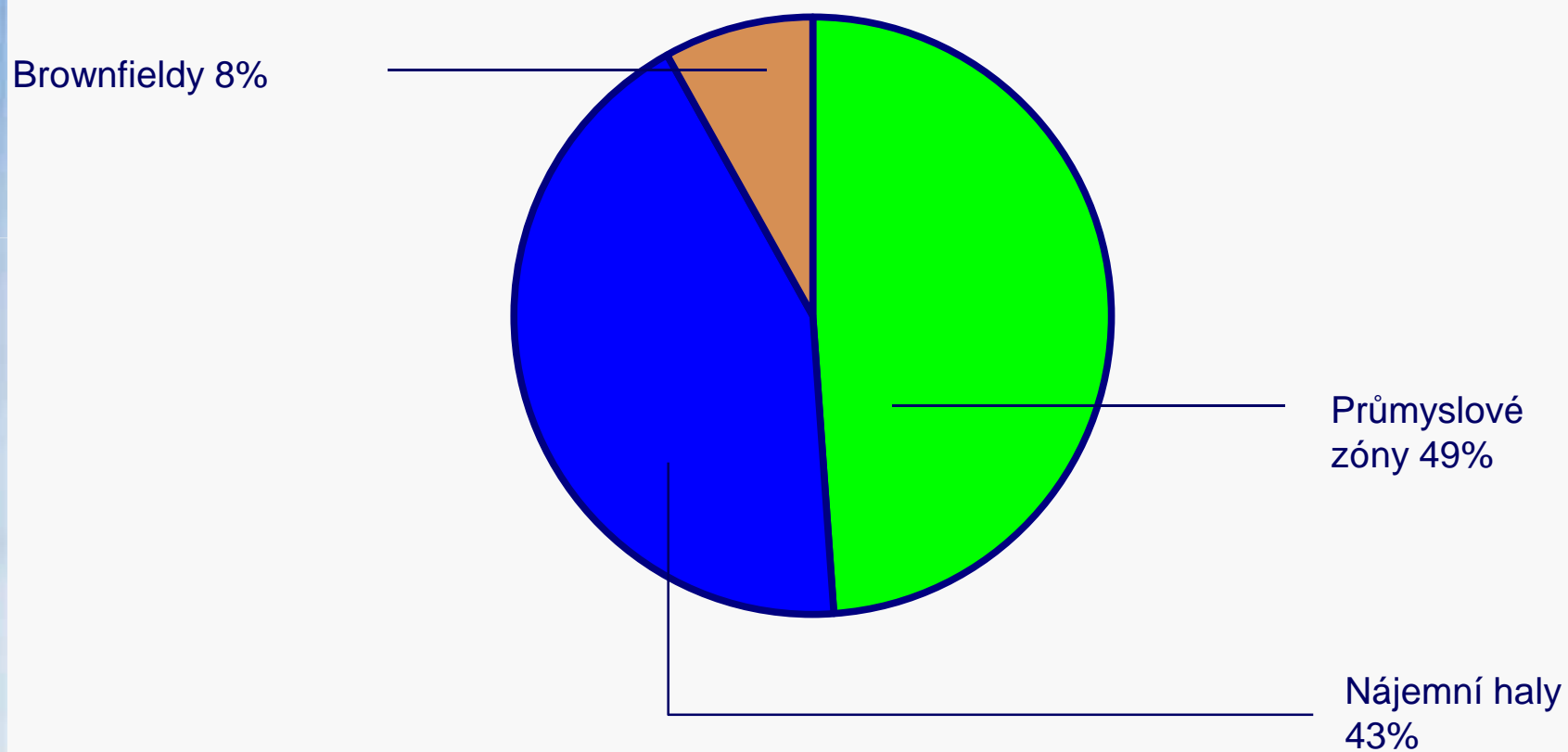
- Více než 360 aktivních podnikatelských nemovitostí:
 - Průmyslové zóny
 - Průmyslové parky
 - Technologické a vědeckotechnické parky
 - Kancelářské prostory
-
- v roce 2007 bylo vytvořeno 329 nabídek nemovitostí pro investory v roce 2007
 - za 2008 bylo vytvořeno 281 nabídek nemovitostí pro investory (nejsou zahrnuty kancelářské prostory)



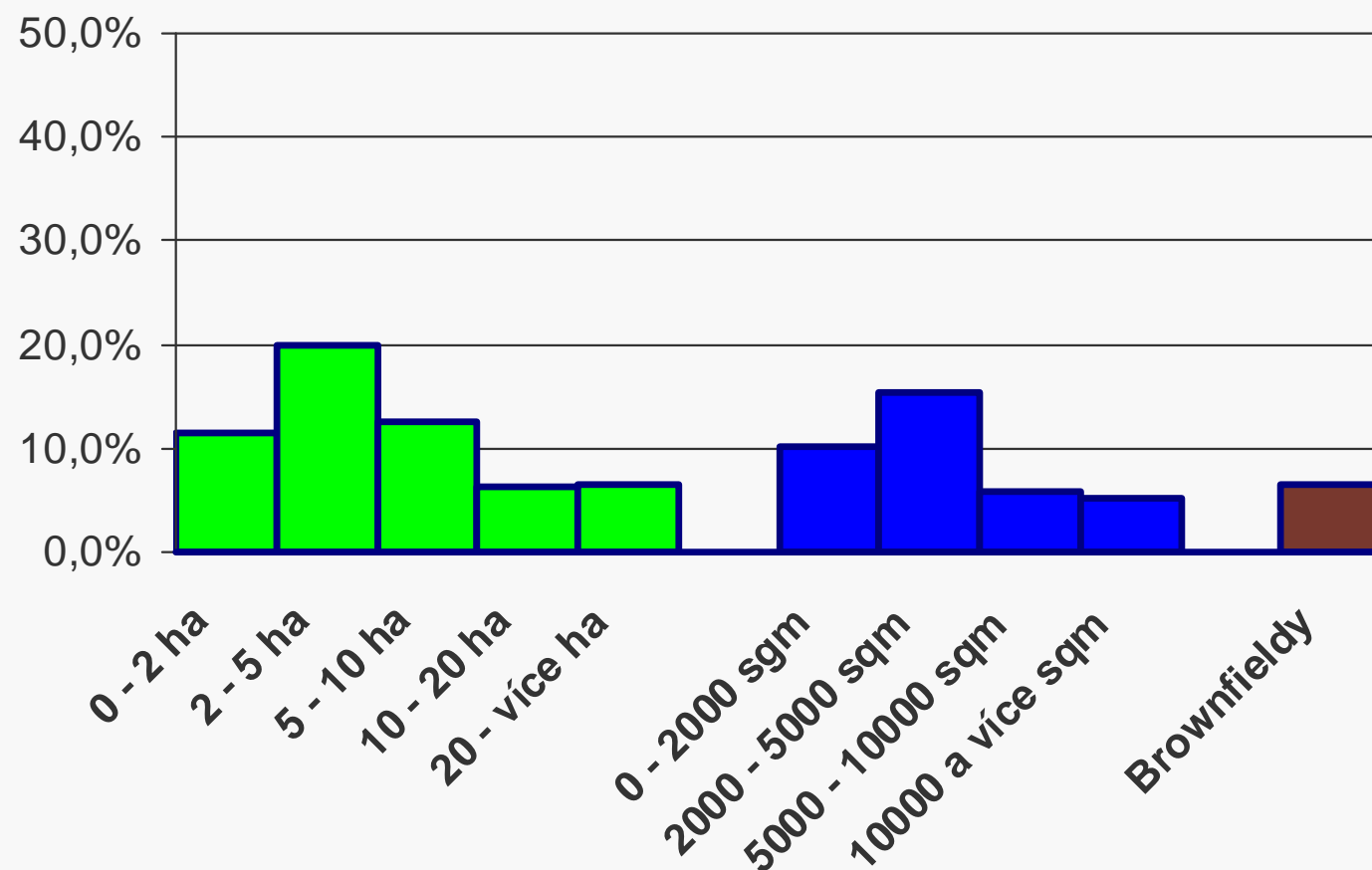
Struktura poptávky (2007)



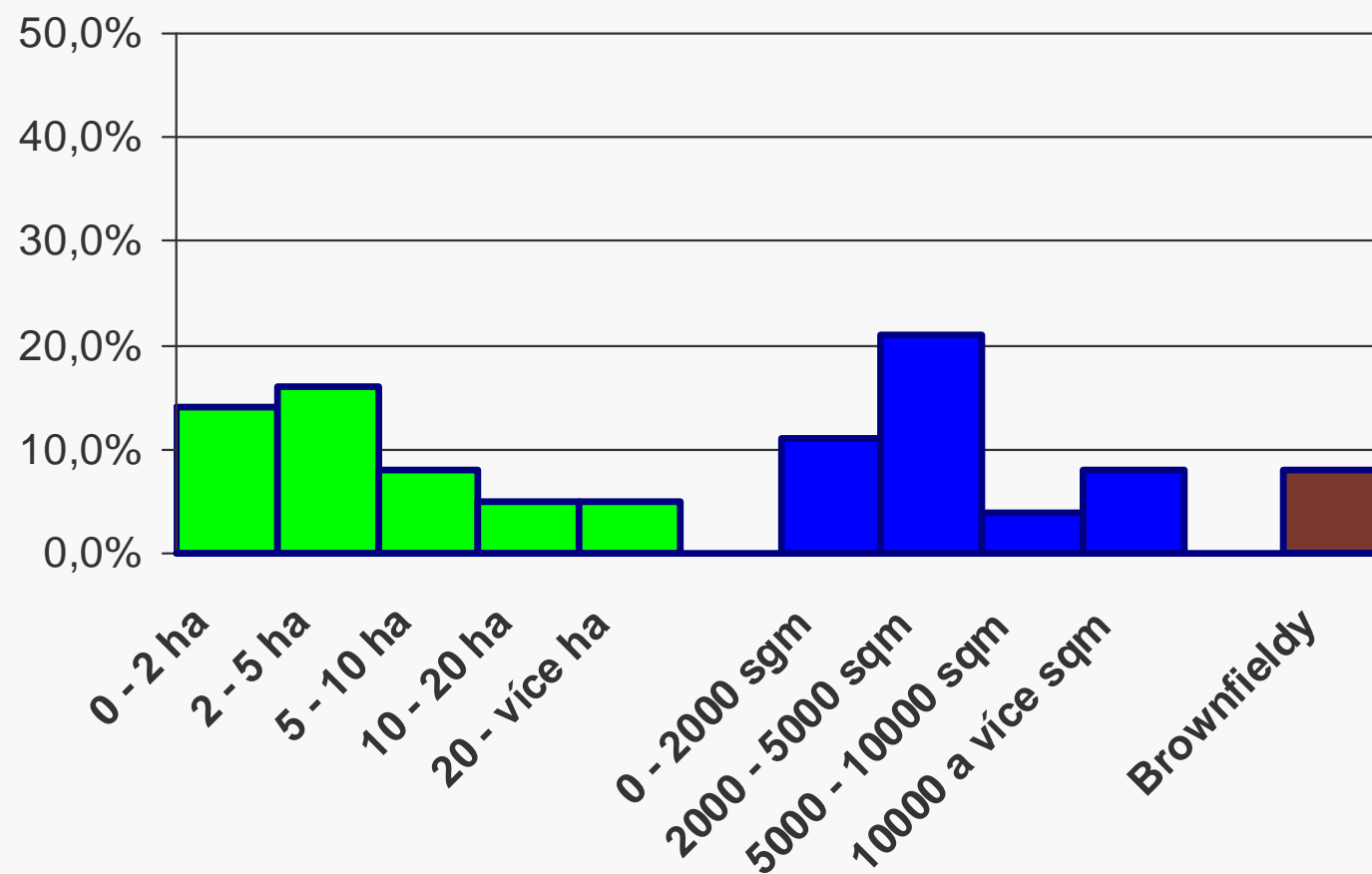
Struktura poptávky (2008)



Detailní struktura poptávky (2007)

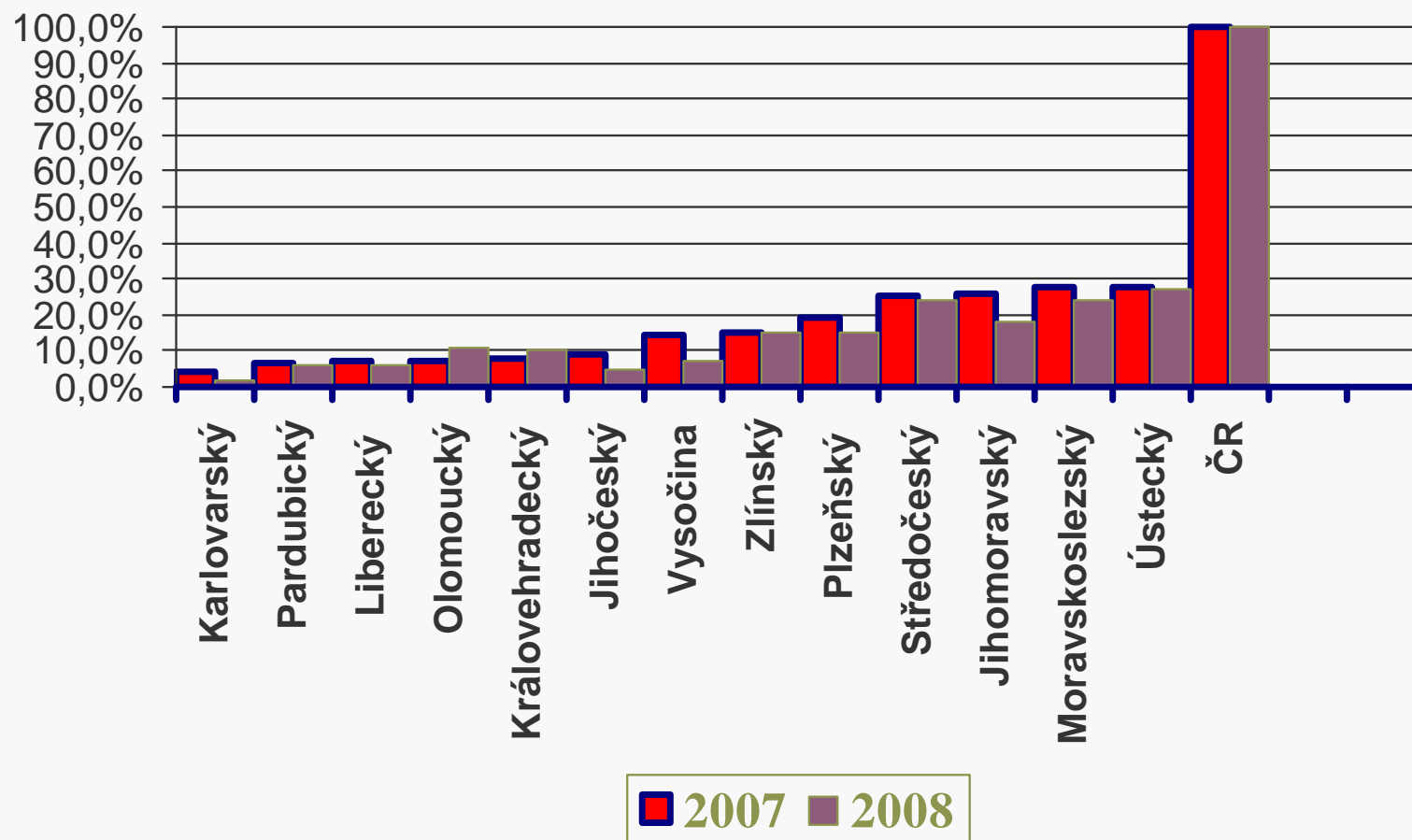


Detailní struktura poptávky (2008)



Zdroj: CzechInvest, 2008

Frekvence krajů v nabídkách investorům

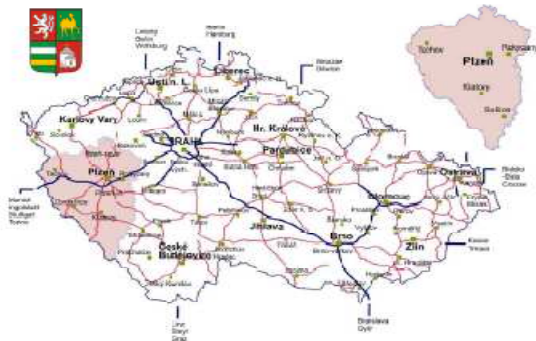


Plzeňský kraj – výzvy v době krize

- z pohledu investorů
top lokalita
- ideální lokalita pro
relokace
- fungující trh
podnikatelských
- nemovitostí
- relativně nízká
hladina nájmu
- pracovní síla?



Plzeňský kraj



GDP IN REGION 2006		
	Total	Per capita
Plzeň	6 463 mil. EUR	11 689 EUR
Average GDP for Czech regions	9 162 mil. EUR	11 700 EUR
Share of GDP of CR	5.0 %	

Source: Czech Statistical Office, 2008

REGISTERED UNEMPLOYMENT	
Region	%
Plzeň H1 2008	3.7 %
Plzeň January 2009	5.7 %
Czech Republic H1 2008	5.0 %
Czech Republic January 2009	6.8 %

Source: Ministry of Labour and Social Affairs, 2009

POPULATION	
Total population (H1 2008)	565 029
Labour force (H1 2008)	316 378
Population density	75

Source: Czech Statistical Office, 2008

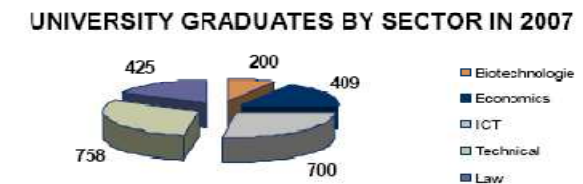
EMPLOYEES AND GROSS MONTHLY WAGES H1 2008		
NACE code	Empl.	EUR
Manufacturing	59 652	906
Man. of food products, beverages and tobacco products	5 748	1 122
Man. of rubber and plastic products	5 490	811
Man. of basic metals and fabricated metal products	6 994	949
Man. and repairs of machinery and equipment	6 509	1 014
Man. of electrical and optical equipment	16 438	798
Man. of transport equipment	10 025	938

Source: Czech Statistical Office, 2008

EDUCATION 2007/2008			
	Schools	Students	Graduates
Training centre	31	8 483	2 482
Secondary professional school	38	10 921	2 459
Gymnasium (Grammar school)	14	6 657	995
Higher professional school	6	1 263	11
University	5	18 799	3 321

FOREIGN DIRECT INVESTMENT 2006	
Region	EUR
Plzeň	1 873 936
Czech Republic Total	58 806 784

Source: Czech National Bank, CzechInvest, 2008



Plzeňský kraj



GROSS MONTHLY WAGES (MEDIAN) FOR SELECTED POSITIONS H1 2008

Position	EUR
Production and operations managers in manufacturing	2 178
Research and development managers	2 280
Mechanical engineers	1 340
Accountants	1 247
Economists	1 399
Mechanical engineering technicians	1 038
Secretaries	863
Machine-tool setters and setter-operators	1 111
Electronics mechanics, fitters and servicers	886
Machine-tool operators	898
Electrical-equipment assemblers	693
Manufacturing labourers	670

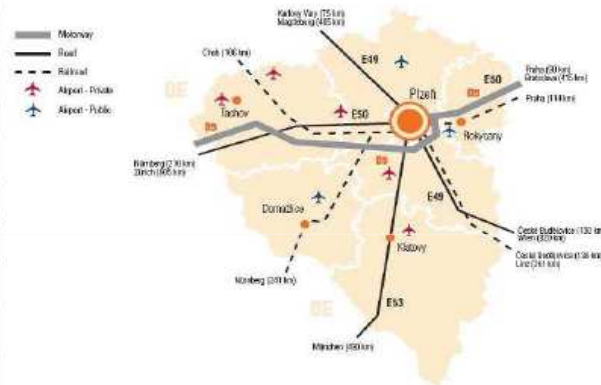
Source: Ministry of Labour and Social Affairs, 2008

GOLF COURSES

Courses	Number	Type
9 Cups	2	OUT
18 Cups	2	OUT
27 Cups	1	OUT
	1	IN

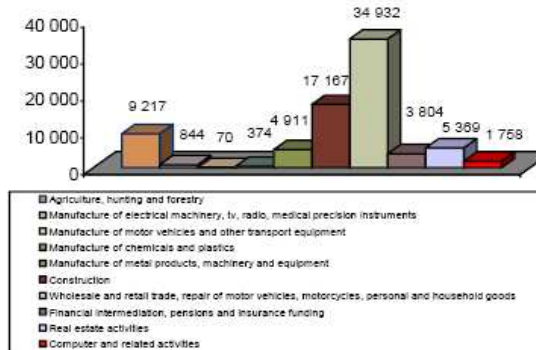
Source: Czech Golf Federation, 2008

TRANSPORT INFRASTRUCTURE



Source: City Invest, 2008

COMPANIES IN REGION



Source: Albertina – Company Monitor, 2008

TOP 20 COMPANIES RANKED BY TURNOVER (mil./EUR)

Company	Location	Sector	Turnover	Employees
Plzensky Prazdroj	Plzen	Manufacture of beer	607	2500 - 2999
Lasselsberger	Plzen	Ceramic tiles	327	3000 - 3999
Daikin	Plzen	Ventilation equipment	282	500 - 999
Skoda Power	Plzen	Engines and turbines man.	189	500 - 999
Jtekt Automotive	Plzen	Vehicles accessories	156	500 - 999
Yazaki	Plzen	Electrical engines	141	2500 - 2999
HP - Pelzer	Plzen	Electical engines	130	1000 - 1499
Eurowex	Plzen	Financial intermediation	120	1 - 5
Brush SEM	Plzen	Electric motors man.	79	500 - 999
Berger Bohemia	Plzen	Construction of roads	78	250 - 499
Zelezarny Hradek	Hradek	Machinery renting	76	250 - 499
Skoda Machine Tool	Plzen	Metalworking machines	71	250 - 499
Prowell	Rokycany	Manufacture of paper	62	50 - 99
Unileasing	Klatovy	Financial leasing	60	50 - 99
Hutchinson	Rokycany	Rubber products	59	500 - 999
Proagro	Klatovy	Wholesale of feeds	59	100 - 199
Kermi	Stribro	Heating and radiators	57	500 - 999
Bohemia Sekt	Stary Plzenec	Manufacture of wines	57	250 - 499
Petrol Plzen	Plzen	Sale of fuels	54	6 - 9
AIR Power	Chrast	Manufacture of machinery	47	100 - 199

Source: Albertina – Company Monitor, 2008

Vývoj nezaměstnanosti listopad 2008



District / Region	Population ¹	Workforce ²	Unemployed ³	Unemployment ⁴	Job applicants per 1 vacancy ⁵	Wages (CZK) ⁶	Wages (EUR) ⁷
Domažlice	59 995	32 537	1 653	4,9	3,3		
Klatovy	88 527	46 685	2 744	5,6	3,2		
Pilsen-city	182 679	110 686	3 987	3,3	0,5		
Pilsen-south	60 194	31 555	1 060	3,1	2,2		
Pilsen-north	73 541	40 921	1 740	4,0	2,2		
Rokycany	47 034	24 800	1 176	4,4	5,4		
Tachov	53 059	32 711	2 405	7,3	6,2		
Pilsen region	565 029	319 895	14 765	4,4	1,3	20 940	831
Total Czech Rep.	10 424 926	5 621 070	320 299	5,3	2,9	22 840	907

Vývoj nezaměstnanosti únor 2009



District / Region	Population ¹	Workforce ²	Unemployed ³	Unemployment ⁴	Job applicants per 1 vacancy ⁵	Wages (CZK) ⁶	Wages (EUR) ⁷
Domažlice	60 138	32 597	2 394	7,2	11,1		
Klatovy	88 575	46 440	3 605	7,6	5,6		
Pilsen-city	183 920	112 594	5 089	4,4	2,0		
Pilsen-south	60 552	32 158	1 527	4,6	5,6		
Pilsen-north	73 741	41 175	2 620	6,2	4,9		
Rokycany	47 185	24 590	1 702	6,7	12,7		
Tachov	53 210	32 803	3 655	11,1	20,5		
Pilsen region	567 321	322 357	20 592	6,2	4,6	21 663	869
Total Czech Rep.	10 446 157	5 647 770	428 848	7,4	6,6	23 542	944

Cena hodiny práce zaměstnance (Eurostat)



Německo – 29,1 €

Rakousko – 28,5 €

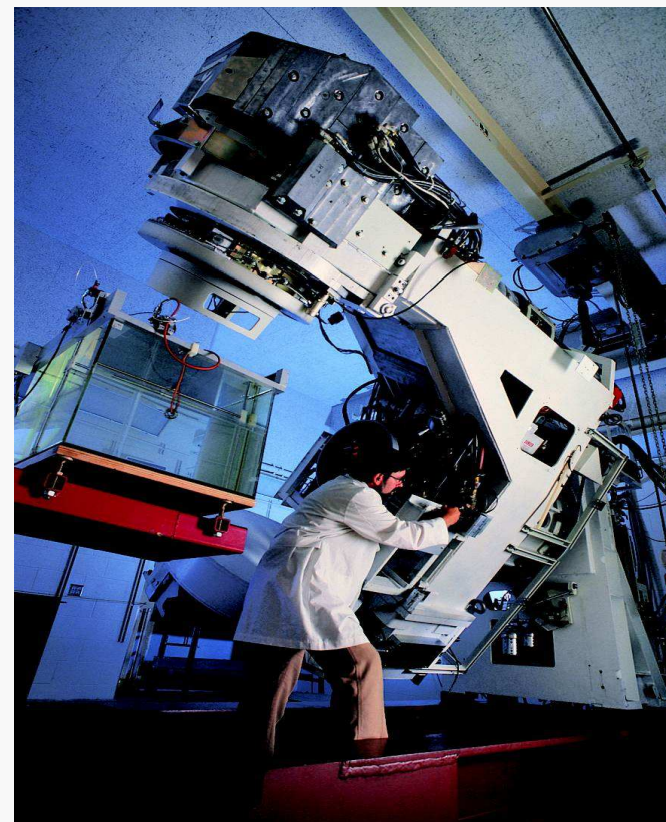
Francie – 31,9 €

ČR – 8,1 €

Polsko – 6,7 €

Slovensko – 6,4 €

Rumunsko – 3,9 €



DĚKUJEME ZA POZORNOST

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Agentura pro podporu podnikání a investic CzechInvest je příspěvkovou organizací Ministerstva průmyslu a obchodu ČR.