



Make an investment and settle in Racibórz!

GOOD CLIMATE FOR BUSINESS



www.raciborz.pl



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PRZEKACZAMY GRANICE

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Introduction

For many years, Racibórz has been recognised as a strong economic and commercial centre with long-established tradition in engineering, chemical, furniture and food processing industry, notable because of locations of renowned large, medium-sized, and small enterprises famous for their high-quality products.

RAFAKO, MIESZKO, HENKEL, SGL CARBON POLSKA or RAMETA may be indicated among joint-stock companies that have placed their investments in Racibórz. The high level of business activity in Racibórz may be confirmed by ISO 9000 and 14001 certificates held by these enterprises, as well as by their presence on domestic and foreign stock exchanges.

The attention devoted to high standards of business operations is visible in all aspects of life of the town, which is evidenced by the fact that Racibórz, as the first town in Europe, has ISO 14001 quality certificate awarded for the implementation of an environment management system in all areas of life. The town is also proud of ISO 9001 Certificate which confirms the highest quality of operation of the Town Hall of Racibórz.

Apart from long-standing economic tradition, well-qualified staff, favourable geographic location and efficient municipal transportation system, an unquestionable advantage of the town is constituted by the entrepreneurship and creativity of its citizens. At present, more and more of them undertake their own business activity. Also the dynamically operating Business Cooperation Centre, which acts as an entrepreneurship incubator supporting small and medium-sized businesses, constitutes a positive aspect.

The adjusted, local spatial development plan for investments, attractive investment locations, with some of them included into the Special Economic Zone of Katowice, property tax reliefs, a well-developed sector of retail and wholesale trade services for business are only some of arguments to select Racibórz as the location for investments, to which I encourage you wholeheartedly.

**The President
of the Town of Racibórz**

Location



Invest in Racibórz



Geographical situation

Racibórz – a town and commune located in South-West Poland, Silesian Province, Racibórz county, by Oder river. Racibórz has got municipal rights since 1217. The area of the city is 75,01 sq. km. In terms of land use structure, there is mostly agricultural land in the commune – 66.3%, and forests and forest land – approx. 5.0%.

Accessibility

The main road structure of the commune is comprised of national, provincial, and county roads. The total length of public roads in Racibórz is 173.26 km.

The city is connected with A4 motorway with the following routes:

- towards north-west – NR 45,
- towards north-east – PR 919, and the city is connected with A1 motorway with PR 935.

Road distances from Racibórz to selected cities:

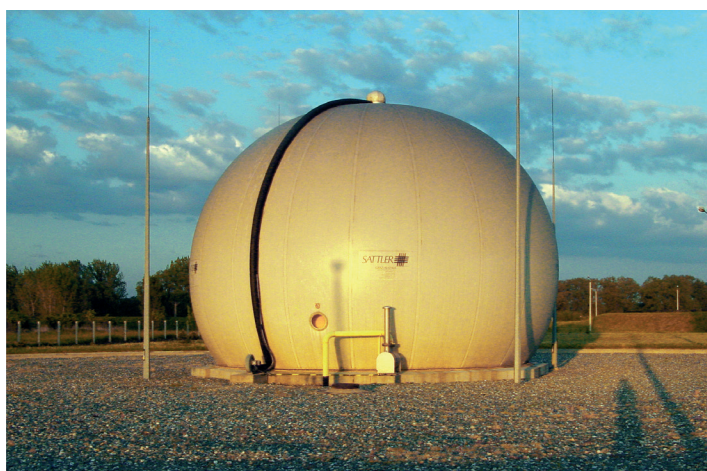
- Gliwice – 46 km
- Katowice – 76 km,
- Wrocław – 161 km
- Warsaw – 372 km
- Ostrava (CZ) – 45 km
- Vienna – 336 km
- Budapest – 526 km

The closest border crossings are:

- Pietraszyn/Sudice – 7 km
- Chałupki/Bohumín – 25 km

Air transport

The commune is served by Katowice – Pyrzowice (90 km), and Ostrava – Mosnov (69 km) airports; the latter is the second biggest airport in Czech Republic.



Railway transport

The rail network in the commune is constituted by the lines:

- Of national importance: a double-track electrified trunk line (no. 151): Wrocław Brochów – Opole – Kędzierzyn Koźle – Chałupki – state border. The line is a section of E – 59 passageway (the main international railway line (AGC) via Malmö – Ystad – Świnoujście – Szczecin – Kostrzyn by Oder – Zielona Góra – Wrocław – Chałupki – state border) with junction stations in Racibórz and Racibórz Markowice; the line supports passenger and cargo shipments,
- of local importance: one-track non-electrified secondary railway lines: No. Racibórz Markowice – Olza and No. 177 via Racibórz – Pietrowice Wielkie – Baborów – Głubczyce; these lines support cargo transport only – passenger traffic has been suspended.



Infrastructure

Water supply and sewage system:

- length of water supply distribution grid – 160.4 km¹,
- length of sewage system – 165.6 km,
- The town is canalised in 99%,
- number of water supply grid connections to residential buildings – 4311,
- number of sewage grid connections to residential buildings – 3406.

Racibórz is equipped with gas, heating, and power supply systems. The town is supplied with electricity by TAURON Dystrybucja GZE, a company that administers grids and facilities of voltage of 110 kV and lower. 400 kV transmission grid running through the town is operated by Polskie Sieci Elektroenergetyczne – Południe Sp. z o.o.²

¹ zwik-rac.com.pl

² The Environment Protection Programme for Racibórz Commune for 2012-2015 with perspective to 2016-2019



Labour market

53,700 citizens reside presently in Racibórz³. The outright majority are people in working age.

The unemployment rate in Racibórz amounts to 8.5%⁴, while the number of the unemployed – 1878 people⁵ which is lower than the national average (14.2%) by 5.7%⁶.

The unemployment rate is lower than the national average by 5.7%

A well-developed network of education establishments enables high-quality education process on all education levels. Among available education fields at post-secondary schools there are: mathematics and physics, biology and chemistry, humanities, linguistics, technology and computer science, mechanics and ICT. There are also such interesting fields of education as: environment protection technician, architectural elements restoration technician, landscape architecture technician, land-surveyor technician, and construction technician.

In the town, there is also a possibility of gaining vocational education at the higher level, which is offered by the State Higher Vocational School, on the following faculties: architecture and urban planning, automatics and robotics, European studies, language and literature studies, pedagogy, sociology.

Structure of business entities

In Racibórz, listed companies that are renowned globally due to their products and applied techno-

logical solutions have their production plants, i.e.: Rafako S.A., Mieszko S.A., Henkel Polska Sp. z o.o., SGL Carbon Polska S.A., “Aw – Bud” S.A., Ecolab Sp. z o.o.

In the town, one of the biggest furniture manufacturing cooperative in Poland has its registered office and a production plant. The company sells its products to e.g. IKEA. Also, two leading national producers in solar energy sector are present in the city: Ensol Sp. z o.o. and Sunex S.A.

Racibórz is a town of enterprising people. As at February 2013, more than 3173 natural persons pursuing their own business activity were registered in the commune⁷, virtually in all existing sectors. Most business entities conduct activity in retail and wholesale trade.

Silesian industrial centres, industrial centres from Opolskie Province, and also Ostrava agglomeration, in direct vicinity, creates enormous opportunities for corporate and trade relationships.

Special economic zone

The special economic zone of Katowice is a leader among Polish special economic zones. It obtained more than 170 business entities. It offers a rich investment opportunities, comprehensive service of investment process and significant tax reliefs. It ensures public support for new investments on the highest level in Europe. The zone increases the investment attractiveness of towns and provides them with development perspectives.

Authorities of Racibórz, noticing the need of developing the town and counteracting negative effects of business transformation, took a decision on inclusion in KSSR S.A. area. – a Jastrzębie Zdrój – Żory subzone of a complex of land plots limited by Komunalna, Cecylii, Nad Koleją streets, with the total area of 7.7603 ha. These terrains shall be fully provided with infrastructure for the needs of entrepreneurs until 2013.

Low costs of business activity

The average monthly salary in 2012 run at a level below the national average and the average of Silesian Province.

Property lease rent rates in the area of municipal resources run at a level of PLN 6 – 40 per square meter net, depending on the type of business activity. On the other hand, commercial premises offered by real estate agencies run at a level of PLN 30 – 80 per square meter net.

The town created conditions that are conducive to development of new companies. Entrepreneurs who are launching business activity may use a computer station and office infrastructure free of charge for the period of 12 months, as part of the “entrepreneurship incubator” municipal programme. While companies that conduct their activity for not longer than 3 years, may use the start-up programme and hire office premises for 18 months without paying any rent. Both support forms are available as part of the operations of the Business Cooperation Centre, located at Batorego 7 street, funded with EU funds.

Moreover, people who start business activity in the town may take the benefit of local tax reliefs and exemptions.

Data:

3 Citizen Affairs Department

4 Source: www.pup-raciborz.pl – (as at 31.12.2012)

5 Source: www.pup-raciborz.pl – (as at 31.12.2012)

6 Ministry of Economy data 02.01.2013

7 Source: <https://prod.ceidg.gov.pl/ceidg.cms.engine/>, as at 18.02.2013

Favourable investment climate

Racibórz, as the first town in Poland and Europe, was awarded ISO 14001 certificate, introducing thereby an Environment Management System in the commune. Racibórz treats natural environment with particular attention, which not only makes the town a leader in the field of ecology among Polish cities, but also arouses interest of EU countries as one of the ecologically

cleanest one among the countries of the European Community.

The awards and distinctions won in this field comprise, among other things: “The Pantheon of Polish Ecology”, “The Environment-friendly Commune”, “The Ecology Propagator” awards.

The city was awarded ISO 9001 certificate, confirming the highest quality of operation of the Town Hall of Racibórz.



The favourable investment climate is created also by the business-related institutions. They include:

- Racibórz Chamber of Commerce,
- Guild of Various Crafts,
- Association of Silesian Employers,
- Racibórz Local Fund,

And also:

- County Employment Office,
- The Agency for Promotion of Racibórz Land and Support of Entrepreneurship at the Piast Castle in Racibórz.



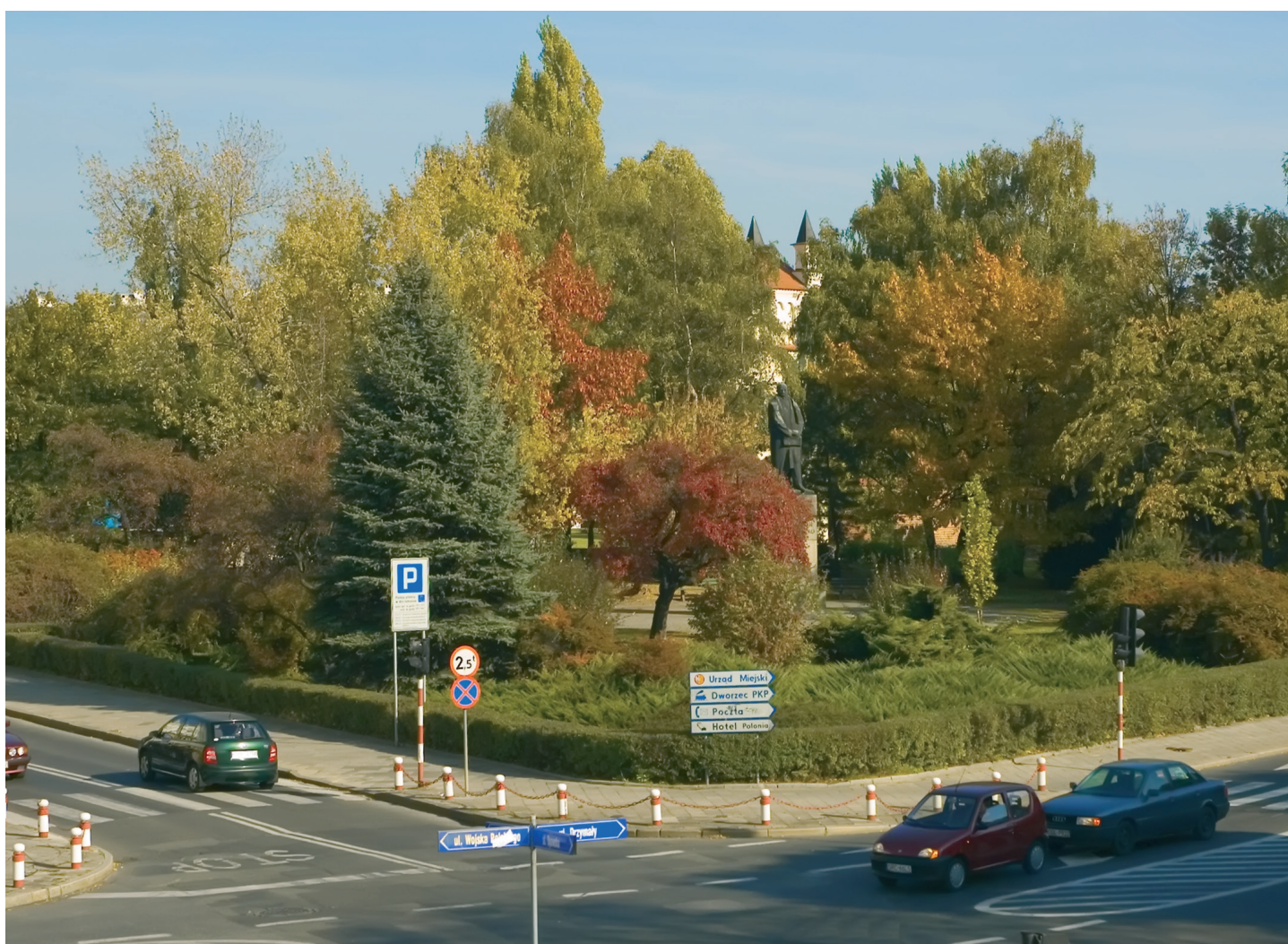


2013, the city was awarded ISO 9001 certificate, confirming the highest quality of operation of the Town Hall of Racibórz.

The town was appreciated and honoured with a number of titles and certificates, including inter alia: “Fair Play Commune — 2006” certificate, it is a laureate of the Ranking of Local Governments by “Rzeczpospolita” daily in the category of “The Best Municipal Commune – 2009”, and the “Local government of Equal Opportunities 2011”. “National Leaders of Innovation and Development” – 2011, a laureate of

Business-Friendly Cities Ranking according to “Newsweek Polska” daily – 2011/2012.

More banks operating in Poland have their branches and outlets in the city, including the vigorously operating Raciborski Bank Spółdzielczy, which has been supporting a number of local initiatives for more than 110 years.



Settle in Racibórz

City Centre

History

As a municipal organism, Racibórz has existed since the turn of 12th and 13th century. The city was established under Flemish Law. First settlers originated from the Low Countries. Racibórz is called a town of many cultures and of many nations. It belonged to Bohemia, Poland, and Germany. In middle ages, due to the fact that the duke's residence was located in the city, it was the capital of the Upper Silesia. Racibórz was perceived as a strong industrial and cultural centre. Today, it is also an industrial centre (as many as four large companies operate here: Rafako, SGL Carbon, Henkel and Mieszko) and a Furniture Manufacturing Cooperative, "Rameta", as well as a centre of education and services. Racibórz is the capital city of a country district. From among 53 thousand citizens, more than 32 thousand people resides in the city centre.

Topography

The city centre consists of the so-called old city of Racibórz, which were surrounded until 19th century with a curtain wall, Nowe Zagrody – a former independent settlement located along the present Opawska street, and the so-called New City, which was once functioning in the vicinity of the Oder river, along the present Nowomiejska St. and Mostowy Square. There is a large market in Racibórz, the so-called small marketplace (part of Długosza Square), the old city (Długa Street), and also a medieval layout of streets along which merchant storehouses and craft workshops were located. The town retained its former layout – streets branch off towards all sides of the world along the axes of Odrzańska, Mickiewicza, Opawska and Długa streets. Racibórz is situated on a slight hill, in opposite to the castle hill in Ostróg. Such a location made it possible to avoid results of flooding. After post-war damages in 1945, part of the city area remained undeveloped. Where tenements stood long time ago, squares and parks appeared thanks to which Racibórz is called the green oasis of Upper Silesia.

Social infrastructure

The town has enormous potential in trade, service, and educational sector – including a State Higher Vocational School, and also industrial and cultural potential (three community centres, a museum, a library with numerous branches), and tourist potential. In recent years, a number of investments in sports and recreation facilities have been completed. State-of-the-art pitch facilities and cycle lanes were constructed, and the sports and entertainment arena at Łąkowa street, today a venue where international events are organised, was thoroughly modernised. There are two roofed swimming pools and an ice rink in the town. A state-of-the-art indoor swimming pool (aquapark) is planned for 2014. Two 3-star hotels (Polonia and Racibor) operate in Racibórz, and two cinemas (Bałtyk, Przemko). In Bałtyk Cinema, digital technology was implemented. Racibórz has an extended commercial network, both in the very centre,



where a number of small shops is situated, along with the oldest Shopping Mall in Racibórz, Bolko, as well as on the peripheries of the centre, where country-wide chains operate. Opawska street is the main commercial passageway.

Municipal utility infrastructure

The town has fully developed infrastructure that ensures access to all utility services. The biggest administrator of residential premises is Nowoczesna Residential Cooperative. It manages a number of well-cared for housing estates, with greenery and playgrounds. The city is also a provider of residential premises (Municipal Buildings Administration), as well as the Racibórz Association of Social Construction, and also private investors. Plots for detached houses, due to metropolitan nature of the development, are rare. Housing estates are accompanied with numerous parking places. A developed network of kindergartens and schools ensures unrestricted access to education to everyone. Enrolment to kindergartens in Racibórz is not a problem – they are not overcrowded. There are also nurseries here – a public one and a couple of private ones. In the city centre, three large GP practices are located.

State-of-the-art indoor swimming pool (aquapark) is planned for 2014.

Two Healthcare Establishments (ZOZ) have specialist clinics there. Medical care is also provided by private practitioners. There is a state-of-the-art county hospital (with a National Healthcare Fund facility), a District Court, and a Social Insurance Inspectorate in the town. Authorities in Racibórz operate at two levels of administration – County Governor Office and Town Hall. The City Centre structural unit includes the centre of the town where public space areas and centre-creating services are predominantly located – e.g. administrative, educational, cultural, and commercial services complemented with arranged green areas. To the south from the centre, there are mostly multi-family residential buildings, detached houses, sports and recreation areas, and transportation service areas. The areas along the railway line have been earmarked for industrial functions and headquarters, storehouses, and warehouses. Areas within the curtain walls of the old city are covered with strict art conservator supervision, most facilities entered to the register of historical buildings are located in the City Centre.

Transport

Racibórz has access to railways (E 59 railway line Świnoujście – Szczecin – Poznań – Wrocław – Chałupki constitutes a section of an international transportation route from Malmö – Ystad to Vienna, Budapest and Prague), including a direct connection with Moscow via Warsaw. The Polish Railway Company (PKP) enables also a convenient journey to Wrocław, Rybnik, Katowice, or – via Chałupki – Bogumin – to Czech Republic. A bus depot operates in the vicinity of the railway station. The State Bus Transportation Company (PKS) and Municipal Transportation Services (PK), as well as private carriers offer transport services. There are a couple of taxi depots in the city cen-



tre. Racibórz has a clear layout of roads – broad mine roads inherited after the period of industrial revolution and extension of the town in 19th century. It overshadows in this aspect the neighbouring towns, where only narrow streets can be found in the very centre. There are numerous parking areas in the city centre of Racibórz. On the peripheries of the former old tow, inner town beltways are located (Nowomiejska, Reymonta streets). Fast shipment via National Route no. 45 is ensured by Cegielniana and Starowiejska streets. Closeness of border crossings with Czech Republic enables easy access to air transport. Within a distance of 60 km, in Ostrava, there is an airport which operates international connections.

Natural and cultural assets

Racibórz is one of the friendliest towns in the Upper Silesia, without the so-called heavy industry, that offers excellent residential conditions and sports and recreational facilities, including for the elderly. The city centre of Racibórz ensures continuous companionship of valuable monuments, perfectly maintained squares, access to churches and community centres. Racibórz is called the capital city of Upper Silesian Gothic. The landscape of the city centre accommodates unique churches of 13th century, the Museum, fragments of city walls with a prison tower, magnificent 19th-century and classicistic public buildings.

Investment plans

In 2014, the city authorities plan to commission a sports and recreation complex at Zamkowa Street (aquapark) in Ostróg. Design works connected with a beltway linking the National Route no. 45 at the level of Miedonia (a district of Racibórz) with Racibórz – Rybnik – Pszczyna (PR 935) regional route have been started, and within the further financial perspective of 2014 – 2020, a Jordan's games park at Stalmacha Street is planned to be converted. Also, construction of a marina behind the arena in the area of Boulevards on the Oder (Bulwary Nadodrzańskie) is planned. There are also plans of development of Długosz Square and the plot of land limited by Opawska – Kochanowskiego – Warszawska – Lwowska streets. Shopping Malls shall be erected in both locations. Small architecture – development of parks and squares, and also modernisation of schools and their surroundings. Support of the commune for investments of tenants' associations is aimed at successive restoration of the splendour of old buildings. Numerous already renovated classicist tenements fit the old town buildings splendidly. Roads in the very centre are paved. Other roads are successively modernised. Racibórz is a good place for investors. It is worth mention that specialists from Colliers International considered Racibórz, Cieszyn and Nowy Targ to be the towns with greatest potential for trade investments from among 19 smaller towns located in the Silesian Province and six centres of the Lesser Poland Province, that are inhabited by 30-100 thousand citizens.



Settle in Racibórz

Studzienna and Sudół

The two neighbouring districts are located at the town south exit, along the National Route no. 45 via Opole – Racibórz – Chałupki. Therefore, they are excellently connected with Czech Republic. They are characterised by a large potential in terms of single family residential development and open for social initiatives of the dwellers.

History

Studzienna went down deeply in the history of Racibórz. For the first time in 1258, when in a letter of Władysław the duke of Opole and Racibórz, issued in favour of Black Friars from Racibórz, a channel supplying water from a tributary of Oder, Psina, up to the centre of the medieval town is mentioned. For the second time in the beginning of the 20th century, when the municipal council ordered construction of city water intakes in Studzienna. What is interesting, the intakes are used up to this day. The name of the settlement (Polish: Wells) is of Slavic origin and refers to the wells which were located here in the past. Formally, Studzienna became a district of Racibórz in 1927.

Sudół in turn is a farthest district to the south, mentioned for the first time in 1243. In 1335, the settlement is referred to as Suchdol, which undoubtedly indicates a poorly watered valley. Its dwellers were subject to a parson from the nearby Bienkówice. Sudół became an independent parish only in 1889, and a Racibórz district – in 1977. As a curiosity it may be added that Sudół in the Prussian administration system constituted a separated official district (Amtsbezirk – one of administrative units comprising a county), covering also Studzienna. In 1927, after the latter had been included to Racibórz, Sudół belonged to the official district of Wojnowice.

Topography

In district of Studzienna, near the school, there is a Holy Cross Discovery church, consecrated in 1935. The centre of the district of Sudół is located near the church, at the junction of routes from Racibórz to Chałupki (National Route 45) and to Krzanowice (Provincial Road 917). In general, the buildings in both districts are concentrated along the said National Route no. 45, whereby two clusters may be marked out in Studzienna: the first one is constituted by the older part of the settlement, enclosed by Myśliwska Street and rail embankment, and the second one is a single-family housing estate along two parallel streets: Hulczyńska and Sobieskiego. Buildings in Sudół are comprised mostly of family households and are gathered along Hulczyńska, Korczaka, and Czynu Społecznego streets. It should be added that both districts are surrounded by agricultural fields with high-quality soils, and many dwellers of Sudół make a living from their cultivation.

Social infrastructure

In Studzienna, there is Bilingual Primary School no. 5 for German Minority, providing education within grades 1-6. There is also a kindergarten in the district. Both establishments operate within one complex. The school building, with the effort of the city and Hermann Niermann Public Utility Foundation was thoroughly renovated in 2012. Studzienna has also an outpatients clinic and a pitch with back-up facilities and a sports room. The local team, LKS Studzienna, plays in B class of Racibórz sub-district.

Sudół has its own kindergarten and a Voluntary Fire Brigade. There is a building in the district in which former Primary School no. 6 was located, where a Non-public Roman-Catholic Primary School operates today. Activities of the dwellers are also worth mentioning. Thanks to their efforts, a number of traditional rituals are cultivated, in Studzienna – the Bas Burial, Idol Burning, in Sudół – Dozhinki and Easter Cavalcade. The latter, also called Osterreiten, gathers more than a hundred horsemen each year and is one of the greatest events in Silesia.



Municipal utility infrastructure

In the years 2008-2010, as part of the project entitled "Water and Sewage Economy of the Town of Racibórz", co-financed by the European Union, a sanitary sewage system was installed in Sudół, and at the same time a number of access roads were renovated. Earlier such works were performed in Studzienna. Both districts are very popular among investors who wish to build a single-family house. The districts are partly covered with the local spatial development plan. From the north, the border provided for in the plan runs along Opawska street. From the west, it runs in parallel to NR 45, covering Bojanowska and Czynu Społecznego streets. To the east from the national route, the plan provides also for covering the railway line and buildings in the area of Kręta, Urbana and Henryka Pobożnego streets. Land plots at Opawska, Bogumińska and Bojanowska are earmarked for housing and service development, and service development. Other areas are mostly designated for single-family housing development and agricultural terrains. Land in the area of ZPC MIESZKO S.A. Heating Company, and also at Jasna Street, is designated for technical infrastructural appliances and industrial functions. In parallel to Opawska Street, there is a significant land reserve for services, while land reserves for single-family housing development are located at Władysława Broniewskiego, Hulczyńska, and Stanisław Moniuszko streets. At Jasna street in Studzienna, far from single-family housing development, there is the biggest logistics and storage centre in Racibórz. Land plots in the vicinity are intended for similar investments.

Transport

The main advantage of both districts is their situation along the railway route, facilitating fast travelling (even in winter, first of all due to effective snow-clearing) between them and Ostrava and Opava in Czech Republic, and with Racibórz itself and Opolskie Province (along Bogumińska,

Starowiejska-Cegielniana streets). In 2011, the General Directorate of National Roads and Motorways performed the surface renovation on NR 45 at the level of Hulczyńska Street. Studzienna and Sudół have access to municipal transport operated by the municipal enterprise.

Natural and cultural assets

At the exit of Sudół, there is a magnificent view to the Oder valley. Between Studzienna and Rafako plant, a fragment of Oder oxbow lake survived, separated from the river, divided into reservoirs used by fishermen. In the vicinity of the said reservoirs, there is bifurcation of the Oder into old Oder and the Floodway channel (Polish: Ulga). It is a place popular among mineral collectors that may be reached from Studzienna thanks to Oder dam just beyond Rafako. From this place it is possible to cycle along the cycle lane on the Ulga embankment towards Obora and Ostroga. The whole route ends as far as at the castle of Racibórz.

The dirt surface of Sosnowiecka street may be used to reach Bieńkowice in Krzyżanowice commune away from the heavy traffic of NR 45, taking advantage of the system of cycle lanes in the commune, and in Bieńkowice itself, see e.g. the oldest operating forge in Poland. It is also worth to travel from Sudół towards Bojanowo and Wojnowice. From the elevation on which Polish army of John III Sobieski en route to Vienna stationed, it is possible to see a beautiful view of Racibórz. The traffic on roads in Krzanowice commune is rather moderate.

Investment plans

At present, the city is making efforts to finish the construction of sewage system in Studzienna. It is still necessary to provide Bogumińska street with the facilities. The thorough modernisation of NR 45 at the section from the junction of Boguńska and Opawska streets to the exit of Hulczyńska Street outside the borders of Racibórz is also in schedule. Sudół is to be directly connected with the planned beltway of Racibórz. The Town Hall is working currently on three variants of this route, which shall interconnect, apart from the city centre, the left-bank part

of the city with provincial road no. 935 Racibórz – Rybnik – Pszczyna. The investment shall be started in 2014, concurrently with launching of new EU programmes of support for Poland. An important event for Studzienna and Sudół shall be the planned construction of Lower Racibórz reservoir. Within its bowl, a substantial acreage of fields in Sudół shall be located (along Topolowa Street), while the frontal dam shall be situated in the vicinity of the said bifurcation of the so-called old Oder and Ulga channel. In the future, Lower Racibórz shall be a permanent reservoir and an element of Oder-Danube.



Settle in Racibórz

Brzezie

The district which remains within the administrative borders of Racibórz since quite recently, included into the town only in 1975. Today it is a place to which a substantial number of Racibórz dwellers, wanting to settle in their own house, have emigrated.

History

The first mention about the settlement (Villa de Breze) is dated to 1223. A patrician estate was located here, as well as properties of the city of Racibórz. The church came into being before 1383, and the school has been there since half of 18th century. In 1827, all parts of Brzezie went under the supervision of Racibórz municipal council. Then, the decision was taken to combine them in one. In result of the 3rd Silesian Uprising, Brzezie was included into the reborn Poland. In administrative terms, the village belonged to the Rybnik county. In 1393, it was included into the 3rd Reich, and its German name, Hohenbirken, was restated. Brzezie was included to Pogrzebień commune in Rybnik county. In 1975, it became a district of Racibórz. History left its trace in diocese membership. Brzezie is the only area in the county of Racibórz which is subordinated to Archdiocese of Katowice.

Topography

Brzezie is the highest-located district of Racibórz, stretching from Dębicz to a hill called Widok. The difference between the level of Długosz Square in Racibórz, and the Lipki Hill in Brzezie is (please note!) 91.34 metres precisely. This difference influences the microclimate. In the highest parts of Brzezie there is colder in Summer and Winter than in parts of Racibórz that are located on lower terrains. For people who value clean air it will be certainly important that the upper parts of Brzezie (Pogwizdów, Widok), in terms of air quality, are the cleanest areas in the Silesian Province. A venting zone is conducive to the above, which is also confirmed by a study conducted for the neighbouring commune called Kornowac. Brzezie stretches from Dębicz near Auchan shopping mall at Rybnicka street, to the said Pogwizdów that borders the



commune of Kornowac and Lubomia. Parts of this district still have their historic names, which are used by the dwellers. These are: Brzeziny, Stawiska, Kościarnia (area of the former Ceres factory, and after the WWII – Ema Brzezie), Książówór, Wiatrok, Sosienka, Felczówka, Dwór, Feldszojna, Przedwieś, Kamień, Kotucz, Dołki, Cześniówka, Lipki, Jagielnia, Doły, Zbytki, Dołki, or Widok.

Social infrastructure

In Brzezie, there is a kindergarten and a primary school providing education within grades 1-6, and in the scope of secondary education, the commune belongs to the district of Lower Secondary School no. 2 in Racibórz-Ostróg. Brzezie has its own Voluntary Fire Brigade with renovated fire station, and an outpatients clinic administered by Centrum Zrowia Sp. z o.o. from Racibórz, a day room operated by the Community Centre of Racibórz, and also a pitch with backup facilities, modernised thoroughly in 2011. The local team, LKS Brzezie, plays in A class of Racibórz sub-district.

Municipal utility infrastructure

In the years 2008-2010, as part of the project entitled “Water and Sewage Economy of the Town of Racibórz”, a sanitary sewage system was installed in the whole Brzezie, and at the same time a number of access roads were renovated. It significantly improved the conditions for development. At present, Brzezie is one of the most popular districts among investors who wish to build a single-family house. The above stems from high availability of land plots (municipal and private ones), as well as moderate prices. The district of Brzezie is covered in approximately 33% with a local spatial development plan. The terrains covered with the plan are predominantly intended for single-family housing development, and agricultural and forest terrains. Public services and small trade and craftsmanship services are also present here.



The said services are provided for the needs of the residential areas. Along the main transportation passageway – Rybincka street, service facilities and industrial terrains are located. Within the borders of the plan there is a substantial land reserve for single-family housing development. What is more, development of estates beyond the borders provided for in the plan may be executed by way of a Decision on Land Development and Management Conditions according to the principle of “good neighbourhood”.

Transport

From the northern part, Brzezcie has access to Provincial Road no. 935 Racibórz – Rybnik – Pszczyna. In the future, a new regional road shall run in its place, which at the level of Brzezcie, from Dębicz to Kobyla Forest, is to be extended by additional traffic lanes. From the south, county road 3512 Racibórz – Lubomia – Wodzisław Śląski runs through Brzezcie, thoroughly renovated in 2006-2011 and presently constituting a convenient connection of Racibórz with A1 motorway Gorzyczki – Gdańsk. Considering the transportation system, Brzezcie is a perfect place of residence for people working or studying in Racibórz and Rybnik, or Wodzisław Śląski. To reach the centre of any of these towns, in is necessary to travel not more than 20-30 minutes. Brzezcie has access to municipal communication administered by the municipal enterprise, and what is important – both at the level of Dębicz or the centre near the church, as well as at the level of hamlets that are situated higher (L 14 line Racibórz Gamowska-Brzezcie-Widok-Pogrzebień-Rydułtowy).

Investment plans

In the past years, the city invested in Brzezcie in construction of a sewage sanitary system and renovation of roads. In the years to come one should expect continuation of the programme or renovation of communal roads, including internal ones, facilitating transport in the clusters of single-family houses and in areas where land plots for single-family housing are located. A new 110 kV power line supplying Racibórz is planned in Brzezcie in a safe distance from the buildings. The power supply grid in the district needs modernisation. Plans cover also thermal modernisation of Kindergarten no. 16 in Brzezcie, and in Obora, extension of municipal lido is planned.

Brzezcie is an ideal place of residence for people professionally connected with Racibórz, Rybnik, or Wodzisław Śląski, as it is located far

Natural and cultural assets

Today, Brzezcie is a target of pilgrims from the whole Silesian region due to the grave of the Lord's Servant S. Maria Dulcissima (Helena Hofmann 1910-1936), a nun of the Immaculate Mary Congregation of Katowice province nunnery in Brzezcie, a mystic, candidate to altars, first native Silesian who has a chance for beatification. To the west, Brzezcie neighbours the Moravian Gate Arboretum. On the border of Brzezcie and Pogrzebień, there is Widok Forest, subordinate to Rybnik Forest Inspectorate, with the area of 91.9 ha. Widok Forest is an invaluable area in environmental terms. There is an educational path there that runs along the most interesting parts of the area. At the entry to Widok Forest (Gajowa street) there is a stone commemorating the stay of Joseph von Eichendorff (1788-1857) in this place, a great poet of the era of German Romanticism. There is also a vacation centre called Raj in Niebowicze near Brzezcie, a sightseeing route with a view to Oder basin by road Pogrzebień-Lubomia, and relics of a city from 9th century.

away from the noise of the city centre and at the same time is fairly well accessible. The district offers beautifully located terrains, necessary social and utility infrastructure, and it tempts to various forms of active recreation, first of all walks, jogging, or cycling.



Settle in Racibórz

Markowice

The youngest district within the administrative borders of Racibórz, with excellent transport connections with Upper Silesian agglomeration and Rybnik. It offers perfect residential conditions, far away from metropolitan noise, as well as fast connections with big towns.

History

Markowice became a district of Racibórz only in 1977. As a settlement, it is mentioned for the first time in sources of 1247, under the name Markoviz. It belonged to Racibórz castle estates. The parish was found in 1247, it is presently located within the borders of Opole diocese. In Markowice, Arkadiusz (Arka) Bożek (1899 – 1954) was born, an activist of the Polish Association in Germany, member of the National Council of Poland in exile, and after WWII deputy Silesian-Dąbrowa Province Governor.

Topography

The centre consists of a small market by which we found a church, restaurant, and shops. Names of individual parts of the district remained until today. From the neighbourhood of the forest, there is a beautiful view to the village with Struziny hill, which today is covered with buildings. Between Dołki and the Pass, as small streamlet flows from the side of Obora that feeds the small river of Łęgoń. To the south-west there is Grobla. There is Rodelbana in the town – a long luge slide leading towards Przyrwa. To the east, there are grooves called Dambniki, Gojnica and Huliki. Between Dambniki and Gojnica, at the river, there used to be the Gorniok mill, which today lays in ruins. In the vicinity of the road to Raszczyce and Babicka Street, there is a great pond called Bodek. There was also a mill by the pond, also called Bodek.

Social infrastructure

There is a kindergarten and a primary school that provides education within grades 1-6 in Markowice (both establishments create Comprehensive School and Pre-school Complex no.1), while in the scope of secondary education, the district belongs to the educational district of Lower Secondary school no. 2 in Racibórz-Ostróg. Facilities of the Complex were thoroughly modernised in the last years. There is a modern pitch with lighting at the Complex, and also a branch of Municipal and County Public Library in Racibórz. Markowice maintains its own Voluntary Fire Brigade, belonging to the National Emergency and Fire System, and an outpatients clinic administered by Centrum Zdrowia Sp. from Racibórz, and also an additional pitch in the vicinity of Łęczczok reservation. The local team, LKS 07 Markowice, plays presently in B class of Racibórz sub-district. It is worth mentioned as a curiosity that Hubert Kostyka, former goalkeeper of the Polish representation, Olym-

pic Champion of 1972, started his career in this football club.

Municipal utility infrastructure

In the years 2008-2010, as part of the project entitled “Water and Sewage Economy of the Town of Racibórz” co-financed by the European Union, a sanitary sewage system was installed in Markowice, and at the same time a number of access roads were renovated. It improved significantly the conditions for development. Because it is located at Provincial Road no. 919, constituting a convenient connection with the A4 motorway junction in Sośnica, and also – via Provincial Road no. 923 – a fast connection to Rybnik, Markowice became attractive as a place of residence for people professionally connected with the so-called Rybnik Carbon Region or Upper-Silesian agglomeration. There are extensive resources of construction plots in the district (municipal ones e.g. at Babicka Street or Staffa Street, and private ones), both at the borderland with Ostróg, along Gliwicka street, as well as at the borderlands with Lyski commune (Raszczyce village). In most areas, the district of Markowice is covered with the local spatial development plan. The plan for Markowice



structural unit and the Moravian Gate Arboretum is in force there, as well as the plan covering the 400 kV grid. For the areas covered with the plan, a predominant designation is single-family housing development, and agricultural and forest terrains. Public service and small trade and craftsmanship services provided for residential areas may be also indicated there. Within the borders provided for in the plan there is a substantial land reserve for single-family housing development. What is more, development of estates outside the borders provided for in the plan may be executed by way of a Decision on Land Development and Management Conditions according to the principle of "good neighbourhood".

Transport

In terms of transport, Markowice is an excellently interconnected district of Racibórz. Via the said Provincial Route 919 it is easy to reach the junction of A4 motorway in Sośnica. A convenient journey to Rybnik along PR 923 takes not more than 15-20 minutes. From Markowice, via the so-called mini-beltway of Racibórz along Obora housing estate it is possible to quickly reach Provincial Road 935 Racibórz – Rybki or county road 3512 Racibórz – Lubomia – Wodzisław Śląski, thoroughly renovated in 2006-2011 and constituting presently a perfect connection of Racibórz with A1 motorway Gorzyczki – Gdańsk.

Markowice is connected with the centre of Racibórz with a renovated section of PR 935 along the passageway of Gliwicka street. Markowice has access to bus transportation: municipal transport services provided by the municipal enterprise from Racibórz, PKS, and private carriers. There is also a railway station in the district, at the international line via Wrocław-Opole-Racibórz-Chałupki-Bogumin.

Natural and cultural assets

In former times, Markowice was located en-route of narrow gauge railway line Racibórz – Rudy – Gliwice. Today, Markowice is a gate of Racibórz to the Cistercian Landscape Compositions of Rudy Wielkie – a natural landscape park. To the west from the district there is a complex of the so-called Rudy Wielkie forests, while at the border with Babice village, Nędza commune, there is a unique – in scale of Silesia and the whole country – Łęczok forest and pond reservation, thoroughly renovated by efforts of Rudy Raciborskie Forestry Inspectorate. The Inspectorate obtained funds for modernisation of ponds from the European Union. The scope of the investment included preparation of tourist infrastructure, e.g. walkways or vantage points. Along the former line of narrow gauge railway and the northern border of the reservation, there is an agricultural transport road excellently serving the

purpose of a cycle lane. Thanks to the road it is possible, at this section, to safely reach Babice, and from there – Szymonice, far away from the crowded PR 919. To the east, Markowice borders the Moravian Gate Arboretum (Obora Forest). It is separated by the Ulga channel from Ostróg. Along the channel – on the side of the embankment – a cycle lane runs to the exit from Racibórz towards Krzyżanowice and Czech Republic. When cycling the same lane in the opposite direction (to the west) one may also easily reach the Castle Park and the Sports and Recreation Centre in Racibórz.

Investment plans

In the past years, the city invested in Markowice in construction of the sewage sanitary system and renovation of roads, with development of the Markowice market included. Along the busy Provisional Road 919, pavements were laid. The road of Gliwicka street was renovated at the whole length, along with the railway crossing. In the years to come one should expect continuation of the programme of renovation of communal roads, including internal ones, facilitating transport in the clusters of single-family houses and in areas where land plots for single-family housing are located. Also, construction of a new fire station for VFB is planned.



Settle in Racibórz

Płonia

History

In the old historical sources, Płonia is localised around 3 km away from Racibórz. In the 13th century, the area was covered with oak forests owned by a duke who donated them to the town. Facing financial troubles, the Municipal Council decided to cut off the trees. The deforested area was transformed into gardens and meadows, and later on, upon the consent of the local district governor from the castle, first houses were built. For the first time, Płonia was named in a document dated 1560 and was referred to as Planum in Latin. In 19th century, a large carbon electrode production plant (former ZEW) was erected. A narrow gauge railway line Racibórz-Rudy-Gliwice once ended near Sudecka street. Since 1932 Płonia has been an independent parish, before this date it had been part of St. John the Baptist Parish in Ostróg.

Topography

Today, Płonia is divided into two areas: an industrial and an agricultural one. The former comprises the grounds surrounding the carbon electrode production plant (former ZEW) located along Fabryczna, Szkolna and Piaskowa streets as well as Rybnicka streets



(from the flyover near Bosacka street to the bridge over the Ulga river). There are tenement houses which were occupied by plant workers as well as single-family detached houses, allotment gardens and the stadium of KP Unia Racibórz team which played in the first league in 1960s. The so-called agricultural Płonia stretches from Piaskowa street along Sudecka and Kanałowa streets to Nieboczów. There are farms, gardening areas, single-family detached houses as well as a parish church with a Franciscan Monastery.

Social infrastructure

There is School and Pre-school Complex no. 3 in Płonia. It is located in a refurbished building including a gymnasium and a pitch. There is also an outpatient's clinic being part of the SGL Carbon plants. St. Paschal parish functions as an important cultural and social centre. The district has its own Wicher Płonia football team which plays in the B class games.

Municipal infrastructure

The district has the access to all municipal services, including water supply and seware systems. The Płonia structural unit is located along the Oder river. The areas on the left side of the river and areas between Piaskowa and Szkolna streets are occupied by the industry and various headquarters, depots and warehouses. The area in Łakowa street has been designated for public functions (Arena Rafako sports and events hall and the building of the Social Insurance Institution). On the right side of the Oder river there are green and agricultural areas as well as detached houses situated along Sudecka street. Industrial and service enterprises and public transport service site are mostly located near the crossroads of Rybnicka and Piaskowa streets. Detached houses are dominant along Rybnicka street in the direction of the railway flyover. The structural unit of Płonia includes also a section of the town beltway from Opawa to Opole.

Transport

In Płonia, regional road Racibórz-Rybnik-Pszczyna (the provincial road no. 935) goes via Rybnicka street from the railway flyover to the bridge over the Ulga river. Along Piaskowa street, on the section from the crossroads with Sudecka and Szkolna streets to Rybnicka street, there is an inner town centre beltway and a cycle lane.

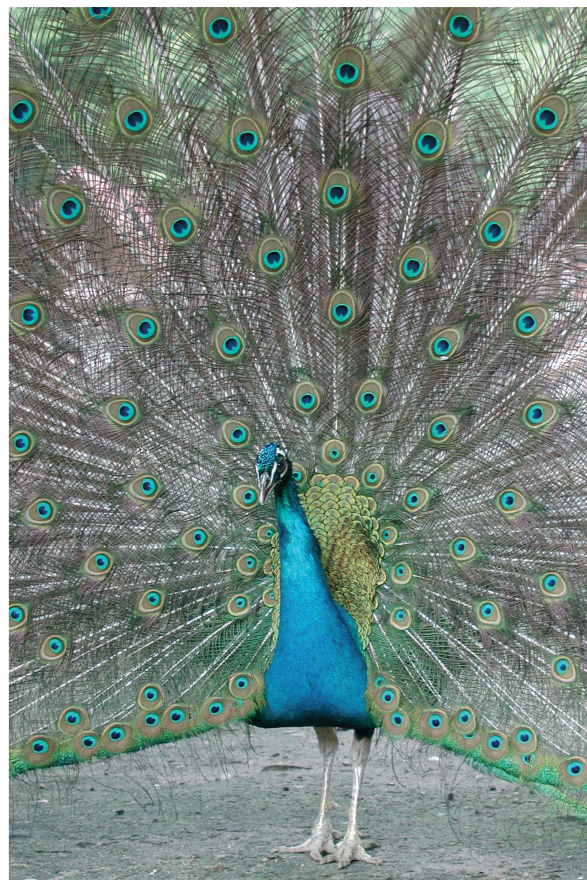
Planned investments

The planned investments are related to the modernisation of roads, especially of Fabryczna street which is the access road for the SGL Carbon plants.

Settle in Racibórz

Obora

Being developed since 1960s, Obora is a residential area consisting of single-family detached houses. It is situated near the Obora forest complex (more than 150 ha). Most of this area belongs to the Moravian Gate Arboretum. Obora, which once was the premises of the Duke of Racibórz, has access to intake stations which are used in the local brewery. Today, the Moravian Gate Arboretum and its neighbourhood, namely the Magic Garden, fitness and educational trails, a mini zoo, a luge track, a swimming pool, a campsite, a restaurant and a pond are favourite free-time destinations for most citizens of Racibórz. The spatial development plan for this area stipulates further construction of single-family detached houses. The industry is forbidden due to the neighbouring special protection area. In the near Kamieniok (a former pond), you can find a shopping mall with supermarkets and stores such as Auchan, Castorama, Media Expert, Jysk or Komfort. Obora belongs to St. Paschal Parish in Racibórz-Płonia (Opole diocese). In Obora, there is a chapel for the purposes of the local people. As far as education is concerned, there are School and Pre-school Complex no. 2 in Płonia and Lower Secondary School no. 2 here. The district has access to a public transport line. There is also an inner town centre beltway which connects provincial road no. 935 and road no. 919 Racibórz-Rudy-Gliwice (which is the approach road to A4 motorway).



Above all, the planned investments comprise the renovation of the campsite owned by the sports and recreation centre, including enlargement of the swimming pool and installation of solar devices intended for warming up the water in swimming pools in Markowicka street. This investment will be considered as part of the further financial perspective for the years 2014-2020.



Settle in Racibórz

Stara Wieś, Proszowiec and Miedonia

These are three districts located on the left side of the Oder river and along national road no. 45 Chałupki – Racibórz – Złoczew; it is the so called “Opolszczyzna region gate” for Opole. The districts are quiet, peaceful, and famous for numerous vegetables and flowers plantations.

History

Stara Wieś, which existed as early as in 11th century, was a mercantile settlement situated on a trade route. Presumably, there was a synagogue in the place of today's St. Nicholas' Church. The village went down in history thanks to the reconciliation between Duke Henryk IV Probus and Bishop Tomasz II, which was recorded by Jan Długosz. The so-called Statue of Reconciliation [Polish; Statua Zgody] located near Solidarności roundabout commemorates this event. Stara Wieś and Proszowiec, belonging to the same parish, were annexed to Racibórz in 1902, and the westernmost

Miedonia joined in 1975. Since the Middle Ages, the settlements took up meadows, pastures, gardens, granges mills and fishers' huts. Stara Wieś, also referred to as villa antique, was very wealthy.

Topography

The area adjacent to the church is the centre of Stara Wieś. It was probably a marketplace around which residential buildings were erected. The centre of the separate settlement is clearly visible from the air. The Stara Wieś parish once included St. Mary's Church, which today is an independent parish church. Proszowiec is located to the west of Stara Wieś, behind the school in Kozielska street and along the mentioned national road no. 45. It has kept a lot of local names. Fields near Piotrowska street were called Jurzyn. There were Pańskie meadows between Piotrowska street and the Oder river. There is also Ceglana [English: Brick] street, so once there must have been brickworks there. Terrain depressions are the remainders of former excavations. This area was also called Zegumnie, because it was located behind barns having hardened floors called gumno, where crop was flailed. To the west, there is Wymoły – the area which was formed in the course of soil eluting. Miedonia is located at the road out from the town to Opole. On the way to Brzeźnica, some scarps may be seen which are remainders of the old Oder river former meanders.



Transport

The town transport axes, namely the national road no. 45 from Chałupki to Opole, and the provincial road no. 416 Racibórz-Kietrz-Głubczyce cross at the Solidarności roundabout. In all districts, there is public transport provided by the municipal enterprise and long-distance buses run by PKS.

Social infrastructure

The districts belong to the same parish of St. Nicholas. There is also one school in the area – the Jan Kusociński Sports Comprehensive Secondary School Complex. It was established in 1970s and since then it has educated outstanding athletes, swimmers and representatives of other sports. A lot of its former and current students have been Polish champions, won medals at European or world championships and took part in the Olympic Games. The Jan Kusociński Sports Comprehensive Secondary School Complex includes Primary School no. 8, a sports lower secondary school as well as a higher secondary schools and dormitory. In Kozielska street there is a municipal pre-school which was thoroughly refurbished and modernised. There are also Polish culture centre and a 100-year old Strzecha Polish national house in Stara Wieś, a modern District Hospital together with specialised clinics and the headquarters of the Silesian Division of the Border Guards. It is also important to say that in Stara Wieś there is the famous Zakłady Przemysłu Cukierniczego Mieszko S.A. which produces confectionery. In Proszowiec, there is a modern municipal sewage treatment plant. Interestingly, since 1991 there has been a diocese monastery with a chapel in Miedonia. It is used by around 2000 people a year. Next to it there is Maja Emergency Shelter for Mothers with Children. Miedonia has a local voluntary fire brigade whose station was renovated thanks to the efforts of the city authorities.

Municipal infrastructure

The districts have access to the sewage and water supply systems. According to the spatial development plan, the majority of the area is designated for single-family detached houses and agriculture. There is also the place for public services and small-scale trading and crafts services for the needs of residential area. What is more, construction works not included in the spatial development plan may be undertaken in the areas after obtaining a Decision on Land Development and Management Conditions based on the “good neighbourhood” principle.

Natural and cultural assets

History lovers will be pleased to visit neo-Gothic St. Nicholas' Church, Pieta at the Cemetery in Głubczycka street and a border tower in Starowiejska street which was built by Germans to be the centre of fascist indoctrination and which today is the place where well-known confectionery is produced. In Starowiejska street there is also an old Protestant Cemetery with a chapel and an obelisk commemorating Lutheran soldiers from Racibórz who died during World War I. In Fojcika street, there is a so called “place of silent green” – the former Jewish Cemetery. Stara Wieś is also a good departure point for a bike trip to Brzeźnica and Łubowice where poet Joseh von Eichendorff was born. We suggest you the route via Ceglana street. You will see vegetable plantations there which have been the basic source of income for the local community for a long time. Going for Łubowice, you will see the Oder river basin on the right, fragments of old meanders in many places, and a beautiful view over Racibórz from the border between Miedonia and Brzeźnica.

Planned investments

The program of commune roads maintenance will be continued in the upcoming years. It will also include the maintenance of side roads which facilitate the traffic in the areas of single-family detached houses and in the areas where such buildings will be constructed.



Settle in Racibórz

Ocice

Ocice is a southern district of the town, which is situated on the road out from the town heading for Opawa in the Czech Republic. For decades it has grown due to the increasing number of single-family detached houses. One may say that Ocice is a fashionable district of Racibórz because of its unique landscape and well-developed infrastructure.



History

Ocice dates back to the 13th century. It was a separate settlement divided into two parts belonging to different parishes: in Cyprzanów (located in the today's Pietrowice Wielkie commune) and in Stara Wieś (which today is a district of Racibórz). Since 1946, it has been an independent parish. Ocice Zamek was annexed to Racibórz in 1927, but Ocice Górne joined as late as in 1977. On the hill near to Chłopska street in Ocice, there is a wooden modernist building designed by Konrad Wachsmann, an outstanding architect. Today, there is the Silesian Geophysical Observatory which is an unit of Institute of Geophysics, the Polish Academy of Sciences. The research station, namely the Upper Silesian National Scientific Earth Observatory (Oberschlesische Erdwissenschaftliche Landeswarte), was established in 1920s by a famous scientist, Prof. Carl Mainka, PhD.

Topography

The eldest citizens of Ocice distinguish four parts of the district: Ocice Górne which comprises the area located along the end of Wiejska street, the area in Zbożowa street and nearby; Ocice Nowe which is located around 1 kilometre southwest of Ocice Górne and includes the grange and neighbouring buildings; Ocice Średnie situated southeast of Ocice Górne, a former grange with farm buildings, today the area in front of St. Joseph's Church in Gdańska street; and Ocice Dolne which was the residential estate for grange servants and was situated northeast of the grange. Ocice Dolne and Ocice Średnie are also jointly called Ocice Zamek.

Social infrastructure

In Ocice, there are School and Pre-school Complex no. 2 including a primary school and a pre-school. Some years ago the building was thoroughly renovated and enlarged by a new gym. It also houses the Public and School Branch no. 3 of the Municipal and County Public Library in Racibórz. As long as lower secondary education is concerned, Ocice lies within the district of the Augustyn Wetzl Lower Secondary School no. 3 in Żorska street.

Municipal infrastructure

The district has the access to all municipal services: water supply and sewer systems. It has a developed net of side roads. In the years of 2008 – 2010, as part of the "Water and Wastewater Management in the Town of Racibórz" project cofunded by EU, the sewage system was installed in the district, and numerous access roads were renovated. Local spatial development plan for Ocice include the area between Opawska street and Ocicka street as well as the area in Bolesława Leśmiana street and Ocice Górne. According to the spatial development plan, the majority of the area is designated for single-family detached houses, agriculture, green areas and allotment gardens. There is also the place for public services and small-scale trading and crafts services for the needs of residential area. Moreover, an industrial area is located near Nowy Zamek street and Wiejska street. The area designated for agriculture is situated near Gdańska street and Bolesława Leśmiana street. In the extension of Węgierska street and Czeska street there is a spare area intended for single-family detached houses.

Transport

Choosing Ocice for single-family detached houses, investors take into consideration a good connection to the city centre via Ocicka street and Opacka street as well as to provincial road no. 919 Racibórz – Pietraszyna – Opawa (CZ) and via the said provincial road and Ocicka street to national road no. 45 Opole – Chałupki and provincial road no. 416 Racibórz – Kietrz – Głubczyce. Ocice has the access to public transport provided by the municipal enterprise, and to long-distance buses run by PKS.

Natural and cultural assets

Oice is a typical residential district with single-family detached houses. It is situated in a hilly area, surrounded by allotment gardens to the east and agricultural fields with cycle lines to the south and west. Tourists should visit the church built in 1938, designed by architect Feliks Hinssen. The church has one nave and is orientated. Its mod-

ernist style, the so-called Heimatstil, is characteristic of the churches built in the time of Nazi Germany. The façade is decorated with a mosaic of 1943 with the image of Jesus the Good Shepherd designed by Egbert Lammers and made by August Wagner's company from Berlin.

Planned investments

They are related mainly to designating the area for single-family detached houses and developing it for construction works.

NOTES

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