

TOWN PRESENTATION – KOZÁRMISLENY

Kozármisleny is a small town located in the immediate vicinity of, and practically merged with Pécs, which essentially functions as a direct agglomeration of the county seat. In recent times its development has been decisively influenced by this factor. In the 30 years since the change of regime, the **number of inhabitants has more than doubled**. This increase mainly comprises of commuters who moved out of Pécs but work there on a daily basis. The town develops its own economy with great energy as it has created the conditions for receiving new investments and settling new enterprises.

Transport and logistics

Kozármisleny is **an ideal location from a logistical point of view**, because it is located **between road 57** connecting Pécs with Mohács and **motorway M60**. The Pécs-East junction of the motorway is only 5 km away from the centre, and the Pécs downtown is 7 km away. The **most important transport corridor** for the settlement is main road no. 578, which connects the eastern bypass of Pécs and main road 6 with the M60 motorway. The road is busy, of good quality and well maintained.

Kozármisleny **does not have its own railway connection**, but due to the proximity of Pécs, this does not cause any perceptible problems. Passenger traffic is managed through the Pécs main railway station (the distance is only 8 km), from where there is a direct railway connection with Budapest, and through the capital, essentially with the whole world. **Freight transport:** the Pécsbánya transfer station, which is about 4 km away, offers the option to transport heavy goods by railway.

The **Pécs-Pogány aerodrome**, one of country's five airports, is only 10 km away from the town. Currently there are no scheduled flights, but with aircraft up to 46 tonnes essentially direct air connections can be provided to other European destinations. This is an important advantage for companies with an international parent company.

The standard of **intercity bus transport** is adequate despite the fact that Kozármisleny is not a regional centre, with most flights only passing through it. The connection with the most important destination, Pécs, is **quite excellent**, with buses running every 5-10 minutes in certain periods. In addition, there are regular departures towards Szederkény-Mohács, and Újpetre-Villány-Siklós. From other parts of the county, these settlements can only be reached through a transfer in Pécs. The current

schedule is clearly not designed to allow a large number of commuters from nearby villages to go to work in Kozármisleny.

Population and employment

According to the latest data of the statistical office, **the population of Kozármisleny is 6215**, which makes it the second most populated settlement in the Pécs district. It is one of the few towns of both county and country where the population has been **growing steadily for a time**, mainly due to new people moving in. The new residents have reshaped the image of the town as a lot of newly built family and apartment houses have sprung up in recent years.

The proportion of the **registered unemployed** relative to the working age population is **3.49%** in the district and even lower in the town itself at **2.36%**. The proportion of the working age population is 58%. Thanks to the new arrivals being mostly young and with families, the town's **population pyramid is more favourable** as opposed to other settlements in the area. For the same reason, the ratio of those with a trade and a degree is higher in the town's total population, and that of those without a degree is lower than the average of other settlements.

Infrastructure and public services

In Kozármisleny, the **high standard of local public services** provides an important advantage to the town. The infrastructure covers all necessary areas and is in good condition. The **interior road network is of good quality** as well. As a result of the recent expansion of the town, many new streets have been built, but thanks to regular maintenance, the old ones are also in good condition. A bicycle path runs along the town's north-south longitudinal axis.

The coverage of **utility lines** (water, gas, electricity, sewage, broadband internet) is 100% and the network is constantly expanding in the newly populated streets. **Two owner companies** are involved in the **town's waterworks**. Drinking water supply is provided by the regional service provider DRV Zrt., which is present in six counties, while the tasks related to sewage drainage and treatment are carried out by Tettye Forrásház Zrt. and the Pécs wastewater treatment plant. District heating is not available in the town.

Kozármisleny **belongs to the Pécs District**, which means that the various district-level offices, such as the food chain safety and animal health office, the public health and employment departments, and the

office of government issued documents are all **located in the county seat**.

Only **basic health care service is available** in the town, in the form of two general practices, two paediatrician's offices and a dental district practice. Patients can go to specialist clinics in Pécs, and those who need hospital care are also directed there.

The **range of local educational institutions** includes a nursery school, a kindergarten and a primary school. The recently renovated buildings are in good condition and have modern equipment. Secondary education institutions are located in Pécs, where in addition to nationally renowned high schools, a wide range of vocational training opportunities are available for the students, who can later continue their studies at the local university.

Among **financial institutions**, Mohácsi Takarékszövetkezet Bank and Dél Takarékszövetkezet maintain local branches.

One lawyer with a valid chamber membership practices law in Kozármisleny. The **local district court** serves as the first instance forum for settling legal disputes, while the **second instance court** and the court of registration operates in Pécs.

Major economic operators

The **economy of Kozármisleny is primarily focused on industry and logistics**. Pécs, as a regional employment and R&D hub, has a significant influence and attracting power when it comes to larger companies. The local economy is therefore dominated by Hungarian-owned **small and medium-sized enterprises** mainly with local roots. The vast majority are retail companies, and the number of manufacturing and producing companies is gradually increasing.

Without being exhaustive, the following are some examples of the most important local enterprises:

- **Unikomtech Gép Kft.** – A Hungarian-owned company dealing with the distribution and repair of communal machines (mowers, snow blowers, waste trucks, railway maintenance vehicles). Number of employees in 2019: 17; sales revenue: HUF 3.12 billion, which came exclusively from domestic sales.
- **KWS Magyarország Kft.** – A Hungarian-owned enterprise engaged in the breeding, cultivation and distribution of seeds, which operates a sunflower breeding station in the town. Number of employees in 2018 (not only in Kozármisleny): 51; sales

revenue in 2018: HUF 3 billion, of which 0.91 billion came from export (30.3%). (2019 data no available)

- **Pannon Busz-Rent Kft.** – A Hungarian-owned company dealing with bus rental and bus passenger transport; Number of employees in 2019: 96; sales revenue in 2019: HUF 1.75 billion, which came exclusively from domestic sales.
- **SM-Huzal Kft.** – A Hungarian-owned company manufacturing wire and mesh fences. Number of employees in 2019: 6; sales revenue: HUF 177 million, which came exclusively from domestic sales.
- **Márkus Kft.** – A Hungarian-owned company evolved from a small enterprise engaged in the licensing, production and distribution of mixed-fired boilers and metal containers. Number of employees in 2019: 3; sales revenue: HUF 18 million, which came exclusively from domestic sales.

Economic areas

Kozármisleny **does not currently have an industrial park**, but the geographical characteristics and ownership conditions allow one to be developed. The focus of the municipality's settlement development strategy is the economic utilization of the areas south of the town, in the immediate vicinity of the motorway junction. To this end, the first steps have already been taken.

The location of the industrial park was designated by the municipality in **the parts south-west of Kossuth Lajos street**, where it has already purchased a significant amount of land. The exploration of the area is in progress, a **company site**, a 4x499 kW **solar power plant**, and a new pair of bus lay-bys have been established so far. These investments will hopefully trigger the arrival of further enterprises. The **developed infrastructure** (roads, utilities) allows companies to set up their sites. In addition to winning over local businesses, it is necessary to encourage investment and attract developing companies.

The size of **the area that can be used for industrial purposes is around 50 hectares** (of which 17 hectares are owned by the municipality), which may be ideal for medium-sized enterprises with up to 2-300 employees.

The town aims to help and support the activities of **producers and economic actors who create high added value**. The utilization of **alternative, renewable energy sources** play an important part in this. The first step towards the set goals was the construction of the solar

power plant. Photovoltaic systems have since appeared on the roofs of many public buildings, including the sports hall and the kindergarten, proclaiming the commitment of the local government and the population of Kozármisleny towards sustainable energy sources.

One of the objectives of the local development strategy is a **business incubator house**, expected to be built in the near future, to facilitate the start-up of entrepreneurs.

For agricultural enterprises and primary producers, **the local farmer's market provides** opportunities for business. The potential inherent in the producer market are not yet sufficiently utilized, further improvements are needed.

Economic support and tax policy

The most important incentive is the **preferential land sales policy**. In the industrial area developed south of Kozármisleny, the municipality sells plots to interested investors at a price lower than the market price, in certain cases even for a symbolic amount. In return for the discount, the companies have to meet investment and employment requirements.

In order to strengthen competitiveness, the municipality **keeps the local business tax rate below the legal maximum**. The tax rate is currently 1.6% as a percentage of the tax base, which is the second lowest in the ranking of towns excluding the county seat.

The **town does not levy** building and land taxes. In addition, tourist accommodation providers are **not subject to tourist tax**.

Municipal investments

Kozármisleny's declared most important role is to provide residential functions, therefore **the development of existing residential areas and the creation of new ones** is a permanent priority among the set goals. On the properties included in the interior, the municipality continuously develops and sells plots designated for development, for which it builds roads, sidewalks, utilities and stormwater drainage in advance.

Bicycle-focused developments and well-planned afforestation programs in public areas aim to **create a liveable environment**. This category also includes smart city innovations such as free and public wi-fi stations, smart benches, and a mobile app for the residents.

In addition to infrastructure developments, great emphasis is placed on **local community life and improving the quality of locally available services**. A declared goal is that the residents should be able to use as many services locally as possible so that they have to travel to the county seat, Pécs, for as few purposes as possible. In recent years, the range of available cultural programs and sports opportunities has expanded, and resources have been provided for the necessary background, such as real estate development. Plans for the near future include the construction of the town's own swimming pool and a health centre.

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