

CITY OF GRADIŠKA

The right place for your investments

INVESTMENT PROFILE



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Position of City of Gradiška in B&H



Position of Bosnia and Herzegovina in Europe

GEOGRAPHICAL POSITION OF THE CITY OF GRADIŠKA

Official name	City of Gradiška
Administrative affiliation	Republika Srpska, Bosnia and Herzegovina
Population	48,109
Address	Vidovdanska 1A, 78400 Gradiška
Telephone	00 387 (51) 810 300
Fax:	00 387 (51) 814 689
E-mail	gradonacelnik@gradgradiska.com
Web	www.gradgradiska.com www.investingradiska.com

CONTACT INFORMATION FOR INVESTORS:

City of Gradiška

- **Zoran Adžić, Mayor**
- Telephone 1: +387 51 810 300
- Telephone 2: +387 51 810 353
- E-mail: gradonacelnik@gradgradiska.com
- **Department for Economy and Entrepreneurship**
- Telephone 1: +387 51 810 333
- Telephone 2: +387 51 810 341
- E-mail: danilo.sobot@gradgradiska.com



CITY OF GRADIŠKA

The best opportunities for investors at the very border with the EU

- Gradiška is situated in the north of BiH, at the very border with Croatia (the EU), and provides a perfect location for the development of business operations in the immediate vicinity of the profitable European market with a population exceeding 500 million. Gradiška is very well connected with the EU and centers in BiH, by road, rail, and river corridors, and one of the most significant international border crossings for passenger and freight transport is located in Gradiška.
- The Agroindustrial zone Nova Topola, as well as the other locations available to investors, represent excellent opportunities for investing and development of business operations. Special convenience can be found in the incentive framework intended for investors in the business zone of Nova Topola, reflected in the exemptions from the payment of the costs of regulation of land and the costs of transformation of agricultural land in construction land.
- Based on the value of exports, Gradiška holds the second place in the territory covered by the Regional Chamber of Commerce in Banja Luka, with 104% coverage of imports with exports, and the key exporting markets are Serbia, Italy, Germany, Russia, Slovenia, Croatia.
- Status of one of the leading exporters from BiH supports the fact that Gradiška has qualified workers who are meeting the demands of foreign markets.
- The City Administration is at the service to investors! The City Administration provides opportunities to investors when selecting locations for investments, as well as during the process of investing, and then continues providing support during their business operations, too. We have simplified the processes of issuing documentation, shortened the time required, and reduced the costs of doing business, established a one stop shop system for proceedings in the process of construction and registration, so that you can realize your investment faster, easier, and cheaper!



TRANSPORT INFRASTRUCTURE

Vicinity of the EU market and other countries of southeast Europe

Gradiška is located in the Northern part of Bosnia and Herzegovina, on the right bank of river Sava, at the very border with the Republic of Croatia (the EU). Direct access to river Sava, vicinity of the rail and road corridor in the Republic of Croatia/the EU, and good connections with the centers within the country render Gradiška an extremely favorable location for doing business. The Banja Luka – Okučani Highway, which passes close to Gradiška, facilitates better connections of the inland parts of the country with the main road routes in the EU. The Zagreb-Belgrade Highway is located in the immediate vicinity of Gradiška (12 km), as well as the “Pan European Railway Corridor 10” (14 km), and the International Airport in Banja Luka (26 km).



DISTANCE FROM MAIN CENTERS IN THE COUNTRY AND ABROAD

Banja Luka	52 km
Sarajevo	271 km
Belgrade (SRB)	279 km
Zagreb (HR)	136 km
Budapest (H)	420 km
Wien (A)	469 km
Trieste (I)	371 km
München (D)	682 km

DISTANCE FROM KEY TRANSPORT ROUTES AND PORTS

Highway Gradiška – Banja Luka	1 km
Highway Zagreb – Belgrade (HR)	12 km
Railway Terminal in Banja Luka	52 km
Pan European Rail Corridor 10 (Zagreb – Belgrade)	14 km
International Airport in Banja Luka	26 km
International Airport in Sarajevo	273 km
International Airport in Tuzla	195 km
International Airport in Belgrade (SRB)	265 km
River Port in Brčko	172 km
Port in Split (HR)	304 km
Port in Ploče (HR)	347 km



OPPORTUNITIES FOR INVESTING IN VARIOUS SECTORS

The following sectors represent the backbone of local economy in the City of Gradiška:

- Processing industry (food processing, wood processing, metal processing, and textile industries)
- Agricultural production
- Wholesale and retail trade

The largest number of economic entities are in the trading sector, as Gradiška is an excellent location for conquering the target regional markets for trading distributors. Economic entities in the processing industry follow. Continuous growth of entities in the processing industry confirms the presence of comparative advantages of Gradiška compared to other locations in the region.

The preferential sectors, in compliance with the potentials of the City of Gradiška, are the following:

- **Processing industry:** food processing, wood processing and manufacturing of furniture, metal processing, plastic processing, and construction materials industry.

In the area of processing industry, there are more than 200 business entities active with headquarters in Gradiška, in which more than 3,000 employees are working. Industrial manufacturing is the main exporting activity, and new investors in those sectors have at their disposal:

- » Locations available for investing in processing activities include greenfield locations (planned locations in the business zone) and brownfield locations (unutilized infrastructure in existing facilities / factories).
 - » High quality and competent labor force, as a result of the tradition in the processing sector and the educational system striving to keep up with the requirements of the employers.
 - » Presence of incentive measures on the part of the City in view of more favorable prices of land and fees for rent and regulation of land for manufacturing facilities.
 - » Vicinity of Croatia and the entire EU market.
- **Agriculture:**
 - » Within the structure of the land in Gradiška, agricultural land occupies 65.95%, while forests occupy 27.45%. Those are the two key natural resource on which this local community is basing its development.
 - » Of the total surface area of the land, of 76,173 hectares, agricultural land occupies 50,238 hectares, forests occupy 20,908 hectares, while non-agricultural land occupies 5,027 hectares.
 - » Arable land, i.e. plowed land, together with meadows, comprise around 92.54% of the total agricultural land, i.e. occupy 46,491 hectares, while pasturelands occupy 6.83% i.e. 3,433 hectares, are reed lands occupy 0.63% i.e. 314 ha.
 - » Many years of experience in dealing with agricultural production and price competitive labor force, large areas of arable land, vicinity of processing plants, and a relatively good trend of development, place the City of Gradiška amongst the cities/municipalities with the largest potential for agricultural development in the country.
 - **Trade/ distribution/warehousing**
 - » Vicinity of the EU market and good transport connectedness represent an excellent opportunity for the construction of trading, distribution, and warehousing centers
 - » Accessibility of locations for the construction of trading, distribution, and warehousing capacities
 - » Qualified and price competitive labor force.

LOCATIONS FOR INVESTING

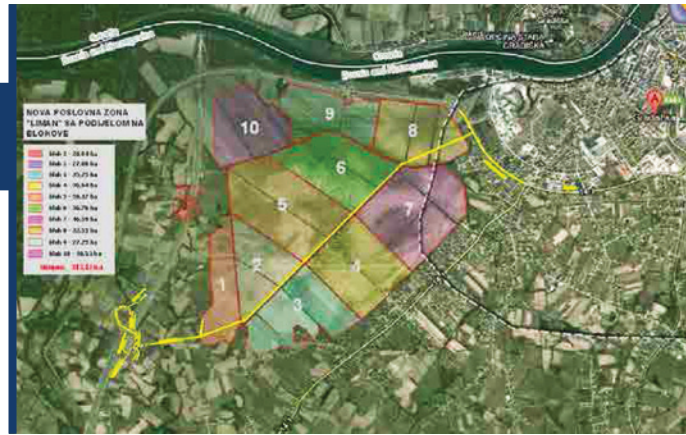
All the brownfield locations that the City of Gradiška is offering to investors are located in very attractive locations in immediate vicinity of the key road transport routes, with fast access to rail corridors and airports. Physical space development plans cover the majority of the territory of the City, and therefore, in addition to the greenfield and brownfield locations that are in the ownership of the City of Gradiška, investors have at their disposal a certain number of locations that are in private ownership.

GREENFIELD LOCATIONS



INDUSTRIAL AND BUSINESS ZONE NOVA TOPOLA

Location:	The Zone is located 10 km from the center of the city, along the Gradiška-Banja Luka regional road. It is 7 km away from the Gradiška-Banja Luka Highway
Type of the zone	Greenfield, Industrial - commercial
Surface area:	144 hectares
Available parcels	91 parcels. The largest parcel is 41,079 m ² of area, the smallest is 3,000 m ² .
Infrastructure:	The Zone is equipped with utility infrastructure: water supply network, sanitation network, power supply network, telephone/internet. Roads within the zone are in construction.
Ownership:	100% City of Gradiška
Investment opportunities:	Purchase, lease
Price of sale or rent for the land in the zone:	Starting price of land: from 0.51 €/m ² . Lease fee: from €6 – 12/m ² Compensation for regulation of construction land: Free of charge
Procedure and conditions for entry into the zone	Land auction, conclusion of a purchase and same contract, and entry into possession (Decision on the Sale of Construction Land within the framework of the Regulation Plan for "Agroindustrijska zona - Nova Topola")
Suitable purposes	Locations are suitable for agricultural and food processing industry, metal processing, and wood processing industry, textiles, leather, and footwear industry, services, trading centers, technical and engineering services.



BUSINESS ZONE LIMAN	
Location:	The Zone is located 5 km away from the urban area, on the river banks of river Sava, connected with the transport bypass east from the Gradiška-Banja Luka Highway and the crossroads of the key transport routes (Belgrade-Zagreb Highway and the 5C Corridor). The Zone is of state level importance for BiH, integrated into the area of the new border crossing terminal which is in the phase of construction.
Type of the zone	Greenfield, Industrial - commercial
Surface area:	195 hectares
Available parcels	The parcels shall be defined subsequently agreement with higher levels of government and future investors.
Infrastructure:	The business zone borders with the main transport routes (Highway). Internal transport and utility infrastructure are yet to be built.
Ownership:	State ownership
Investment opportunities:	Purchase, lease
Price of sale or rent for the land in the zone:	The starting price of the land shall be defined in agreement with higher levels of government and future investors.
Procedure and conditions for entry into the zone	Land auction, conclusion of a purchase and same contract, and entry into possession (Decision on the Sale of Construction Land within the framework of the Regulation Plan)
Suitable purposes	Locations suitable for logistics and cargo centers, international shipping operations, large multinational corporations, trading and transporting companies.

BROWNFIELD LOCATIONS



PPP GAMATEKS - FACILITY 1

Location:

The facility is located along the transit road leading from Gradiška to Kozarska Dubica. It is 1 km away from the border crossing from BiH to Croatia, 3 km away from the Banja Luka- Gradiška Highway, and 5 km away from the Zagreb-Belgrade Highway.

Surface area of land / facilities

Facility 1: 550 m² + loft (warehousing space of surface area of around 250 m²)

Infrastructure:

Owns: a separate gate, access road for trucks, restroom, mini kitchen, 3 offices, and reception area. Gas based heating. All the necessary infrastructure is present in and around the facility: power supply network, water supply network, sanitation network, telecommunications, lighting, access roads.

Ownership:

Borislav Gajić
Telephone: +387 65 409 009
Address: Avde Ćuka 11

Documentation

The necessary permits for construction are issued by the District Commercial Court in Banja Luka. Urban Development Consent for works and construction permit are issued by the City of Gradiška.

Investment opportunities:

Lease

Suitable purposes

The facility intended for the manufacturing of textile products and similar manufacturing



STANDARD A.D. GRADIŠKA

Location:	Partizanska 54. The facility is 1 km away from the Customs Terminal and the border crossing from BiH to Croatia. The facility is located in the broader urban core, 500 meters away from the center of the city. It is 5 km away from the Zagreb-Belgrade Highway, and at the same distance from the Gradiška-Banja Luka Highway
Surface area of land / facilities	4,098 m ² . Manufacturing plants with machines, furnished office premises.
Infrastructure:	Available: water supply network, power supply network, sanitation network, telephone,
Ownership:	Private;
Documentation	The necessary permits for construction are issued by the District Commercial Court in Banja Luka. Urban Development Consent for works and construction permit are issued by the City of Gradiška.
Investment opportunities:	Purchase
Suitable purposes	Plants for manufacturing and processing of plastic mass and warehousing with an access road for freight vehicles.
Contact information	Telephone: +387 51 813 228 E-mail: info@komorarrs.ba



ZZ "GRADIŠKA"

Location:	The facility is located on the river bank of river Sava. It is 1 km away from the border crossing from BiH to Croatia and at the same distance from the Customs Terminal. The facility is 3 km away from the Banja Luka-Gradiška Highway, and 5 km from the Belgrade-Zagreb Highway.
Surface area of land / facilities	Surface area of the facility: 881.28 m ² ; Year of construction of the facility: 1960 Construction type: small bricks
Infrastructure:	Water supply network, power, sanitation network, lighting, electricity – the facility owns its own boiler room
Ownership:	Agricultural Cooperative in Gradiška
Documentation	The necessary permits for construction are issued by the District Commercial Court in Banja Luka. Urban Development Consent for works and construction permit are issued by the City of Gradiška.
Investment opportunities:	Purchase, lease
Suitable purposes	Warehousing premises ideal for water transport, environment suitable for hospitality industry and tourism.
Contact information	Zdravka Kalajdžić Telephone: +387 51 813 327 Address: Prote Dušana Subotića 2



DOO AGROEKSPORT KOMPANI

Location:	The facility is located in the industrial zone next to the Customs terminal in Gradiška. It is 500 meters away from the border crossing from BiH to the Republic of Croatia, and is 5 km away from the Zagreb-Belgrade Highway.
Surface area of land / facilities	Surface area of the facilities 15,968 m ² ; Year of construction: 1970-1990 Construction type: classic brick + skeletal structure
Infrastructure:	Power supply, lightning conductor, water supply network, hydrant network, sanitation network, telephone, lighting. The facility owns its own power substations.
Ownership:	Private
Documentation	The necessary permits for construction are issued by the District Commercial Court in Banja Luka. Urban Development Consent for works and construction permit are issued by the City of Gradiška.
Investment opportunities:	Lease
Suitable purposes	Capacities for meat processing with a line for slaughtering cattle, options for fact kick start of production, adequate cold storage and warehousing space.
Contact information	Bogdan Sladojević Telephone: +387 51 813 956 Address: 16, krajiške brigade, Gradiška



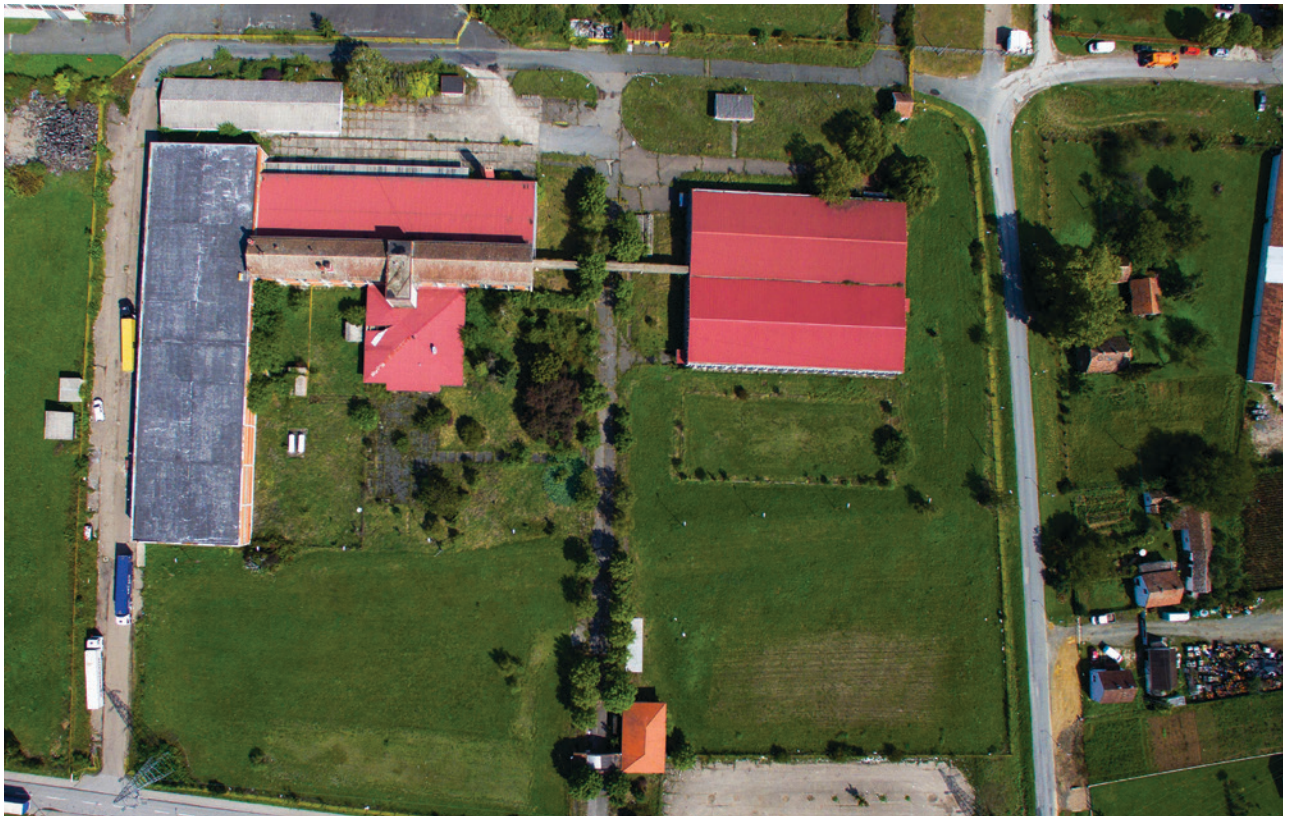
CIGLANA A.D.

Location:	The facilities are located along the river bank of river Sava, 2 km from the border crossing from BiH to Croatia and 1 km from the Customs terminal, on a local road connecting Gradiška with the Municipality of Srbac. The facility is 6 km away from the Belgrade-Zagreb Highway and 10 km away from the Gradiška-Banja Luka Highway.
Surface area of land / facilities	4,100 m ² . Year of construction:1960, Construction type: small bricks
Infrastructure:	Water supply network, power substation 500kWA, sanitation network at the distance of 35 meters from the factory.
Ownership:	Private
Documentation	The necessary permits for construction are issued by the District Commercial Court in Banja Luka. Urban Development Consent for works and construction permit are issued by the City of Gradiška.
Investment opportunities:	Purchase, lease
Suitable purposes	Warehousing space, plants for manufacturing and processing, with access road for freight vehicles.
Contact information	Nenad Ninković Telephone: +387 51 813 359 E-mail: info@evropa92.net



City

DOO MILKA- AGRO	
Location:	Address: 16. krajiške brigade. The facility is located in the industrial zone next to the Customs Terminal in Gradiška. It is 500 m away from the border crossing from BiH to the Republic of Croatia, 5 km away from the Belgrade-Zagreb Highway and at the same distance from the Gradiška-Banja Luka Highway.
Surface area of land / facilities	11,745 m ² , Construction type: skeletal structure
Infrastructure:	Water supply network, hydrant network, sanitation network, telephone, lightning conductor.
Ownership:	Private
Documentation	The necessary permits for construction are issued by the District Commercial Court in Banja Luka. Urban Development Consent for works and construction permit are issued by the City of Gradiška.
Investment opportunities:	Purchase, lease
Suitable purposes	Warehousing and keeping of fruit and vegetables
Contact information	Telephone: +387 65 517 888



RANČI LTD.

Location:

The facility is located in the vicinity of the Customs Terminal in in Gradiška. It is only 1 km away from the border crossing from BiH to Croatia, 5 km away from the Zagreb-Belgrade Highway and 5 km from the Gradiška -Banja Luka Highway

Surface area of land / facilities

9,000 m², Construction type: classical brick + skeletal structure

Infrastructure:

Power, lightning conductor, water supply, hydrant network, sanitation network, telephone.

Ownership:

Bobar banka AD Bijeljina

Documentation

The necessary permits for construction are issued by the District Commercial Court in Banja Luka. Urban Development Consent for works and construction permit are issued by the City of Gradiška.

Investment opportunities:

Purchase, lease

Suitable purposes

The facility is intended for the manufacturing of confectionery products – equipment is installed in the facility for the production of flips and other confectionery products.

Contact information

Telephone: +387 65 663-317
Address: 16, krajiške brigade, Gradiška



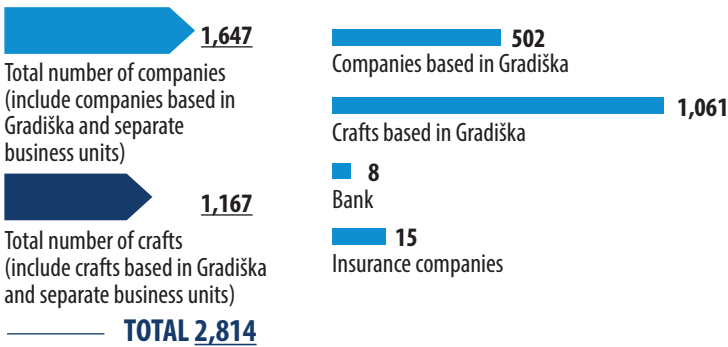
TWINS PROM LTD.	
Location:	The facility is located along the Gradiška-Banja Luka regional road, in the vicinity of the customs terminal and the border crossing from BiH to Croatia. The customs terminal is 400 meters away from the facility, and the border crossing from BiH to Croatia is 1 km away. The facility is 5 km from the Zagreb-Belgrade Highway and the Gradiška-Banja Luka Highway
Surface area of land / facilities	Surface area of the facility is 14x45.2m ² , divided in 3 equal parts. The parcel the facility is located on has the surface area of 0.5 hectares, and in the vicinity of the facility there are supporting facilities, and a large parking lot.
Infrastructure:	Power, lightning conductor, water supply, hydrant network, sanitation network, telephone, lighting.
Ownership:	Private
Documentation	The necessary permits for construction are issued by the District Commercial Court in Banja Luka. Urban Development Consent for works and construction permit are issued by the City of Gradiška.
Investment opportunities:	Purchase, lease
Suitable purposes	Manufacturing, warehousing. There is a lot of space available at the location for maneuvering freight vehicles.
Contact information	The facility is in private ownership, Vladimir Zeljaja Telephone: +387 65 855 795 Address: Gavrića principa bb, Gradiška



BUSINESS ENVIRONMENT

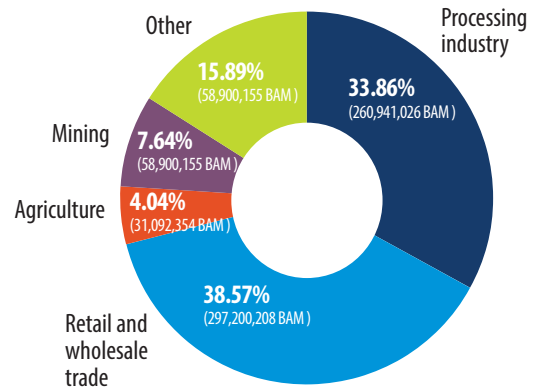
The business environment in the City of Gradiška is characterized by continuous growth in the number of SMEs, and especially growth in the number of entities in the processing industry, as well as the realized growth in revenues, operational and efficient cooperation of the City and the entrepreneurs, good inter-municipal and regional cooperation, and transparent and stimulating policy of the local government authorities.

Review of business entities in the City of Gradiška



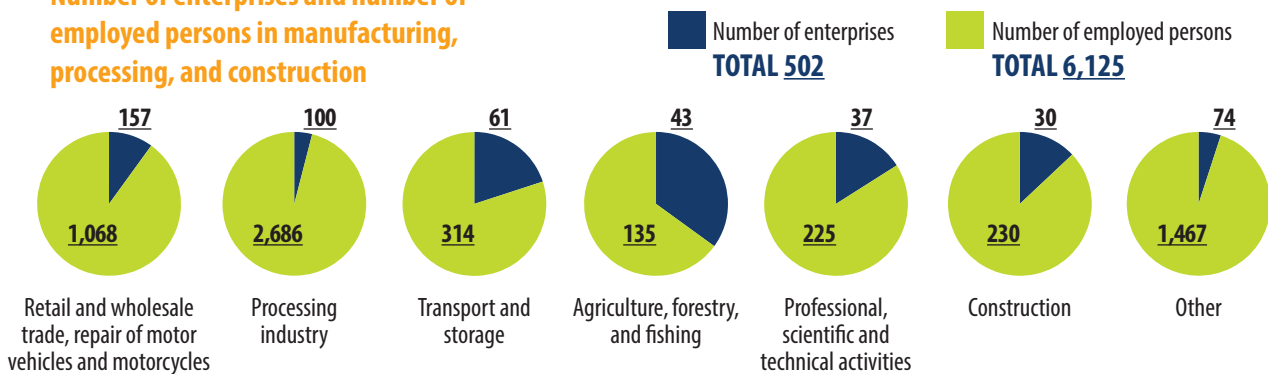
Source: Tax Administration Republic of Srpska

Dominant branches of industry by total revenues executed in 2018



Source: APIF

Number of enterprises and number of employed persons in manufacturing, processing, and construction



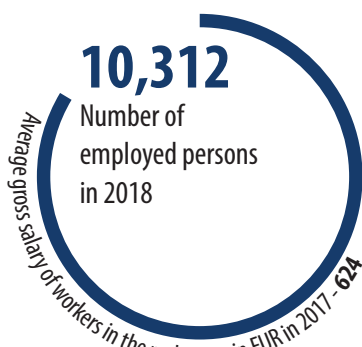
Source: APIF

Based on revenues, one may notice that the economic structures in the City of Gradiška are quite diversified, which is not the case in the majority of other cities/municipalities.

HUMAN RESOURCES

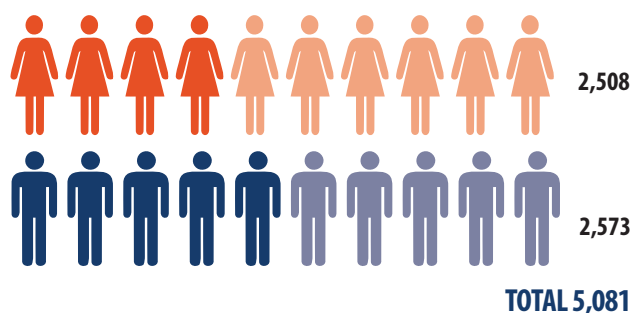
High quality and competitive labor force

Of the total number of persons who are at the disposal to the labor market, 32% are between 30 and 45 years old.



Source: Republic of Srpska, Institute of Statistics

Balance in the records of unemployed persons as of the date of December 31, 2018



QUALIFICATION STRUCTURE	TOTAL	%	Women
No schooling	91	45%	41
Unqualified workers	1,205	46%	549
Semi-qualified and primary school level equivalent workers	124	39%	48
Qualified workers	1,924	43%	819
Technicians with secondary school equivalent education	1,277	60%	764
Highly qualified specialists	23	35%	8
College level equivalent professional qualifications	43	53%	23
University level equivalent professional qualifications 180 ECTS	107	62%	66
University level equivalent professional qualifications 240 ECTS, 4y, 5y, 6y	279	66%	180
Master 300 ECTS	14	71%	10
Master of science according to the old programme	0	0	0
Doctors of science	1	0	0
Total	5,081	49%	2,508

AGE STRUCTURE	TOTAL	%	Women
Age 18 - 30	1,237	52%	646
Age 30 - 40	1,025	51%	525
Age 40 - 50	1,213	52%	631
Age 50 - 60	1,248	46%	574
60 end older	358	37%	132
Total	5,081	49	2,508

Source: Employment Bureau of Republic Srpska





Review of unemployed persons according to professional qualifications

Occupation	WOMEN	TOTAL
Workers without specific occupation	590	1,296
Salesperson	188	230
Grammar school graduate	148	210
Economic technician	141	182
Textile worker	165	172
Locksmith	0	168
Cook	122	156
Waiter	35	142
Mechanical engineering technician	32	135
Car repair person	0	134
Carpenter	29	126
Agricultural technician	72	115
Lathe operator	4	97
Worker installing water supply and sanitation	0	72
Freight vehicle driver	0	62
Economics graduate	32	58
Hairstylist for women	55	57
Hairstylist for men and women	48	54
Technician for wood processing	14	54
Technician for final wood processing	21	43
Textile technician – ready to wear	38	41
Nurse - medical technician	28	36
Law graduate	19	34
Florist	29	33
Veterinarian technician	17	33
Paralegal	27	31
Welder	3	30
Cooking technologist	14	26
Computing science technician	7	26
Butcher	1	23
Food technician	16	23
Typist	19	20
Mechanical technician (mechanical locksmith)	0	20
Upholsterer	7	19
Agricultural grain production worker	0	18
Traffic technician (Road traffic)	7	17
Tourism technician	11	17
Associate in teaching	15	17
Graduated Sanitary Engineer	13	17
Auto body worker	0	16
Chemical technician	11	16
Hospitality industry technician (hotel industry)	11	16
Tailor for women's clothes	15	15
Professor of grade teaching	14	15
Other occupations	490	959
TOTAL	2,508	5,081

Source: Employment Bureau of RS

Within the territory of the City there are 3 high schools and one tertiary education institution operating. The number of pupils in the final grade of the high schools is 293. The number of students is 1,200.



STRUCTURES FOR EDUCATION

high schools, tertiary education institution, and the number of attendees

Type of educational institution	Major	Number of enrolled pupils / students in 2018/19	Total
Grammar school in Gradiška	General	191	304
	Social sciences and languages	78	
	Computer-IT	35	
Technical School in Gradiška	CNC technician	56	590
	Mechanical technician	48	
	Car repair person	33	
	IT technician	52	
	Welder	66	
	Metal cutting processor	35	
	Tinsmith	9	
	Wood processing technician	92	
	Computer science technician	40	
	Technician for mechatronics	107	
	Upholsterer-decorator	52	
Vocational and Technical High School in Gradiška	Economic technician	93	593
	Administrative and legal technician	100	
	Medicine technician	123	
	Agricultural technician	70	
	Food technician	22	
	Florist and gardener	7	
	Orchard and vineyard operator	5	
	Tourism technician	23	
	Cooking technician	25	
	Cook	46	
	Waiter	20	
	Hairstylist	31	
	Salesperson	28	
Total			1,487

Source: Data from secondary and higher education institutions

In addition to the labor force that is being prepared for the labor market in the educational institutions within the territory of the City of Gradiška, one should keep in mind that Gradiška is in the vicinity of the university center of Banja Luka, which represents a significant source of labor force and a market for investors.



INVESTMENT INCENTIVES OF THE CITY OF GRADIŠKA

- 2019 Municipality of Gradiška Entrepreneurship Support Program ("Official Gazette of the Municipality of Gradiška", issue No. 15/18)
- Economic Development and Employment Support Program in Partnership with MEG Project through financial support to startups ("Official Gazette of the Municipality of Gradiška", issue No. 15/18)
- 201 Agriculture Development Support Program ("Official Gazette of the Municipality of Gradiška", issue No. 15/18)
- Favorable price of land in the Agricultural and Industrial Zone in Nova Topola
- Exemption from payment of costs of regulation of construction land in the Agricultural and Industrial Zone in Nova Topola
- Reduced rent for commercial facilities from the area of agricultural production by 50%
- Reduced costs of regulation of construction land for commercial entities from the area of processing industry and manufacturing crafts, by 50%
- Reduced costs of regulation of construction land for agricultural production by 70 %
- Extension services

2019 Gradiška City Budget plans to allocate BAM 2,000,000 for improvements in infrastructure in the Agricultural and Industrial Zone in Nova Topola and up to BAM 440,000 in grants through programs of support to entrepreneurship and agriculture.

Detailed information on incentives in the City of Gradiška are available at: <http://www.gradgradiska.com/podsticaji/>

Information on incentives at the level of Republika Srpska and Bosnia and Herzegovina are available at the following links:

- **Invest Srpska:** <http://www.investsrpska.net/index.aspx?PageID=436&menuID=215&langid=2>
- **FIPA:** http://www.fipa.gov.ba/informacije/povlastice/strani_investitori/default.aspx?id=141&langTag=bs-BA

SERVICES FOR INVESTORS

City of Gradiška is committed to building and maintaining a competitive business environment

City of Gradiška has established a one stop shop system for all administrative proceedings that relate to the process of construction and registration of business operations.

- City of Gradiška provides domestic and foreign investors with aftercare support, in order to remove any obstacles faced by existing investors faster. The support is realized through the Cooperative Network for Investment Aftercare, which includes institutions at all the levels of government in BiH. This form of support for investors has existed in the City of Gradiška since 2017.
- Economic Council has been formed for the purpose of establishing dialogue between the private and the public sector and improvement of business environment, and identification of obstacles to which the city administration may react objectively. The Economic Council has been operating since December of 2014 and comprises 18 members who are representatives of private, public and NGO sector. The Council is tasked with coming up with conclusions and proposals for improving the economic ambience in the City of Gradiška.
- The Regulatory Reform Project has been realized and it has simplified administrative procedures, lowered the costs, shortened the deadlines, and provided business people and citizens with faster and easier access to city administration through the Electronic Register of Administrative Procedures.
- City of Gradiška provides to all potential and existing investors comprehensive support in the realization of planned investments through the contact person who is tasked with servicing information and organizing meetings between competent authorities and investors with the objective of simplification and fast realization of planned investments.

Detailed information on the investment climate in RS and BiH are available on the following websites:

- **Republika Srpska Government/ Invest Srpska:** <http://www.investsrpska.net/>
- **BiH Foreign Investment Promotion Agency (FIPA):** <http://www.fipa.gov.ba/>

Electronic registers with a detailed review of permits and licenses necessary for investors in Republika Srpska and Bosnia and Herzegovina are accessible at the following links:

- **City of Gradiška:** <http://eregistargradiska.com/>
- **Republika Srpska Government:** <http://www.regodobrenja.net/index.php?jezik=1>
- **BiH Ministry of Foreign Trade and Economic Relations:** <http://rap.mvteo.gov.ba/egfVw0dlukaJedinice.asp>

Other steps required for the registration of a business entity, with an emphasis on the procedures that are being performed at the level of the City are the following:

COMPANY REGISTRATION (Official Gazette of RS No. 76/13)	Registration is simple and inexpensive and can be completed in 3 days in the Agency for Intermediary, IT, and Financial Services (APIF). The starting capital for opening a limited liability company amounts to BAM 1.
ENTREPRENEUR REGISTRATION	In the City of Gradiška no fee is paid to open an entrepreneurial store, a store can be opened in one day with the minimum of necessary documentation.
LOCATION REQUIREMENTS Application for issuance of location requirements	<p>The time required for the issuance is 7 days from the date of submitting a complete application to the competent Department for Physical Space Regulation and Construction.</p> <ol style="list-style-type: none"> 1. City administrative fee - BAM 20 2. Compensation for the costs of inspection on the spot and excerpt from the planning enactment - BAM 10 in the Cadastral Municipalities of Gradiška-grad and Gradiška-lo, BAM 20 for other Cadastral Municipalities + the costs of preparation and issuance of the excerpt from the physical space regulation documents - BAM 15 K 3. The costs of preparation of the expert opinion (if the opinion is prepared by the City) - individual residential facilities and residential and commercial facilities up to 400 m² of surface area requiring a construction permit - BAM 150, and for facilities not requiring a construction permit - BAM 100 <p>The costs for the preparation of urban development and technical requirements (when prepared in the City) - individual residential facilities and individual residential and commercial facilities and supporting facilities whose gross constructed surface area is up to 100 m² - BAM 150 + 0.80 for each additional m².</p>
CONSTRUCTION PERMIT	<p>Construction permit – the issuance requires 5 days, from the date of submitting a complete application, and the competent department is the Department for Physical Space Regulation and Construction. The price depends on the zone.</p> <ol style="list-style-type: none"> 1. Contribution for the financing of activities of surveying and establishing the real estate cadaster - 0.3% of the price of construction works according to the bill of quantities 2. City administrative fee: individual residential facilities - BAM 25, individual residential and commercial facilities - BAM 40, commercial facilities up to 400 m² of surface area and public infrastructural facilities – BAM 60, facilities for collective residence and facilities exceeding up to 400 m² of surface area - BAM 80. 3. Rent: The price of rent is calculated by multiplying the coefficients on the basis of the average price of 1 m² of useful residential and commercial surface area of the facility and depend on the zone. The average price of construction land amounts to BAM 780. 4. Regulation of city construction land: The price is calculated by multiplying the base, amounting to BAM 100 and the useful surface area of the facility, and depends on the zone. 5. Compensation for development of other construction land (paid by investors who are not building on city construction land) BAM 5 per 1 m² of useful surface area of the facility.
USE PERMIT	<p>Deadline for resolution of cases: 15 days from the date of submitting a complete application. The competent department is the Department for Physical Space Regulation and Construction.</p> <ol style="list-style-type: none"> 1. City administrative fee: individual residential facilities - BAM 25, individual residential and commercial facilities - BAM 40, commercial facilities up to 400 m² of surface area and public infrastructural facilities - BAM 60, facilities for collective residence and facilities exceeding up to 400 m² of surface area - BAM 80. 2. Costs of technical examination: <ul style="list-style-type: none"> • for individual residential facilities and auxiliary facilities up to 200 m² of gross construction surface area - BAM 250.00, and for each additional m² - BAM 1/m²; • for residential and commercial facilities, commercial facilities, manufacturing facilities, facilities for collective housing, public services, other social activities, sports and recreation - up to 50 m² of gross construction surface area - BAM 350.00, and for each additional m² - BAM 1.50/m², up to BAM 10,000.00 at the maximum; • for petrol stations - 0.5% of investment value of the facility, and BAM 500.00 and the minimum, and up to BAM 7,500.00; • for underground tanks as auxiliary contents - BAM 600.00; • for roads, bridges, water supply network, sanitation network and public lighting - BAM 750.00; • for power facilities, telecommunication facilities and other infrastructural facilities not listed above - 0.5% of investment value of the facility, and BAM 1,000.00 and the minimum, and up to BAM 10,000.00 at the maximum; • for mobile telephony base stations - BAM 500.00; • for boiler rooms - BAM 600.00.

PRICES OF UTILITIES IN THE CITY OF GRADIŠKA

Waste disposal	Unit of measure	Price in BAM excluding VAT
Waste collection for commercial users (m ²)	m ³	0.27
Water supply with sanitation for commercial users	m ³	1.62
Electricity	Price in EUR excluding VAT	
Power supply for commercial users Higher (daytime) tariff (kWh)	0.07	
Power supply for commercial users Lower tariff (kWh)	0.05	
Phone and Internet	Price in EUR excluding VAT	
Monthly subscription for ground telephone - commercial users	5.11 - 9.69	
Internet prices for commercial users	10.74 - 153.39	



OTHER RELEVANT INFORMATION AND LINKS

Strategic documents of the City:

- SEAP- Action Plan for Improvement of Energy Efficiency of the Municipality of Gradiška by 2020.
- 2014-2020 Development Strategy of the Municipality of Gradiška
- 2016-2020 Capital Investment Programme
- 2005-2020 Physical Space Regulation Plan of the Municipality of Gradiška
- 2005-2020 Urban Development Plan of the Municipality of Gradiška

Useful Links:

- **City of Gradiška**, www.gradgradiska.com, www.investingradiska.com, www.privredagradiska.com
- **Republika Srpska Government (RS)**, www.vladars.net
- **RS Government Portal, Invest in Srpska**, www.investsrpska.net
- **Chamber of Commerce of RS**, <http://komorars.ba/>
- **Republic Agency for Small and Medium Enterprise Development of RS**, www.rars-msp.org/
- **Banja Luka Stock Exchange**, www.blberza.com
- **BiH Foreign Investment Promotion Agency; FIPA**, www.fipa.gov.ba
- **Indirect Taxation Authority**, www.uino.gov.ba

INVESTORS' EXPERIENCES

- **PMP Jelšingrad – Machine Factory Co** Gradiška is an enterprise with many years of tradition in the sector of metal processing and heavy metallurgy, inherited from the decades of operations of gigantic companies from the past. In the City of Gradiška we had recognized a reliable partner that is keeping up with our needs and business initiatives, and undertaking specific steps in order to improve the conditions for development of a better economic ambience. Gradiška possesses extremely favorable geo-strategic position, which is convenient for the development of our company. We are of the opinion that the cooperation between the public and the private sector is the key for achieving a favorable investment climate, and the City of Gradiška has shown that it has understanding when it comes to the challenges in the sector of metal processing industry and new investments.

Branislav Banjac, General Manager - PMP Jelšingrad – Machine Factory Co. Gradiška

- **Mehanizmi B Lts.** is an enterprise that has been performing its operations within the territory of Gradiška for more than 10 years. Our enterprise does business in the area of electrical machinery industry, and we have transferred our expertise and knowledge from Slovenia to the local labor force, which is now conquering markets around the world independently. In addition, support in the development of human resources with the assistance of educational institutions in Gradiška and Banja Luka has significantly contributed to faster and more efficient development of our company. We are dealing with the manufacturing of devices for body grooming for the global brand Phillips, as well as with manufacturing of parts for machinery and automobile industries. The vicinity of the border crossing, customs terminals, accessibility of the labor force, favorable operational costs, were the key for the realization of business operations within the territory of Gradiška. In the times of economic crisis, the efficient city administration has provided us with a solid partnership, exhibited its openness, cooperation, and facilitated a stable business climate for the company, so that it could grow and develop further.

Mirko Karaulac, General Manager - Mehanizmi B Ltd.

- **The NOVA DIPO Ltd.** enterprise from Gornji Podgradci, with its 162 years of tradition, has been a manufacturer of furniture made from birch and oak solid wood for many years, and in the technological sense it is committed to manufacturing chairs. The new start of its operations, following a successful privatization in 2008, was linked with the IKEA system, so that since 2009 NOVA DIPO Ltd. has been its significant supplier of finished products made from birch and oak solid wood. In the past period of our cooperation with the IKEA system we arrive at a common conclusion that NOVA DIPO Ltd. should develop further and strengthen as an IKEA supplier of chairs, which resulted in the project for the manufacturing of 1,000,000 chairs at the annual level, which was achieved last year, 2016. Future development will be founded on continued increases in the scope of production, for which long-term plans are currently being developed for the period until 2025. In addition, projects for power generation from renewable sources (wooden biomass) are also included. The geographic position of the enterprise is favorable, close to good road communication routes, both for the eastern and the western markets. In the period of our development thus far, we found in the city administration a reliable partner, whose administration has been at our disposal on time and found understanding for our demands and needs.

Veljko Beuk, General Manager - Nova Dipo Ltd.



ECOLOGICAL STATEMENT

Thanks to the very favorable geo-strategic position of the City of Gradiška, as well as the natural wealth that it has at its disposal, the development of the local community has been ongoing in compliance with the principles of sustainable local economic development. The activities that are being implemented at the local level are in compliance with ecological and economic profitable and acceptable solutions that yield positive effects in environment protection. Therefore, for example, the activities that are being realized in our local community have a broader, regional impact in compliance with the European norms, relating to the segment of environment preservation and protection. City of Gradiška is one of the first local communities that has established the district heating system for its population that uses and ecologically acceptable energy source, installed energy efficient solutions for kindergartens and other public institutions, introduced the system of efficient energy management, heated the schools and other public facilities in an energy efficient manner etc. The key strategic documents have been adopted, placing priority on youth policies, environment protection, encouragement of volunteerism and creating thinking. Sustainable living environment represents one of the basic priorities for a better and higher quality life which we want to achieve for the benefit of our citizens.



The investment profile was developed as part of the Local Investment-friendly Environment (LIFE), which is being implemented by the World Bank Group in partnership with the UK Government, the Council of Ministers of Bosnia and Herzegovina, the Federation of BiH Government, and the Republika Srpska Government. The project has been funded by UK aid from the UK government; however, the views expressed do not necessarily reflect the UK government's official policies. The findings, interpretations, views and conclusions expressed herein do not reflect the views of the Executive Directors of the World Bank Group or the governments they represent.