



REPUBLIC OF SRPSKA
CITY OF GRADIŠKA
MAYOR

Elaborated by:
Department for
Development and
International Projects

6. INFORMATION
on the operation costs of investment in the
Agroindustrial Zone Nova Topola

Gradiška, February 2021



1. Construction

Procedure	Type of cost	Amount (in BAM)	Amount (in EUR)
Location approval¹	Administrative fee	20.00	10.23
	Site visit	20.00	10.23
	Water guidelines (if necessary)	75.00	38.35
	Elaboration of the urban planning and technical approvals (external service of the authorized legal entity)	600 – 1,000	306.78 – 511.29
Construction permit²	Administrative fee	80.00	40.90
	Elaboration of technical documentation - per m ² of the facility that is being constructed (external service of the authorized legal entity)	10 - 12	5.11 – 6.14
	A proof for issuing the Environmental permit (external service of the authorized legal entity)	800 – 1,000	409.03 – 511.29
	Water approval (if necessary)	150.00	76.69
	Rent - per m ² of useful facility surface (single-payment)	23.40	11.96
	Contribution for the cadaster	0.3% estimated value of the construction works	
	Fire protection compliance	100 - 200	51.13 – 102.26
	Staking out of the facility	100.00	51.13
Environmental permit³	Administrative fee	35.00	17.90
Use permit⁴	Administrative fee	80.00	40.90
	Technical review	BAM 350 for facility with surface of 50 m ² + BAM 1.50 for each additional m ² of the facility (maximum BAM 10,000)	EUR 178.95 for facility with surface of 50 m ² + EUR 0.77 for each additional m ² of the facility (maximum EUR 5,112.92 EUR)

¹ Deadline for resolving: 7 days

² Deadline for resolving: 5 days

³ Deadline for resolving: 45 days

⁴ Deadline for resolving: 15 days

2. Establishment / registration of a company

Registration of a company: from BAM 172.20 / EUR 88.04 (minimum capital contribution: BAM 1 / EUR 0.51)

Registration of an entrepreneur: BAM 20.00 / EUR 10.23 (BAM 0 / EUR 0 on the first registration)



3. Land purchase

No.	Purpose	Price (BAM/m ²) ¹	Price (EUR/m ²)
1	Services, crafts and small plants	8.00	4.09
2	Commercial activities	30.00	15.34
3	Wholesale trade	12.00	6.14
4	Warehousing	8.00	4.09
5	Petrol stations	80.00	40.90
6	Industrial, energy and other processing capacities/livestock market	1.00	0.51
7	Multipurpose halls	1.00	0.51
8	Industrial, energy and other processing capacities	1.00	0.51
9	Industrial, energy and other processing capacities/marketplace	1.00	0.51

¹ Note: Presented prices include the costs of regulation of construction land.

4. Utility services

4.1 Water and sewerage

Price / consumer type	BAM		EUR	
	Households	Legal entities	Households	Legal entities
Fixed (monthly)	2.00 – 45.00		1.02 – 23.01	
Variable (per m ³ – based on the consumption)	2.10	3.18	1.07	1.63

* Note: + VAT (17%)

4.2 Waste collection

Service	Unit	Price in BAM (with VAT)	Price in EUR (with VAT)
Waste collection by container truck	1,1 m ³	52.65	26.92
Waste collection by container truck	5 m ³	179,09	91.57
Waste collection by grapple truck	-	233.59	119.43
Waste collection by vehicle	-	124.58	63.70
Waste collection for households	m ²	0.16	0.08
Waste collection for crafts 1	m ²	0.62	0.32
Waste collection for crafts 2	m ²	0.94	0.48
Waste collection for other business activities	m ²	0.46	0.24



4.3 Electricity

Service	Price - BAM/kWh (without VAT)	Price - EUR/kWh (without VAT)
Electricity for business entities - higher (winter) season	0.0483 – 0.2070 (average 0.1204)	0.0247 – 0.1058 (average 0.0616)
Electricity for business entities - lower (summer) season	0.0483 – 0.1592 (average 0.0968)	0.0247 – 0.0814 (average 0.0495)

4.4 Heating

Price for business entities: 138 BAM/MWh , i.e. 70.56 EUR/MWh

4.5 Prices of electricity connection

The specific price of the connection varies in relation to the needs of investors and it can be in the range of BAM 350.00 - 3,220.00, or EUR 178.95 - 1,646.36 (in case of the standard type of connection), the construction of a metering point depending on the number of connections of users in the range of BAM 231.00 - 13,748.00, or EUR 118.10.00 - 7,029.24. Fees for connection of end customer facilities are determined by the Regulatory Commission of the Republic of Srpska and are presented in the attachment of this Information.

4.6 Prices of connection to water supply / sewerage

The price of the connection depends on the needs of the investor (project documentation and the size of the pipe profile for both the connection to the water-supply and sewerage network, as well as the used material), ranging from BAM 702.00 - 7,371.00, or EUR 358.92 - EUR 3,768.73 for the water-supply network and connection to the sewerage network, depending on the profile of the connecting pipe in the range of BAM 468.00 - 1,638.00, or EUR 239.28 - 837.50.

5. Workforce

No.	Cost	BAM	EUR
1	The lowest salary	520.00	265.87
2	Average gross salary	1,316.00	672.86
3	Average net salary	852.00	435.62
4	Non-taxable income	500.00	255.65
5	Income tax	10%	
6	Contributions	32.8% on gross salary (18.5% - retirement and disability insurance, 12% - health insurance, 1.7% children insurance, and 0.6% - unemployment insurance)	



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