



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
Economic Zone Nova Topola**



1. Construction

Procedure	Type of cost	Amount (in BAM)	Amount (in EUR)
Location approval¹	Administrative fee	20.00	10.23
	Site visit	35.00	17.90
	Water guidelines (if necessary)	75.00	38.35
	Elaboration of the urban planning and technical approvals (external service of the authorized legal entity)	1,500-2,000	766.94-1,022.58
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)	12 - 15	6.14 – 7.67
	A proof for issuing the Environmental permit (external service of the authorized legal entity)	1,500-2,500	766.94-1,278.23
	Water approval (if necessary)	150.00	76.69
	Rent - per m ² of useful facility surface (single-payment)	34.50	17.64
	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 30.00 / EUR 15.34 (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 - 50.00	15.34 - 25.56
3	Petrol stations	80.00	40.90
4	Warehousing	8.00	4.09
5	Industrial, energy and other processing capacities	1.00	0.51
6	Production facilities	1.00	0.51
9	Storage facilities	8.00	4.09

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)	4.70 - 66.15		2.40 – 33.82	
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	72.39	37.01
Waste collection by container truck	5 m ³	246.25	125.91
Waste collection by grapple truck	-	321.19	164.22
Waste collection by special vehicle	-	171.30	87.58
Waste collection for households	m ²	0.25	0.13
Waste collection for crafts 1	m ²	0.85	0.43
Waste collection for crafts 2	m ²	1.29	0.66
Waste collection for other business activities	m ²	0.63	0.32



4.3 Electricity

The price of electricity for small customers - other consumption varies in a range of 0.0829 - 0.1460 BAM/kWh.

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 575.62 – 2,125.56, or EUR 294.31 - 1,086.78 (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 240.64 – 14,992.24, or EUR 123.04 - 7,665.41. Fees for connection of end customer facilities are determined by the Regulatory Commission of the Republic of Srpska.

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	900.00	460.16
2	Average gross salary	1,575.00	805.28
3	Average net salary	1,057.00	540.44
4	Non-taxable income	1,000.00	511.29
5	Income tax	8%	
6	Contributions	31% on gross salary (18.5% - retirement and disability insurance, 10.2% - health insurance, 1.7% children insurance, and 0.6% - unemployment insurance)	



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