

ГРАД ГРАДИШКА CITY OF GRADISKA

INVESTMENT PROFILE

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Position of Bosnia and Herzegovina (BiH) in Europe

GEOGRAPHICAL POSITION OF THE CITY OF GRADIŠKA

Official name:	City of Gradiška
Administrative affiliation:	Republic of Srpska, Bosnia and Herzegovina
Population:	49,196
Address:	Vidovdanska 1a, 78400 Gradiška
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CITY OF GRADIŠKA

The right place for your investments

- The city of Gradiška is located in the northwestern part of the Republic of Srpska and Bosnia and Herzegovina, at the very border with the Republic of Croatia, i.e. the European Union, which provides an opportunity for business development in the immediate vicinity of the European market with over 500 million consumers. Gradiška is very well connected to the EU and other centers by road, rail and river corridors, and one of the most frequent border crossings with over 50% of BiH's foreign trade goods turnover is located in Gradiška.
- Gradiška is characterized by an extremely developed economy, primarily the processing industry, within which the metal processing, wood processing, textile and food industries, as well as agriculture and trade are distinguished.
- In addition to an exceptional geostrategic position, developed traffic and business infrastructure, and a border crossing with the European Union, Gradiška has significant natural resources, of which land, water and forest stand out. All of the above provides unique business conditions to potential investors, especially those who are oriented towards significant export-import needs.
- Economic Zone Nova Topola, and other available locations for investors, represent excellent opportunities for investment and business development. A special advantage is the incentive framework intended for investors in the Economic Zone Nova Topola, the most important of which stand out: the low price of developed construction land, exemption from payment of development costs and the costs of converting agricultural land into construction land, but also relatively low construction costs, as well as the lowest prices of electricity in Europe.
- According to the value of exports, the economy of the city of Gradiška is in the second place in the scope of the Banja Luka Regional Chamber of Commerce, and in third place at the level of the entire Republic of Srpska.
- In the last few years, Gradiška has become very attractive for foreign, as well as domestic investors, who use very advanced technologies in their production processes, based on the most modern technical and technological achievements.
- Technologically advanced companies, which almost entirely export their products to foreign markets, contributed to increased competitiveness, employment, additional promotion of the city, but also ensured that the city of Gradiška has the status of one of the leading exporters in Bosnia and Herzegovina.
- High-quality and continuous cooperation between the City Administration, business entities, educational institutions and the Employment Office has contributed to high-quality enrollment policies in secondary vocational schools from the city's territory, and the final effect is the education of students in accordance with the needs of the city's economy.
- The City Administration provides support to investors in all phases, from investment to the commencement of work process, and continues to provide support during operations.

TRANSPORT INFRASTRUCTURE

Vicinity of the EU market and other countries of southeast Europe

Gradiška is located in the northwest of the Republic of Srpska and Bosnia and Herzegovina, on the right bank of the Sava River, at the very the border with the Republic of Croatia (EU). Direct access to the Sava River, vicinity of the railway and road corridors in the Republic of Croatia/EU, and good connections with centers within the country, render Gradiška an extremely favorable location for doing business. The Banja Luka - Okučani Highway, which passes close to Gradiška, provides a better connection between the inland parts of the country and 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 THE MAIN CENTERS IN THE COUNTRY AND ABROAD

Banja Luka	52 km
Sarajevo	271 km
Belgrade (SRB)	279 km
Zagreb (CRO)	136 km
Budapest (H)	420 km
Vienna (A)	469 km
Trieste (I)	371 km
Munich (GER)	682 km

DISTANCE FROM THE KEY AIRPORTS, TRANSPORT ROUTES AND PORTS

Highway Gradiška – Banjaluka	1 km
Highway Zagreb – Beograd (CRO)	12 km
Railway Terminal in Banja Luka	52 km
Pan European Railway 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 Brčko	172 km
Port in Split (CRO)	304 km
Port in Ploče (CRO)	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 field of processing industry, there are 248 business entities with headquarters in Gradiška, with over 3.000 employees. 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 the 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 resources 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. 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 cities 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 construction of trading, distribution and warehousing capacities.
- Qualified and price competitive labor force.



LOCATIONS FOR INVESTING

All greenfield and 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 – Free Zone Gradiška



ECONOMIC 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, and 12 km away from the Banja Luka Airport.
Type of the zone:	Greenfield, industrial - commercial
Surface area:	135 ha
Available parcels:	Cca 50 parcels. The largest parcel is 41,079 m ² of area, the smallest is 1,258 m ² .
Infrastructure:	Economic Zone Nova Topola is equipped with utility infrastructure: water supply network, sewage (fecal and stormwater), power supply and communication network, as well as traffic infrastructure, telephone/internet. The construction plots are fully equipped and utility connections have been brought to each plot. As part of the zone, a wastewater treatment plant was built, which enables the discharge of the so-called technical water into the nearby drainage canal.
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: 16.93 €/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 sale contract, and entry into possession (Decision on the Sale of Construction Land within the framework of the Regulation Plan for "Agroindustrial Zone - Nova Topola", Decision on the Sale of Construction Land to the Most Favorable Buyer)
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 from the city area, on the banks of the Sava River and at the intersection of key road routes (Belgrade-Zagreb Highway and corridor 5C), and is connected to the traffic bypass east from the Gradiška-Banja Luka Highway. 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:	196 ha
Available parcels:	The parcels shall be defined subsequently in agreement with higher levels of government and future investors.
Infrastructure:	The business zone borders with the main transport routes (Highway).
Ownership:	City of Gradiška
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 sale 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



ZZ "GRADIŠKA"	
Location:	The facility is located on the river bank of the Sava River. 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: 1,064 m ² . Year of construction of the facility: 1960
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 2a, Gradiška



“AGROEXPORT KOMPANI” d.o.o.	
Location:	The facility is located near the Police Department in Gradiška. It is 500 m away from the border crossing of Bosnia and Herzegovina - the Republic of Croatia, and 5 km 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, water supply network, hydrant network, sewage 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:	Purchase, lease
Suitable purposes:	Capacities for meat processing with a line for slaughtering cattle, options for fast kick start of production, adequate cold storage and warehousing space.
Contact information:	Bogdan Sladojević Telephone: +387 65 514-047 Address: 16. krajiške brigade, Gradiška E-mail: agroexport.kompani@gmail.com



"BUSINESS FACILITY"

Location:	The facility is located in Nova Topola, on the main road that connects Gradiška with the municipality of Srbac. The facility is 7 km from the Gradiška - Banjaluka Highway, and 11 km from the BiH - Republic of Croatia border crossing.
Surface area of land / facilities:	Surface area of the facility: 1,440 m ² ; 4 floors (each floor – 360 m ²), 8 business premises, 1 fully furnished. Year of construction: 1970. Construction type: small bricks and building blocks.
Infrastructure:	Water supply network, power, lighting, telephone, internet, access road, parking.
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:	Space intended for offices, medical offices, clothes shops.
Contact information:	Rajko Žmirić Telephone: +387 65 596 715 Address: Srbački put bb, Nova Topola, Gradiška E-mail: topletnt@yahoo.com



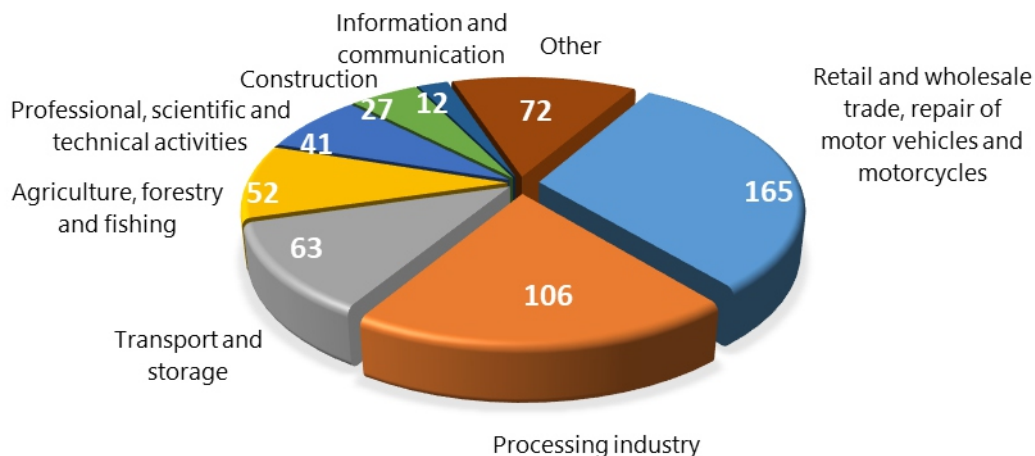
FACILITY FORMERLY OWNED BY THE COMPANY “STANDARD”	
Location:	The facility is located in the Obradovac settlement. It is 6 km from the Gradiška - Banjaluka Highway and 1.5 km from the BiH - Republic of Croatia border crossing.
Surface area of land / facilities:	Surface area of the facility: cca 2000 m ² . Construction type: small bricks. The area of the second facility is suitable for a shopping center: cca 2500 m ² (facility located along the main road).
Infrastructure:	Water, sanitation, sewage, electricity, lighting, telephone, internet, access road, parking.
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:	Production and storage space, other space suitable for a shopping center.
Contact information:	Vukašin Vojinović Telephone: +387 65 517 888 Address: Patizanska 54, Gradiška E-mail: vojnovic111@gmail.com



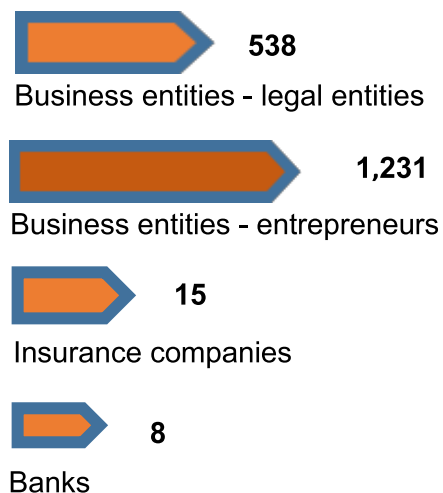
BUSINESS ENVIRONMENT

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 achieved 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.

Number of companies headquartered in Gradiška



Number of business entities in Gradiška



Dominant branches of industry by total revenues executed in 2022

Processing industry	EUR 208.284.038
Retail and wholesale trade, repair of motor vehicles and motorcycles	EUR 208.029.799
Mining	EUR 37.116.591
Transport and storage	EUR 27.164.224
Agriculture, forestry and fishing	EUR 14.776.187



ECONOMIC INDICATORS – CITY OF GRADIŠKA (2016-2022 comparison)

No.	Indicator	Year		Difference 2016-2022	Index
		2016	2022		
1	Number of employees	9,029	11,868	2,839	131.44
2	Number of unemployed	6,017	1,818	-4,199	30.21
3	Number of business entities	1,380	1,730	350	125.36
4	Average net salary (EUR)	403.41	540.44	137.03	133.97
5	Income of companies (EUR)	307,532,788	543,269,918	235,737,130	176.65
6	Net profit of companies (EUR)	23,243,136	47,097,338	23,854,202	202.63
7	Capital of companies (EUR)	146,417,329	207,675,518	61,258,189	141.84
8	Assets of companies permanent+current (EUR)	354,693,712	502,314,778	147,621,066	141.62
9	Export (EUR)	107,713,349	225,053,813	117,340,464	208.94
10	Import (EUR)	110,096,481	254,330,898	144,234,417	231.01
11	Foreign trade exchange volume (EUR)	217,809,830	479,384,711	261,574,881	220.09



HUMAN RESOURCES

Of the total number of persons who are at the disposal to the labor market, 27% are between 30 and 45 years old.

Balance in the records of unemployed persons

Qualification structure	Total	M	F
0 No schooling	8	5	3
1 Unqualified workers	381	218	163
2 Semi-qualified and primary school level equivalent workers	40	24	16
3 Qualified workers	721	416	305
4 Technicians with secondary school equivalent education	492	195	297
5 Highly qualified specialists	9	7	2
6-1 College level equivalent professional qualifications	15	10	5
7-1 University level equivalent professional qualifications 180 ECTS	46	11	35
7-2 University level equivalent professional qualifications 240 ECTS, 4y, 5y, 6y	126	32	94
7-3 Master 300 ECTS	12	3	9
7-4 Master of science according to the old programme	0	0	0
7-5 University level equivalent professional qualifications 360 ECTS	1	0	1
8 Doctors of science	0	0	0
Total	1851	921	930

Age structure	Total	M	F
Age 18 - 20	40	25	15
Age 20 - 24	108	51	57
Age 24 - 27	98	34	64
Age 27 - 30	97	36	61
Age 30 - 35	145	50	95
Age 35 - 40	183	59	124
Age 40 - 45	168	78	90
Age 45 - 50	211	101	110
Age 50 - 55	246	149	97
Age 55 - 60	335	204	131
Age 60 - 65	220	134	86
Total	1851	921	930

Source: Employment Bureau of the Republic of Srpska



Review of unemployed persons according to professional qualifications

OCCUPATION	WOMEN	MEN	TOTAL
Workers without specific occupation	166	223	389
Salesperson	57	12	69
Grammar school graduate	47	25	72
Economic technician	57	24	81
Law technician	17	1	18
Mechanical engineering technician	18	38	56
Agricultural technician	20	24	44
Chemical technician	5	1	6
Hospitality industry technician	9	2	11
Construction technician	8	6	14
Computing science technician	2	5	7
Food technician	9	2	11
Cooking technologist	5	5	10
Veterinarian technician	2	4	6
Traffic technician (Road traffic)	3	3	6
Technician for wood-processing	10	12	22
Technician for final wood-processing	7	10	17
Nurse - medical technician	11	1	12
Auto-mechanic	0	30	30
Carpenter	18	38	56
Lathe operator	1	29	30
Locksmith	0	68	68
Welder	0	12	12
Mechanical technician (mechanical locksmith)	0	6	6
Whitesmith	0	3	3
Upholsterer	10	7	17
Plumbing and sewerage installer	0	19	19
Agricultural worker	3	7	10
Florist	9	2	11
Butcher	0	12	12
Hairstylist	47	5	52
Cook	41	19	60
Textile technician – ready to wear	58	2	60
Waiter	18	38	56
Freight vehicle driver	0	33	33
Typist	4	0	4
Economics graduate	26	17	43
Law graduate	12	10	22
Other occupations	230	166	396
TOTAL	930	921	1851

Source: Employment Bureau of the Republic of Srpska



STRUCTURES FOR EDUCATION

High schools and number of students

Type of educational institution	Major	Number of enrolled students in 2022/23	Total
Grammar school in Gradiška	General	141	235
	Social sciences and languages	28	
	Computer-IT	66	
Technical School in Gradiška	Technician for robotics	25	626
	IT technician	76	
	Technician for wood processing	25	
	Technician for wood processing CNC	73	
	Technician for mechatronics	114	
	Locksmith-welder	56	
	Auto-mechanic	39	
	Cutting metal worker	17	
	Power engineering technician	26	
	Mechanic of heating and cooling technology	14	
	CNC technology technician	91	
	Carpenter	39	
	CNC operator	12	
	Installer	19	
Vocational and Technical High School in Gradiška	Economic technician	88	491
	Administrative and legal technician	90	
	Medicine technician	119	
	Agricultural technician	40	
	Fashion design technician	42	
	Cook	52	
	Waiter	14	
	Hairstylist	27	
Total	Trader	19	1,352

Source: Data from secondary 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 highly qualified labor force for investors.

INVESTMENT INCENTIVES OF THE CITY OF GRADIŠKA

- The City of Gradiška Entrepreneurship Support Program 2023 ("Official Gazette of the City of Gradiška", No. 16/22)
- The City of Gradiška Rural Development Support Program 2023 ("Official Gazette of the City of Gradiška", No. 16/22)
- The City of Gradiška Agriculture Development Support Program 2023 ("Official Gazette of the City of Gradiška", No. 16/22)
- Program for the use of funds obtained on the basis of compensation from agricultural land ("Official Gazette of the City of Gradiška", No. 16/22)
- Favorable price of land in the Economic Zone Nova Topola
- Exemption from payment of costs of regulation of construction land in the Economic Zone 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%
- Advisory services

From the City of Gradiška Budget for 2023 it is planned to allocate EUR 511,291.88 for improvements in infrastructure in the Economic Zone Nova Topola and up to EUR 306,775.13 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 the Republic of 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 related to the process of construction and registration of business operations.

- The 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 provided through the Cooperative Network for Investment Aftercare, which includes institutions at all 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 2014 and comprises 27 members, who are representatives of public, private and NGO sector. The Council is tasked with coming up with conclusions and proposals for improving the economic environment in the City of Gradiška.
- The Regulatory Reform Project has been implemented and it has simplified administrative procedures, lowered the costs, shortened the deadlines, and provided business people and citizens with faster and easier access to the 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:

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

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

- **City of Gradiška:** <http://eregistargradiska.com/>
- **Invest Srpska:** <https://investsrpska.vladars.net/sr/poslovni-vodic/pokretanje-poslovanja/>
- **BiH Ministry of Foreign Trade and Economic Relations:** <http://rap.mvteo.gov.ba/egfVwOdlukaJedinice.aspx>

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	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 EUR 0.51.
ENTREPRENEUR REGISTRATION	In the City of Gradiška, no administrative fee is paid for the first registration of an entrepreneur, and the deadline for issuing a decision is 2 days from the date of the complete application for the registration of an entrepreneur.
LOCATION APPROVAL Application for issuance of location approval	Time required for the issuance is 7 days from the date of submitting a complete application to the competent Department of Spatial Development and Construction. 1. City administrative fee - EUR 10.22 2. Compensation for the costs of inspection in the Cadastral Municipalities of Gradiška 1, Gradiška-grad and Gradiška-selo - EUR 5.11; for other Cadastral Municipalities – EUR 10.22. Other Cadastral Municipalities+the costs of preparation and issuance of the excerpt from the spatial regulation documents – EUR 7.67. 3. The costs of preparation of the expert opinion- individual residential facilities and residential and commercial facilities up to 400 m ² of surface area and supporting facilities requiring a construction permit – EUR 76.70, and for facilities not requiring a construction permit – EUR 51.12. The costs for the preparation of urban development and technical requirements - individual residential facilities and individual residential and commercial facilities and supporting facilities whose gross constructed surface area is up to 100 m ² – EUR 76.70+0.40 for each additional m ² .
CONSTRUCTION PERMIT	Construction permit – the issuance requires 5 days, from the date of submitting a complete application, and the competent department is the Department of Spatial Development and Construction. The price depends on the zone. 1. Contribution for the financing of surveying activities 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 – EUR 12.78, individual residential and commercial facilities – EUR 20.45, commercial facilities up to 400 m ² of surface area and public infrastructural facilities – EUR 30.68, facilities for collective residence and facilities exceeding up to 400 m ² of surface area – EUR 40.90. 3. Rent: The price of rent is calculated by multiplying the coefficients on the basis of the average price of 1 m ² of useful residential and commercial surface area of the facility and depends on the zone. The average price of construction land amounts to EUR 564.47. 4. Regulation of the city construction land: The price is calculated by multiplying the base, amounting to EUR 61.35 and the useful surface area of the facility, and it depends on the zone. 5. Compensation for development of other construction land (paid by investors who are not building on the city construction land) EUR 5.11 per 1 m ² of useful surface area of the facility.



USE PERMIT

Deadline for resolution of cases: 15 days from the date of submitting a complete application. The competent department is the Department of Spatial Development and Construction.

1. City administrative fee: individual residential facilities – EUR 12.78, individual residential and commercial facilities – EUR 20.45, commercial facilities up to 400 m² of surface area and public infrastructural facilities – EUR 30.68, facilities for collective residence and facilities exceeding up to 400 m² of surface area – EUR 40.90.

2. Costs of technical examination:

- for individual residential facilities and supporting facilities up to 200 m² of gross construction surface area – EUR 127.82, and for each additional m² – EUR 0.51 per 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 – EUR 178.95, and for each additional m² – EUR 0.77/m², up to EUR 5,112.92 at the maximum;

- for petrol stations - 0.5% of the investment value of the facility, and EUR 1,278.23 at the minimum, and up to EUR 3,834.69;

- for underground tanks as auxiliary contents – EUR 306.77;

- for roads, bridges, water supply network, sanitation network and public lighting – EUR 383.47;

- for power facilities, telecommunication facilities and other infrastructural facilities not listed above - 0.5% of investment value of the facility, and EUR 511.29 at the minimum, and up to EUR 5,112.92 at the maximum;

- for mobile telephony base stations – EUR 1,278.23;

- for boiler rooms – EUR 306.77

PRICES OF UTILITIES IN THE CITY OF GRADIŠKA

Waste disposal	Unit of measure	Price in EUR excluding VAT
Waste collection for commercial users (m ²)	m ²	0.33
Water supply with sanitation for commercial users	m ³	1.62

Electricity	Price in EUR excluding VAT
Power supply for commercial users, consumption at 0.4 kV	OP 2. TG BAM 0.075/kWh

Telephone and Internet	Price in EUR excluding VAT
Monthly subscription for ground telephone - commercial users (basic package)	8.38
Internet prices for commercial users (basic package)	12.78

THE MOST SIGNIFICANT FOREIGN INVESTORS IN GRADIŠKA



PMP JELŠINGRAD - FMG A.D. Gradiška



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SUSTAINABLE DEVELOPMENT GOALS

The city of Gradiška, with all its implemented activities, programs, projects and measures, is fully committed to achievement of the Sustainable Development Goals, which are a comprehensive plan of the United Nations aimed at eradicating poverty, solving the problem of climate change, ensuring peace, and fighting inequality. In order to achieve the goals within the stipulated period (year 2030), the active and dedicated participation of governments and institutions is necessary, as well as partnering with civil society organizations, citizens, and the private sector. The Government of the Republic of Srpska cooperates intensively with the United Nations and partner agencies to achieve the sustainable development goals. The city of Gradiška recognized the importance of the implementation of the Sustainable Development Goals and became one of the participants in the Program "Framework for the Implementation of the Sustainable Development Goals (SDG2BIH).



OTHER RELEVANT INFORMATION

- Development Strategy of the City of Gradiška 2021-2027
- SECAP - Sustainable Energy and Climate Action Plan of the City of Gradiška by 2030
- Spatial Plan of the City of Gradiška
- Urban Development Plan of the City of Gradiška

Useful links:

- **City of Gradiška**, www.gradgradiska.com, www.investingradiska.com
- **The Republic of Srpska Government (RS)**, www.vladars.net
- **RS Government Portal, Invest in Srpska**: www.investsrpska.net/
- **Chamber of Commerce of RS**, www.komorars.ba
- **Republic Agency for Small and Medium Enterprise Development of RS**, www.rars-msp.org
- **BiH Foreign Investment Promotion Agency (FIPA)**, www.fipa.gov.ba/



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 carried out 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 creative 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.

ГРАД ГРАДИШКА
CITY OF GRADISKA

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ISO 9001:2015