

CITY OF GRADIŠKA

The right place for your investments

INVESTMENT PROFILE



www.gradgradiska.com



Position of the City of Gradiška in BiH



Position of Bosnia and Herzegovina 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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CONTACT INFORMATION FOR INVESTORS:

City of Gradiška

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CITY OF GRADIŠKA

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

- City of 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 the 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, the City of 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 the Sava River, at the very border with the Republic of Croatia (the EU). Direct access to the Sava River, 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 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
Wien (A)	469 km
Trieste (I)	371 km
Munich (GER)	682 km

DISTANCE FROM THE KEY TRANSPORT ROUTES AND PORTS

Highway Gradiška – Banja Luka	1 km
Highway Zagreb – Belgrade (CRO)	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 (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 area of processing industry, there are more than 100 active business entities with headquarters in Gradiška, in which more than 2,500 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 which 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 the City of 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. occupy 46,491 hectares, while pasturelands occupy 6.83%, i.e. 3,433 hectares, and 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 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

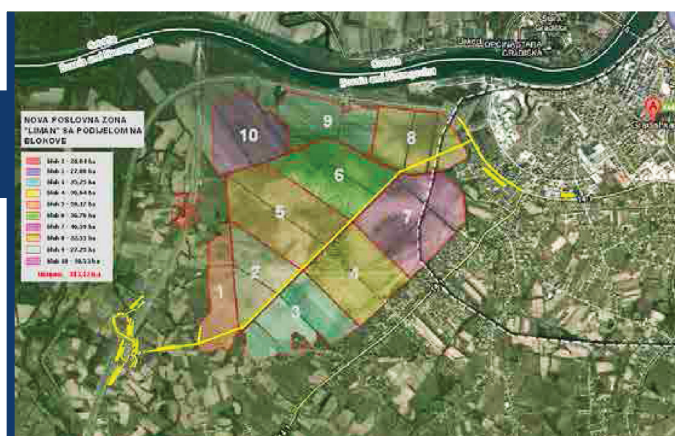
All the greenfield and brownfield locations that the City of Gradiška is offering to investors are located in very attractive locations in immediate vicinity of the key road transport routes, with fast access to rail corridors and airports. Spatial plans cover the majority of the territory of the City, 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 the private ownership.

GREENFIELD LOCATIONS



AGROINDUSTRIAL ZONE NOVA TOPOLA

Location:	The Zone is located 10 km away 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 EUR 0.51/m ² . Lease fee: from EUR 6 to 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 sale 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 the Sava River, 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 in 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 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.



AGROZONE BEREK

Location:	The Zone is located 11km away from the city area in the cadastral district of Berek; it belongs to the outskirts of the Lijeve Plain, positioned next to the regional road Čatrnja-Topola. Also, position and connectedness (Berek interchange) with Gradiška-Banja Luka Highway, which is part of the European route E661, are of significant strategic importance. The site is flat, at altitude of approximately 103 m.
Type of the zone:	Commercial
Surface area:	23.88 hectares
Available parcels:	Parcels: 14/17, 14/2, 14/18, 14/1
Infrastructure:	Has not been built yet.
Ownership:	City of Gradiška
Investment opportunities:	Purchase, lease
Price of sale or rent for the land in the zone:	Price of sale is EUR 1.5 /m ²
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:	<ul style="list-style-type: none"> - Fodder factory (cadastral plot 14/17) - Business facility intended for production and protection of metal constructions by hot-dip galvanizing (cadastral plot 14/18) - Cadastral plots 14/2 and 14/1 are not included in the Plan of subdivision

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 m ² + loft (warehousing space of surface area of around 250 m ²)
Infrastructure:	Owns: a separate gate, access road for trucks, restroom, mini kitchen, three 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:	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:	The facility intended for the manufacturing of textile products and similar manufacturing.
Contact information:	Borislav Gajić Telephone: +387 65 409 009 Address: Avde Ćuka 11 E-mail: b.gajic@hotmail.com



“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 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 2a



“AGROEXPORT KOMPANI” d.o.o.	
Location:	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, and is 5 km away from the Zagreb-Belgrade Highway.
Surface area of land/ facilities:	Surface area of the facilities is 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 fast kick start of production, adequate cold storage and warehousing space.
Contact information:	Bogdan Sladojević Telephone: +387 51 813 956 Address: 16. krajiške brigade, Gradiška

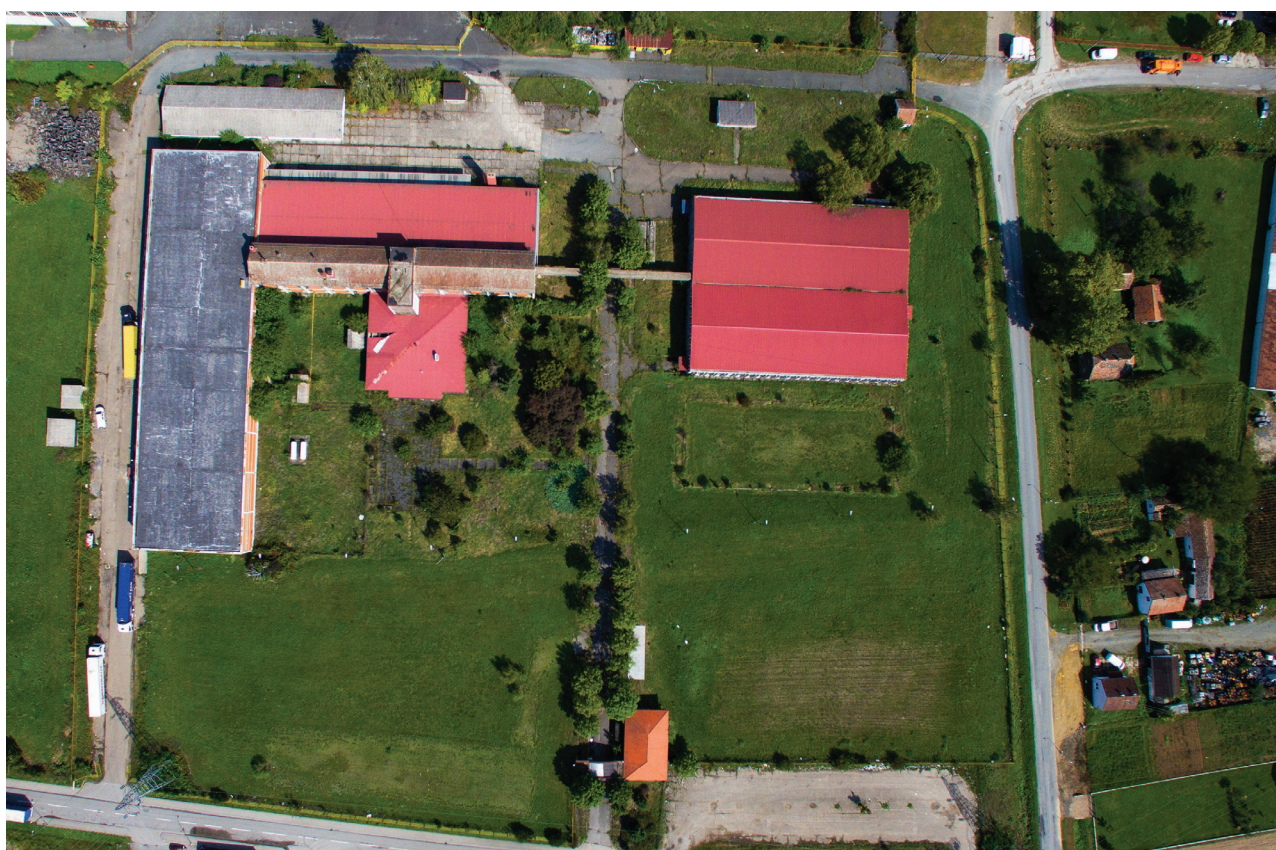


"CIGLANA" a.d.

Location:	The facilities are located along the river bank of the Sava River, 2 km away 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:	Surface area: 4,100 m ² . Year of construction:1960 Construction type: small bricks.
Infrastructure:	Water supply network, power substation 500 kVA, sanitation network at the distance of 35 m 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 Address: Bok Jankovac bb E-mail: info@evropa92.net



"MILKA- AGRO" d.o.o.	
Location:	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:	Surface area: 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	Vojinović Vukašin Telephone: +387 65 517 888 Address: 16. krajiške brigade



“RANČI” d.o.o.

Location:

The facility is located in the vicinity of the Customs Terminal 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 (in bankruptcy)

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:

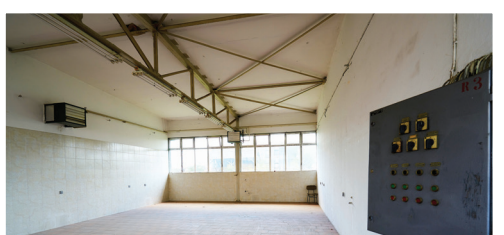
The facility is intended for the manufacturing of confectionery products – equipment is installed in the facility for the production of flips and other confectionery products.

Contact information:

Aleksandar Dragičević

Telephone: +387 65 663 317

Address: 16. krajiške brigade, Gradiška



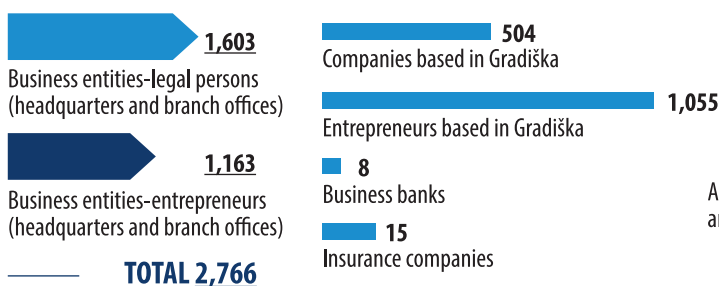
"TWINS PROM" d.o.o.	
Location:	The facility is located along the Gradiška-Banja Luka regional road, in the vicinity of the customs terminal and the border crossing from BiH to Croatia. The customs terminal is 400 m away from the facility, and the border crossing from BiH to Croatia is 1 km away. The facility is 5 km away 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:	Vladan Zeljaja Telephone: +387 65 855 795 Address: Banjalučka 5



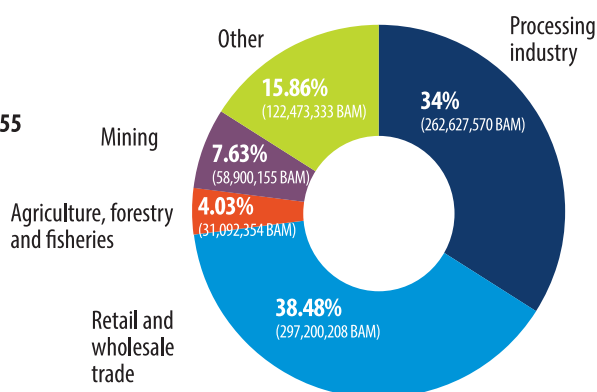
BUSINESS ENVIRONMENT

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 Administration and the entrepreneurs, good inter-municipal and regional cooperation, and transparent and stimulating policy of the local government authorities.

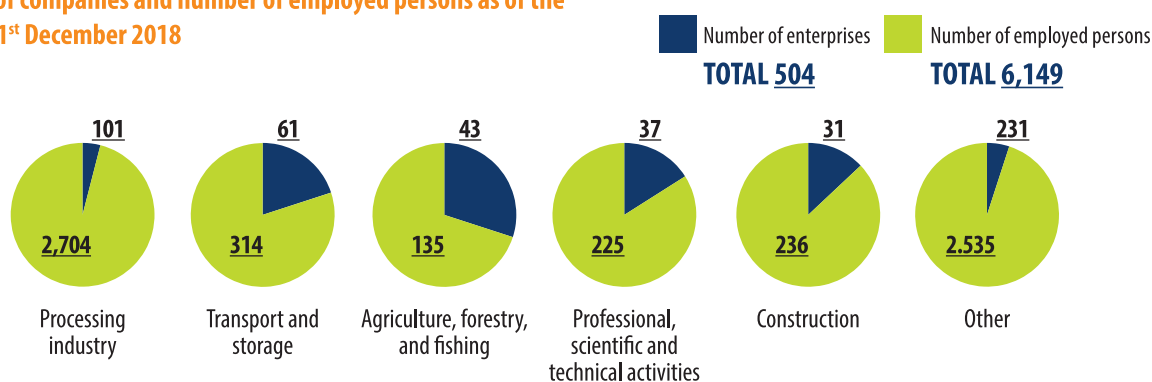
Review of business entities in the City of Gradiška



Dominant branches of industry by total revenues executed in 2018



Number of companies and number of employed persons as of the date of 31st December 2018



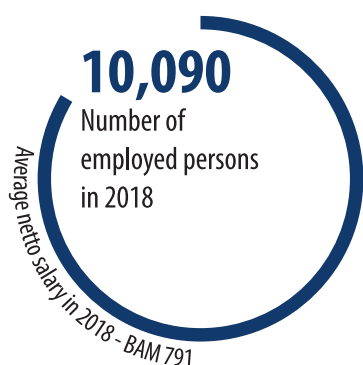
Sources: Tax Administration of the Republic of Srpska, APIF, Register of Entrepreneurs of the City of Gradiška, Banking Agency of the Republic of Srpska, Insurance Agency of the Republic of Srpska

Based on revenues, one may notice that the economic structure in the City of Gradiška is quite diversified, which is not the case in the majority of other local self-governments.

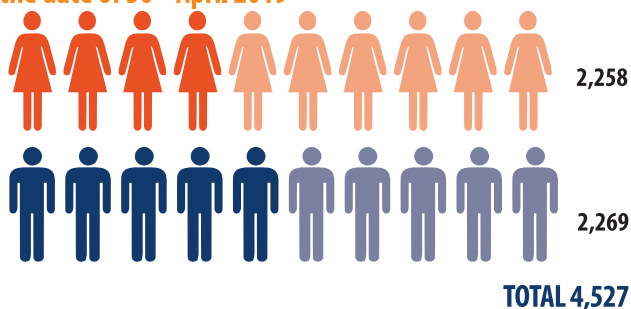
HUMAN RESOURCES

High quality and competitive labor force

Of the total number of persons who are at the disposal to the labor market, 31% are between 30 and 45 years old.



Balance in the records of unemployed persons as of the date of 30th April 2019



Source: Republic of Srpska, Institute of Statistics

Source: Employment Bureau of the Republic of Srpska

QUALIFICATION STRUCTURE	TOTAL	M	F
No schooling	84	44	40
Unqualified workers	1,115	603	512
Semi-qualified and primary school level equivalent workers	117	70	47
Qualified workers	1,685	965	720
Technicians with secondary school equivalent education	1,124	433	691
Highly qualified specialists	19	12	7
College level equivalent professional qualifications	41	17	24
University level equivalent professional qualifications 180 ECTS	93	37	56
University level equivalent professional qualifications 240 ECTS, 4y, 5y, 6y	236	84	152
Master 300 ECTS	13	4	9
Master of science according to the old programme	0	0	0
Doctors of science	0	0	0
Total	4,527	2,269	2,258

AGE STRUCTURE	TOTAL	M	F
Age up to 30	943	452	491
Age 30 - 40	867	406	461
Age 40 - 50	1,090	529	561
Age 50 - 60	1,214	631	583
60 and older	413	251	162
Total	4,527	2,269	2,258

Source: Employment Bureau of the Republic of Srpska





Review of unemployed persons according to professional qualifications

Occupation	FEMALE	MALE	TOTAL
Workers without specific occupation	552	647	1,199
Salesperson	171	38	209
Grammar school graduate	133	58	191
Economic technician	128	35	163
Textile worker	147	4	151
Locksmith	0	143	143
Cook	107	29	136
Car repair person	0	123	123
Mechanical engineering technician	29	94	123
Waiter	26	91	117
Carpenter	25	82	107
Agricultural technician	62	42	104
Lathe operator	4	74	78
Freight vehicle driver	0	67	67
Worker installing water supply and sanitation	0	62	62
Hairstylist for women	45	1	46
Economics graduate	26	20	46
Technician for final wood processing	22	22	44
Hairstylist for men and women	36	7	43
Law graduate	24	18	42
Textile technician - ready to wear	35	3	38
Technician for wood processing	12	23	35
Veterinarian technician	16	14	30
Nurse - medical technician	25	4	29
Florist	24	4	28
Paralegal	23	4	27
Welder	3	21	24
Food technician	17	6	23
Cooking technologist	13	8	21
Typist	20	0	20
Mechanical technician (mechanical locksmith)	0	18	18
Butcher	1	16	17
Traffic technician (road traffic)	8	9	17
Agricultural grain production worker	0	16	16
Milling machine operator	1	14	15
Upholsterer	7	8	15
Chemical technician	12	3	15
Hospitality industry technician (hotel industry)	11	4	15
Computing science technician	5	10	15
Professor of grade teaching in primary school	13	2	15
Graduated sanitary engineer	11	4	15
Other occupations	464	421	885
TOTAL	2,258	2,269	4,527

Source: Employment Bureau of the Republic of Srpska

Within the territory of the City there are three high schools. The number of pupils in the final grade of the high schools is 377.

STRUCTURES FOR EDUCATION

High schools and the number of pupils

Type of educational institution	Major	Number of enrolled pupils in 2018/19	Total
Grammar School in Gradiška	General	178	295
	Social sciences and languages	74	
	Computer-IT	43	
Technical School in Gradiška	Technician for CNC technologies	56	587
	Mechanical technician for computer construction	48	
	Car repair person	32	
	IT technician	52	
	Welder	64	
	Metal cutting processor	35	
	Tinsmith	9	
	Wood processing technician	92	
	Computer science technician	40	
	Technician for mechatronics	109	
	Upholsterer-decorator	50	
Vocational and Technical High School in Gradiška	Economic technician	90	589
	Administrative and legal technician	100	
	Medicine technician	125	
	Agricultural technician	65	
	Food technician	22	
	Florist/gardener	7	
	Orchard and vineyard operator	7	
	Hospitality industry technician	23	
	Cooking technician	25	
	Cook	46	
	Waiter	20	
	Hairstylist	32	
	Salesperson	27	
Total			1,471

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 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)
- 2019 Agriculture Development Support Program ("Official Gazette of the Municipality of Gradiška", issue No. 15/18)
- Favorable price of land in the Agroindustrial 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 %
- Advisory services

2019 Gradiška City Budget plans to allocate EUR 1,025,641 for improvements in infrastructure in the Agroindustrial Zone in Nova Topola and up to EUR 225,641 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 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 Administration of the 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 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 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 is available on the following websites:
- Government of the Republic of Srpska/ 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 Republic of Srpska and Bosnia and Herzegovina are accessible at the following links:
- City of Gradiška: <http://eregistargradiska.com/>
- Government of the Republic of Srpska: <http://www.regodobrenja.net/index.php?jezik=1>
- 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 fee is paid to open an entrepreneurial store, a store can be opened in one day with the minimum of necessary documentation.
LOCATION PERMIT 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 Spatial Planning and Construction.</p> <ol style="list-style-type: none"> 1. City administrative fee - EUR 10.26 2. Compensation for the costs of inspection on the spot and excerpt from the planning enactment – EUR 5.13; in the Cadastral Municipalities of Gradiška-grad and Gradiška-selo - EUR 10.26; for other Cadastral Municipalities +the costs of preparation and issuance of the excerpt from the spatial regulation documents- EUR 7.69. 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 - EUR 76.92, and for facilities not requiring a Construction Permit - EUR 51.28. <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 - EUR 76.92+0.41 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 Spatial Planning 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 – EUR 12.82, individual residential and commercial facilities – EUR 20.51, commercial facilities up to 400 m² of surface area and public infrastructural facilities – EUR 30.77, facilities for collective residence and facilities exceeding up to 400 m² of surface area – EUR 41.03. 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 depends on the zone. The average price of construction land amounts to EUR 400. 4. Regulation of city construction land: The price is calculated by multiplying the base, amounting to EUR 51.28 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) EUR 2.56 / 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 Spatial Planning and Construction.</p> <ol style="list-style-type: none"> 1. City administrative fee: individual residential facilities – EUR 12.82, individual residential and commercial facilities - EUR 20.51, commercial facilities up to 400 m² of surface area and public infrastructural facilities – EUR 30.77, facilities for collective residence and facilities exceeding up to 400 m² of surface area – EUR 41.03. 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-EUR 128.21, and for each additional m² - EUR 0.51/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 179.49, and for each additional m² -EUR 0.77/m², up to EUR 5,128.21 at the maximum; • For petrol stations - 0.5% of investment value of the facility, and EUR 1,282.05 at the minimum, and up to EUR 3,846.15; • For underground tanks as auxiliary contents- EUR 307.69; • For roads, bridges, water supply network, sanitation network and public lighting - EUR 384.62; • For power facilities, telecommunication facilities and other infrastructural facilities not listed above - 0.5% of investment value of the facility, and EUR 512.82 at the minimum, and up to EUR 5,128.21 at the maximum; • For mobile telephony base stations- EUR 1,282.05; • For boiler rooms- EUR 307.69.

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	0.2-0.41
Water supply with sanitation for commercial users	m ³	1.63
Electricity		Price in EUR excluding VAT
Power supply for commercial users, higher (winter) season (kWh)		0.03
Power supply for commercial users, lower (summer) season (kWh)		0.02
Phone and Internet		Price in EUR excluding VAT
Monthly subscription for ground telephone - commercial users (basic package)		8.41
Internet prices for commercial users (basic package)		12.82



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.
- 2019-2027 Development Strategy of the Municipality of Gradiška
- 2019-2023 Capital Investments Plan
- 2005-2020 Spatial 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
- **Government of the Republic of Srpska (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 – FMG” A.D.** is an enterprise with many years of tradition in the sector of metal processing and heavy metallurgy, inherited from the decades of operations of the group's 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 ambiance. 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 – FMG” A.D.

- **“Mehanizmi B” d.o.o.** 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.

Boban Čegar, General Manager - “Mehanizmi B” d.o.o.

- **“NOVA DIPO” d.o.o.** enterprise from Gornji Podgradci, with its 164 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” d.o.o. 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 have arrived at a common conclusion that “NOVA DIPO” d.o.o. 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 in 2016. Future development will be founded on continued increases in the scope of production, particularly by introducing increased automation, for which long-term plans are currently being developed for the period until 2025. In addition, projects for producing pellet out of remained 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” d.o.o.



ECOLOGICAL STATEMENT

Thanks to the very favorable geo-strategic position 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 an 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.



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