



www.trebinje.rs.ba

Trebinje

BREEDING GROUND FOR YOUR INVESTMENTS



■ GEOGRAPHIC POSITION

The City of Trebinje is located in the southeast part of Bosnia and Herzegovina (BiH), in the entity of Republika Srpska (RS), close to the triple border between Bosnia and Herzegovina, Montenegro, and Croatia. Trebinje is the south-most city in BiH and RS, on the very border with the Republic of Croatia/European Union (EU).

In 2018, fDi Magazine of the prestigious Financial Times ranked:

Republika Srpska in the 9th place in the category of top 10 small European regions of the future for 2018/2019 for the strategy for attracting foreign direct investment.

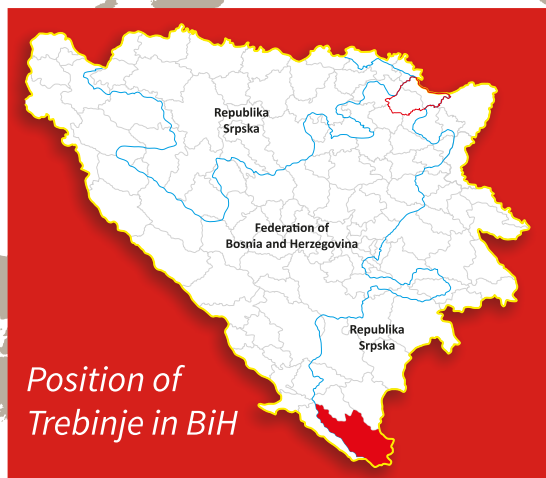
Bosnia and Herzegovina in the 3rd place in the category of top 10 medium-large European regions of the future for attracting foreign investment on the basis of cost efficiency.

Tax policy in BiH and Republika Srpska is stimulative: VAT rates of 17% and profit tax rates of 10% are amongst the lowest in the region and in Europe.

■ CITY OF TREBINJE

Surface area	904 km ²
Population	31,433 <i>(2013 Population Census Final Results)</i>
Relief	Dinarides mountain range karst with karst water springs, crevasses, caves and other forms of karst hydrology.
Climate	2 types: Mediterranean and moderate continental climate Around 260 sunny days annually
Altitude	275 m (urban part)
Time zone	GMT+1

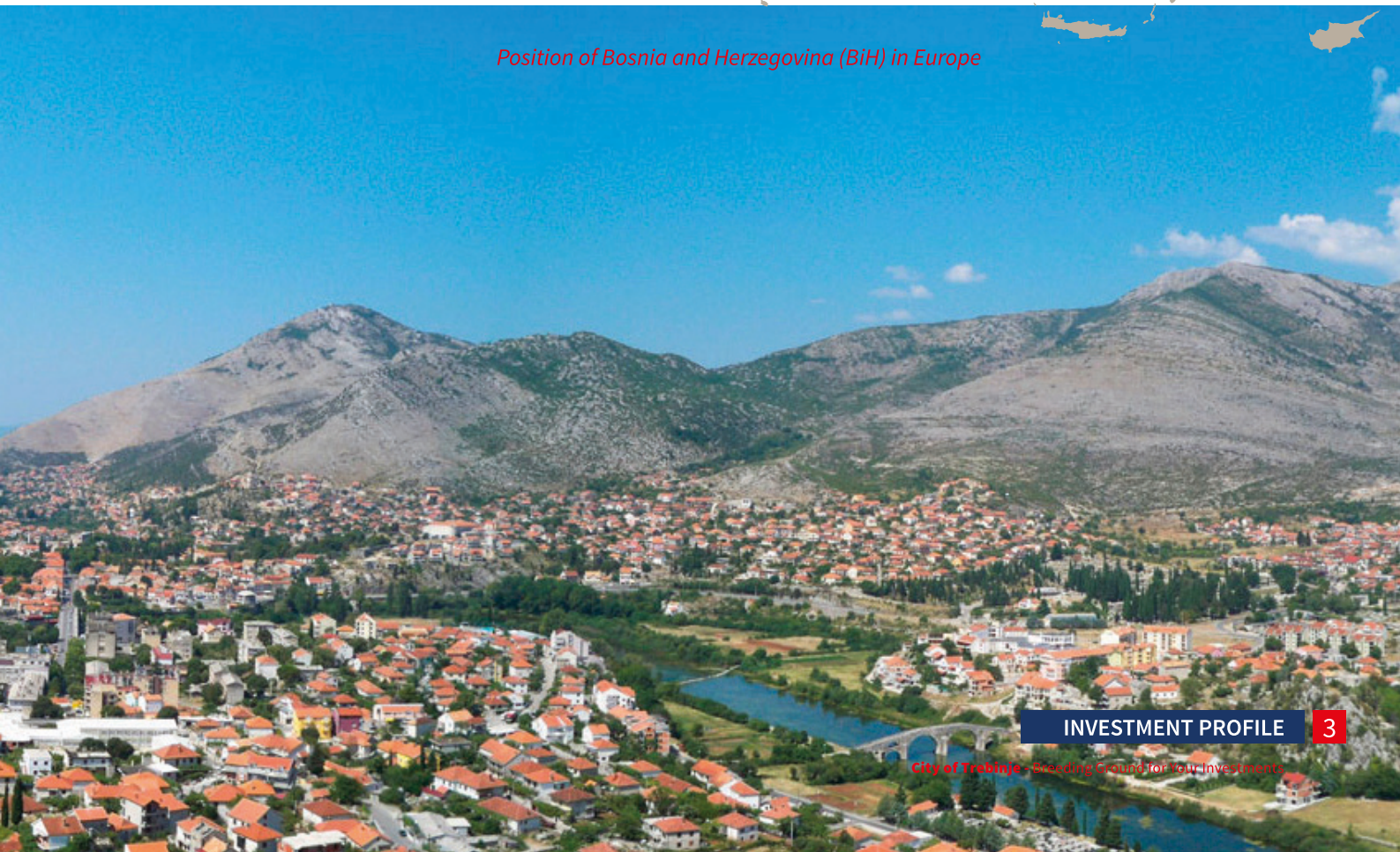
Source: 2018-2027 Trebinje City Development Strategy



Position of Trebinje in BiH



Position of Bosnia and Herzegovina (BiH) in Europe





TREBINJE

Breeding Ground for Your Investments

Excellent location of Volujac Business zone for greenfield investments

- In the immediate vicinity of M20 primary road toward the EU market (1 km), the railway (70 km), the sea port (30 km) and the airport (45 km). Surface area of 85 hectares with parcels that can both be consolidated and divided.
- Along with incentives of the city administration for construction of manufacturing plants, availability of highly qualified and price competitive workforce and favorable operating costs, it represents an attractive investment location for investments in the processing sector and other sectors.

Trebinje has mild climate, abundance of water, arable land and 260 days of sunlight annually

- Large wealth of natural resources of Trebinje that is insufficiently utilized offers opportunities for investing in the agricultural sector.
- Early spring Mediterranean fruit and vegetables in this area ripen 30 to 40 days earlier than in continental areas.

Tourism is a fast-growing sector in Trebinje

- In Trebinje, there was a continuous increase in the number of tourist arrivals (+ 203%) and overnight stays (+242%). In 2020, due to the pandemic of the new corona virus, we had less overnight stays by 43 % compared to 2019.
- City in the immediate vicinity of the Adriatic Sea, on the banks of river Trebišnjica under the mountain of Leotar with all the natural beauty, cultural and historical monuments and excellent gastronomy offer, provides excellent opportunities for investing in tourism infrastructure.

Robust energy sector

- In the energy sector, under the project of “Upper Horizons of Trebišnjica River” of the Trebišnjica Hydro Power System, it is envisaged to construct three new hydro power plants within the territory of Republika Srpska, with total installed power of 257 MW.

Environment for investments and doing business is continuously improved

- City administration is focused on service provision and cooperation with potential and current investors through proactive, transparent and efficient operations. Our objective is a continuous improvement of conditions for investments and business operations of companies.



TRANSPORT INFRASTRUCTURE

Trebinje is located at a significant intersection of roads leading from North to South and from East to West.

Roads

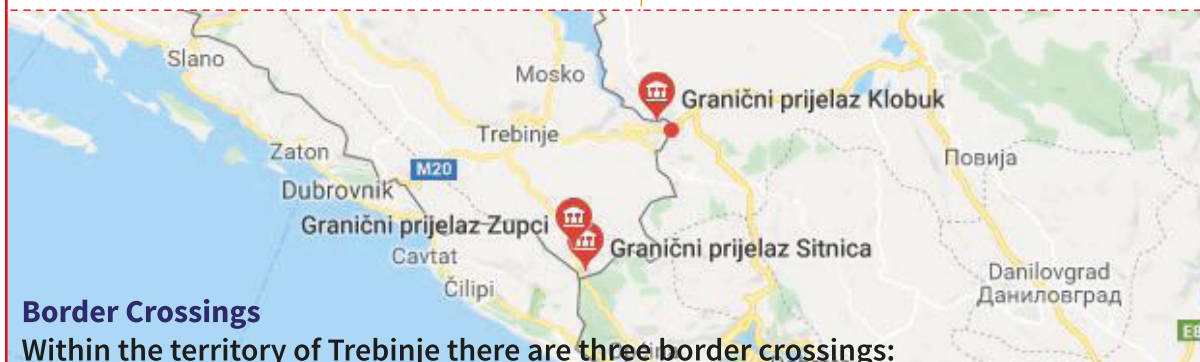
- **M20 Primary Road** stretches along the direction from North to South and connects Trebinje directly with Croatia/EU on the border crossing of Ivanica (Goražde-Foča-Gacko-Trebinje-Border Crossing Ivanica).
- **M6 Primary Road** connects Border Crossing Gorica with Croatia/EU and Border Crossing Klobuk with Montenegro (Border Crossing Gorica-Grude-Ljubuški-Čapljina-Stolac-Trebinje-Border Crossing Klobuk).

Airports

BiH: Sarajevo (cargo)-198 km,
Mostar-114 km
Croatia/EU: Čilipi-Dubrovnik (cargo)-41 km
Montenegro: Podgorica (cargo)-117 km,
Tivat-93 km

Ports

Sea ports:
Croatia/EU: Dubrovnik-31 km,
Ploče-130 km
Montenegro: Bar-120 km
River ports:
BiH: Brčko-382 km



Border Crossings

Within the territory of Trebinje there are three border crossings:

Two border crossings with Montenegro (towards Nikšić and Herceg Novi):

- Klobuk/Illino brdo - International border crossing of category I in road transport for persons, all types of goods and means of transport
- Zupci/Sitnica - International border crossing of category II

One border crossing with Croatia/EU (towards Dubrovnik):

- Ivanica – the south-most crossing of BiH towards the European Union International border crossing of category I in road transport for persons, all types of goods and means of transport

Other border crossings with Croatia/EU:

- Bijača (Ljubuški)/Nova Sela – Exit to A1 highway (Zagreb-Split-Dubrovnik)
One of two border crossings in BiH for transport of fruit and vegetables that are subject to checks for conformity with market standards and tests of health safety when transported across a common state border

Border crossings with Serbia:

- Rača/Sremska Rača
- Karakaj/Mali Zvornik
- Vardište/Kotroman

All three border crossings are international border crossings of category I in road transport for persons, all types of goods and means of transport

Source:

- Decision on Determination of Border Crossings in Bosnia and Herzegovina ("Official Gazette of BiH", Issue No. 39 dated May 22, 2012);
- Contract between Bosnia and Herzegovina and Republic of Croatia on Border Crossings and Agreement between Bosnia and Herzegovina and Republic of Croatia on Cross-border Traffic (June 19, 2013)

Source: <http://www.viamichelin.com/>



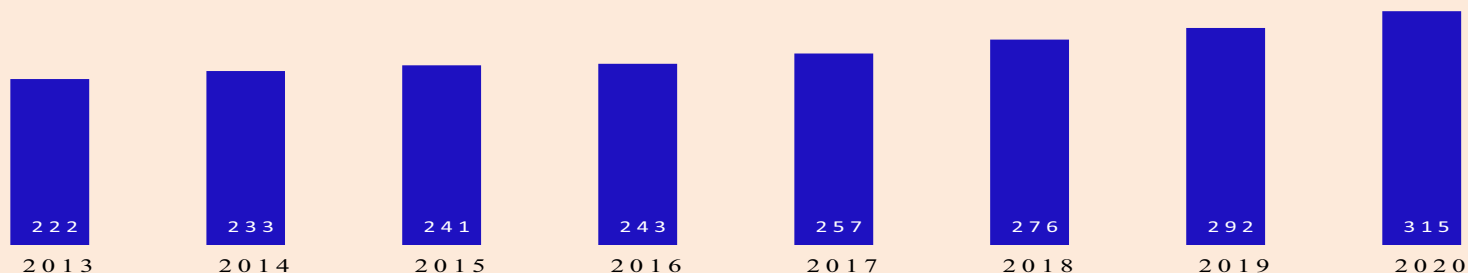
BUSINESS ENVIRONMENT

Economy of Trebinje is based on small enterprises and entrepreneurs, in addition to several medium and large enterprises.

Business and Economic Trends

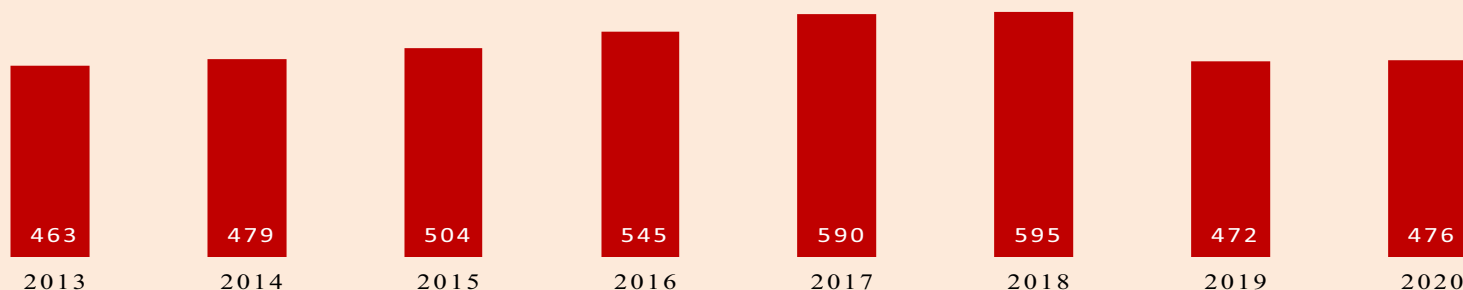
- In 2013-2020, there was a continuous growth in the number of registered business entities (+8%) and approximately the same number of registered independent entrepreneurs compared to 2019.
- At the end of 2020, a registered number of employed persons was 8,319.
(Source: RS Tax Administration, Trebinje Regional Center).
- At the level of the City of Trebinje, in 2020 the coverage of imports by exports is 121.76%, and compared to 2019 it is lower by 14%.

Number of registered companies in Trebinje for 2013-2020



Source: 2018-2027 Trebinje City Development Strategy, APIF

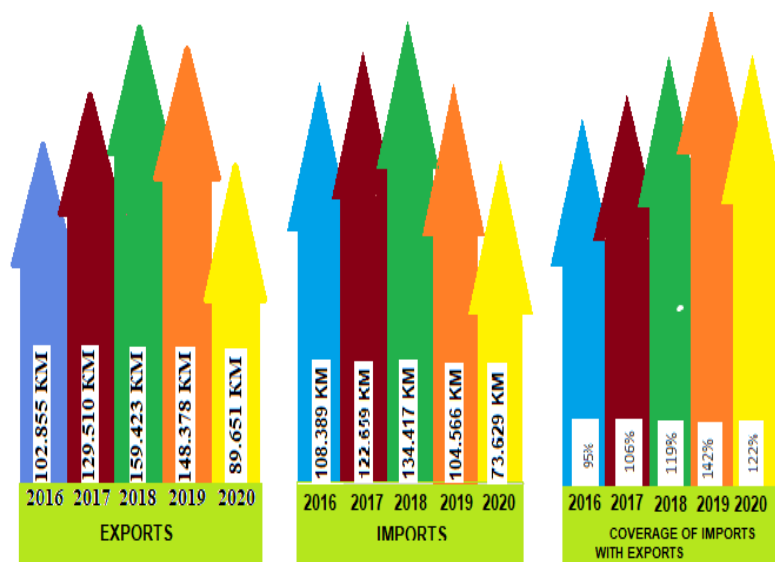
Number of registered independent entrepreneurs in Trebinje for 2013-2020



Source: 2018-2027 Trebinje City Development Strategy

Foreign trade exchange of Trebinje for 2016-2020 (in BAM thousand)

- The most significant products exported from Trebinje come from one segment of the food processing sector – the confectionary products (exports around BAM 25 million), tool for mechanical industry (export around BAM 12 million) and electricity (export around BAM 7,5 million).
- Among other export products, export of fish increased in 2020.

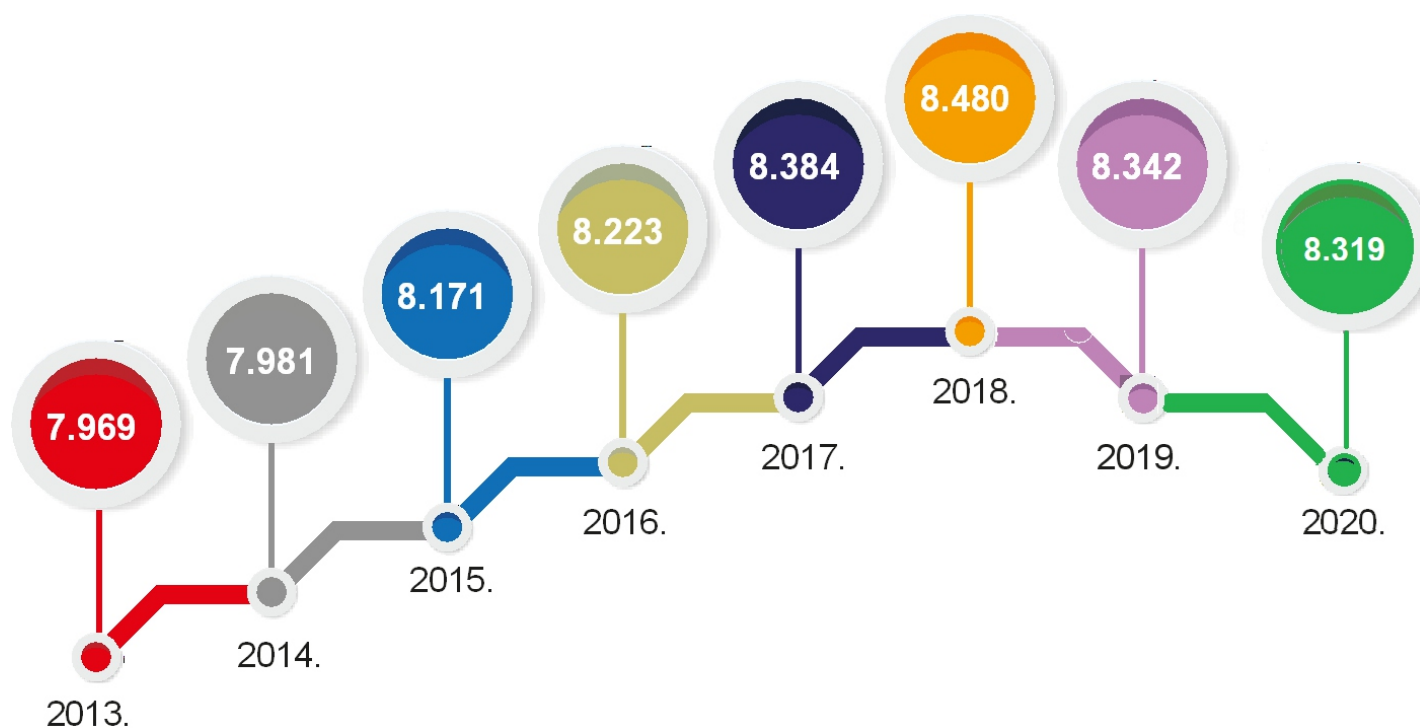


Source: Trebinje City, Data for 2020

Source: Foreign Trade Chamber of BiH, Regional Chamber of Commerce of Trebinje, IDB Portal / Economic Indicators

HUMAN RESOURCES

Employment in Trebinje in 2013-2020



Source: RS Tax Administration, Regional center Trebinje

31.12.2020.

Unemployed persons who are actively seeking employment 2.522

Unemployed persons who are actively seeking employment represent the basis for workforce engagement. Persons with all degrees of professional qualifications are available. Re-training and additional training in line with requirements of an investor's business process are also possible.

Unemployed persons actively seeking employment in Trebinje

by degree of professional education, 31.12.2020.

TREBINJE TOTAL	NON-QUALIFIED	SEMI QUALIFIED/ PRIMARY SCHOOL	QUALIFIED	SECONDARY SCHOOL	HIGHLY QUALIFIED	COLLEGE EQUIVALENT	UNIVERSITY EQUIVALENT
2.522	218	18	735	911	11	81	548

Source: Republika Srpska Employment Institute, Bulletin-Statistical Review, 31.12.2020.

Average netsalary on 31.12.2020.(in BAM)

	Net salary
Bosnia and Herzegovina	956
Republika Srpska	956
City of Trebinje	1015

Source: Republic Institute for Statistics; RS Chamber of Commerce



Educational institutions in Trebinje

Secondary Schools	<ul style="list-style-type: none">• Gymnasium “Jovan Dučić”• Technical School (electrical engineering, mechanical engineering - technician for CNC technologies, transportation and civil engineering)• Secondary School Center (Schools of Economics, Trade, Tourism, and Medicine)• Secondary Music School
University	<ul style="list-style-type: none">• University School for Manufacturing and Management is the center of knowledge and the source of staff for energy management and generation of energy for the entire region, and for processing industry.• University School for Business Engineering and Management (PiM) is a center for development of human resources for modern law practice and scientific work in economics.• College for Tourism and Hotel Industry is the regional center of knowledge and source of staff for the growing industry of relaxation and recreation.• Academy of Visual Arts contributes to the development of creative industries, which, in the new global economy (knowledge and experience economy) are exhibiting excellent potential for growth.

NATURAL RESOURCES

Water - Thanks to climate conditions and abundance of precipitation, the area of Trebinje is among the areas of the Balkan and Europe that are rich in water. The largest source of water is the watershed of river Trebišnjica, which was explored in detail and covers 4,457 km of surface area. Water potential is used for water supply of the population, power generation, industrial and servicing activities, and high quality irrigation of Trebinje and Popovo fields.

Land - Of the total surface area of Trebinje, 20,106 hectares represent agricultural land.

Climate - Geographic position of Trebinje provides for very favorable climatic characteristics for agricultural production and, in general, for activities and lives of people.

Construction material (stone, gravel, sand) - Significant unused wealth of Trebinje. Significant reserves of high-quality construction stone exist on 15 localities along the entire valley of river Trebišnjica – the edges of karst fields – Trebinjsko, Popovo and Zubačko field.

Medicinal and aromatic herbs - More than 2,000 medicinal plant species, with around 300 species of interest for pharmacology.



COMPETITIVE SECTORS FOR INVESTING

Trebinje offers to investors excellent opportunities for investments in sectors of agriculture, tourism, energy and processing industry.

Under Spatial Regulation Plan of Republika Srpska for the period until 2025, the city of Trebinje is envisaged as the primary regional center of the energy, agricultural and tourism region of Trebinje-Foča (with around 104,000 inhabitants).

Source: 2018-2027 Trebinje City Development Strategy

Agricultural Sector

An advantage Trebinje has for investments in the agricultural and food processing sector is the possibility of irrigation of each part of arable land.

Thanks to the mild climate and wealth of water, it is possible to grow various crops in Trebinje throughout the year, and especially Mediterranean crops: tobacco, spring vegetables and fruit and specific species of citrus fruit. Available to investors in the agricultural sector in Trebinje is 5.222 hectares of arable land, mostly alluvial soils, out of which 984 hectares was planted in 2020.

- In 2020, the cultivation of cherry (6,800 cherry trees) and sour cherry (9,600 sour cherry trees) is increasing. Number of planted apple trees is 16,000 and pear trees 3,400; the area of 80 ha is under medicinal aromatic plants, mostly immortelle and lavender; cultivation of the Mediterranean fruit, mainly figs (number of fig trees is 8,500) and olives (around 1,500 trees) is, also, in expansion.
- With its surface area of more than 34,000 hectares of grasslands and pasturelands, Trebinje has excellent conditions for investments in livestock keeping.
- Unpolluted land with grassland flora is favorable for development of beekeeping and production of exceptionally high-quality Herzegovina honey. In 2018 25.000 bee colonies was registered. 220-300 tons of honey are produced annually.
- Vineyard cultivation is a new sub-sector, developed in recent years. In Trebinje there are more than 20 wineries that export their products to countries of the region and beyond.

Trebinje cheeses, škripavac, cheese from bellows and cheese from oil, along with wines, are an inescapable part of the gastronomic offer.





In 2020, in the agricultural sector, compared to the previous year, there was a decrease in revenue by 24%, the number of employees increased by 8%, and the average gross salary decreased by 32%.

Source: Trebinje City

Branding the autochthonous products of the Herzegovina area, the cheese, the honey, and of the fruit species - figs, pomegranates, cherries etc. is ongoing.

On 70% of agricultural land there is an irrigation system that enables the irrigation for plants in the dry periods.

Business opportunities:

- Construction of new and expansion of existing cold storages and warehouses
- Construction of collection stations, processing capacities and drying plants for fruit and vegetables
- Production of organic food

Structure of land in the territory of Trebinje



Structure of arable land in the territory of the city of Trebinje



Source: 2018-2027 Trebinje City Development Strategy

Environmental protection

City of Trebinje recognized the importance of environment preservation, thus in the 2018-2027 Trebinje City Development Strategy the environmental protection measures were marked as exceptionally important. The local community assesses ecological potentials and promotes ways of use that ensures improvement of the local population life and, simultaneously,

protection of the ecologically clean Mediterranean environment.

To this end, the Trebinje City Assembly adopted the 2018-2027 Local Environmental Action Plan identifying priority areas with specific activities that are continuously implemented to ensure the environmental quality remains at high level.



Tourism

Trebinje is an exceptionally attractive tourism destination whose offer attracts a growing number of tourists each year. It is in the center of the triangle whose points are cities with UNESCO registered heritage: Dubrovnik/EU (28 km), Kotor (90 km) and Mostar (120 km).

Tourism is a fast-growing sector in Trebinje, which in 2013-2019 recorded an increase in the number of tourist arrivals (+203%) and overnight stays (+242%). In 2020, due to the pandemic of the new corona virus, we had a decrease in the number of overnight stays by 43% compared to 2019.

In the sector of accommodation provision, preparation and serving food, hotel industry and catering in 2020 compared to the previous year revenues decreased by 14%, the number of employees decreased by 2% and the average gross salary increased by 2%.

2019, the tenth year of sustainable growth in the tourism sector in a row since 2009

In 2019 international tourist arrivals (tourist overnight stays) increased by 3.8% according to the destination data.

International arrivals in Europe increased in line with the world average by (+4%).

Destination in the sub-region of the southern and Mediterranean Europe recorded significant growth (+5%).

Trebinje offers:

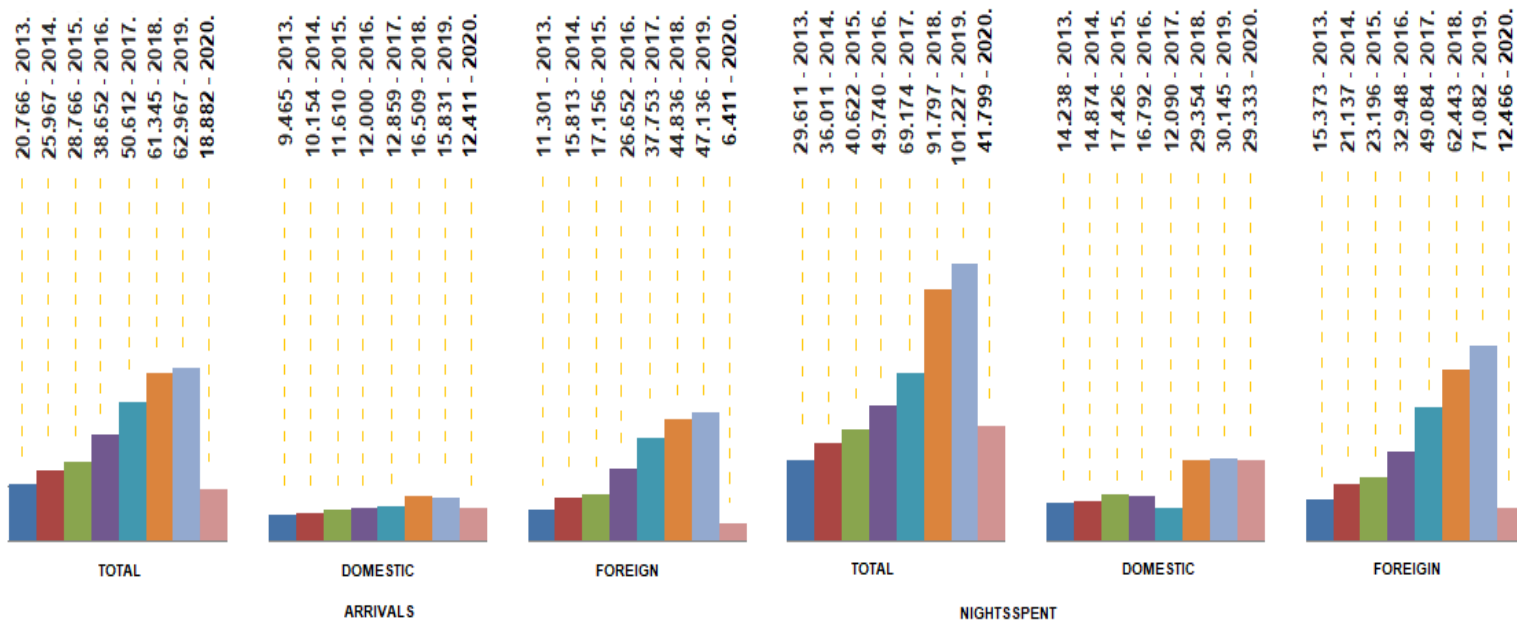
- abundant and well-preserved nature
- diverse cultural and historic monuments and cultural events
- healthy food, excellent wine and traditional Herzegovina food

Source: United Nations World Tourism Organization (UNWTO),
Publication: UNWTO Barometer 2018 June Edition,
link: UNWTO Barometer 2018 June Edition





TOURIST ARRIVALS AND OVER NIGHT STAYS IN 2013-2020



Source: Republika Srpska, Republic Institute of Statistics, Cities and Municipalities of Republika Srpska, 2020; Trebinje City

Business opportunities:

- Investments in tourism infrastructure and services for various types of tourism: adventure, recreational, sports, educational, congress, cultural and historical tourism, and religious tourism

TREBINJE

NATURAL ATTRACTIONS	CULTURAL AND HISTORICAL MONUMENTS EVENTS
<ul style="list-style-type: none"> Trebišnjica River (98 km), at one time the longest underground river in Europe, flows, in its most beautiful part, through the very city. Because of its calm flow it is favorable for holding sports events in many disciplines, and because of the large abundance of fish it is a large attraction for fishermen. “White human fish”, the only amphibian in Europe that lives in caves, can be found in 46 underground locations in Trebinje. Trebinje possesses the first and only observatory for observation of human fish in the world. Vjetrenica, the most famous cave in Bosnia and Herzegovina, protected natural monument with the total of 6,700 m of underground channels discovered. Area of the Orjen massive is recognized as the most attractive for “active relaxation” – spending time in nature, hiking and mountaineering, and for speleological activities (exploration of crevasses and caves). 	<ul style="list-style-type: none"> Cultural and historical monuments – Old town of Kastel, Hercegovina Museum, Perovića (Arslanagića) bridge; gifts of the poet Jovan Dučić to the city: monument to fallen soldiers of World War I, figure of Jelena Anžujaska, Cupid’s fountain in the park, Dučić drinking fountain, lion figures, monument to Njegoš Religious facilities – monasteries of Tvrdoš, Petropavlovski, Duži, Zavala, Temple of Holy Mother of God – Hercegovina’s Gračanica; churches of Holy Transformation, Holy Kliment and Holy Arhandel; Catholic Cathedral; Osman-pasha Mosque and Emperor’s Mosque Plane trees are one of the most recognizable symbols of Trebinje. For many visitors of the city, the summer garden of plane trees represents an oasis in hot days where they can get refreshed in the shade of trees more than 120 years old. Dučić evenings of poetry is the cultural event that has, traditionally, been held in Trebinje for 51 years and gathers the most prominent artists from BiH and the region. It is devoted to Jovan Dučić, Serbian and Bosnian-Herzegovinian poet and diplomat born in Trebinje. On this occasion, poetry nights are held, in addition to theatre shows, visual arts exhibitions, and “poetry for the youngest generations” gatherings. Visual arts colonies Lastva and Kolo Festival of Mediterranean and European film Trebinje cultural summer Motorcycle gathering – Motorijada Summer school of sports

Tourist organization of Trebinje www.gotrebjinje.com

Energy Sector

Hydro Power

Thanks to climate conditions and wealth of precipitation, the area of Trebinje is among the areas in the Balkans and in Europe that are rich in water.

The largest source of water is the watershed area of Trebišnjica river with total surface area of 4,457 m². The concept adopted for the construction of the Hydro Power System of Trebišnjica pointed to the possibility to construct seven hydro power plants and six reservoirs in the entire system. To this day, 4 hydro power plants have been constructed as part of the project of "Lower Horizons" (Trebinje I and II, Dubrovnik-Plat and HE Čapljina).



In Trebinje, the head-quarter of MH "Elektroprivreda" Republika Srpska" is located.

Contact for information:

Tel: +387 59 277 101; Fax: +387 59 277 120

Web: <http://ers.ba/>

Business opportunities:

The Project of "Upper Horizons of Trebišnjica River", which includes the unconstructed part of the hydropower system upstream from the "Bileća" reservoir is, in its essence, a very complex project that treats the entire area as a single water management unit. The energy part of the project involves the construction of three new hydro power plants in the territory of Republika Srpska: HPP Nevesinje (61 MW), HPP Dabar (160 MW) and HPP Bileća (36 MW). HPP Dabar is in the initial phase of construction.

Technical indicators of constructed hydro power plants in the system of Hydro Power Plants on Trebišnjica river:

Name of HPP	No. of agr.	Nominal power		Power on threshold	Average annual generation	Median annual flow	Useful volume of reservoir	Maximum gross slope
		MVA	MW	MW	GWh	m ³ /s	mil.m ³	m
Trebinje I	3	3×67	3×60	180	479.4	71	1 082.3	104.15
Trebinje II	1	10	8	7.6	12.5	82.9	9.3	22
Dubrovnik	2	2×120	2×108	2×105	1 391.1	82.9	9.3	295
PHE Čapljina	2		2×220	440	451	28.9	6.5	227

Source: Republika Srpska Power Company, River Basin of Trebišnjica, link: <https://ers.ba/ers/investigije-i-razvoj/hidroenergetski-potencijal/sliv-trebinjske/>

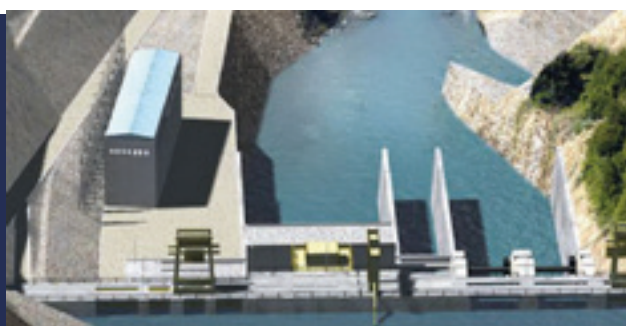
Contact for information:

Hydro Power Plants on Trebišnjica-HET

Telephone: +387 59 260 213

e-mail: het@henatrebisnjici.com

Web: <https://henatrebisnjici.com>





Solar energy

Trebinje is located in the sunniest part of Bosnia and Herzegovina. Solar insulation is at the level of 1,800 kWh of heat energy per m², which classifies Herzegovina and Trebinje amongst the most favorable locations in the region and Europe for investing in renewable sources of energy from the sun.

Business opportunities

- Investments in power generation from solar energy for own needs and delivery of energy surpluses into the system

Contact for information:

Regulatory Commission for Energy of Republika Srpska

Telephone: +387 59 272 400

E-mail: regulator@reers.ba

Web: <http://www.reers.ba>

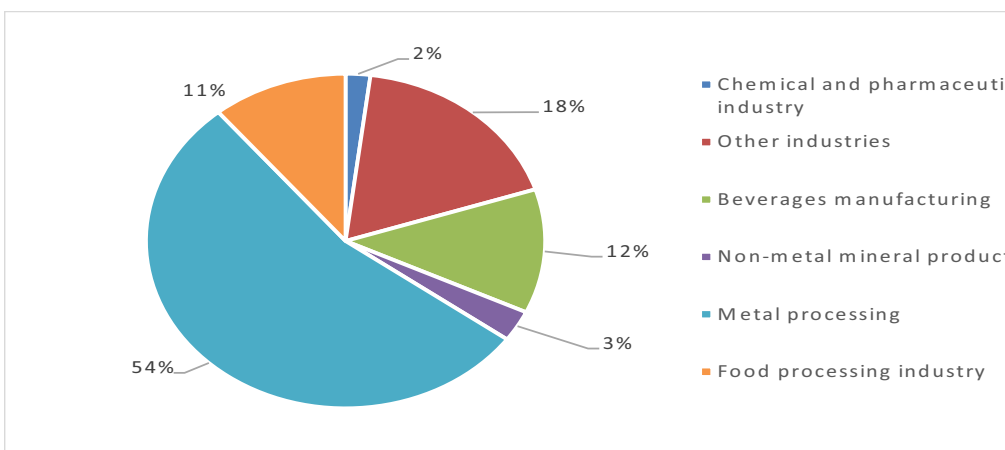
Processing sector

Processing industry has a long tradition in the economy of Trebinje and East Herzegovina and the sector changes and adjusts to modern economy and growth of demand in the market.

In recent times, the focus of processing industry in Trebinje is on the food processing sector, which is dominated by confectionery products and production of wine, but also the metal processing, and production of etheric oils.

In the structure of total revenues by activities in 2020 in Trebinje processing sector participates with 4 %.

Structure of total revenues in processing industry in Trebinje, 2020



Source: 2018-2027 Trebinje City Development Strategy; Trebinje City

Revenue in processing industry decreased by 63 %, the number of employees decreased by 33% and the average gross salary remained approximately the same compared to the previous year.

Business opportunities:

- In the food processing sector, unused potentials exist in final fruit and vegetable processing and production of dried fruits and vegetables.
- Non-polluted environment, Mediterranean climate, construction of the irrigation system in Petrovo and Trebinje field and significant unused agricultural areas in Popovo field represent excellent opportunities for investing in production and processing on the basis of natural resources.

Other sectors

- In the trade sector, there was an increase in revenue by 9%, the number of employees increased by 42%, and the average gross salary increased by 6%, compared to 2019.
- In the construction sector, compared to 2019, revenues increased by 8%, the number of employees by 5 % and the average gross salary by 20 %.
- In the sector of professional, scientific and technologic activities, compared to 2019, revenues increased by 37%, the number of employees decreased by 2 %, and the average gross salary decreased by 10%.
- In the sector of information and communication, compared to 2019, revenues increased by 68 %, the number of employees increased by 15 % and the average gross salary increased by 51 %.

COSTS OF DOING BUSINESS FOR INVESTORS

Favorable operational costs

Permits in the process of construction within competence of Trebinje City Administration

- Time and costs of issuance of location requirements, construction permit and usage permit

Applications for issuance of permits are submitted to the Department for Spatial Development of the City of Trebinje.

Contact: Vedran Furtula, Head of Department

Telephone: +387 59 273 471

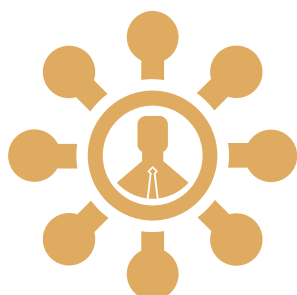
E-mail: urbanizam.trebinje@gmail.com

Costs in 2020

No.	Type of permit	Deadline for issuance	Costs
1.	Location requirements	5 days (3 days for review whether the application is complete)	<ul style="list-style-type: none"> • City administrative fee for issuance of the location requirements amounts to BAM 20 • Fee for preparation of urban and technical requirements and issuance of the location requirements: <ul style="list-style-type: none"> - business facilities with surface area of up to 50 m²- BAM 100, - business facilities with surface area of up to 100 m²- BAM 150, - business facilities with surface area of between 100 m² and 400 m²- BAM 200, - individual residential facilities - BAM 50, - individual residential and commercial facilities - BAM 100, - weekend houses - BAM 100, - billboards, advertisements - BAM 50, - summer and winter gardens - BAM 50, - stalls - BAM 30, - kiosks - BAM 50, - petrol pumps - BAM 500, - infrastructural facilities (transport, energy, water supplies and sanitation, telecommunications and similar) - BAM 300, - reconstruction, expansion, extension and change of purpose of the facility - BAM 80, - facilities referred to in Article 125 of the Law on Spatial Development and Construction - BAM 40, - construction of temporary business facilities - BAM 80. <p>Investors pay 50% of determined amounts for changing the urban and technical conditions. Fee for the location requirements for facilities for which the urban and technical conditions, i.e. expert opinion, are prepared by legal persons authorized for development of spatial planning documentation amounts to BAM 50.</p>



No.	Type of permit	Deadline for issuance	Costs
2.	Construction permit	5 days (3 days for review whether the application is complete)	<ul style="list-style-type: none"> • Contribution for surveying and establishment of the real estate cadaster-0.3% of an estimated value of construction works • City administrative fee for issuance of decision on the approval for construction-0.3 tens of percentage point of an estimated value of the construction and crafts works, the fee cannot amount to less than BAM 20 • Rent: average final construction price of m² of useful surface of residential and commercial space amounts to BAM 890. Zone I 6% of average final construction price – BAM 53.42/m², Zone II 5% of average final construction price – BAM 44.52/m², Zone III 4% of average final construction price – BAM 35.61/m², Zone IV 3% of average final construction price – BAM 26.71/m², Zone V 2% of average final construction price – BAM 17.80/m², Zone VI 1% of average final construction price – BAM 8.90/m². • Fee for development of city construction land: Zone I - BAM 95.67/m², Zone II - BAM 78.78/m², Zone III - BAM 65.58/m², Zone IV - BAM 47.73/m², Zone V - BAM 36.45/m², Zone VI - BAM 26.13/m². • Fee for staking out the facility: <ul style="list-style-type: none"> – business facilities of any purpose with surface area of up to 50 m² - BAM 100, – business facilities of any purpose with surface area of up to 100 m² - BAM 150, – business facilities of any purpose with surface area between 100 m² and 400 m² - BAM 150, – petrol pumps - BAM 250, – infrastructural facilities (transport, energy, water supplies and sanitation) - BAM 250, – expansion of facilities - BAM 40, – facilities referred to in Article 125 of the Law on Spatial Development and Construction - BAM 40, – construction of temporary business facilities - BAM 80.
3.	Usage permit	15 days for technical examination of the facility, 8 days for report of the expert commission and 5 days for issuance of the usage permit (3 days for review whether the application is complete)	<ul style="list-style-type: none"> • City administrative fee for issuance of the usage permit – 0.3 tens of percentage point of an estimated amount of construction and crafts works, the fee cannot amount to less than BAM 20 • Costs of work of the commission for technical examination (when it is appointed by a decision of the authority): <ul style="list-style-type: none"> – business facilities, i.e. premises up to 50 m² - BAM 150, – business facilities, i.e. premises between 50 and 100 m² - BAM 200, – business facilities, i.e. premises exceeding 100 m² - BAM 2/m², – multistory residential and commercial facilities - BAM 2.50/m², – facilities referred to in Article 125 of the Law on Spatial Development and Construction - BAM 60, – temporary business facilities BAM 200, – petrol pumps 0.50% of the facility investment value, – infrastructural facilities (transport, energy, postal services and telephones, water supplies and sanitation) and development of the surroundings: <ul style="list-style-type: none"> • up to BAM 100,000–0.60% of investment value, • between BAM 100,000.00 and BAM 200,000.00 – 0.50% of investment value, • between BAM 200,000.00 and BAM 500,000.00 – 0.40% of investment value, • between BAM 500,000.00 and 1,000,000.00 – 0.30% of investment value, • exceeding BAM 1,000,000.00 – 0.20% of investment value, • bridge construction, tunnel construction, dams – 0.50% of investment value, • boiler rooms - BAM 600.





- Time and costs of issuance of agricultural approval for changing use of agricultural land

The competent authority is the Department of Tourism, Agriculture and Entrepreneurship

Contact: Bojan Vučurević, Head of Department

Telephone: +387 59 273 485

E-mail: tpp@trebinje.rs.ba

No.	Type of permit	Deadline for issuance	Costs
1.	Agricultural approval for changing use of agricultural land	5 days (3 days for review whether the application is complete)	<ul style="list-style-type: none"> • Fee for converting agricultural into non-agricultural land: fee depends on the land class and is calculated in such a manner that the cadaster revenue is increased: <ol style="list-style-type: none"> a) 500 times for land class I, b) 400 times for land class II, c) 300 times for land class III, d) 200 times for land class IV, e) 100 times for land classes V, VI, VII, VIII. <p>If it concerns a temporary facility, fee is reduced by 50% compared to a permanent change of land use.</p>

Utilities

Costs of utility services

Type of service	Unit of measurement	Average price in EUR (including VAT)
Water supply including sanitation	m ³	1.59
Waste collection	m ²	0.28
District heating	MWh	102.07
Power	kWh	Higher tariff 0.067 Lower tariff 0.047-0.123
Telephone	Connection	Subscription for land line 8.91-11.34 Land line 0.02-0.18 per minute Subscription for mobile phones 5.98-53.84 Mobile 0.08-0.14 per minute
Broadband Internet	Subscription	12.56-131.61 Mobile Internet 5.98-23.93



SUPPORT FOR INVESTORS PROVIDED BY TREBINJE CITY ADMINISTRATION

Reforms for improvement of business environment

- The city administration of Trebinje implemented a regulatory reform, resulted in simplified procedures for issuance of permits and licenses under competence of the City, faster processing, lower costs, and significant savings for investors.
- Transparency of operations of the administration was increased through the establishment of the electronic register of administrative procedures and electronic register of incentives awarded by the City to investors.
- Aftercare program for existing investors was established, through cooperation with higher government levels within the Collaborative Network.
- Work of the Economic Council was improved aiming at higher quality public and private cooperation and dialogue on all topics of importance for the private sector.
- Department for Local Economic Development, Investments and Energy Efficiency provides support to investors in the implementation of their investment projects.
- Development Agency of the City of Trebinje was established to support potential entrepreneurs and enterprises in development.
- For the private sector, the city administration provides several programs of support and incentives with the objective to develop business operations and the overall local economy.
- During 2017 and 2020 through a Public Call, over 190 ha of agricultural land was awarded to local agricultural producers through the lease for a period of 10 to 20 years that makes additional potential for developing base of agricultural - processing capacity.
- The Agrarian Fund of the City of Trebinje was established to support local agriculture producers to accelerate the agricultural production development, and potential entrepreneurs and companies in this sector.
- Trebinje has BFC standard, which guarantees that the City is an investor friendly business environment.
- Measures to support businessmen whose work has been banned due to the pandemic of the new coronavirus (COVID - 19) and taxi carriers, in the area of the city of Trebinje, to mitigate the negative economic consequences:
 - subsidies for utility fees and utility charges for 6 months in 2020
 - subsidizing the rent to tenants of business premises who are in a contractual relationship with the City of Trebinje, based on a commercial lease agreement, for a period of 6 months.





PRACTICAL INFORMATION FOR INVESTORS

Business registration

- Business registration is under competence of the Commercial Court in Trebinje. Detailed information on the process of business registration is available on the following link: www.preduzetnickiportalsrpske.net/registracija/privredno-drustvo/
Intermediary in registration is the Agency for Intermediary, Information Technology and Financial Services, APIF, link: www.apif.net
- The Department of Tourism, Agriculture and Entrepreneurship is in charge of the registration of independent entrepreneurs. The city administration adopts a decision on registration within the deadline of 2 days from the date of receiving a complete application.

Business services

Available to investors are: nine banks, six microcredit organizations, ten insurance firms, notary offices, law firms, agencies for accounting services.

- **Electronic registers** with detailed lists of permits and licenses necessary for investors in BiH, Republika Srpska and the City of Trebinje, including costs, are accessible on the following websites:

Trebinje City

<http://eregistar-trebinje.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/egfVwOdlukaJedinice.aspx>

- **Lists of investment fiscal and non-fiscal incentives** on all levels of government in BiH are accessible on the following links:

Trebinje City

<https://www.trebinje.rs.ba/bs/lista-podsticaja/>

Republika Srpska Government /Invest Srpska

<http://www.investsrpska.net/index.aspx?PageID=436&menuID=215&langid=3>

BiH Ministry of Foreign Trade and Economic Relations

http://www.mvteo.gov.ba/izvjestaji_publicacije/izvjestaji/default.aspx?id=6176&langTag=bs-BA

BiH Foreign Investment Promotion Agency (FIPA)

http://www.fipa.gov.ba/informacije/povlastice/strani_investitori/default.aspx?id=141&langTag=bs-BA

List of institutions and organizations that may be useful in the process of preparation and realization of investment and during business operations:

- Republika Srpska Government /Invest Srpska <http://www.investsrpska.net/>
- BiH Foreign Investment Promotion Agency (FIPA) <http://www.fipa.gov.ba/>
- Foreign Trade Chamber of BiH <http://komorabih.ba/>
- Republika Srpska Chamber of Commerce <https://komorars.ba/>
- Republika Srpska Chamber of Commerce / Regional Chamber of Commerce in Trebinje <http://tb.komorars.ba/>
- Republika Srpska Employment Institute <http://www.zzrs.org/>
- Agency for Development of Small and Medium Enterprises of the City of Trebinje <http://msptb.net/>
- Agrarian Fund of the City of Trebinje <https://agrarnifond.com/>
- Department for Economic Development, Investments and Energy Efficiency <https://www.trebinje.rs.ba/>

ATTRACTIVE INVESTMENT LOCATIONS AT THE VERY BORDER WITH EU

Available to investors in Trebinje are Business zone Volujac, parcels for greenfield investments and former “Novoteks” facility for brownfield investments.

Locations for greenfield investments

Contact for inquiries for greenfield locations:

Department for Spatial Development of the City of Trebinje

Contact: Vedran Furtula, Head of Department

Telephone: +387 59 273 471

E-mail: urbanizam.trebinje@gmail.com

Volujac Business Zone



No	Type of information	Information
	Name of the zone	Volujac Business Zone
2	Type of investment (greenfield, brownfield)	Greenfield
3	Surface area	85 hectares
4	Ownership	Ownership over parcels for construction: 55% of the City and 45% private (expropriation possible)
5	Description of the zone's location in relation to transport corridors	It is around 5 km from the city center, immediately along the M20 Primary Road (Trebinje-Dubrovnik, Croatia/EU). The distance of the Business Zone from the M20 Primary Road is 1 km, from the railway 70 km, from the sea port 30 km, and from the airport 45 km. There is an adopted Regulation Plan.
6	Number and surface area of parcels that are free and available for investing	Construction parcels are planned in such a manner that their size can be tailored to needs of an investor. In the course of development of the Regulation Plan (RP), care was taken of the fact that in that moment in time it was not possible to fully analyze needs of future investors, so the RP envisages the possibility of consolidation, i.e. division of construction parcels.
7	Business opportunity	Purchase of land
8	Price	The price of 1 m ² of construction land in the Volujac Business Zone amounts to BAM 12. Costs of construction land development amount to BAM 38.37/m ² , rent amounts to BAM 19.66/m ² . The City facilitates a reduction in the rent and costs of development for constructing manufacturing plants in the Business Zone, specifically: 99% for the rent and 25% for the costs of development.
9	Infrastructure	35/10 kV substation, possibility of connecting to the low voltage network. Water supply infrastructure is developed (pipes with diameter of 100 mm). Road in the Business Zone is partially constructed, and in 2018 the construction of roads in the Business Zone will be continued.
10	Priority sectors for investing in the zone	Within the Business Zone construction of manufacturing plants (clean industry), trade and warehousing facilities is envisaged.
11	Existing companies in the zone	In the Volujac Business Zone, 5 enterprises currently operate.
12	Documentation necessary for investing in the zone and who is issuing it	There is an adopted Regulation Plan



Other available land for greenfield investments

The City of Trebinje also has available parcels that are envisaged for construction of commercial and business facilities.



Locations for brownfield investments

Contact for inquiries for brownfield location:

Department of Tourism, Agriculture and Entrepreneurship of the City of Trebinje

Contact: **Bojan Vučurević**, Head of Department

Telephone: +387 59 273 485

E-mail: tpp@trebinje.rs.ba

The City of Trebinje offers to investors one facility for brownfield investments. It is a part of the facility of former "Novoteks" (actual facility name is Tini Business Center). Around 3,000 m² of commercial / manufacturing space is available for investors. The facility is connected to utility infrastructure and is located immediately next to the city bypass, around 2 km from the city center. It was built in the 1980s, purposefully for manufacturing and warehousing in textiles industry.

TESTIMONIES OF INVESTORS IN TREBINJE

Director of POROBIC Ltd Trebinje, Mr Zoran Porobic:

"The cooperation of the City of Trebinje and the company POROBIC Ltd Trebinje is primarily focused on joint deployment on the construction of numerous infrastructure projects, which are the result of the accelerated urban and economic development of the City in the last decade. Successful cooperation is characterized by a high degree of mutual operability with the application of modern approaches in construction, and the sharing of ideas with the creation of adequate solutions, while respecting the urban and aesthetic characteristics of the City. Through the public calls that the City of Trebinje has been announcing, as support programmes for employment, it is successfully dealt with the growing problem of a lack of human resources. The progressive economic and urban development of the City significantly contributes to the growth and development of all economic operators, including our companies."

SIGNIFICANT COMPANIES IN TREBINJE

Agriculture, forestry and fishing

- **"Popovo polje", joint-stock company** - Production of fruit - apples, cherries, and grapes. The firm was founded in 1977. Upon intensive investments of the shareholders the firm was modernized, and the production was harmonized with the most up-to-date global standards, along with continuous increase in the volume of production. Under the slogan "I love fruit" the company is successful in cultivation and selling high-quality fruit both in the country and abroad. <http://www.popovopolje.com/index.php/sr/onama>
- **"Agrofin", Ltd** - Production and sale of wine grape. Black varieties offer: vranac, merlot and cabernet. White varieties offer: žilavka, chardonnay and smederevka. E-mail: agrofindoo@gmail.com

Processing sector

- **"Swisslion", Ltd Trebinje** - The Sweet house is a retail chain specializing in promotion and selling of salty and sweet products of Swisslion-Takovo. The sale networks consists of 112 retail shops in Serbia, Croatia, Bosnia and Herzegovina, the Former Yugoslav Republic of Macedonia and Montenegro. <http://www.swisslion-takovo.com/o-nama/>
- **"Swisslion IAT"** - "Swisslion IAT" - Tool Industries in Trebinje is manufacturing cut tools for more than 55 years and is amongst the largest producers in Europe. Tools are produced from the highest quality steel (Molybdenum, Cobalt and other alloy fast cutting steel). <https://www.ecomex.co.rs/rezni-i-brusni-alati/iat-swisslion-iat/150-industrija-alata-trebinje.html>
- **"Monting-energetika", Ltd** - One of modern privately owned metal processing companies in Herzegovina founded in Trebinje in 2001. The company's business activities are the production and installation of process equipment, metal structures and spare parts for various industrial facilities. By quality improvement, it is increasingly becoming a recognizable company in its sector. E-mail: montinge@teol.net
- **"Vukoje Wine Cellars 1982"** - For the fourth decade already the company's business activity is a limited production of premium wines and alcoholic beverages. The winery relies on modern technologies, controlled fermentation processes and the traditional method of wine aging in oak barrique barrels in basements located eight meters below the surface of the earth. The company is a winner of over 150 gold medals at domestic and international wine competitions; it won 10 gold and silver medals in AWC Vienna 2015, the most significant and officially the biggest World Wine Contest, and was declared the best national producer in BiH. E-mail: podrumvukoje@gmail.com



- **"Tvrdoš Monastery Wine Cellars"** - Monastery has two wine cellars. In the old stone cellar from the 15th century, in centennial oak barrels "vranac" ages, and only 10 meters away, along the Trebišnjica river, a new wine cellar has been dug, equipped with the latest technology, but perfectly integrated into the existing complex. Modern technological solutions include the gravitational transport of wine during processing, enabled by height differences between various levels of cellars. Tvrdoš Monastery winery has achieved great success at this year's wine competition in London, winning 1 gold and 2 bronze medals for its wines. Monastery Tvrdoš wine "Velika Rezerva" won gold medal in a very strong competition of more than 16,900 wines from around the world, and wines "Vranac" and "Hum" (*Cabernet Sauvignon*) won bronze medals. This award is the biggest success so far for all wines and wineries from the Republic of Srpska. The great success at the global level, at the strict and demanding Dekanter world wine awards, is just one of many confirmations of a continuous premium quality of Monastery Tvrdoš wines, and ranks the winery among the most successful and famous in the region. E-mail: tpodrumi@teol.net

Construction

- **"Herc invest", Ltd** - Main business activity is investment and sale and purchase of real estate. Business activities: selection and purchase of construction land, design of facilities, planning and organization of construction, and performing construction work as per turn-key system with the main goal to satisfy customers' wishes within deadlines and quality. E-mail: hercinvest.rs@gmail.com
- **"Hercegovinaputevi", joint-stock company** - Company for roads' maintenance and protection.
- **"Luč invest", Ltd** - Specialized partner company for engineering and investing in construction of business and residential facilities. www.luc-invest.com
- **„SEGMENT”, Ltd** - Company main activity of the company is performing all kinds of wirings, electro – supplies wholesail and retail, lighting fixtures as well as the sale and installation of systems for technical security of facilities and cars. Email: nstarovic@segment.rs.ba
- **"ABV SISTEM", Ltd** - Main business activity is material sale and equipping the interiors with suspended ceilings and lightings. Offer also includes great and wide selection of floor-coverings, laminates and parquets, and other elements of interior design. ABV system is the authorized distributor of BOHOR company from Užice, Serbia, one of leading manufacturers of metal constructions for suspended ceilings and partition walls, metal ceilings and lighting elements. ABV system relies on BOHOR's rich long-standing experience in the installation and construction. E-mail: abvsistemis@teol.net
- **„PAVIĆEVIĆ”, Ltd** - The company for construction, trade and export-import. E-mail: pavicevic@teol.net
- **„SIGA”, Ltd** - Company main field of work is construction of buildings (architectural engineering) and construction of civil engineering facilities. E-mail: sigageo@gmail.com
- **"POROBIĆ”, Ltd** - Company main activity is construction of buildings, other facilities or their sections and installation works. E-mail: porobicdoo@gmail.com

Trade

- **"Swisslion Takovo”, Ltd** - Leader in producing quality and healthy food. The application of modern technology and advanced knowledge and their continuous improvement have set high standards of business operations, life and work in Swisslion-Takovo. E-mail: sl.takovo@yahoo.com
- **„APIS”, Ltd Trebinje** - Main activity is wholesale of timber, construction material and sanitary ware. E-mail: apistb@teol.net
- **„TRAVUNIJA”, Ltd Trebinje** - Main activity is retail of food, beverages and tobacco in non-specialized shops. E-mail: travunija.direktor@gmail.com
- **"BEST COMPANY”, Ltd Trebinje** - BEST petrol station was built according to the highest world designing and construction standards. It entails sell of cheap petroleum products of the European quality, shop of wearable auto parts, oil and auto cosmetics. E-mail: bestcompanytrebinje@gmail.com

Services of accommodation, preparation and food delivery; hotel industry and catering

- **„MARKET 99”, Ltd Trebinje** - This catering facility is known for its cozy and modern interior, excellent atmosphere and service, as well as food specialities of national and international cuisine with high quality preparation. E-mail: market99cafferestaurant@gmail.com
- **Hotel "LEOTAR"** - Located in the city center, on the banks of the Trebišnjica River, surrounded by greenery, built in the Herzegovinian Mediterranean style. The hotel offers luxurious accommodation - 25 rooms and 10 suites, and 64 standard single and double rooms. www.hotelleotar.com
- **Hotel "PLATANI"** - Located on the main city square in Trebinje. The hotel has 20 rooms and 2 apartments of modern design which, with its comfort and equipment, provide guests with a comfortable and pleasant holiday. E-mail: hotel.platani@gmail.com
- **Hotel "Central Park"** - located on the main street in the very center of Trebinje. At the site of the former "Student's Home" the appearance of a modern building is achieved by careful renovation while retaining "the Austro-hungarian" architecture from the beginning of the XX century that adorns the entire main street. Email: info@hotel-centralpark.com, www.hotel-centralpark.com
- **Hotel "Integra"** - located in the historic center of the Old Town in Trebinje. High luxury style, and paintings with motifs of Herzegovina dominate in the hotel, while the view from the hotel extends to the hundred-year-old plane trees and the Old Town-Kastel. Email: trebinje@hotelintegra.com
- **Hotel "Studenac"** - located in the peaceful part of the City of Trebinje, along the banks of the river Trebišnjica, surrounded by greenery and springs. Email: hotelstudenac@gmail.com, www.spahotelstudenac.com
- **Hotel "SLPanorama"** - located in the City of the sun, which, in addition to the SL Industry Hotel, is part of the SL Hotels Group. Unprecedented architectural solutions in Trebinje are applied to this luxury hotel. Email: info.slpanorama@slhotelsgroup.com, www.slhotelsgroup.com
- **Grad Sunca Trebinje (City of Sun Trebinje)** - After investing in food sector, company Swisslion expanded its business in Trebinje to tourism and hospitality. In 2017 SL Industry Hotel and the Eastern Gate of City of Sun were opened. Eight hectares of Herzegovina karst were enriched by the construction of the Aqua Park Sun Springs and Dino Park with adrenaline and fun facilities. In April 2018 SL Panorama Hotel, synonym for luxury and comfort, was opened within the complex. It is planned that after the completion of all phases, the City of Sun complex will occupy an area of 80 hectares. Email: info@gradsuncatrebinje.com

Source: Trebinje City (per APIF statement-private sector, year 2020)

CONTACTS FOR SUPPORT TO INVESTORS

City of Trebinje

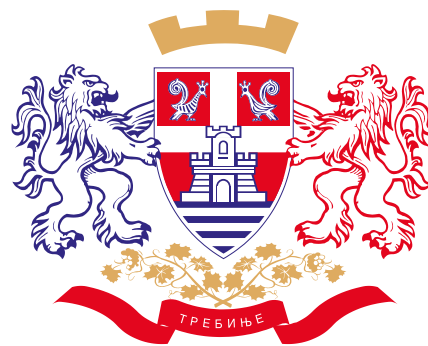
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Mayor

Mirko Ćurić

Telephone: +387 59 274 400

E-mail: gradonacelnik@trebinje.rs.ba

Contact information for investors

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E-mail: ler@trebinje.rs.ba

**TREBINJE IS A CITY THAT HAS RECOGNIZED, SHAPED,
AND OFFERED TO NUMEROUS BUSINESS PEOPLE NEW
OPPORTUNITIES AND EVEN BIGGER CHALLENGES.**



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.