



REPUBLIC OF SRPSKA
CITY OF TREBINJE
MAYOR

The processor:

Department for Local Economic
Development, Investments and Energy
Efficiency

INVESTMENT OFFER OF THE CITY OF TREBINJE

Trebinje, May 2022



Investment offer of the City of Trebinje

1. Why invest in Trebinje ?

- favourable geographical position, near the border with Montenegro and Croatia,
- proximity to the EU market, close to the port, close to the highway
- there is a labour force ready for requalification according to the needs of production
- benefits offered by the City and the Republic of Srpska to start production,
- distance of the zone from the nearest railway station 70 km, from the seaport 30 km, from the airport 45 km,
- available locations owned by the City for the construction of commercial facilities,
- proactive and efficient local government,
- Issuance of a building permit within three days from the date of submission of complete documentation,
- favorable climatic and hydro conditions for growing Mediterranean crops,
- potential for tourism development,
- potentials for hydro and solar energy production,
- emerging market,
- low operating costs,
- incentive tax policy
- liberal foreign trade regime
- implementation of large infrastructure projects in the field of water supply is underway,
- Responsible attitude of the local community towards the environment - a wastewater treatment plant has been operating on the territory of the City since 1984 (reconstruction of the wastewater treatment plant is underway); The city has an arranged sanitary landfill for waste disposal



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2. GREENFIELD

LOCATION Industrial Zone Volujac

Location : It is about 5 km away from the city center, right next to the main road M20 (Trebinje-Dubrovnik HR/EU). The distance of BZ from the main road M20 is 1 km, from the railway 70 km, from the seaport 30 km, from the airport 45 km. There is an adopted Regulatory Plan.

Zone type: Greenfield, industrial-business.

Ownership: 100 % City of Trebinje

Area : 85 ha

Available plots: The total number of plots intended for sale to investors is cca 7. The largest plot is 12.152,10 m² and the smallest plot is 1.693 m².

Infrastruktura: Trafo station 35/10 kv, possibility of connection to the low-voltage network . Water supply infrastructure (pipe diameter 100 mm) has been built. The road in the business area is partially constructed

Investment opportunities: Purchase, lease

Sale price 30 BAM per m² . **Possibility of deferred payment for land up to 5 years.**

Fee for construction land development: 56,28 BAM per m² (reduced by 25%)

Rent: V zone 2% of the average final construction price - 22.56 BAM / m² (reduced by 99%)

Procedure and conditions for entering the zone: Land auction, conclusion of a sales contract and entry into possession.

Priority sectors for investment in the zone: Within the Business Zone, the construction of production facilities (clean industry), trade and storage facilities is planned.



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Structure of plots intended for sale

No	Purpose of plots by activities	Number of plots	Area (m ²)	Price (BAM/m ²)
1	Multipurpose halls (clean industry), trade and storage spaces	1	5.943,25	30
	Multipurpose halls (clean industry), trade and storage spaces	2	3.650,57	30
	Multipurpose halls (clean industry), trade and storage spaces	3	12.152,10	30
	Multipurpose halls (clean industry), trade and storage spaces	4	9.002,60	30
	Multipurpose halls (clean industry), trade and storage spaces	5	8.331,06	30
	Multipurpose halls (clean industry), trade and storage spaces	6	5.692,47	30
	Multipurpose halls (clean industry), trade and storage spaces	7	7.055,37	30
	TOTAL:	7	51.827,42	




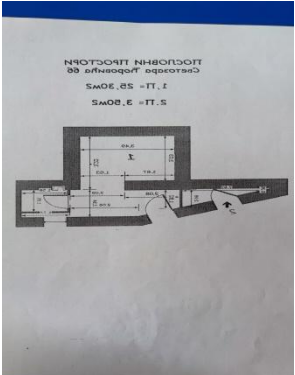
3. **BROWNFIELD LOCATION**

***Brownfield* location in the city of Trebinje**

No	Name of location	Photography	Ownership	Area of the land/facility(m ²)	Investment opportunities	Convenience of purpose	Contact
1	"NOVOTEKS"		City of Trebinje	3000m ²	lease	textile industry / storage space	Todor Ilijić +387 65 876 769



4. BUSINESS PREMISES OWNED BY THE CITY OF TREBINJE INTENDED FOR SALE OR LEASE

No	Address	Photography	State of the building	Area(m ²)	Convenience of purpose
1.	Svetozara Ćorovića nn	 	excellent, the property has been renovated,	28,80	Suitable for different types of activities

Note :The business premises has electricity, water, sewage and internet prostor.

Contact : Todor Ilijić +387 65 876 769 Department of Tourism, Agriculture and Entrepreneurshi



5. INVESTMENT INCENTIVES AT THE LOCAL LEVEL

No	Name of the incentives	Category	Type	General /sectoral	Whether it includes direct or indirect transfer of funds	Planned za2022. godinu (uKM)	Contact
1	Fee reduction of the development of urban building land , for the construction of business facilities with production purposes (industrial halls)	financial	Exemption from one part of the payment	general	Not applicable	N/A	Vedran Furtula prostornouredjenje.nacelnik@trebinje.rs.ba ; +387 59 273 471
2	Fee reduction for the rent; for the construction of production and/or industrial facilities in a business and industrial zone	financial	Exemption from payment	general	Not applicable		Vedran Furtula prostornouredjenje.nacelnik@trebinje.rs.ba ; +387 59 273 471
3	Providing counselling services and organizing education	non-financial	Training /Counseling	general	Not applicable	N/A	Bojan Benderać bojan.benderac@msptb.net ; Tel: +387 59 245 470
4	Support Programme to agricultural producers in adapting land to the culture (land conversion) for 2022	non-financial	Grant	sectoral	Indirect	7.000,00	Veselin Dutina veselin.dutina@agrarnifondtrebinje.com +387 59 226 459
5	Support Programme for the Development and Promotion of Chains in the Beekeeping Sector for 2022	non-financial	Grant	sectoral	Indirect	25.000,00	Veselin Dutina veselin.dutina@agrarnifondtrebinje.com +387 59 226 459
6	Support Programme for individual from the area of the City of Trebinje for 2022	financial	Grant	sectoral	Indirect	25.000,00	Veselin Dutina veselin.dutina@agrarnifondtrebinje.com +387 59 226 459



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7	Support Programme for greenhouse vegetable production for 2022.	non-financial	Grant	sectoral	Indirect	8.000,00	Veselin Dutina veselin.dutina@agranifondtrebinje.com +387 59 226 459
8	Support Programme to Water Users Associations for irrigation for 2022	financial	Grant	sectoral	Indirect	15.000,00	Veselin Dutina veselin.dutina@agranifondtrebinje.com +387 59 226 459
9	Support Programme for the placement of agricultural products (opening of the Herzeg House in Belgrade)	non-financial	Grant	sectoral	Indirect	60.000,00	Veselin Dutina veselin.dutina@agranifondtrebinje.com +387 59 226 459
10	Support Programme for investments in production and processing of family farms for 2022	financial	Grant	sectoral	Indirect	40.000,00	Veselin Dutina veselin.dutina@agranifondtrebinje.com +387 59 226 459
11	Support Programme for the establishment and improvement of infrastructure in rural areas for 2022	financial	Grant	sectoral	Indirect	35.000,00	Veselin Dutina veselin.dutina@agranifondtrebinje.com +387 59 226 459
12	Support Programme for the development and improvement of livestock production in the city of Trebinje for 2022	financial	Grant	sectoral	Indirect	30.000,00	Veselin Dutina veselin.dutina@agranifondtrebinje.com +387 59 226 459
14	Deferred payment (5 years) of real estate within the Business Zone "Volujac".	financial	Deferred payment	general	Not applicable	N/A	Vedran Furtula prostornouredjenje.nacelnik@trebinje.rs.ba ; +387 59 273 471
15	Public call for unemployed persons to use self-employment support funds in 2022	financial	Subsidy	general	direct	100.000,00	Bojan Vučurević tpp@trebinje.rs.ba ; +387 59 273 485
16	Public call for employers to stimulate the creation of direct jobs,	financial	Subsidy	general	direct	100.000,00	Bojan Vučurević tpp@trebinje.rs.ba ; +387 59 273 485)



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6.CONTACT

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