



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



## Investment offer of the City of Trebinje

### 1. Why invest in Trebinje?

- favorable 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 labor 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 five 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,
- The 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 .



## Investment offer of the City of Trebinje

### 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:** 11 % City of Trebinje, 41% Republic of Srpska, 48% private subjects

**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 m<sup>2</sup> and the smallest plot is 3.650,57 m<sup>2</sup>.

**Infrastructure:** 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:** 50 BAM per m<sup>2</sup> **Possibility of deferred payment for land up to 5 years.**

**Fee for construction land development:** 67,54 BAM per m<sup>2</sup> (reduced by 25%)

**Rent:** V zone 2% of the average final construction price – 27,13 BAM / m<sup>2</sup> (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



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facilities is planned.


### Structure of plots intended for sale.

No.	Purpose of plots by activities	Number of plots	Area (m <sup>2</sup> )	Price (BAM/m <sup>2</sup> )
1.	Multipurpose halls (clean industry), trade and storages	1	5.943,25	50
2.	Multipurpose halls (clean industry), trade and storages	2	3.650,57	50
3.	Multipurpose halls (clean industry), trade and storages	3	12.152,10	50
4.	Multipurpose halls (clean industry), trade and storages	4	9.002,60	50
5.	Multipurpose halls (clean industry), trade and storages	5	8.331,06	50
6.	Multipurpose halls (clean industry), trade and storages	6	5.692,47	50
7.	Multipurpose halls (clean industry), trade and storages	7	7.055,37	50
<b>TOTAL:</b>		<b>7</b>	<b>51.827,42</b>	



### 3. BROWNFIELD LOCATIONS

#### *Brownfield* locations in the city of Trebinje

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



## Investiciona ponuda grada Trebinja

### 4. 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 funds for 2023(in BAM)	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	Nataša Tučić <a href="mailto:prostornouredjenje.nacelnik@trebinje.rs.ba">prostornouredjenje.nacelnik@trebinje.rs.ba</a> ; +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		Nataša Tučić <a href="mailto:prostornouredjenje.nacelnik@trebinje.rs.ba">prostornouredjenje.nacelnik@trebinje.rs.ba</a> ; +387 59 273 471
3	Providing counselling services and organizing education	non-financial	Training/ Counselling	general	Not applicable	n/a	Bojan Benderać <a href="mailto:bojan.benderac@msptb.net">bojan.benderac@msptb.net</a> ; Tel: +387 59 245 470
4	Support Programme to agricultural producers in adapting land to the culture (land conversion) for 2023	non-financial	Grant	sectoral	Indirect	4.000,00	Veselin Dutina <a href="mailto:veselin.dutina@agramifondtrebinje.com">veselin.dutina@agramifondtrebinje.com</a> +387 59 226 459
5	Support Programme for individual socially sensitive farms and support in case of damage from the area of the city of Trebinje for 2023	financial	Grant	sectoral	Indirect	40.000,00	Veselin Dutina <a href="mailto:veselin.dutina@agramifondtrebinje.com">veselin.dutina@agramifondtrebinje.com</a> +387 59 226 459
6	Support Programme for greenhouse production (allocation of seedlings and saplings) for 2023.	non-financial	Grant	sectoral	Indirect	11.000,00	Veselin Dutina <a href="mailto:veselin.dutina@agramifondtrebinje.com">veselin.dutina@agramifondtrebinje.com</a> +387 59 226 459



## Investiciona ponuda grada Trebinja

7	Support Programme to Water Users Associations for irrigation for 2023	financial	Grant	sectoral	Indirect	14.000,00	Veselin Dutina <a href="mailto:veselin.dutina@agrarnifondtrebinje.com">veselin.dutina@agrarnifondtrebinje.com</a> +387 59 226 459
8	Investments in the further development of the Herzeg House and the creation of a brand (opening of the Herzeg House facility in Belgrade)	non-financial	Grant	sectoral	Indirect	90.000,00	Veselin Dutina <a href="mailto:veselin.dutina@agrarnifondtrebinje.com">veselin.dutina@agrarnifondtrebinje.com</a> +387 59 226 459
9	Support Programme to investments in product processing on family farms through the purchase of machines and equipment for product processing and packaging in 2023.	financial	Grant	sectoral	Indirect	40.000,00	Veselin Dutina <a href="mailto:veselin.dutina@agrarnifondtrebinje.com">veselin.dutina@agrarnifondtrebinje.com</a> +387 59 226 459
10	Support Programme through the procurement of packaging for packing finished products in 2023	financial	Grant	sectoral	Indirect	11.000,00	Veselin Dutina <a href="mailto:veselin.dutina@agrarnifondtrebinje.com">veselin.dutina@agrarnifondtrebinje.com</a> +387 59 226 459
11	Support Programme to livestock production through the procurement of piglets and feed for fattening in 2023	financial	Grant	sectoral	Indirect	40.000,00	Veselin Dutina <a href="mailto:veselin.dutina@agrarnifondtrebinje.com">veselin.dutina@agrarnifondtrebinje.com</a> +387 59 226 459
12	Deferred payment (5 years) of real estate within the Business Zone "Volujac".	financial	Deferred payment	general	Not applicable	n/a	Nataša Tučić <a href="mailto:prostornouredjenje.nacelnik@trebinje.rs.ba">prostornouredjenje.nacelnik@trebinje.rs.ba</a> ; +387 59 273 471
13	Public call for unemployed persons to use self-employment support funds in 2023	financial	Subsidy	general	direct	167.000,00	Bojan Vučurević <a href="mailto:tpp@trebinje.rs.ba">tpp@trebinje.rs.ba</a> ; +387 59 273 485
14	Public call for employers to stimulate the creation of direct jobs- subsidy for employment	financial	Subsidy	general	direct	100.000,00	Bojan Vučurević <a href="mailto:tpp@trebinje.rs.ba">tpp@trebinje.rs.ba</a> ; +387 59 273 485



## Investiciona ponuda grada Trebinja

### 5.CONTACT

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