



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 2024



## 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.



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

**Fee for construction land development:** BAM 85.26 per m<sup>2</sup> (reduced by 25%)

**Rent:** IV zone 3% of the average final construction price – BAM 41.15 / 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 facilities is planned.



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Trebinje**

**The structure of plots intended for sale**


<b>No.</b>	<b>Purpose of plots by activities</b>	<b>Number of plots</b>	<b>Area (m<sup>2</sup>)</b>	<b>Price (BAM/m<sup>2</sup>)</b>
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>	



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### 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	3000 m <sup>2</sup>	lease	textile industry / storage space	Todor Ilijić +387 65 876 769



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### 4. INVESTMENT INCENTIVES AT THE LOCAL LEVEL

No.	Name of the incentive	Category	Type	General /Sectoral	Whether it includes direct or indirect transfer of funds	Planned funds for 2024 (in BAM)	Contact
1	Reduction of fee for urban land development, for the construction of commercial buildings for production purposes (industrial halls)	Financial	Exemption from a 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	Reduction of lease fee for the construction of manufacturing or industrial facilities in business and industrial zones	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 advisory services and organizing education/training	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 program for agricultural producers in land cultivation for the year 2024	Non-financial	Grant	Sectoral	Indirect	0	Veselin Dutina <a href="mailto:veselin.dutina@agrarnifondtrebinje.com">veselin.dutina@agrarnifondtrebinje.com</a> +387 59 226 459
5	Support program for socially sensitive individual farms and support in case of damages in the area of the city of Trebinje for the year 2024	Financial	Grant	Sectoral	Indirect	60,000.00	Veselin Dutina <a href="mailto:veselin.dutina@agrarnifondtrebinje.com">veselin.dutina@agrarnifondtrebinje.com</a> +387 59 226 459
6	Support program for vegetable production (seedlings allocation and purchase of greenhouses and raw materials) for the year 2024	Non-financial	Grant	Sectoral	Indirect	20,000.00	Veselin Dutina <a href="mailto:veselin.dutina@agrarnifondtrebinje.com">veselin.dutina@agrarnifondtrebinje.com</a> +387 59 226 459
7	Support Program for Water Users' Associations for Irrigation for the year 2024	Financial	Grant	Sectoral	Indirect	15,000.00	Veselin Dutina <a href="mailto:veselin.dutina@agrarnifondtrebinje.com">veselin.dutina@agrarnifondtrebinje.com</a> +387 59 226 459



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8	Support program for products placement at the "Herzeg House" – procurement of packaging for packing and products analysis	Non-financial	Grant	Sectoral	Indirect	15,000.00	Veselin Dutina <a href="mailto:veselin.dutina@agramifondtrebinje.com">veselin.dutina@agramifondtrebinje.com</a> +387 59 226 459
9	Support program for agricultural producers from the Trebinje City Area under the fruit production support program through the allocation of fruit seedlings in 2024	Non-financial	Grant	Sectoral	Indirect	7,000.00	Veselin Dutina <a href="mailto:veselin.dutina@agramifondtrebinje.com">veselin.dutina@agramifondtrebinje.com</a> +387 59 226 459
10	Support program for the development and improvement of beekeeping production in the Trebinje City Area in 2024	Non-financial	Grant	Sectoral	Indirect	18,000.00	Veselin Dutina <a href="mailto:veselin.dutina@agramifondtrebinje.com">veselin.dutina@agramifondtrebinje.com</a> +387 59 226 459
11	Support program for the development of livestock production in the Trebinje City Area, to be implemented through the renovation, expansion, and reconstruction of livestock facilities in 2024	Financial	Grant	Sectoral	Indirect	50,000.00	Veselin Dutina <a href="mailto:veselin.dutina@agramifondtrebinje.com">veselin.dutina@agramifondtrebinje.com</a> +387 59 226 459
12	Support program aimed at the development of livestock production in the area of the city of Trebinje, which will be implemented through the procurement and distribution of piglets for fattening in 2024	Financial	Grant	Sectoral	Indirect	60,000.00	Veselin Dutina <a href="mailto:veselin.dutina@agramifondtrebinje.com">veselin.dutina@agramifondtrebinje.com</a> +387 59 226 459
13	Support program aimed at the development of livestock production in the Trebinje City area in 2024 – procurement of a basic flock of laying hens	Financial	Grant	Sectoral	Indirect	15,000.00	Veselin Dutina <a href="mailto:veselin.dutina@agramifondtrebinje.com">veselin.dutina@agramifondtrebinje.com</a> +387 59 226 459
14	Support program aimed at the development of greenhouse production in the Trebinje City area in 2024	Non-financial	Grant	Sectoral	Indirect	60,000.00	Veselin Dutina <a href="mailto:veselin.dutina@agramifondtrebinje.com">veselin.dutina@agramifondtrebinje.com</a> +387 59 226 459



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15	Deferred payment (5 years) for real estate within the Business Zone "Volujac"	Financial	Deferred payment	General	N/A	N/A	Nataša Tučić <a href="mailto:prostornouredjenje.nacelnik@trebinje.rs.ba">prostornouredjenje.nacelnik@trebinje.rs.ba</a> ; +387 59 273 471
16	Public call for unemployed individuals to utilize support funds for self-employment in 2024	Financial	Subsidy	General	Direct	792,000.00	Bojan Vučurević <a href="mailto:tpp@trebinje.rs.ba">tpp@trebinje.rs.ba</a> ; +387 59 273 485
17	Public call to employers to stimulate the creation of direct job positions - subsidies for employment	Financial	Subsidy	General	Direct	700,000.00	Bojan Vučurević <a href="mailto:tpp@trebinje.rs.ba">tpp@trebinje.rs.ba</a> ; +387 59 273 485
18	Public call to employers based in Trebinje to utilize financial resources provided by the City of Trebinje (subsidy) to facilitate conditions for conducting internship programs for individuals with higher education qualifications	Financial	Subsidy	General	Direct	400,000.00	Bojan Vučurević <a href="mailto:tpp@trebinje.rs.ba">tpp@trebinje.rs.ba</a> ; +387 59 273 485
19	Public call to employers based in Trebinje to utilize financial resources provided by the City of Trebinje (subsidy) to facilitate conditions for voluntary work for individuals with higher education qualifications, ref. no. 11-053-210/24 dated 21 March 2024	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





## Investment offer of the City of Trebinje

### 5.CONTACT

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