



## **Business zone “Termoelektrana” Stanari**

## **A WORD OF THE MAYOR**



Dear investors,

The Municipality of Stanari has a very favorable geographical and traffic position. It is located at the hub of important traffic directions, both road and rail, and has a great potential for rapid development in industrial, economic and ecological terms. This young municipality has a significant potential to use renewable energy sources, which are the basis of the energy sector investment. It is an ideal place for investors who are inclined to developing production and routing products for the international market.

Stanari Municipality, to every new investor, offers a prospective environment for realizing entrepreneurial ideas, so give us your business idea and our mission will be to provide you with maximum cooperation and support, useful advice, as well as grants that the municipality allocates for development or employment.

Professional staff in our municipal administration will provide you with assistance related to all belonging administrative procedures and obtaining of the necessary documentation for registering your business as soon as possible. We provide facilities for investors in the way that the municipality offers free land equipped with basic infrastructure, in the business zone "Termoelektrana" - "Thermal Power Plant", for workplaces. After five years, provided that the investor has fulfilled all of his obligations, then, by the contract prescribed property ownership of the land is transferred to the investor. Our local community has the potential to develop energy, mining, wood processing and agriculture, but we are open to all other industrial branches, especially bearing in mind the proximity of strong metalworking systems.

In the following period, the municipal government intends to offer leased production facilities to potential investors in the business zone "Termoelektrana", equipped with the necessary infrastructure, which we consider our competitive advantage in relation to other local communities in the surrounding.

By this way I invite all the investors to redirect their investments to the Municipality of Stanari, welcome and personally make sure that Stanari is an ideal place where you can shape your future with us.

***I wish you a successful start at the new location!***

Stanari, November 2017

Municipality Mayor  
Dusan Panic

## **BUSINESS ZONE “TERMoeLEKTRANA”**

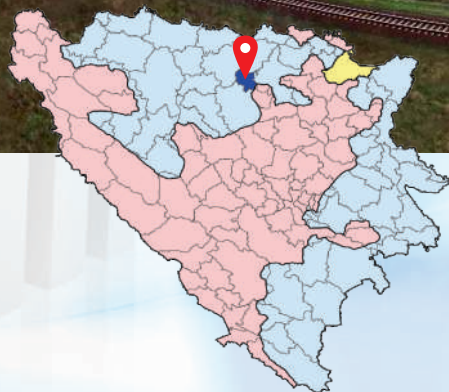
The business zone “Termoelektrana” represents a place of future development of Stanari Municipality and a 'home' of the new investments. It is in the phase of providing infrastructure, on an area of 3.3 ha, with 8 plots, whose surface can be adjusted to the needs of investors, some of whom have already expressed interest. The location of the business zone is in close vicinity to the regional roads P474 Prnjavor-Jelah and P 474a Prnjavor-Doboj, and the railway Doboj-Banja Luka. On this surface is planned the construction of production facilities, and the land has been converted into a building land and 1/1 is owned by the Municipality. The good characteristic of this location is flat terrain and provided access to all plots, with both regional roads. For investors who open production facilities, for 5 employees in the area of the Stanari municipality, 1000m<sup>2</sup> of this land is provided free of charge.

You can watch a promotional film about the business zone “Termoelektrana” at [www.opstinastanari.com](http://www.opstinastanari.com)

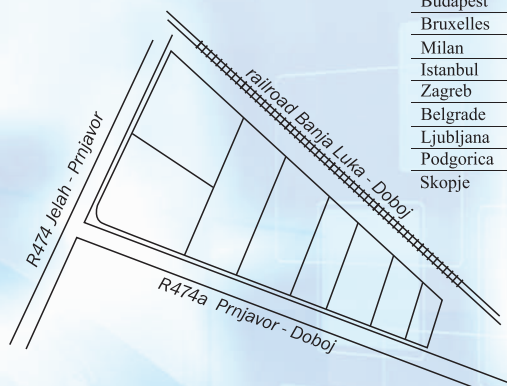
<b><i>The business zone "Thermal Power Plant"</i></b>	
Location	The place of Dragalovci at the crossroads of regional roads P474 and P474a
Type	Green
Kind	Industrial, entrepreneur-crafts
Mode of governance	Not defined
Ownership	100% Municipal
Number of economy entities	Expressed interest of firms
Surface	3,3 ha
Number of free parcels	8
The land price in the zone	30,00 KM/m <sup>2</sup>
Characteristics of the terrain	Flat
Flood, landslides and other hazards	No
Transport infrastructure in the zone	Ensured approach to all parcels by the side of regional roads P474 and P474a
Electric power	Yes, No limitations
Potable and technological water	Finalization of the works by the end of 2017
Telephone	Yes, connected by optical cables
Gas	No
Sewer system	Septic tanks
Possibility of solid waste disposal	Yes



## LOCATION AND DISTANCE TO THE IMPORTANT DESTINATIONS



World and regional centers	Distance (km)	Logistic centers	Distance (km)
Rotterdam	1.270	Border crossing Gradiška (BiH – Croatia)	100
Munich	780	Border crossing Brod (BiH – Croatia)	65
Berlin	1.270	Border crossing Domaljevac (BiH – Croatia)	85
Vienna	780	Railway junction and customs branch Doboj	25
Budapest	425	Airport Banjaluka	70
Bruxelles	1.515	Airport Sarajevo	180
Milan	860	Airport Tuzla	85
Istanbul	1.200	Airport Mostar	300
Zagreb	235	Port Brčko	120
Belgrade	250	Port Ploče (CRO)	360
Ljubljana	372	Port Kopar (SLO)	475
Podgorica	400	Port Rijeka (CRO)	400
Skopje	685	Port Kotor (MNE)	440



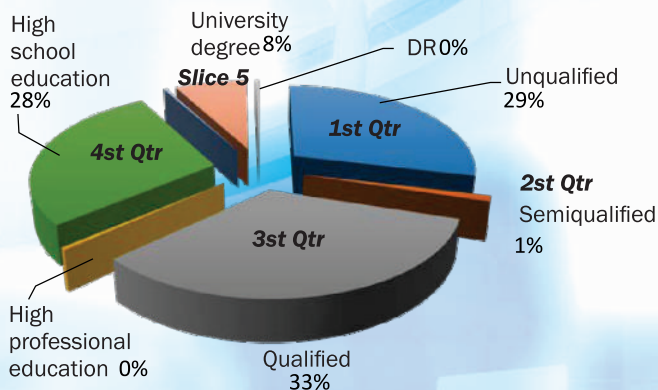
The Stanari municipality is located in the north-eastern part of the Republic of Srpska and borders with the towns of Doboj, Derventa, Prnjavor and Teslić. Doboj town is the closest regional center with which Stanari municipality is strongly connected both economically and in the area of social development. Stanari municipality is going to be connected with administrative headquarters of the Republic of Srpska and the border crossing "Gradiška" between the BH and Croatia, during 2018, by the highway Doboj-Banjaluka-Gradiška.

## AVAILABLE MANPOWER IN THE AREA OF MUNICIPALITY

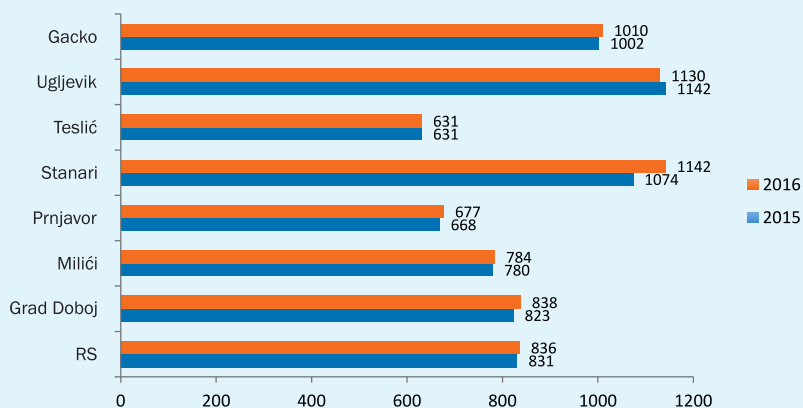
In the area of Stanari municipality, 1098 employees are registered, while the number of unemployed reaches 1187 persons, out of which 653 persons are actively seeking employment.

The unemployment rate was 39%, with the economic activity rate of 41% in 2016.

The educational structure of the unemployed in the municipality of Stanari is given in percentages in the figure below



The Stanari municipality, according to the average salary, is ranked at the top in RS and BH; The indicators calculated in BAM for 2015 and 2016 are given in the picture below:



**Indicators for 2015 and 2016**

## BUSINESS COSTS AND TAXES

### Taxes and contributions

The tax policy in the Republic of Srpska is among the most stimulating in the Region, with a low tax rate on income, profit and aggregate contribution rate. Also, the value-added tax is very stimulating.

2017	RS	FBH	Serbia	Croatia	MNE	Macedonia
Rate on income tax	10%	10%	10%	24% on tax base to 210.000 kn 36% on a part of the tax base exceeding 210.000kn	9% and 11% on the amount of income over the average monthly gross salary realized in previous year	10%
Non-taxable part of income ( in Euros )	102	153	95	513	0	121
Rate of dividend tax	-	-	15%	12%	9%	10%
Profit tax rate	10%	10%	15%	12% ( on incomes to 3.000.000. kn) and 18%( for incomes equal or over 3,000,000 kn)	9%	10%
Rate of value-added tax	17%	17%	20% and 10%	25%, 13% and 5%	19%, 7% and 0%	18% and 5%
Collective contribution rate on gross wages	33%	41,5%	37,8%	37,2%	34,5%	27%

More information at  
[www.fipa.gov.ba](http://www.fipa.gov.ba)

## **INCENTIVES**

### ***Incentives at the level of the Stanari municipality***

Aiming for the better economy development, the municipality of Stanari, since it's establishing has been realizing incentives in economy through:

-Rules on the conditions and method of employment of new workers and self-employment in production, craft and service activities,

-Rules on the conditions and method of alienation of property in the ownership of the Municipality below the market price or without any compensation.

More information at [www.opstinastanari.com](http://www.opstinastanari.com)

In order to encourage the employment of as many persons as possible on the records of the RS Employment Bureau - Bureau Stanari, the Stanari Municipality provides incentives for self-employment and employment of new workers, with the financing of part of the cost of the workplace and determining the funds annually from the average paid gross salary in RS for the previous year. The beneficiary of the subsidy is obliged to regularly pay contributions for health and pension insurance for at least 24 months, and to submit evidence of payment of those contributions.

According to the Rule Book on the conditions and method of alienation of real estate in the ownership of the Municipality below the market price or without compensation, the land is given at a reduced price of 20% for each employee per 1000m<sup>3</sup>, for opening the plant in the production activity.

### ***Incentives at the level of the RS***

To a taxpayer, who, on the territory of the RS, invests in equipment, plants and real estate for performing of the registered productive work in value greater than 50% of realized profit (tax base) of the current tax period of time, it lessens the obligation of the tax on profit by 30%.

### ***Incentives at the level of the BiH***

In accordance to the Law on policy of the direct foreign investments in the BiH ("The BiH Official Gazette" number 17/98, 13/03, 48/10 and 22/15), the foreign investors are guaranteed the following:

- National treatment to the foreign investors which means that the foreign investors have the same rights and obligations as the BiH residents
- The foreign investors have the right for their investments, on the territory of the BiH to open accounts in any business in domestic or free convertible currency.



-The foreign investors will have the right to freely employ foreign citizens from abroad unless it is differently determined by the BiH laws on work and immigration.

-The foreign investors are protected from nationalization, expropriation, requisition and measures with similar effect. Such measures can be taken exclusively in public interest, according to the applicable laws and bylaws, with payment of appropriate compensation.

-The foreign investors have the same ownership rights over real estate as the legal entities of the BiH.

-The foreign investors have right on transfers abroad, freely and without delay in freely convertible currency, gains that are made as the result of their investments in the BiH.

Rights and benefits given to the foreign investors and obligations which come out from the Law on policy on direct foreign investments, cannot be neither abolished nor nullified by coming into effect of subsequently passed laws and bylaws. If such subsequently passed laws and bylaws are more favorable for foreign investors, they have the right to choose which one will be authoritative for their investments.

***WE WISH YOU A SUCCESSFUL START  
AT THE NEW LOCATION IN STANARI***

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