

# Investment opportunities



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# 1. WHO ARE WE AND WHY INVEST IN STANARI

## VISION – STANARI 2027

New investments, increasing living standards and a healthy environment.

## STRATEGIC GOALS

SG1. – Raising to the highest level of integrated natural resources management system and use of space

SG2. – Adequate and even equipping of the Municipality of Stanari with communal, industrial road and social infrastructure.

SG3. – Diversification of the economy of the Municipality of Stanari trough the development of the entrepreneurship, attracting investments and raising agricultural production to a higher organizational and technological level.

SG4. – Take active measures to increase the economic activity rate of the population and reduce the unemployment rate.

With the adoption of the Law of Establishment of the Municipality of Stanari, the deputies of the National Assembly of the Republic of Serbska on 09.09.2014. unanimously adopted the Law on the Establishment of the Municipality of Stanari. The territorial unit of the municipality of Stanari consists of 13 local communities that belonged to the Municipality of Doboje.

The Municipality of Stanari, as the youngest Municipality in the Republic of Serbska, is opening it's doors to all new investors with aim of increasing in the well-being of all it's inhabitants and increasing the standard of living on it's territory.

Our team is dedicated to cooperation with all interested investors!

**WE ARE DYNAMIC! WE ARE OPEN! WE ARE WAITING FOR YOU!**

We provide support to investors in the process of negotiation, investment and post-investment support!

**WE WISH A WARM WELCOME TO EACH OF YOU, TO SEE HOW MUCH WE CAN ACHIEVE TOGETHER!!!**



# BASIC INFORMATION ABOUT STANARI



- area 161m<sup>2</sup>
- 13 local communities
- 343m altitude
- 54% forest
- 39% agricultural
- 4% construction
- 3% infertile

## LAND

- amount in 2021. – 6.181.876,75 €
- EFT-mine and thermal power plant Stanari – the main source of income

## BUDGET

- medium developed Municipality



## POPULATION AND EDUCATION

- 6.958 (according to the 2013 census)
- in the Municipality there are only primary schools (6% have college)

## GENERAL INFORMATION

- Radojica Ćelić, mayor of Municipality
- ENTITY: Republic of Serbska
- ADDRESS: Stanari bb, 74208 Stanari
- PHONE: 0038753201810
- FAX: 0038753290966



# OUR MAIN ADVANTAGES:

## 1. GEOSTRATEGIC POSITION AND ROAD COMMUNICATIONS

Proximity to the European Union, proximity to the highway Dobož-Banja Luka (and therefore relatively fast connection to the highway Belgrade-Zagreb), regional routes R474 and R474a, close proximity to railway Dobož-Banja Luka, relative proximity to international airports, convenient location for life and work.

## 2. PROACTIVE AND FLEXIBLE ADMINISTRATION THAT PROVIDES INVESTMENT SUPPORT

A small municipality with developed infrastructure, stimulating and friendly business environment, with significant local and national institutional support for business development



## 3. STIMULATING TAX POLICY AND EASY ACCESS TO INTERNATIONAL MARKETS

Value added tax is 17% - the lowest in the region, CEFTA-Central Europe Free Trade Agreement, EFTA-European Free Trade Area

## 2. GEOGRAPHICAL LOCATION AND ROAD COMMUNICATIONS



The Municipality of Stanari is located in the northeast part of Republic of Serbska, between the eastern longitude  $17^{\circ}83'$  and  $17^{\circ}50'$  northern latitude and borders the city of Doboј, and the municipalities of Derventa, Prnjavor, Teslić and Tešanj. The city of Doboј is the closest regional center with which the municipality of Stanari is strongly connected, both economically and in the field of social development and services to citizens.



The distance of Stanari from the capital Sarajevo is 172km, while the larger centers of Doboј (25km) and Banjaluka (80km) are closer.

Distance from the border with Croatia, or from the nearest border crossing Bosanski Brod-Slavonski Brod is 64,9 km.

The nearest international airports are Banjaluka (63,7km), Tuzla (96,9km), Sarajevo (173km), Zagreb (221km) and Belegrade (246km).

The nearest river ports are Šamac (79,4km) and Brčko (112km), while nearest seaports are Split (331km), Ploče (350km) and Rijeka (384km) in the Republic of Croatia and Bar (447km) in Montenegro.

Road connection (regional roads R474 and R474a), close proximity to the Doboј-Banjaluka railway and proximity to the junction with highway „9. January“, make the municipality of Stanari very well connected with other parts of Bosnia and Herzegovina as well as with neighboring countries (Serbia and Croatia).

# ACCESS TO ROAD INFRASTRUCTURE IN THE REGION

## BORDER CROSSINGS

BOSANSKI BROD – SLAVONSKI BROD (Republic of Croatia) – 64.9km  
KARAKAJ –Zvornik – Mali Zvornik (Republic of Serbia) – 139km  
HUM – (Republic of Montenegro) – 262km

## HIGHWAYS

„9. januar“ – 20km  
„Bratstvo-jedinstvo“ – 69km

## MAIN ROADS

„M1-105“ Doboj-Šešlije-Modriča-20km

## RAILWAY NETWORK

Railway junction Doboj – 25km

## AIRPORTS

Airport in Mahovljani, Banjaluka- 63,7km  
Airport in Dubrave Gornje, Tuzla – 96,9km  
International Airport in Sarajevo – 173km  
International Airport in Zagreb – 221km  
International Airport Nikola Tesla, Belgrade-246km

## RIVER PORTS

Šamac – 79.4km  
Brčko – 112km

## SEAPORTS

Split (Republic of Croatia) – 331km  
Ploče (Republic of Croatia) – 350km  
Rijeka (Republic of Croatia) – 384km  
Bar (Republic of Montenegro) – 447km

# 3. BASIC ECONOMIC DATA (2021.)

## WORKFORCE

1446 employees, of which 283 are women  
519 active job seekers of which 280 are women

The most common occupations are motor vehicle driver, electrician, locksmith, welder, medical worker, catering technician, hairdresser, metal turner, mechanical technician, sales technician. Possibility of retraining workers according to the needs of investors.



## EDUCATION

Primary education: Central School „Desanka Maksimovic“ with 9 regional schools. For high school education students go to Doboj, Prnjavor, Derventa and Banjaluka. The nearest state universities are in Banjaluka and Doboj (in Doboj there are only Traffic college).



## ENTERPRISES

1 large company  
15 small businesses  
Total income of 16 companies is 151.186.958,00 in 2021.  
61 self-employed



195 agricultural holdings; Average net salary – 662,13 €;  
398.807,67 € is municipal support to economy;  
Business sectors-trade, transport, wood processing, services.

## IMPORT/EXPORT

Total realized exports in 2021. by 3 companies: 1.181.633,00;  
No imports;  
Wood processing, electricity and transport services are the main export products.





# 4. RESOURCES

## AGRICULTURE

Total agricultural area land is 6.084,6 ha or about 39% of the total space municipality of Stanari. All arable land and gardens, orchards, pastures and the meadows are privately owned.



## ORE AND MINERALS

The area of the municipality of Stanari is rich in lignite coal which has a low sulfur content and ash and increased percentage humidity. Lignite represents the most important mineral resource. Besides coal, the second most important mineral is bentonite form of interlayer clay and there are also significant ones quartz sand reserves.



## WATER



Ukrina, Mala Ukrina, Radnja, Ostruznja, Tisovac and Ilova are the backbone of the water management potential of the municipality of Stanari. Total surface of watercourses is 0,554 ha or 0,003% of the municipality territories. The population mostly uses water from their own underground wells. Existing commercial facilities use existing water supply systems.

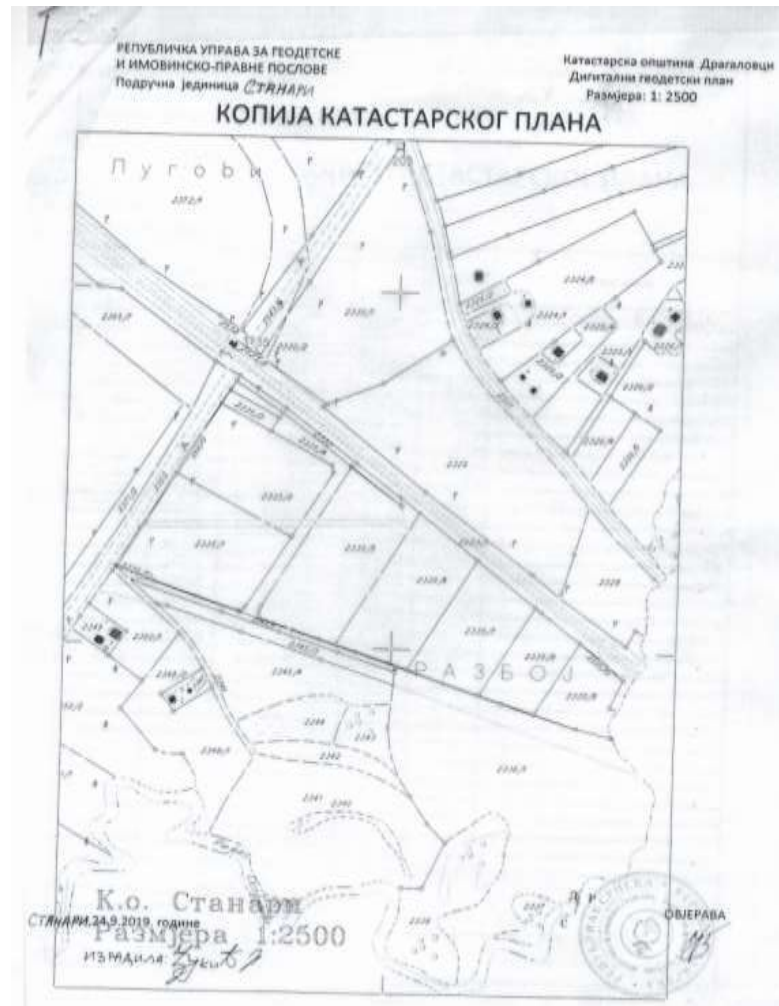
## FORESTS



Approximately 53% of the total territory of the municipality of Stanari lies under forest. Out of total of 8.411 ha under forests, only 1.397 ha are privately owned and 7.014 are state owned.

# 5. INVESTMENT OPPORTUNITIES

The municipality of Stanari has a business zone „TERMOELEKTRANA“ Dragalovci. Within the business zone there are 8 plots with built infrastructure (water, electricity, sewerage, telecommunications, paved access), surrounded by regional roads R474 and R474a, with close proximity to the railway Doboј-Banjaluка, railway junction in Stanari and Dragalovci and loading ramp in Dragalovci. Currently, 7 of the 8 plots are occupied (companies „Maksimovic komerc“ d.o.o. and „Fischer Intralogistics“ d.o.o. operate in the business zone.



Број листе	Број парцеле	Старни број	Плоштина и класа	Посједник
2311/1	2311/1	2311	1000 м²	Д.Д. ОБЈЕРАВА СТАНАРИ
2311/2	2311/2	2312	200 м²	
2311/3	2311/3	2313	100 м²	
2311/4	2311/4	2314	100 м²	
2311/5	2311/5	2315	100 м²	
2311/6	2311/6	2316	100 м²	
2311/7	2311/7	2317	100 м²	
2311/8	2311/8	2318	100 м²	
2311/9	2311/9	2319	100 м²	
2311/10	2311/10	2320	100 м²	
2311/11	2311/11	2321	100 м²	
2311/12	2311/12	2322	100 м²	
2311/13	2311/13	2323	100 м²	
2311/14	2311/14	2324	100 м²	
2311/15	2311/15	2325	100 м²	
2311/16	2311/16	2326	100 м²	
2311/17	2311/17	2327	100 м²	
2311/18	2311/18	2328	100 м²	



# GREENFIELD LOCATION with associated infrastructure



In the business zone there is a possibility of buying and leasing land. With donation of the Government of the Republic of Serbia in the amount of 102.258,38 € the municipality of Stanari has so far invested 2.368.681,9 €. Currently, there is only one plot of 2.452 square meters available, cadastral parcel 2335/8 registered in the real estate certificate number 1, cadastral municipality Dragalovci. As stated, this plot has access to all infrastructure in the business zone and is also the most promising greenfield location for investment in the municipality of Stanari.





# 6. INVESTMENT SUPPORT

## MUNICIPAL SUPPORT

The Department of Economy and Finance- Department of Economy and the Stanari Municipal Development Agency are the main contact points for investors, correspondence with investors, providing all necessary information to investors, supporting investors in the investment process and providing post-investment support.

### ACTIVITY REGISTRATION - 1 DAY

Issuance of a decision on registration of a business entity within 3 days, issuance of a decision on registration of a sole proprietor within 1 day.

### PERMITS - 15 DAYS

Issuance of location conditions and building permits as well as use permits, within 15 days.

### MUNICIPAL INCENTIVES

Incentives for agricultural production and employment.

## FINANCIAL SUPPORT / ACCESS TO FINANCIAL RESOURCES

Employment Service of Republika Srpska (<http://www.zzzrs.net/index.php/javnipozivi/>) - implements employment projects in accordance with the Employment Strategy of Republic of Serbska and the annual Action Plan for the implementation of the Strategy.

Ministry of Scientific and Technological Development, Higher Education and Information Society of the Republic of Serbska (<http://www.vladars.net/eng/vlada/ministries/MST/Pages/default.aspx>):

- promoting and encouraging the development of fundamental developmentally applicable research,
- encouraging innovation and economic development through the use of new technologies;

Investment and Development Bank of Republika Srpska (IRBRIS) (<https://www.irbrs.org/>) - financial support for employment, infrastructure construction, export-oriented business entities, small and medium enterprises, improvement of agricultural production, international promotion of investment opportunities in Republic of Serbska.



**MUNICIPALITY OF STANARI  
INVESTMENT OPPORTUNITIES**

# **THANK YOU FOR YOUR ATTENTION**

## **MUNICIPAL DEVELOPMENT AGENCY STANARI**

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