



BRODSKO-POSAVSKA
ŽUPANIJA



CENTER FOR DEVELOPMENT
OF BROD-POSAVINA COUNTY

INVEST

IN BROD-POSAVINA COUNTY



Slavonski Brod, 2024

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1. INTRODUCTION

The business zones of Brod-Posavina County have an important role in stimulating economic growth, opening new workplaces and improving the general quality of life of the population.

Considering the importance of business zones at the local level, it is important to emphasize that they directly contribute to the development and prosperity of the community by attracting investments, creating new jobs, promoting technological advancement and innovation, diversifying the economy, and improving the quality of life for the local population.

This document provides a detailed overview of 35 business zones in Brod-Posavina County, 23 of which are currently active. Each of these zones represents a potential area for economic growth, offering a broad range of investment opportunities. Investors are provided with all the necessary information to evaluate potential investments and make informed initial business decisions, including the following:

- General information that includes an overview of the key features of each zone, such as location, size, available land, and the intended purpose of the zones
- Transport connectivity informations, covering access to road, rail, and other transport infrastructure
- Details on available infrastructure
- Compliance with spatial planning regulations
- A review of existing businesses in the zone, which can serve as an indicator of the zone's attractiveness and stimulate synergies between related industries
- Communal information
- An overview of available incentives for potential investors
- Contact information

In addition to data on entrepreneurial zones, this document offers a comprehensive overview of support available to existing and new entrepreneurs in the cities and municipalities of Brod-Posavina County, including financial incentives, subsidies and reliefs.

The document "Invest in Brod-Posavina County" provides a large amount of information for investors to make business decisions, including a detailed overview of subsidies, entrepreneurial zones and opportunities offered by cities and municipalities. By doing so, the document provides guidelines for easier entry into the market, encouraging investments and creating a favorable business climate that supports sustainable economic growth and development of the region.

1.1. Methodological remarks

The appropriate research methods were used in document to gain a deeper understanding of the dynamics and a clearer picture of the current state of the business zones.

The document is based on data gathered by Center for development Brod-Posavina County regarding the status of business zones for the current year, as well as the latest available official sources listed in Chapter 9.

A questionnaire was created for the stated needs which was delivered to all local self-government units and the stated data were gathered and combined into clear and structured table views which will facilitate further steps in creating the document. The collected data referred to the general information, existing entrepreneurs in the zones, available infrastructure, specification of plots of land in the offer, utility information, water contribution and fee, conformity with the spatial plans, estimated selling price of the land and the distance of transport infrastructure.

The document includes contacting local self-government units by the employees of the Development Agency in order to confirm and additionally document collected data.

The final data processing is carried out by comparing previously collected information with earlier research and available strategic documents in order to identify key trends and advantages of business zones.

The applied methods of data collection and systematic analysis ensure the reliability and relevance of information that can serve as guidelines for making strategic decisions in the future. This provides significant support to future investors, enabling them to have a clearer view of the investment potential and available resources of Brod-Posavina County.

2. GEOGRAPHICAL LOCATION OF BROD-POSAVINA COUNTY

2.1. Location

Brod-Posavina County is situated in the eastern part of Croatia, in the southern part of the Slavonic plain, in the area between the mountains Psunj, Požega and Dilj mountains from the north and the river Sava from the south. The river Sava is also a part of the state border with Bosnia and Hercegovina in the length of 163 km and it provides the county with an excellent connection with the rest of Croatia and neighbouring countries. It encompasses an area of 2 030 km², which makes 3,61 % of the total territory of the Republic of Croatia (56.542km²), and, in terms of size, it is in the 14. place among Croatian counties. It is one of the narrowest (7km) and the longest (117 km air length) counties, in the east it borders with Vukovar-Srijem County, in the north-east with Osijek-Baranja County, in the north with Požega-Slavonija County and in the west with Sisak-Moslavina County.

The county has a moderate continental climate. The water, forests and fertile soil, navigable river and European road corridors are natural conditions that enable the development of the economy, transport, trade and culture.

The county is rich in water resources that play a significant role in the ecosystem, economy and everyday life of its inhabitants. Considering that this area is rich in forest resources that make a significant part of its natural wealth, forest industry represents an important segment of local economy, contributing to the economic growth and employment while keeping up with the innovations in technology and processes in order to increase the efficiency and reduce the impact on environment.

A large part of Brod-Posavina County encompasses the plain landscape. This fertile agricultural area is ideal for growing various crops such as corn, wheat, sunflower and sugar beet. The agriculture has a long and rich tradition and represents an important part of the identity of this county.

2.2. Cities and municipalities

Brod-Posavina County consists of 28 local self-government units: 2 cities and 26 municipalities.

The center of the county is the city of Slavonski Brod where more than a third of all residents of the county live and where most of the social, cultural and economic life is concentrated. Being situated along the river Sava, this city has a rich history, industry and dynamic economy that play an important role in the economy of eastern Croatia. Slavonski Brod has a developed system of education, including elementary schools, secondary schools and a university. The city is a key traffic center for road and river traffic of the County and has several business zones that attract domestic and foreign investors.

The other town in Brod-Posavina County is Nova Gradiška which is the central place of the western part of the county. History, culture, economy and natural beauties of the town contribute to its appeal to residents and visitors and make it an important part of the County. The economy of Nova Gradiška is significantly stimulated by the presence of the industrial zone which is one of the more attractive zones in eastern Croatia and contributes to its economic development and attracting business investments.

The municipalities (Bebrina, Brodski Stupnik, Bukovlje, Cernik, Davor, Donji Andrijevi, Dragalić, Garčin, Gornja Vrba, Gornji Bogičevci, Gundinci, Klakar, Nova Kapela, Okučani, Oprisavci, Oriovac, Podcrkavlje, Rešetari, Sibinj, Sikirevci, Slavonski Šamac, Stara Gradiška, Staro Petrovo Selo, Velika Kopanica, Vrbje and Vrpolje) are the vital elements of the county that deal with important aspects of local life and development. Their contribution to the economy, infrastructure, education, culture, tourism and environment protection is crucial for the overall progress of the County and for the better standard of its inhabitants.

2.3. Transport connectivity

The main competitive advantage of Brod-Posavina County is its extraordinary geostrategic location considering it is located at the crossroads of two European traffic corridors: Pan-European corridor X which connects western Europe with the southeast Europe and the Middle East, and Pan-European corridor Vc which connects northern and eastern Europe with the Adriatic Sea. The cities Slavonski Brod and Nova Gradiška are located right next to the junctions on the highway A3. The highway A5, known as Slavonika, runs through the County for 16 kilometres.

The railway, roads and waterways pass through the County, as well as telecommunication network and oil pipeline. The four main cities (Zagreb, Budapest, Belgrade and Sarajevo) are located in the radius of 350 km from Slavonski Brod, the County seat.

Brod-Posavina County is situated near several international airports which provide fast connection with other parts of the world. The nearest airports are Osijek Airport which is 90 km away and Franjo Tuđman Airport in Zagreb, which is 180 km away from Slavonski Brod. In Slavonski Brod there is the Jelas Airport, for sports and recreational purposes, which is 1 of 28 registered airports in the Republic of Croatia. In the area of the Municipality of Garčin, on the Ranch Ramarin, there is a runway for all fans of sports aircrafts.

The river Sava, which also represent the natural border with Bosnia and Hercegovina, enables river transport with Central and Southern Europe as the most profitable way of transporting goods. The Port of Slavonski Brod is connected by road and railway infrastructure to the international infrastructural corridors.

Transport connectivity plays a crucial role in its economic development and opens numerous opportunities for economic cooperation and trade with other regions and makes it an attractive place for the investment and development of various industries.

3. ECONOMY OF BROD-POSAVINA COUNTY

According to the Decision on the Classification of Units of Local and Regional Self-government according to the Level of Development (NN (Official Gazette) 123/17) of the Government of the Republic of Croatia on 28th December 2017, Brod-Posavina County belongs to the I. group of regional self-government units that, according to the index value, are in the second half of below-average ranked regional self-government units.

Through an integrated approach that includes strategic investments, development of rural areas, improvement of infrastructure, education and encouraging innovation, Brod-Posavina County has a potential for further development of economy and successful growth. With properly managed strategies, the County can achieve its full potential and contribute to the overall economic progress of the Republic of Croatia.

3.1. GDP

GDP or gross domestic product is an indicator of the total value of goods and services produced in a country in one year and is very important for the economy of every country. GDP per capita is an economic indicator which measures the relationship between the income levels of the country and its population with the aim of showing the levels of wealth or well-being of the territory at a certain point in time.

At the national level, GDP records a growth for the 15. quarter in a row and, according to the first estimate of the Croatian Bureau of Statistics, in the third quarter of 2024 the GDP has a realistic growth of 3,6% in comparison to the same quarter of the previous year. By observing the movement of GDP at the local level, according to the available data shown in Table 1, it is evident that Brod-Posavina County has a similar trend of GDP movement with significant positive growth rates.

Table 1: GDP per capita in Brod-Posavina County for the period 2011-2021

Year	GDP (thou. EUR)	Population	GDP p.c. (EUR)
2011.	928.652	158.000	5.864
2012.	906.233	157.000	5.762
2013.	900.102	156.000	5.776
2014.	864.050	154.000	5.614
2015.	889.951	151.000	5.882
2016.	929.513	148.000	6.279
2017.	982.435	144.000	6.819
2018.	1.046.826	140.000	7.460
2019.	1.133.105	138.000	8.234
2020.	1.060.713	136.000	7.828
2021.	1.197.368	132.000	9.070

Source: Croatian Bureau of Statistics, Gross domestic product

The movement of gross domestic product per capita that was observed in the period from 2011-2021 has a GDP growth of 54%, but with a visible and significant decrease in the number of inhabitants of Brod-Posavina County of 16%.

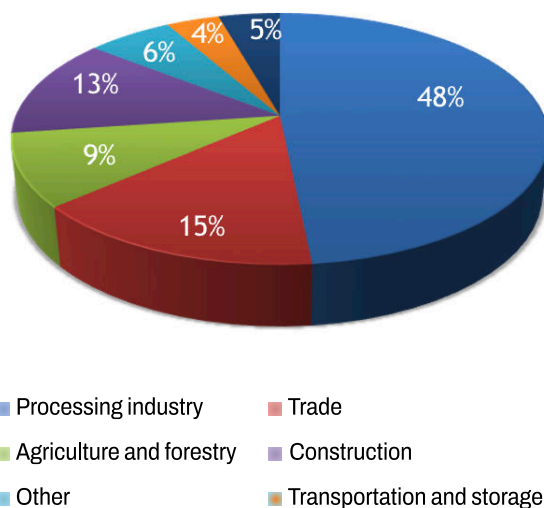
Within the framework of its developmental activities, Brod-Posavina County focuses a lot of attention on slowing down such a negative trend and on the revitalisation and further development of entrepreneurship, economy and crafts.

Recognizing the needs of entrepreneurs and farmers, the Development plan for Brod-Posavina County up to the year 2027 has been adopted as a medium-term act of strategic planning which defines a framework for further stimulation of development. The plan determines the strategic framework of the development of the County based on the previous analysis of key areas and on recognized potentials and needs.

3.2. Industry and entrepreneurship

Brod-Posavina County is a traditional center of industry and entrepreneurship in a strong momentum towards a green, innovative, digital economy and a satisfied society. Most represented business activities of the County that contribute to its vitality are processing industry, trade, construction and agriculture, forestry and fishing.

Graphical representation 1 : The structure of the Brod-Posavina County measured by the share in total income in 2023.



Source: Croatian Chamber of Economy, Economic profile of Brod-Posavina County

The most important branch of economy is processing industry with a share of 48,41 % in the overall income in 2023 (Source: Croatian Chamber of Economy). A significant development potential for the economy of the County reflects in the rich tradition in the metal processing industry as well as in the skills and knowledge of professional workforce. Total value of sold industrial products and export by the areas of National classification of activities 2007 for the area of Brod-Posavina County in 2023 amounts to 775.612.000 EUR, 512.100.000 EUR of which is export. According to the latest available data of the Croatian Bureau of Statistics, processing industry represents an activity with the largest contribution to GDP at a national

level as well as at the level of the County with a share of 22,7%. Trade is an important sector for Brod-Posavina County and plays a crucial role in the distribution of products of processing industry and agriculture. A share of trade in the total revenue in 2023 amounts to 15,09 % (Source: Croatian Chamber of Economy).

Agriculture and forestry form the foundation of life in rural parts of the county with a share in the total revenue of 9,33 % (Source: Croatian Chamber of Economy) and have a potential for growth and development, especially in terms of ecological products and sustainable forest industry. Construction sector supports infrastructural projects with a share of 12,82 % in the total revenue (Source: Croatian Chamber of Economy). Its potential can be achieved through strategies focused on infrastructural development, energy efficiency and sustainability, while supporting qualified workforce.

In the year 2023 in Brod-Posavina County there were a total of 2.520 entrepreneurs that had 21.702 employees. In comparison to 2022, they increased the number of employees by 7,7%, total revenues by 13,2%, total expenditure by 12,5%, period profit by 20,5% and the period loss was reduced by 12,1%. Consolidated financial result – net profit was increased by 21,7% compared to the previous year. Gross investment only in the new long-term assets had 216 entrepreneurs in the amount of 69.6 million EUR which is an increase of 33,33% compared to 2022 (Source: Fina).

In the segment of economic development of the County, the development potential is visible through continuous multi-year improvement of micro, small and medium enterprises.

The largest revenues among the entrepreneurs with headquarters in Brod-Posavina County in the year 2023 were achieved by EMPWR d.o.o., Đuro Đaković Specijalna vozila d.d. and ANDRITZ TEP d.o.o.

Table 2: Ranking list of top-10 entrepreneurs of Brod-Posavina County in total revenues in the year 2023

No	Name of the company	Headquarters	Total revenues EUR
1.	EMPWR d.o.o.	Nova Gradiška	160.233
2.	ĐURO ĐAKOVIĆ SPECIJALNA VOZILA d.d.	Slavonski Brod	94.890
3.	ANDRITZ TEP d.o.o.	Slavonski Brod	72.151
4.	ĐURO ĐAKOVIĆ MONTAŽA d.o.o.	Slavonski Brod	69.197
5.	PROJEKTGRADNJA PLUS d.o.o.	Gornja Vrba	61.273
6.	SLAVONIJA SLAD D.O.O.	Nova Gradiška	48.208
7.	AXEREAL CROATIA d.o.o.	Nova Gradiška	44.982
8.	DECOSPAN MATO FURNIR d.o.o.	Oprisavci	38.520
9.	VINDON d.o.o.	Slavonski Brod	36.511
10.	SANT JEAN INDUSTRIES D.O.O.	Slavonski Brod	33.801

Source: Fina, Annual Financial Statements Registry

3.3. Trade in goods

Trade in goods of Brod-Posavina County represents a key element of its economic activity, it contributes significantly to the gross domestic product of the county (GDP), it leads to increased competitiveness and opens the door to local entrepreneurs to compete on international markets by encouraging innovations and improvement of the quality of products and services.

According to the data of the Croatian Bureau of Statistics in the observed period from 2014-2023 the total export of Brod-Posavina County has increased by 230 %, and the import by 261 %. It is visible that in every year of the observed period the export was bigger than the import and that the County is making a surplus.

Table 3: Export and import in Brod-Posavina County for the period 2014-2023

Year	Export (thous. EUR)	Import (thous. EUR)
2014.	173.666	135.504
2015.	249.419	169.038
2016.	251.798	178.164
2017.	308.322	193.068
2018.	309.181	231.896
2019.	316.791	237.108
2020.	317.829	237.090
2021.	414.602	300.781
2022.	565.975	413.973
2023.	573.121	490.073

Source: Croatian Bureau of Statistics, Trade in goods with foreign countries, adjusted by the author

Export orientation of entrepreneurs of Brod-Posavina County is directed towards EU markets and they export mostly to Germany, Italy, Serbia, Bosna and Hercegovina and Austria. The most significant companies that participate in the export of the County contribute to the economic growth and competitiveness and represent a key link in the regional economy and open a door for further business opportunities and development.

Table 4: Ranking list of top-10 entrepreneurs of BPC according to revenues from export in the year 2023

No	Name of the company	Headquarters	Revenues export EUR
1.	EMPWR D.O.O.	Nova Gradiška	158.967
2.	ĐURO ĐAKOVIĆ SPECIJALNA VOZILA D.D.	Slavonski Brod	82.665
3.	ANDRITZ TEP D.O.O.	Slavonski Brod	63.547
4.	ĐURO ĐAKOVIĆ MONTAŽA D.O.O.	Slavonski Brod	44.919
5.	DECOSPAN MATO FURNIR D.O.O.	Oprisavci	35.614
6.	SAINT JEAN INDUSTRIES D.O.O.	Slavonski Brod	31.960
7.	HIDROMONT INDUSTRIJSKA MONTAŽA D.O.O.	Slavonski Brod	28.726
8.	AXEREAL CROATIA D.O.O.	Nova Gradiška	22.794
9.	TANG TVORNICA ALATA D.O.O.	Nova Gradiška	21.832
10.	SLAVONIJA SLAD D.O.O.	Nova Gradiška	20.870

Source: Fina, Annual Financial Statements Registry

3.4. Labour market

In the area of Brod-Posavina County, and according to the data of the Croatian Bureau of Statistics, in June 2024 there were 52.768 active persons in total, 22.497 women and 30.271 men.

Registered unemployment for the period from 2014-2023 records a constant drop which indicates a gradual improvement of the situation in the labour market in this region. According to available data for 2023, there were 5.346 unemployed persons in the Brod-Posavina County, which is 14.4% less than in the previous year.

An average net salary for the period 2014-2023 records a trend of salary growth of the workers in Brod-Posavina County and in the June 2024 it amounts to 1.188 EUR, but it is nevertheless much lower than the average of the Republic of Croatia.

Table 5: Active population in Brod-Posavina County for the period 2014-2023

Year	Active population	Employed persons	Unemployed persons	Net salary EUR
2014.	51.042	31.640	19.402	644
2015.	46.227	31.973	14.254	659
2016.	44.518	32.454	12.064	684
2017.	43.071	33.419	9.652	693
2018.	41.229	33.009	8.220	720
2019.	42.135	35.519	6.616	730
2020.	42.498	36.308	6.190	763
2021.	43.887	36.756	7.131	814
2022.	43.110	36.860	6.250	896
2023.	43.740	38.394	5.346	1.031

Source: Croatian Bureau of Statistics, Employment and Wages – Review by counties

A review of data from the Croatian Bureau of Statistics shows that, despite challenges related to emigration, the positive trend of employment growth continues. While there is an increase in the number of employed persons at the national level, the highest growth was recorded in Dubrovnik-Neretva County (4.37%), Zagreb County (4.28%), and Brod-Posavina County (4.25%).

Brod-Posavina County has significant employment growth and an increase in wages, which is a positive indicator for the local economy and contributes to strengthening economic stability and raising the standard of living for its residents. This developmental momentum can positively impact the attraction of new investors and retention of the workforce, ensuring the county's long-term economic progress.

4. POPULATION OF BROD-POSAVINA COUNTY

4.1. Number of inhabitants

According to the data of the Census of Population in the year 2021, Brod-Posavina County had 130.267 inhabitants, what puts it on the 11. place with 3,4 % of the population of the Republic of Croatia. The population density for BPC amounts to 64,17 inhabitants per km². The highest concentration of population of the County have the areas of the cities Slavonski Brod with 49.891 and Nova Gradiška with 11.690 inhabitants, while among the municipalities, in 2021 the Municipalities of Sibinj (5.730) and Oriovac (4.770) had the largest number of inhabitants. The lowest number of inhabitants have the Municipality of Stara Gradiška with 911 inhabitants and Municipality of Dragalić with 1.058 inhabitants.

Table 6: Number of inhabitants of Brod-Posavina County

No	Local self-government unit	Number of inhabitants
1.	Nova Gradiška	11.690
2.	Slavonski Brod	49.891
3.	Bebrina	2.817
4.	Brodski Stupnik	2.357
5.	Bukovlje	2.727
6.	Cernik	2.964
7.	Davor	2.529
8.	Donji Andrijevci	3.059
9.	Dragalić	1.058
10.	Garčin	3.951
11.	Gornja Vrba	2.168
12.	Gornji Bogičevci	1.428
13.	Gundinci	1.610
14.	Klakar	2.020
15.	Nova Kapela	3.393
16.	Okučani	2.323
17.	Oprisavci	1.968
18.	Oriovac	4.770
19.	Podcrkavlje	2.207
20.	Rešetari	3.852
21.	Sibinj	5.730
22.	Sikirevci	2.028
23.	Slavonski Šamac	1.576
24.	Stara Gradiška	911
24.	Staro Petrovo Selo	4.110
26.	Velika Kapanica	2.621
27.	Vrbje	1.691
28.	Vrpolje	2.818

Source: Croatian Bureau of Statistics, Census of Population 2021, Inhabitants by towns and municipalities

In comparison to the Census in 2011, a significant decrease in the population of Brod-Posavina County was recorded as a result of various demographic and economic factors faced by a significant number of counties in the Republic of Croatia. The most significant reasons that influenced the decrease in the population number are: intensive emigration,

negative natural increase, economic stagnation of the region and the outflow of educated young people.

Table 7: Number of inhabitants in Brod-Posavina County and the Republic of Croatia 2011-2021

	2011.	2021.	Change 2021./2011.
Brodsko-posavska županija	158.575	130.267	-17,88%
Republika Hrvatska	4.284.889	3.888.529	-9,3%

Source: Croatian Bureau of Statistics, Data processing CTR Brod-Posavina County

Percentage change in the number of inhabitants in comparison to the previous census of population for the year 2011 records a significant change of -17,88% for Brod-Posavina County which indicates a large decrease of the total population number in the last decade. Parallel to the stated, the Republic of Croatia records a change of -9,3%, and a tendency of a decrease of the total population number at a national level.

4.2. Educational structure of population

By comparing the data of the Census in 2021 on the structure of population of the Republic of Croatia according to the highest education, one can observe a significant decrease in the share of population with elementary or lower education whereas there is simultaneously an increase in the share of population with completed secondary and higher education (Source: Croatian Bureau of Statistics).

Table 8: Educational structure of the population of the Brod-Posavina County

Total	Without education	1-3 grade	4-7 grade	Elementary school	Middle school	Highly educated	Unknown
111.693	1.283	490	3.377	26.130	63.803	16.592	18

Source: Croatian Bureau of Statistics, Population of 15 years of age and older according to the highest educational degree, age and sex, Census 2021

Among the total number of inhabitants of 15 years of age and older in the area of the County about 26% of the population has completed elementary or lower education whereas about 55 % of the population has completed the middle school.

According to the data of the Croatian Bureau of Statistics, the largest share of the population with higher education in 2021 at the level of the Republic of Croatia had the city of Zagreb (39,1%), Primorje-Gorski Kotar County (28,1%) and Dubrovnik-Neretva County (26,8%), and the lowest Virovitica-Podravina (13,1%), Bjelovar-Bilogora (14,5%) and Brod-Posavina County (14,9%).

5. BUSINESS ZONES OF BROD-POSAVINA COUNTY

The business zones are infrastructurally equipped areas, i.e. areas planned by spatial plans for business and/or production purposes, intended for the performance of certain types of business, i.e. economic, activities. The basic characteristic of the business zones is shared use of infrastructurally equipped and organized space by the entrepreneurs, by doing business within one business zone, they enable the rationalization of operations and the use of available resources of the business zone together with other users of the business zone (Law on Improvement of Business Infrastructure NN (Official Gazette) 91/13, 114/13, 41/14, 57/18 and 138/21).

5.1. Business zones according to the size of the total surface area

According to the data gathered by the Center for Development of Brod-Posavina County for the year 2023, there were 35 business zones recorded in the area of the County with total surface area of 1.297 ha and a total of available land for further investment of 726 ha.

Table 9: Business zones of Brod-Posavina County

No	Local self-government unit	Name of the zone
1	TOWN NOVA GRADIŠKA	Industrial Park Nova Gradiška
2	THE CITY OF SLAVONSKI BROD	Business Zone "Kolonija"
3	THE CITY OF SLAVONSKI BROD	Economic and Production Zone "Bjeliš"
4	THE CITY OF SLAVONSKI BROD	Business Zone West
5	THE CITY OF SLAVONSKI BROD	Industrial Zone Đuro Đaković
6	MUNICIPALITY OF BEBRINA	Business Zone Šumeće
7	MUNICIPALITY OF BRODSKI STUPNIK	Business Zone "Rižino Polje"
8	MUNICIPALITY OF CERNIK	Business Zone Cernik
9	MUNICIPALITY OF DAVOR	Business Zone Davor
10	MUNICIPALITY OF DONJI ANDRIJEVCI	Business Zone Donji Andrijevcı 4
11	MUNICIPALITY OF DRAGALIĆ	Business Zone Dragalić
12	MUNICIPALITY OF GARČIN	Business Zone Trnjani-Klokočevik
13	MUNICIPALITY OF GORNJA VRBA	Northern Business Zone Gornja Vrba
14	MUNICIPALITY OF GORNJI BOGIĆEVCI	Brezine Business Zone
15	MUNICIPALITY OF KLAJAR	Business Zone Jelas Ruščica
16	MUNICIPALITY OF KLAJAR	Business Zone Ruščica South
17	MUNICIPALITY OF NOVA KAPELA	Business Zone Nova Kapela
18	MUNICIPALITY OF OPRISAVCI	Rakitovac
19	MUNICIPALITY OF OPRISAVCI	Business Zone STRUŽANI-KRČ
20	MUNICIPALITY OF ORIOVAC	Business Zone Čaplja
21	MUNICIPALITY OF PODCRKAVLJE	Business Zone Grabarje (Kindrovo)
22	MUNICIPALITY OF PODCRKAVLJE	Business Zone Donji Slatinik (Domin)
23	MUNICIPALITY OF REŠETARI	Business Zone Rešetari
24	MUNICIPALITY OF SIBINJ	Business Zone Sibinj
25	MUNICIPALITY OF SIKIREVCI	Business Zone JARIČIŠTE
26	MUNICIPALITY OF SIKIREVCI	Small Business Zone VAŠARIŠTE
27	MUNICIPALITY OF SLAVONSKI ŠAMAC	Business Zone Slavonski Šamac

27	MUNICIPALITY OF SLAVONSKI ŠAMAC	Business Zone Slavonski Šamac
28	MUNICIPALITY OF STARA GRADIŠKA	Business Zone Stara Gradiška
29	MUNICIPALITY OF VELIKA KOPANICA	Business Zone Velika Kopanica I
30	MUNICIPALITY OF VELIKA KOPANICA	Business Zone Velika Kopanica II
31	MUNICIPALITY OF VELIKA KOPANICA	Business Zone Velika Kopanica III
32	MUNICIPALITY OF VELIKA KOPANICA	Business Zone Velika Kopanica 4
33	MUNICIPALITY OF VELIKA KOPANICA	Business Zone Velika Kopanica 5
34	MUNICIPALITY OF VRPOLJE	Business Zone "Vašarište" Vrpolje
35	MUNICIPALITY OF GORNJA VRBA/KLAKAR	PORT AUTHORITY OF THE PORT SLAVONSKI BROD

Source: CTR, Data gathered for the year 2024

The sizes of the business zones have significant economic and entrepreneurial implications. Their classification by size enables better planning and adjustment of business activities according to the special needs of an entrepreneur.

According to the Law on Improvement of Entrepreneurial Infrastructure, based on the size of the total surface area, business zones are classified as:

1. MICROZONES – sizes of total area up 10 ha

In the area of Brod-Posavina County there are 8 microzones of total surface area of 40.49 ha. The microzones are usually suitable for small entrepreneurs, start-ups and craftsmen. The size of this business zone enables smaller companies to be situated in smaller surroundings, which can result in reducing rental and operating costs. They often stimulate local economic growth and create competition which stimulates innovations on a local level. Total land available for further investments in the area of the 8 microzones of the County amounts to 33.34 ha. The Business Zone „Kolonija“ has full capacities and have no space for further investments.

Table 10: Microzones in the area of Brod-Posavina County in the year 2024

No.	Local self-gover. unit	Name of the business zone	Size (ha)	Available land (ha)
1	The city of Slavonski Brod	Business Zone „Kolonija“	3,0036	0
2	Municipality of Bebrina	Business Zone Šumeće	2,05	1,78
3	Municipality of Nova Kapela	Business Zone Nova Kapela	3,6082	3,3242
4	Municipality of Oprisavci	Business Zone Rakitovac	3,3055	3,3055
5	Municipality of Velika Kopanica	Business Zone Velika Kopanica III	7,6317	7,6317
6	Municipality of Velika Kopanica	Business Zone Velika Kopanica IV	7,8	7,8
7	Municipality of Velika Kopanica	Business Zone Velika Kopanica V	6,7	6,7
8	Municipality of Vrpolje	Business Zone Vašarište	6,4	2,8

Source: CTR, Data gathered for the year 2024

2. SMALL ZONES - size of total area from 10 to 50 ha

Small zones are dominant in the area of the County and take up 372,12 ha of land. The 15 registered zones enable higher flexibility in terms of size and capacity of a company. They can attract small and medium-sized companies that are ready for expansion. Total land available for further investments in the area of the small zones amounts to 223,85 ha. The Business Zone Cernik, Business Zone Dragalić and Business zone “Rižino polje” have no space for further investments.

Table 11: Small zones in the area of Brod-Posavina County in the year 2024

Nr.	Local self-gover. units	Name of the business zone	Size (ha)	Available land (ha)
1	The city of Slavonski Brod	Economic and Production Zone „Bjeliš“	24,68	17,91
2	Municipality of Brodski Stupnik	Business Zone „Rižino polje“	40,54	0
3	Municipality of Cernik	Business Zone Cernik	43,63	0
4	Municipality of Donji Andrijevići	Business Zone Donji Andrijevići 4	15,82	15,82
5	Municipality of Davor	Business Zone Davor	24,77	19,57
6	Municipality of Dragalić	Business Zone Dragalić	26,74	0
7	Municipality of Garčin	Business Zone Trnjani-Klokočevik	12,65	7,17
8	Municipality of Gornji Bogićeveci	Brezine Business Zone	15	9,1
9	Municipality of Klakar	Business Zone Ruščica South	10	8
10	Municipality of Okučani	Business Zone Okučani	32,63	25
11	Municipality of Oprisavci	Business Zone STRUŽANI-KRČ	45,64	45,64
12	Municipality of Sikirevci	Business Zone JARIČIŠTE	27,01	27,01
13	Municipality of Slavonski Šamac	Business Zone Slavonski Šamac	18,99	14,61
14	Municipality of Stara Gradiška	Business Zone Stara Gradiška	18,23	18,23
15	Municipality of Velika Kopanica	Business Zone Velika Kopanica I	15,79	15,79

Source: CTR, Data gathered for the year 2024

3. MEDIUM-SIZED ZONES – sizes of total area from 50 to 100 ha

Medium business zones are ideal for the companies that are ready for a more serious expansion and increase in capacity. They mostly have access to a better infrastructure and provide an opportunity for larger production and logistics operations and often attract investments and higher number of workplaces. In Brod-Posavina County there are 6 registered medium business zones with a total size of 489 ha and 267,8 ha available land for further investments. The Business Zone Sibinj has no available capacities.

Table 12: Medium-sized zones in the area of Brod-Posavina County in 2024

No.	Local self-gov. unit	Name of the business zone	Size (ha)	Available land (ha)
1.	The city of Slavonski Brod	Business Zone West	89,36	89,36
2.	The city of Slavonski Brod	Industrial Zone Đuro Đaković	91,12	8,79
3.	Municipality of Rešetari	Business Zone Rešetari	66,42	0
4.	Municipality of Sijin	Business Zone Sijin	70	0
5.	Municipality of V. Kопanica	Business Zone Velika Kопanica II	86,1	86,1
6.	Municipality of Gornja Vrba/ Klakar	The Port Authority of the Port Slavonski Brod	90	22,44

Source: CTR, Data gathered for the year 2024

4. LARGE ZONES- sizes of total area larger than 100ha

Large business zones are capital projects that can attract multinational corporations and industrial giants. These zones mostly have considerable infrastructural support, they include traffic connections, energy resources and communication infrastructure.

They attract large investments and provide opportunities for considerable employment on a local level, they participate in stimulating the development of the supply chain and increase competitiveness of the region in the market. In the area of the County there are 3 registered large business zones with a total size of 396 ha and 200 ha of available land for further investments.

No.	Local self-gov. units	Name of the business zone	Size (ha)	Available land (ha)
1.	Town Nova Gradiška	Industrial Park Nova Gradiška	126	33
2.	Municipality of Gornja Vrba	Northern Business Zone Gornja Vrba	146,60	84,76
3.	Municipality of Klakar	Business Zone Jelas-Ruščica	124	83

Source: CTR, Data gathered for the year 2024

Among the collected data about the size of the business zones in the area of the County, there are data that are left out in the tabular representation for the Business Zone Grabarje (Kindrovo) and Business Zone Donji Slatinik (Domin) in the Municipality of Podcrkavlje and Small business zone VAŠARIŠTE in the Municipality of Sikirevci because of the partially provided data by the municipalities. The diversity of the sizes of the business zones is important because it enables the entrepreneurs to find the most suitable surroundings for their business needs.

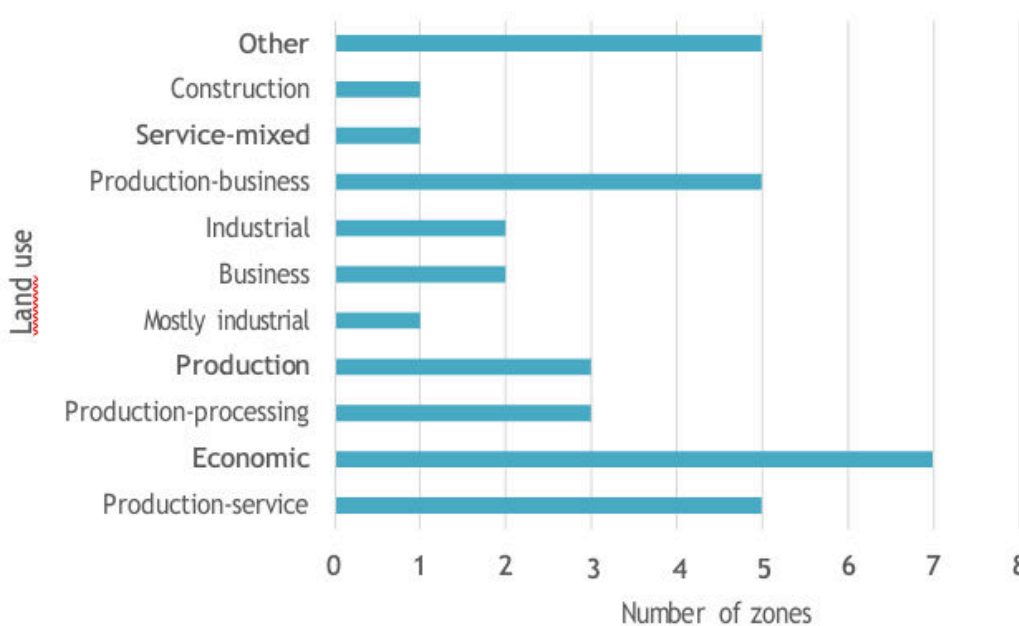
5.2. Business zones according to the type of activity

According to the type of activity that is performed within the business zone, business zones are classified as follows:

- 1. PRODUCTION-PROCESSING** – in which most users in the zone perform production and processing entrepreneurial activities, i.e. where most of the available zone land is occupied by the entrepreneurs who perform production and processing activity.
- 2. LOGISTIC-DISTRIBUTIONAL** – in which most users in the zone perform logistic-distributional activities (distribution centers, wholesale, storage and transport, logistic centers and other), i.e. in which most of the available zone land is occupied by the entrepreneurs who perform logistic-distributional activities.
- 3. SERVICE - MIXED** – in which most zone users perform service activities, services, activities of business support and other entrepreneurial activities, i.e. in which most of the available zone land is occupied by the entrepreneurs who perform service activities, services, activities of business support and other entrepreneurial activities.

According to the data gathered by the Center for Development of the Brod-Posavina County, according to the purpose of the land, a wider spectrum of purposes of the business zones was recorded, among which the production-service and production-business purposes are the most represented ones.

Graphical representation 2: Zone land use in the businesses zones of Brod-Posavina County



Source: CTR, Data gathered for the year 2024

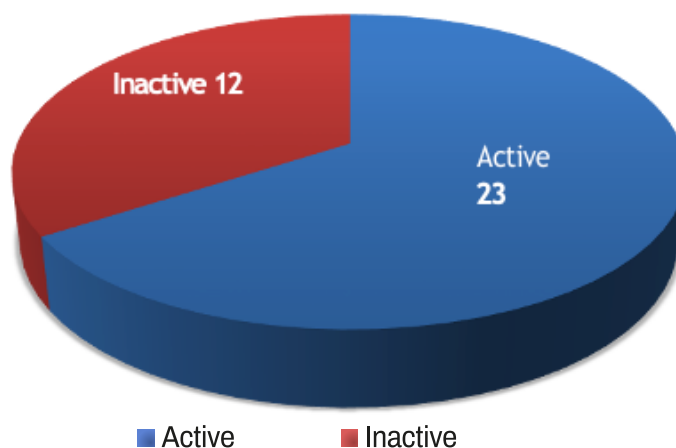
5.3. Business zones according to the intensity of the activation of the available land

According to the intensity of the activation of the available land, business zones are classified as:

1. **INACTIVE BUSINESS ZONES** – in which the degree of activation (occupancy by active entrepreneurs) of the available land is 0% (0 ha of activated land of a business zone), after the end of the first year from the establishment of the business zone.
2. **ZONES IN INITIAL ACTIVATION** – in which the degree of activation zone is 33% of the available land, expressed in hectares of the business zone area.
3. **MEDIUM-ACTIVE ZONES** in which the grade of activation is from 33% to 66% of the available land, expressed in hectares of the business zone area.
4. **COMPLETELY ACTIVE ZONES** - in which the grade of activation is higher than 66% of the available zone area, expressed in hectares of the business zone area.

According to the data gathered by the Center for Development of Brod-Posavina County there are 35 registered business zones in the area of the County, there is business activity in 23 of them and are therefore classified as active zones. The total number of business zones in the area of the County indicates a potentially great capacity for attracting investments and creating new workplaces. Active zones account for a larger share of the total number of zones, which suggests that the existing business subjects and investors recognize the favourable environment for business in the region. However, in order to maintain the positive trend, it is important to work continuously on the development of the infrastructure, on the education of the workforce and to stimulate innovations and development of competition among the companies with the aim of ensuring long-term sustainability of active business zones.

Graphical representation 3 : Active and inactive zones Brod-Posavina County



Izvor: Prikupljeni podaci CTR BPŽ, za 2024. godinu

5.4. Existing entrepreneurs

In the area of the business zones of Brod-Posavina County in the year 2024 there were 237 registered companies with 7240 employees. Their presence has a significant influence on the County and society in general. The largest number of entrepreneurs are in the Industrial Park Nova Gradiška (32 companies with 1050 employees), Industrial Zone Đuro Đaković in Slavonski Brod (95 companies with 5000 employees) and Northern Business Zone in Gornja Vrba (24 companies with 730 employees).

The presence of the economic subjects in the business zones contributes to the reduction of the unemployment rate and thus influences the improvement of the living standard of the local population and contributes to the general economic development of the County. The companies in business zones attract investments and therefore also stimulate economic growth, create new opportunities for local communities and affect the increase in tax revenues for the county and municipalities. The diversity of the companies in the business zones influences the stability of the economy of the County and the increase in demand for local resources and services.

Table 14: Existing entrepreneurs in the business zones of Brod-Posavina County

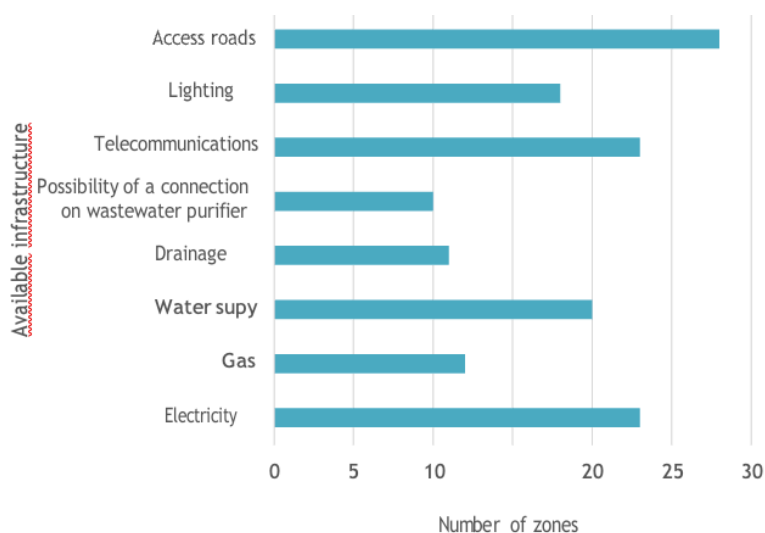
No.	Local self. - gov. unit	Name of the business zone	Number of companies	Number of employees
1	Town Nova Gradiška	Industrial Park Nova Gradiška	32	1050
2	The city of Slavonski Brod	Business Zone „Kolonija“	12	99
3	The city of Slavonski Brod	Economic and Production Zone „Bjeliš“	18	40
4	The city of Slavonski Brod	Industrial Zone Đuro Đaković	95	5000
5	Municipality of Brodski Stupnik	Business Zone „Rižino Polje“	13	82
6	Municipality of Cernik	Business Zone Cernik	9	1
7	Municipality of Dragalić	Business Zone Dragalić	2	0
8	Municipality of Garčin	Business Zone Trnjani-Klokočevik	5	0
9	Municipality of Gornja Vrba	Northern Business Zone Gornja Vrba	24	730
10	Municipality of Gornji Bogićevci	Brezine Business Zone	4	50
11	Municipality of Oprisavci	Rakitovac	1	8
12	Municipality of Klakar	Business Zone Jelas Ruščica	1	0
13	Municipality of Klakar	Business Zone Ruščica jug	2	0
14	Municipality of Okučani	Business Zone Okučani	2	0
15	Municipality of Podcrkavlje	Business Zone Grabarje (Kindrovo)	1	n/p
16	Municipality of Sibinj	Business Zone Sibinj	5	105
17	Municipality of Slavonski Šamac	Business Zone Slavonski Šamac	1	0
18	Municipality of Stara Gradiška	Business Zone Stara Gradiška	2	50
19	Municipality of Velika Kopanica	Business Zone Velika Kopanica I	2	10
20	Municipality of Velika Kopanica	Business Zone Velika Kopanica 4	1	5
21	Municipality of Velika Kopanica	Business Zone Velika Kopanica 5	1	2
22	Municipality of Vrpolje	Business Zone „Vašarište“ Vrpolje	3	8
23	Municipality of Gornja Vrba/Klakar	Port Authority of the Port Slavonski Brod	1	0
UKUPNO			237	7240

5.5. Available infrastructure

Available and well-developed infrastructure within the business zones creates stimulating surroundings for business, stimulates economic growth, employment and general sustainability of the region.

- Energy infrastructure will enable stable and reliable supply of electricity and gas which are crucial for uninterrupted functioning of business facilities.
- Water supply and sewage system represent key elements of entrepreneurial infrastructure and will enable supply of drinking water, compliance with sanitary standards and prevention of soil and water pollution.
- The possibility of a connection to a wastewater purifier is important for a sustainable business, for the reduction of ecological risks and compliance with regulatory and legal standards.
- Telecommunications represent a vital component of business surroundings and provide a foundation for modern and connected business and efficiency of business processes.
- Lighting has a multiple influence on business zones, from safety and productivity to aesthetic and social aspects.
- Access roads as a fundamental element of infrastructure of the business zones contribute to the logistic connection of the business zone to other parts of the County and therefore facilitate the transport of raw materials, finished products and other materials.

Graphical representation 4 : Available infrastructure of the business zones of Brod-Posavina County



Source: CTR, Data gathered for the year 2024

It is important to point that further investments in infrastructure are planned in several local self-government units. The construction of infrastructural components is currently underway. This shows an awareness of the importance of infrastructure development and a readiness for necessary investments to stimulate economic growth.

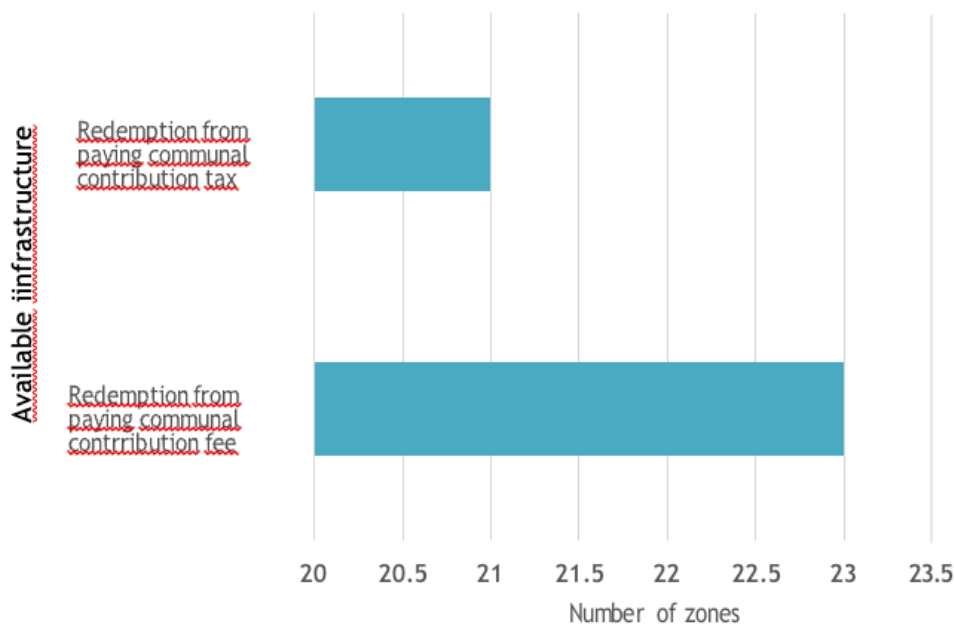
Almost all business zones already have developed access roads, and more than half of the

zones are equipped with complete infrastructure, including lighting, electricity, gas, telecommunications, drainage, and water supply. This significantly increases their attractiveness to investors. As a result, the business zones in the Brod-Posavina County enable entrepreneurs to start their operations more quickly and efficiently, reducing initial investment costs, while also providing additional security and support for the long-term development of their projects.

5.6. Benefits for investors

Benefits for investors are an important instrument for stimulating economic growth, innovations and employment with the aim of creating stimulating surroundings of the business zones. With the insight into the collected data, benefits are registered in 23 business zones in the area of the County in terms of redemption from paying communal contribution fee and 21 in terms of redemption from paying communal contribution tax. The investors in the zone are exempt partially to fully from communal contributions and thus have an opportunity to achieve significant savings and contribute to the development of the community in which they operate.

Graphical representation 5: Benefits for investors in the business zones of Brod-Posavina County



Source: CTR, Data gathered for the year 2024

The redemptions from the payment of communal contribution tax and communal contribution fee are different from one municipality to another and are mostly adopted by special decisions of the Council, according to the conditions of the Decision on communal contribution and others.

Table 15: Benefits for investors in the area of business zones of Brod-Posavina County

No	Local self. - gov. unit	No.	REDEMPTION FROM PAYING COMMUNAL CONTRIBUTION TAX	REDEMPTION FROM PAYING COMMUNAL CONTRIBUTION FEE
1	TOWN NOVA GRADIŠKA	Industrial Park Nova Gradiška	Yes, partially or fully according to the amount of investment and the number of new employees	Yes, partially or fully according to the amount of investment and the number of new employees
2	THE CITY OF SLAVONSKI BROD	Business Zone "Kolonija"	Yes, Fully or partially, in accordance with the Decision on communal contribution.	Yes, Fully or partially, in accordance with the Decision on communal contribution.
3	THE CITY OF SLAVONSKI BROD	Economic and Production Zone "Bjeliš"	Yes, Fully or partially, in accordance with the Decision on communal contribution	Yes, Fully or partially, in accordance with the Decision on communal contribution.
4	THE CITY OF SLAVONSKI BROD	Business Zone West	Yes, Fully or partially, in accordance with the Decision on communal contribution	Yes, Fully or partially, in accordance with the Decision on communal contribution.
5	THE CITY OF SLAVONSKI BROD	Industrial Zone Đuro Đaković	.Yes, Fully or partially, in accordance with the Decision on communal contribution	Yes, Fully or partially, in accordance with the Decision on communal contribution.
6	MUNICIPALITY OF BEBRINA	Business Zone Šumeće	Yes, 50% of the amount of the calculated communal contribution	None
7	MUNICIPALITY OF BRODSKI STUPNIK	Business Zone "Rižino polje"	Yes, 50% of the amount of the calculated communal contribution	Yes, for the first year of investment
8	MUNICIPALITY OF CERNIK	Business Zone Cernik	None	None
9	MUNICIPALITY OF DAVOR	Business Zone Davor	Yes, the first three years	Yes, the first three years
10	MUNICIPALITY OF DONJI ANDRIJEVCI	Business zone Donji Andrijevc 4	None	First year of operation 100%, second year 75%, third 50% and fourth year 25%
11	MUNICIPALITY OF DRAGALIĆ	Business zone Dragalić	According to the Decision on Promoting Investment in the Business Zone Dragalić	According to the Decision on Promoting Investment in the Business Zone Dragalić
12	MUNICIPALITY OF GARČIN	Business zone Trnjani - Klokočevik	75%	100% for the first year of work
13	MUNICIPALITY OF GORNJA VRBA	Northern Business Zone Gornja Vrba	None	The first 5 years for new production facilities
14	MUNICIPALITY OF GORNJI BOGIĆEVCI	Business zone Brezine	100% for the construction of a new facility and 50% for any expansion	In extraordinary circumstances
15	MUNICIPALITY OF KLAKAR	Business zone Jelas Ruščica	None	None
16	MUNICIPALITY OF KLAKAR	Business zone Ruščica jug	None	None
17	MUNICIPALITY OF NOVA KAPELA	Business zone Nova Kapela	Production and industrial facilities, processing facilities	None
18	MUNICIPALITY OF OKUČANI	Business zone Okučani	None	None
19.	MUNICIPALITY OF OPRISAVCI	Business zone STRUŽANI-KRČ	None	None
20.	MUNICIPALITY OF OPRISAVCI	Business zone Rakitovac	None	None
21.	MUNICIPALITY OF PODCRKAVLJE	Business zone Grabarje (Kindrovo)	None	None

No	Local self. - gov. unit	No.	REDEMPTION FROM PAYING COMMUNAL CONTRIBUTION TAX	REDEMPTION FROM PAYING COMMUNAL CONTRIBUTION FEE
22.	MUNICIPALITY OF PODCRKAVLJE	Business zone Donji Slatinik (Domin)	None	None
23.	MUNICIPALITY OF REŠETARI	Business zone zona Rešetari	/	/
24.	MUNICIPALITY OF SIBINJ	Business zone Sibinj	/	/
25.	MUNICIPALITY OF SIKIREVCI	Business zone JARIČIŠTE	Yes	None
26.	MUNICIPALITY OF SIKIREVCI	Business zone VAŠARISTE	/	/
27.	MUNICIPALITY OF SLAVONSKI ŠAMAC	Business zone Slavonski Šamac	25% for one-time payment; b) Croatian veterans - according to the damage to the organism and according to the length of stay in the Croatian Army	/
28.	MUNICIPALITY OF STARA GRADIŠKA	Business zone Stara Gradiška	In accordance with the conditions of the Decision on communal contribution	In accordance with the conditions of the Decision on communal contribution
29.	MUNICIPALITY OF VELIKA KOPANICA	Business zone Zona I	By special decision of the Council	By special decision of the Council
30.	MUNICIPALITY OF VELIKA KOPANICA	Business zone Zona II	By special decision of the Council	By special decision of the Council
31.	MUNICIPALITY OF VELIKA KOPANICA	Business zone Zona III	By special decision of the Council	By special decision of the Council
32.	MUNICIPALITY OF VELIKA KOPANICA	Business zone Zona 4	By special decision of the Council	By special decision of the Council
33.	MUNICIPALITY OF VELIKA KOPANICA	Business zone Zona 5	By special decision of the Council	By special decision of the Council
34.	MUNICIPALITY OF VRPOLJE	Business zone "Vašarište" Vrpolje	Partial release	When it is of special importance and interest for the Municipality
35.	MUNICIPALITY OF GORNJA VRBA/KLAKAR	LUČKO PODRUČJE LUKE SLAVONSKI BROD	Yes, partially or completely	Yes, partially or completely

Source: CTR, Data gathered for the year 2024

5.7. Ownership structure and land prices

According to the collected data and the specification of the plots in the offer, it has been determined that the largest part of the plots in the area of the business zones are in public ownership and without encumbrances on the property. This form often offers larger control over zone planning and management, it also enables public authorities to design infrastructure in accordance with economic and development plans. However, there is also a smaller number of examples of mixed ownership structure where some plots are in private ownership. The methods of land disposal are recorded as sale, right to build, economic purpose and concession. Selling price of the land is not defined in the largest number of business zones, it is set according to the Decision of the council and upon agreement. The range of selling prices of the land, according to the data gathered, is from 0,13 up to 10 EUR/m² and depends on the degree of the development of a business zone.

5.8. Distance from traffic infrastructure

Due to the extremely favourable traffic position of Brod-Posavina County, its business zones are attractive to the investors. The companies within the business zones have access to various and efficient means of transport which reduces transport costs and delivery time thus encouraging further business growth.

With the insight into the data gathered by the Center for Development of Brod-Posavina County, it has been registered that about 80% of business zones have built access roads which are from 0,5 up to 25 km away from the highway. The proximity of a railway siding was registered for a large number of zones as well as the proximity of two international airports (Osijek and Zagreb). Relative proximity of the airports offers a possibility of fast and efficient distribution of products, it facilitates business travels and encourages the arrival of investors and foreign partners.

5.9. Compliance with spatial plans

According to the data gathered by the Center for Development of Brod-Posavina County, a very good compliance with spatial development plans of the county, city or municipality is evident. This implies compliance with the guidelines, aims and restrictions that are defined by the spatial plans in order to achieve a balanced and sustainable development in that area. It has also been noted if there is a need to create a master urban plan as well as a detailed urban plan.

Good compliance can include a carefully chosen location of business zones in order to minimize negative influence on environment, a properly planned infrastructure in order to prevent traffic jams and to ensure safety while respecting the provisions related to land use and spatial organization.

Table 16: Compliance with spatial plans

No	Local self-gov. unit	NAME OF THE ZONE	County urban plan	City / municipality urban plan	Master urban plan	Urban development plan	Detailed urban plan
1	TOWN NOVA GRADIŠKA	Industrial Park Nova Gradiška	YES	YES	Not obligated to make one	Created	Created
2	THE CITY OF SLAVONSKI BROT	Business Zone "Kolonija"	YES	YES	YES	YES, Created	/
3	THE CITY OF SLAVONSKI BROT	Economic and Production Zone "Bjeliš"	YES	YES	YES	YES, Created	/
4	THE CITY OF SLAVONSKI BROT	Business Zone West	YES	YES	YES	YES, Created	/
5	THE CITY OF SLAVONSKI BROT	Industrial Zone Đuro Đaković	YES	YES	YES	YES, Created	/
6	MUNICIPALITY OF BEBRINA	Business Zone Šumeće	/	YES	Not obligated to make one	Not Created	Not created
7	MUNICIPALITY OF BRODSKI STUPNIK	Business Zone "Rižino polje"	YES	YES	YES-Spatial plan	NO	No obligation according to Spatial plan
8	MUNICIPALITY OF CERNIK	Business Zone Cernik	YES	YES	Not obligated	Created	Not obligatory
9	MUNICIPALITY OF YESVOR	Business Zone YESvor	YES	YES	Not obligated to make one	YES	Not obligated to make one
10	MUNICIPALITY OF DONJI ANDRIJEVCI	Business zone Donji Andrijevci 4	YES	YES	NO	NO	NO
11	MUNICIPALITY OF DRAGALIĆ	Business zone Dragalić	YES	Changes and additions of the Urban development plan of the Municipality of Dragalić are in progress	Not obligated to make one	Changes and additions of the Urban development plan of the Municipality of Dragalić are in progress	Not obligated to make one
12	MUNICIPALITY OF GARČIN	Business Zone Trnjani-Klokočevik	YES	YES	Not obligated to make one	Not obligated to make one	Not obligated to make one
13	MUNICIPALITY OF GORNJA VRBA	Northern Business Zone Gornja Vrba	YES	YES	Ne/ Not obligated to make one	Not obligated to make one	Not obligated to make one
14	MUNICIPALITY OF GORNJI BOGIĆEVCI	Brezine Business Zone	/	YES	/	/	/
15	MUNICIPALITY OF KLAKAR	Business Zone Jelas Ruščica	YES	YES	Not obligated to make one	Created	Not obligated to make one

16	MUNICIPALITY OF KLAKAR	Business Zone Ruščica South	YES	YES	Not obligated to make one	Not obligated to make one	Not obligated to make one
17	MUNICIPALITY OF NOVA KAPELA	Business Zone Nova Kapela	YES	YES	Not obligated to make one	Not obligated to make one	Not obligated to make one
18	MUNICIPALITY OF OPRISAVCI	Business Zone Okučani	YES	YES	YES	/	/
19	MUNICIPALITY OF OPRISAVCI	Rakitovac	YES	YES	YES	/	/
20	MUNICIPALITY OF ORIOVAC	Business Zone STRUŽANI-KRČ	YES	YES	NO	NO	NO
21	MUNICIPALITY OF PODCRKAVLJE	Radna zona Grabarje (Kindrovo)	YES	YES	/	/	/
22	OĆINA PODCRKAVLJE	Business Zone Grabarje (Kindrovo)	YES	YES	/	/	/
23	MUNICIPALITY OF REŠETARI	Business Zone Rešetari	YES	YES	YES	Created	/
24	MUNICIPALITY OF SIBINJ	Business Zone of Small Sibinj	YES	YES	Not obligated to make one	Created	Not obligated to make one
25	MUNICIPALITY OF SIKIREVCI	Business Zone JARIČIŠTE	YES	YES	NO	Not created	Not created
26	MUNICIPALITY OF SIKIREVCI	Business Zone VAŠARIŠTE	/	/	/	/	/
27	MUNICIPALITY OF SLAVONSKI ŠAMAC	Business Zone Slavonski Šamac	YES	YES	NO	NO	NO
28	MUNICIPALITY OF STARA GRADIŠKA	Business Zone Stara Gradiška	YES	YES	NO	Not obligated to make one	Not created, but it is obligated to make one
29	MUNICIPALITY OF VELIKA KOPANICA	Business Zone Velika Kopanica I	YES	YES	YES	Created	Created
30	MUNICIPALITY OF VELIKA KOPANICA	Business Zone Velika Kopanica II	YES	YES	YES	Created	Created
31	MUNICIPALITY OF VELIKA KOPANICA	Business Zone Velika Kopanica III	YES	YES	YES	Created	Created
32	MUNICIPALITY OF VELIKA KOPANICA	Business Zone Velika Kopanica 4	YES	YES	YES	Created	Created
33	MUNICIPALITY OF VELIKA KOPANICA	Business Zone Velika Kopanica 5	YES	YES	YES	Created	Created
34	MUNICIPALITY OF VRPOLJE	Business Zone "Vašarište" Vrpolje	YES	YES	Not obligated to make one	Not obligated to make one	Not obligated
35	MUNICIPALITY OF GORNJA VRBA/ KLAKAR	PORT AUTHORITY OF THE PORT SLAVONSKI BROD	YES	YES	No obligation	Created	Not obligated

Source: CTR, Data gathered for the year 2024

6. ACTIVE BUSINESS ZONES

According to the data gathered by the Center for Development of Brod-Posavina County, there are 23 active business zones in the area of the County. This data indicates a significant potential for stimulating investments and generating new workplaces in the area of the County. Active business zones make a significant percentage of the total number of business zones which implicates that the existing business subjects recognize favourable business environment and contribute to the attractiveness of the region for investments and stimulation of economic activity. With the aim of further development, it is crucial to direct efforts on further growth of the infrastructure within the business zones and on stimulating innovations and improvement of the business climate in the area of Brod-Posavina County.

Active business zones in the area of Brod-Posavina County:

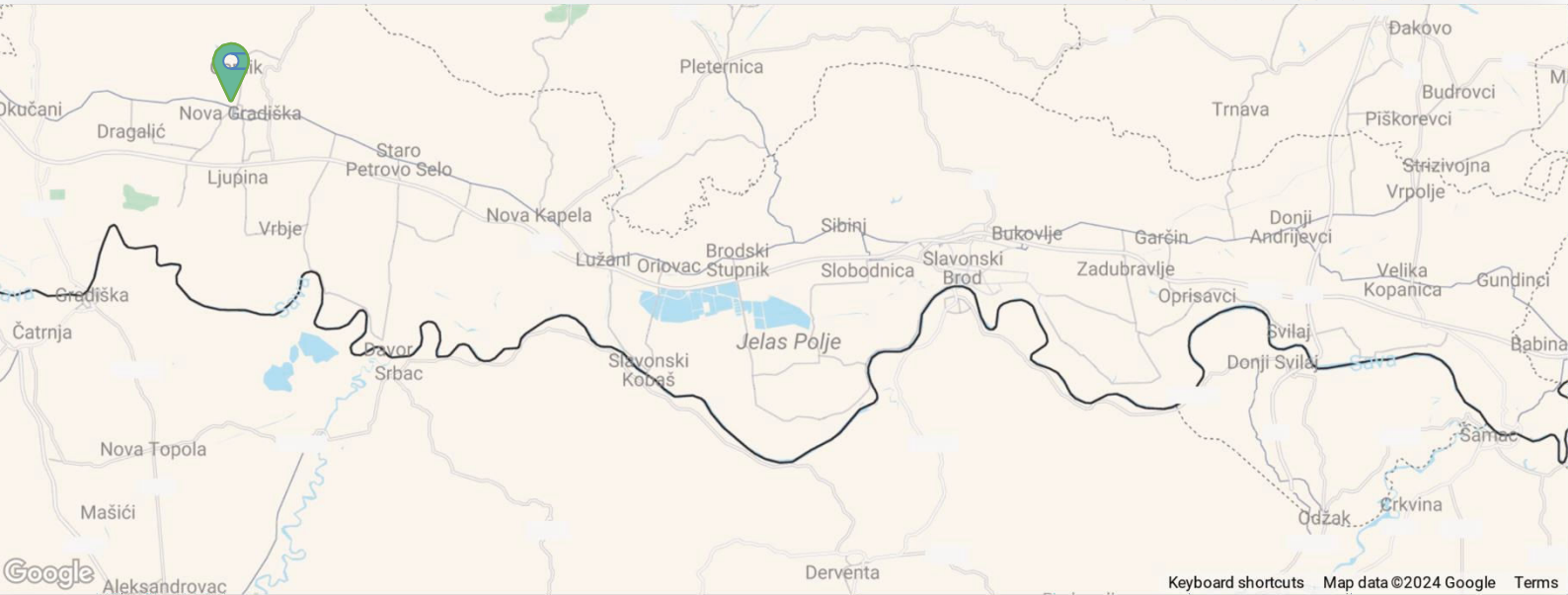
1. Town Nova Gradiška	Industrial Park Nova Gradiška
2. The city of Slavonski Brod	Business Zone „Kolonija“
3. The city of Slavonski Brod	Economic and Production Zone „Bjeliš“
4. The city of Slavonski Brod	Industrial Zone Đuro Đaković
5. Municipality of Brodski Stupnik	Business Zone “Rižino Polje“
6. Municipality of Cernik	Business Zone Cernik
7. Municipality of Dragalić	Business Zone Dragalić
8. Municipality of Garčin	Business Zone Trnjani-Klokočevik
9. Municipality of Gornja Vrba	Northern Business Zone Gornja Vrba
10. Municipality of Gornji Bogićeveci	Brezine Business Zone
11. Municipality of Oprisavci	Rakitovac
12. Municipality of Klakar	Business Zone Jelas Ruščica
13. Municipality of Klakar	Business Zone Ruščica jug
14. Municipality of Okučani	Business Zone Okučani
15. Municipality of Podcrkavlje	Business Zone Grabarje (Kindrovo)
16. Municipality of Sibinj	Business Zone Sibinj
17. Municipality of Slavonski Šamac	Business Zone Slavonski Šamac
18. Municipality of Stara Gradiška	Business Zone Stara Gradiška
19. Municipality of Velika Kopanica	Business Zone Velika Kopanica I
20. Municipality of Velika Kopanica	Business Zone Velika Kopanica 4
21. Municipality of Velika Kopanica	Business Zone Velika Kopanica 5
22. Municipality of Vrpolje	Business Zone „Vašarište“ Vrpolje
23. Municipality of Gornja Vrba/Klakar	Port Authority of the Port Slavonski Brod

1

INDUSTRIAL PARK NOVA GRADIŠKA

(TOWN NOVA GRADIŠKA)

LOKACIJA



GENERAL INFORMATION

Location: Town Nova Gradiška
Size of the zone: 126 ha
Available land size: 33 ha
Zone purpose: Manufacturing and services
Allowed construction density: 0,4
Construction efficiency coefficient allowed: 1,2
Allowed construction height: 20 m
Allowed noise level: 80 dB

TRAFFIC CONNECTIVITY

Access road: Yes
Distance from highway: 3,5 km
Distance from a railway siding: 5 km
Distance from an airport: 140 km (Zagreb)

AVAILABLE INFRASTRUCTURE

Electricity: Yes
Gas: Yes
Water: Yes, dostupnost vode 650 m³/day
Drainage/Sewage: Yes, availability of water 650m³/day
Possibility of a connection to a wastewater purifier: Yes
Telecommunications: Yes
Lighting: Yes

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 32

Number of employees in the zone: 1050

NAMES OF COMPANIES IN THE ZONE

Klimaoprema d.d., EMPWR d.o.o., Teding d.o.o., Elterm d.o.o., Clarum d.o.o., Krešimir d.o.o., Elda d.o.o., Ejot spojna tehnika d.o.o., Agro monting d.o.o., Neocon solar d.o.o., NG bakery d.o.o., Beram d.o.o., Progresys steel technologies d.o.o., Techno Win d.o.o., Cortina design d.o.o., XENIOS d.o.o., Hladni val d.o.o., Industrijski park Nova Gradiška d.o.o., Doln d.o.o, Centar kompetencija za napredno inženjerstvo Nova Gradiška d.o.o., Heavy Duty d.o.o., CARPUSINA d.o.o, Tehna d.o.o., Impal obrt i Impal d.o.o., PANONIAN ENGINEERING d.o.o, DP-CLEAN SERVICE j.d.o.o., Sixth Bit d.o.o., CROAX d.o.o., BRUNNA ESSENTIALS d.o.o., Migautomatika d.o.o., Technology connect j.d.o.o., Vogel projekt d.o.o.

COMMUNAL INFORMATION

Communal contribution for manufacturing: 1,061 EUR/m³

Communal contribution for services: 1,061 EUR/m³

Redemption from paying communal contribution fee: Yes

Redemption for paying communal contribution tax: Yes

Amount of communal contribution tax: 0,78 EUR/m²

WATER CONTRIBUTION (30.6.2024.)

Water contribution-business buildings: 0,66 EUR/m³

Water contribution-manufacturing buildings: 0,119 EUR/m³

Water contribution open-space buildings: 0,196 EUR/m²

WATER FEE

Water regulation fee: 0,0039 EUR/m²

CONTACT

Contact person: Tomislav Sigurnjak



091/3620106



tomislav.sigurnjak@novogradiska.hr

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 12

Number of employees in the zone: 99

NAMES OF COMPANIES IN THE ZONE

MAYA obrt za proizvodnju drvenih proizvoda, Kovinotokarska radnja Golemović, ĐĐ Elektromontaža d.o.o., DS Smith Unija Papir Croatia d.o.o., ARES d.o.o., Centar za inkluzivnu podršku Slavonski Brod, MD interijer, Gradnja Slavonska d.o.o., Limarija Jozić, Alfa Gradnja, Proffy Tech d.o.o.

COMMUNAL INFORMATION

Communal contribution for manufacturing: 4,72 EUR/m³

Communal contribution for services: 4,72 EUR/m³

Redemption from paying communal contribution fee: Yes

Redemption for paying communal contribution tax: Yes

Amount of communal contribution tax: 0,1-0,32 EUR/m²

WATER CONTRIBUTION (30.6.2024.)

Water contribution-business buildings: 0,67 EUR/m³

Water contribution-manufacturing buildings: 0,12 EUR/m³

Water contribution open-space buildings: 0,20 EUR/m²

WATER FEE

Water regulation fee: 0,04 EUR/m²

CONTACT

Contact person: Ankica Majetić



035/217-075



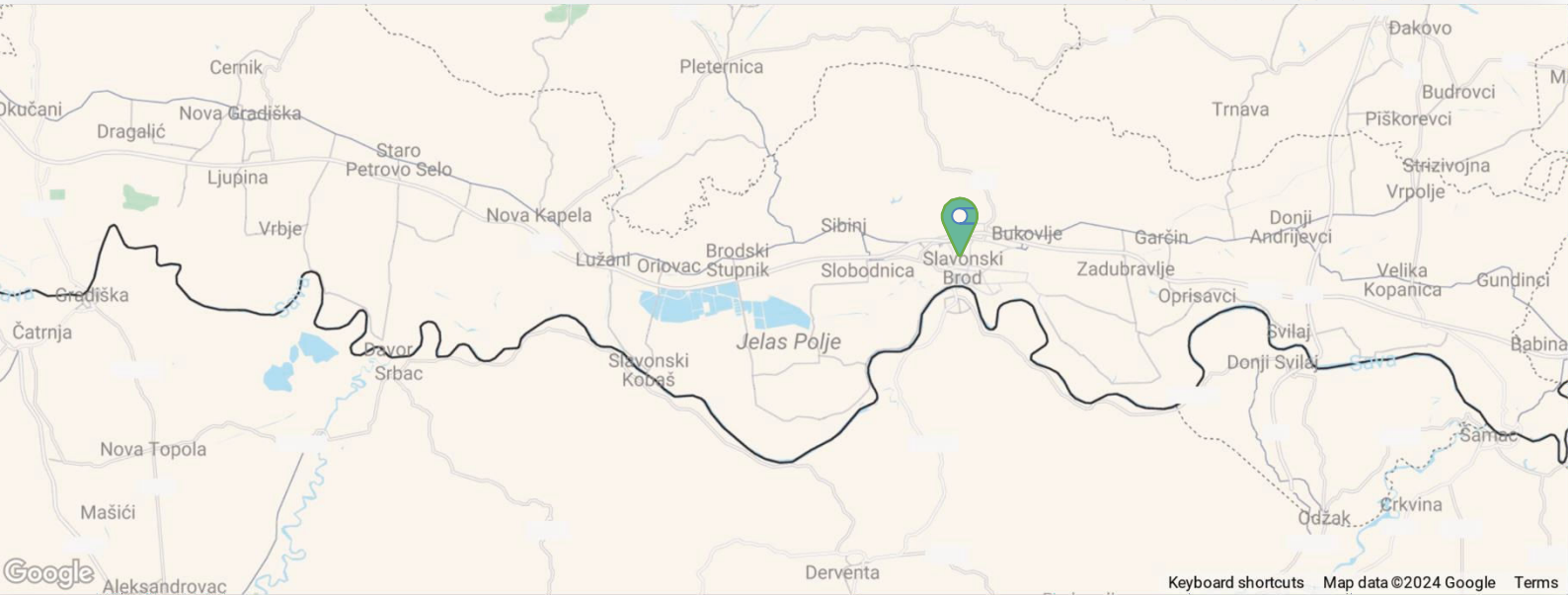
ankica.majetic@slavonski-brod.hr

3

ECONOMIC AND PRODUCTION ZONE “BJELIŠ”

(THE CITY OF SLAVONSKI BROD)

LOKACIJA



GENERAL INFORMATION

Location: City of Slavonki Brod
Size of the zone: 24,68 ha
Available land size: 17,911 ha
Zone purpose: Production-processing
Allowed construction density: 0,5
Construction efficiency coefficient allowed: 2,5
Allowed construction height: 15 m
Allowed noise level: Not defined by spatial plan documentation

TRAFFIC CONNECTIVITY

Access road: Yes
Distance from highway: 5 km
Distance from a railway siding: 1,7 km
Distance from an airport: 80 km (Osijek)

AVAILABLE INFRASTRUCTURE

Electricity: Yes
Gas: Yes
Water: Yes
Drainage/Sewage: Yes
Possibility of a connection to a wastewater purifier: Yes
Telecommunications: Yes
Lighting: Yes

PODACI O ZONI

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 18

Number of employees in the zone: 40

NAMES OF COMPANIES IN THE ZONE

KSV d.o.o., Razvojna agencija Grada Slavenskog Broda d.o.o., SUMA OBRT, Brodsko-posavska županija, SlavonTech d.o.o., LASERING d.o.o., ADMA-PRO d.o.o., SMOKY obrt za proizvodnju i usluge, HortusDes obrt za krajobrazno uređenje, LMV Čalušić j.d.o.o., BRAVARIJA i ZAVARIVANJE JURIŠIĆ j.d.o.o., ENCON d.o.o., Alderwin Obrt za razvoj i konzalting, Illyrium d.o.o., MID agencija d.o.o., CALI obrt za usluge i trgovinu, MPRINT obrt za usluge 3D printa, LMD GRAFIKA j.d.o.o., FORMO d.o.o.

COMMUNAL INFORMATION

Communal contribution for manufacturing: 3,98 EUR/m³

Communal contribution for services: 3,98 EUR/m³

Redemption from paying communal contribution fee: Yes

Redemption for paying communal contribution tax: Yes

Amount of communal contribution tax: 0,1-0,32 EUR/m²

WATER CONTRIBUTION (30.6.2024.)

Water contribution-business buildings: 0,67 EUR/m³

Water contribution-manufacturing buildings: 0,12 EUR/m³

Water contribution open-space buildings: 0,20 EUR/m²

WATER FEE

Water regulation fee: 0,04 EUR/m²

CONTACT

Contact person: Ankica Majetić



035/217-075



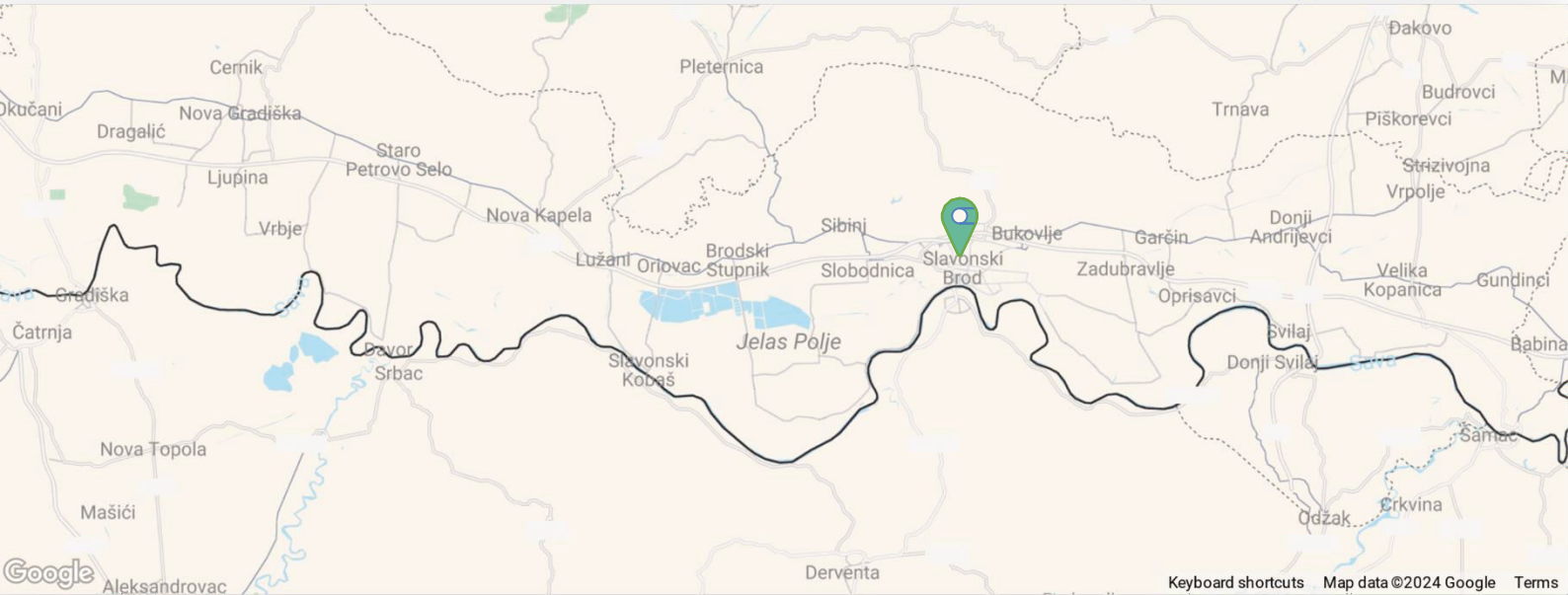
ankica.majetic@slavonski-brod.hr

4

INDUSTRIAL ZONE “ĐURO ĐAKOVIĆ”

(THE CITY OF SLAVONSKI BROD)

LOKACIJA



GENERAL INFORMATION

Location: City of Slavonki Brod
Size of the zone: 91,12 ha
Available land size: 8,79 ha
Zone purpose: Economic-production (I) and Economic-business (K)
Allowed construction density: 0,5-0,75
Construction efficiency coefficient allowed: 1,0-2,25
Allowed construction height: 15 m
Allowed noise level: Not defined by spatial plan documentation

TRAFFIC CONNECTIVITY

Access road: Yes
Distance from highway: 5 km
Distance from a railway siding: 1 km
Distance from an airport: 80 km (Osijek)

AVAILABLE INFRASTRUCTURE

Electricity: Yes
Gas: Yes
Water: Yes
Drainage/Sewage: Yes
Possibility of a connection to a wastewater purifier: Yes
Telecommunications: Yes
Lighting: Yes

PODACI O ZONI

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 95

Number of employees in the zone: cca 5000

NAMES OF COMPANIES IN THE ZONE

GEO-STROJ d.o.o., BROD CENTRUM d.o.o., AUTOTRANS d.d., AVIS d.o.o., BRODOMETAL d.o.o., BUCK d.o.o., BUZOV ŠIMUN, CE-ZA-R d.o.o., ROLOGRAF d.o.o., ČULJAK d.o.o., MEDEX metalna galanterija, DINAMIX d.o.o., ĐĐ ALATNICA d.d., ĐĐ APARATI d.d., ĐĐ Centar za istraživanje i razvoj d.o.o., ĐĐ ENERGETIKA I INFRASTRUKTURA d.o.o., ĐĐ GRUPA d.d., ĐĐ INDUSTRIJSKA RJEŠENJA d.o.o. u stečaju, ĐĐ KOTLOVI d.o.o. u stečaju, ĐĐ MONTAŽA d.o.o., ĐĐ MONTAŽA-DIZALICE d.o.o., ĐĐ MONTAŽA-IZOLAK d.o.o., ĐĐ SPECIJALNA VOZILA d.d., ĐĐ STAN d.o.o., ĐĐ STROJNA OBRADA d.o.o., ANORITZ TEP d.o.o., ĐĐ LJEVAONICA d.o.o., ELEKTRO-MOTORI d.o.o., EP-ING d.o.o., FALCON ELECTRONIC d.o.o., FERIMPEX d.o.o., GRATIS COMMERCE d.o.o., GUMA BROD j.d.o.o., HOST d.o.o., STJEPAN ALADROVIĆ, IN ELEKTRO d.o.o., INDUSERV d.o.o., INŽENJERING ZAGREB d.o.o., KBB KLIMA d.o.o. u stečaju, KLB d.o.o., KOŽUL d.o.o., KUZMIĆ d.o.o., LIOR MONTAŽA d.o.o., MATKOVIĆ d.o.o., MESSER CROATIA PLIN d.d., MINISTARSTVO FINACIJA-CARINSKA UPRAVA, MS MONT d.o.o., NEO-TECH d.o.o., OSIMPEX d.o.o., OTPREMA d.o.o., PINIJA d.o.o., PLINOTEHNIKA d.o.o., RIO-PAK d.o.o., SAINT JEAN INDUSTRIES d.o.o., EKONERG HOLDING d.o.o., STARCEVIĆ d.o.o. u stečaju, SVEUČILISTE SLAVONSKI BROD, SUDIĆ METAL d.o.o., ŠTED INVEST d.o.o., TDA BROD d.o.o., TERMINAL d.o.o., TTT STELA d.o.o., PLANUM d.o.o., ARMAGOR ESTATE d.o.o., SIM d.o.o., ĐĐ ENERGY d.o.o. i dr.

COMMUNAL INFORMATION

Communal contribution for manufacturing: 4,72 EUR/m³

Communal contribution for services: 4,72 EUR/m³

Redemption from paying communal contribution fee: Yes

Redemption for paying communal contribution tax: Yes

Amount of communal contribution tax: 0,1-0,32 EUR/m²

WATER CONTRIBUTION (30.6.2024.)

Water contribution-business buildings: 0,67 EUR/m³

Water contribution-manufacturing buildings: 0,12 EUR/m³

Water contribution open-space buildings: 0,20 EUR/m²

WATER FEE

Water regulation fee: 0,04 EUR/m²

CONTACT

Contact person: Ankica Majetić



035/217-075



ankica.majetic@slavonski-brod.hr

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 13

Number of employees in the zone: 82

NAMES OF COMPANIES IN THE ZONE

Vindon d.o.o., Moderna bravarija Mitrović vl. Ivica Mitrović, Obrtničko tokarska radnja Jozić, Okorak d.o.o., Cito d.o.o., Pilana Blatančić, FT-Vistal d.o.o., Alfa-inženjering d.o.o., OPG Josip Barac, Antun Barac, Vertex doo, Firmus doo, Šumski obrt Kaurić, SANDRA USLUGE d.o.o., HOTEL MAURO d.o.o., AUTOMEHANIČARSKI OBRT, vl. Perica Krištija

COMMUNAL INFORMATION

Communal contribution for manufacturing: 2 EUR/m³

Communal contribution for services: 2 EUR/m³

Redemption from paying communal contribution fee: Yes

Redemption for paying communal contribution tax: Yes

Amount of communal contribution tax: 0,60 EUR/m²

VODNA Water fee

Water regulation fee: 0,03 EUR/m²

CONTACT

Contact person: Goran Jelinić



035/427-137



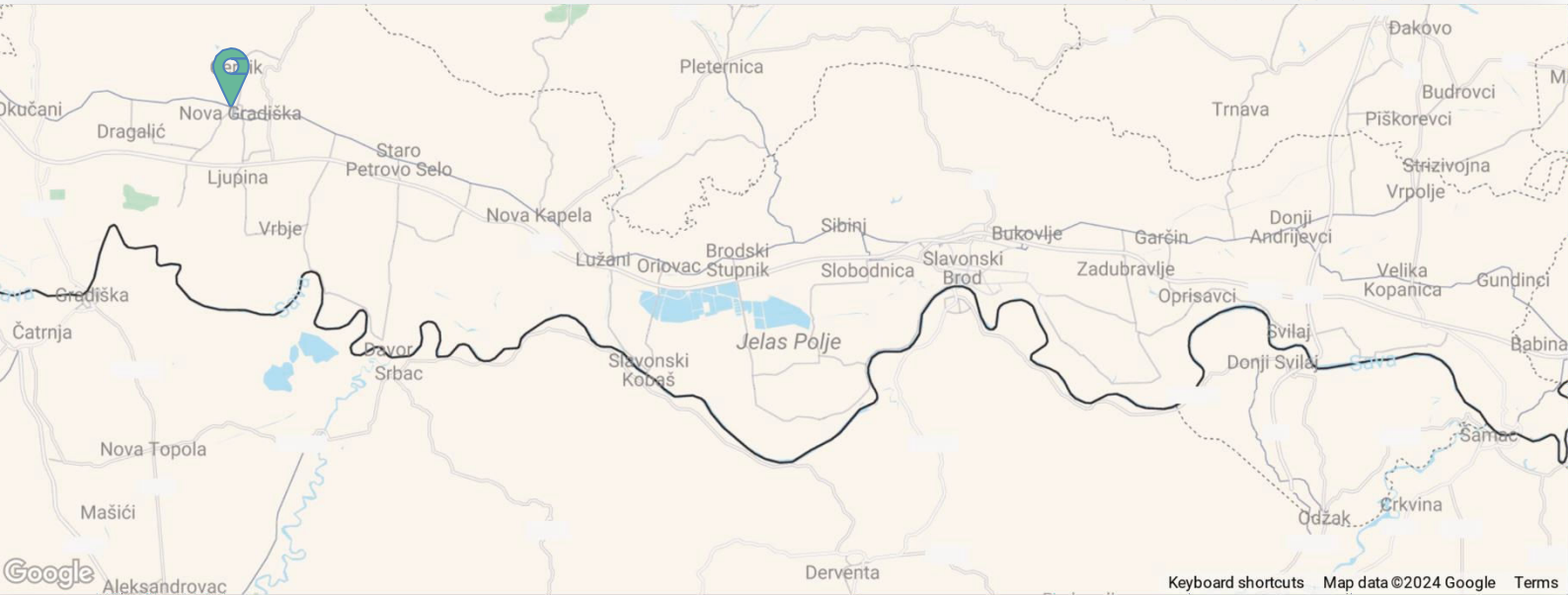
opcina-brodski.stupnik@sb.t-com.hr

6

BUSINESS ZONE “CERNIK”

(MUNICIPALITY OF CERNIK)

LOKACIJA



GENERAL INFORMATION

Location: Municipality of Cernik

Size of the zone: 43,63 ha

Available land size: 0 ha

Zone purpose: Production-service

Allowed construction density: 0,4

Construction efficiency coefficient allowed:

- I1, I2:1,2
- K1, K2, K3:1,6
- Buildings for social activities: 1,4, M1, M2:1,6

Allowed construction height:

- I1, I2: P0(S)+P1+1 (basement, ground floor and 1 floor) or 12,0 m (exceptionally 25,0m)
- K1, K2, K3: P0(S)+P1+2 (basement, ground floor and 2 floors) or 14,0m (exceptionally 25,0m)
- Buildings for social activities: P0+P+1+Pk ili 10,0 m
- M1: P0(S)+P+1+Pk ili 9,0 m
- M2: P0(S)+P+2 ili 10,0 m

Allowed noise level: Not defined

TRAFFIC CONNECTIVITY

Access road: Yes

Distance from highway: 12 km

Distance from a railway siding: None

Distance from an airport: 130 km (Zagreb), 130 km (Osijek)

AVAILABLE INFRASTRUCTURE

Electricity: Yes

Gas: Yes

Water: Yes

Drainage/Sewage: Yes

Possibility of a connection to a wastewater purifier: No

Telecommunications: Yes

Lighting: Yes

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 9

Number of employees in the zone: 1

NAMES OF COMPANIES IN THE ZONE

Reciklažno dvorište – management “Odlagalište “ d.o.o., N. Gradiška, “Ensinus” Zagreb, “Projektig” d.o.o. Zagreb, “Vedrana” Ivan Dol, “Agro sky” Zagreb, Obrt za piljenje i obradu drva, vl. Kruno Marjanović Opatovac, Poljoprivredno poduzetnički inkubator – vlasnik Municipality of Cernik, HEAVY DUTY d.o.o., ALTERNATIVNA ENERGIJA d.o.o.

COMMUNAL INFORMATION

Communal contribution for manufacturing: 0,13 EUR/m³

Communal contribution for services: 0,13 EUR/m³

Redemption from paying communal contribution fee: None

Redemption for paying communal contribution tax: None

Amount of communal contribution tax: 0,13 EUR/m²

WATER CONTRIBUTION (30.6.2024.)

Water contribution-business buildings: Prema pravilniku hrvatskih voda

Water contribution-manufacturing buildings: Prema pravilniku hrvatskih voda

Water contribution open-space buildings: Prema pravilniku hrvatskih voda

WATER FEE

Water regulation fee: According to the Rulebook of Croatian Waters

CONTACT

Contact person: Ivona Kurjaković



035/369-050



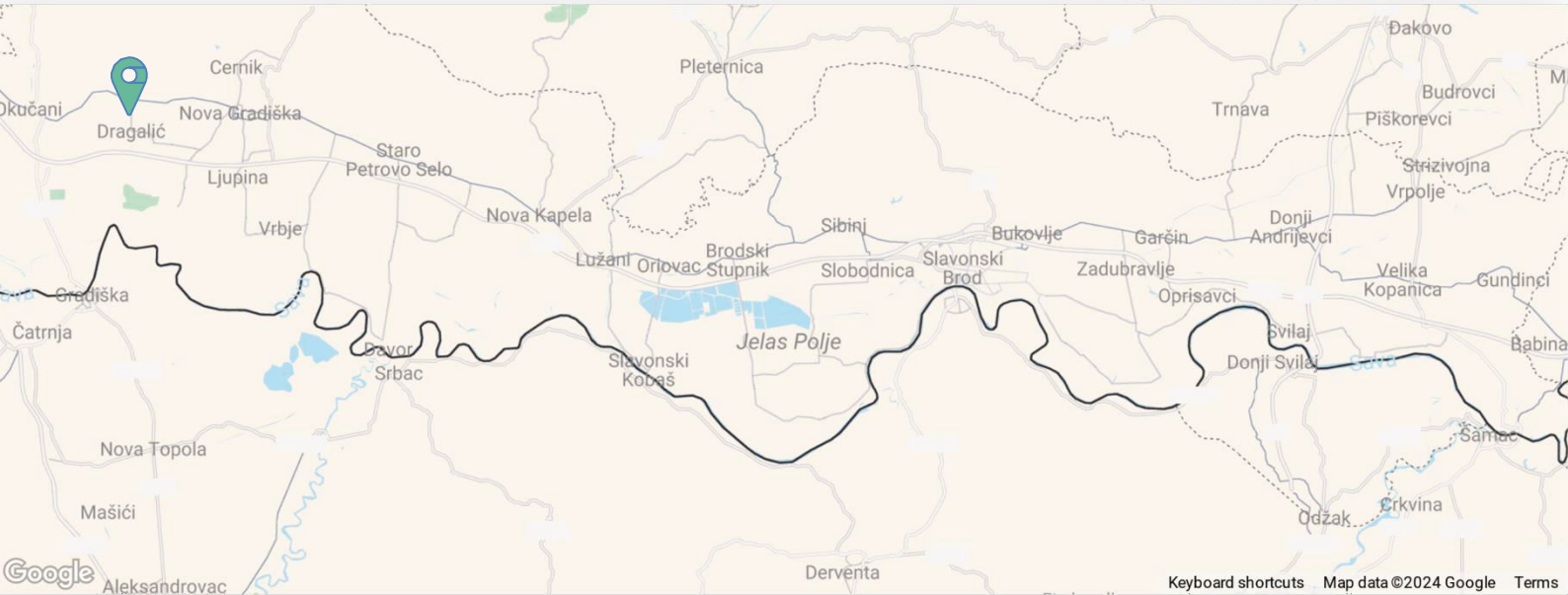
ivona@cernik.hr

7

BUSINESS ZONE DRAGALIĆ

(MUNICIPALITY OF DRAGALIĆ)

LOKACIJA



GENERAL INFORMATION

Location: Municipality of Dragalić

Size of the zone: 26,7 ha

Available land size: 0 ha

Zone purpose: Production

Allowed construction density: 20-50%

Construction efficiency coefficient allowed: Construction of buildings + internal traffic areas, maximum 80% of the plot

Allowed construction height: Roof ridge height may not exceed 12 m, measured from the final leveled and landscaped ground next to the building at its highest side.

Exceptionally the roof ridge height of the building may be higher for the needs of the organization of technological process and placement of production equipment, but then the area of that part of the facility may not be higher than 15%, or smaller than 5% of the useful area of the building.

Allowed noise level: Not defined by the urban development plan of the business zone

TRAFFIC CONNECTIVITY

Access road: Yes

Distance from highway: 8 km (Okučani) i 12 km (Nova Gradiška)

Distance from a railway siding: 10 km

Distance from an airport: 140 km (Zagreb), 135 km (Osijek)

AVAILABLE INFRASTRUCTURE

Electricity: Yes

Gas: Ne

Water: Yes

Drainage/Sewage: Ne

Possibility of a connection to a wastewater purifier: Ne

Telecommunications: /

Lighting: /

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 2

Number of employees in the zone: 0

NAMES OF COMPANIES IN THE ZONE

FIMAH PROJEKT D.O.O., NEOEN RENEWABLES CROATIA d.o.o.

COMMUNAL INFORMATION

Redemption from paying communal contribution fee: Yes

Redemption for paying communal contribution tax: Yes

WATER CONTRIBUTION (30.6.2024.)

Water contribution-business buildings: According to the Rulebook on calculation and collection of water contribution

Water contribution-manufacturing buildings: According to the Rulebook on calculation and collection of water contribution

Water contribution open-space buildings: According to the Rulebook on calculation and collection of water contribution

WATER FEE

Water regulation fee: In accordance with the regulation on the amount of water regulation fees

CONTACT

Contact person: Zvonimir Karlik



035/376-236



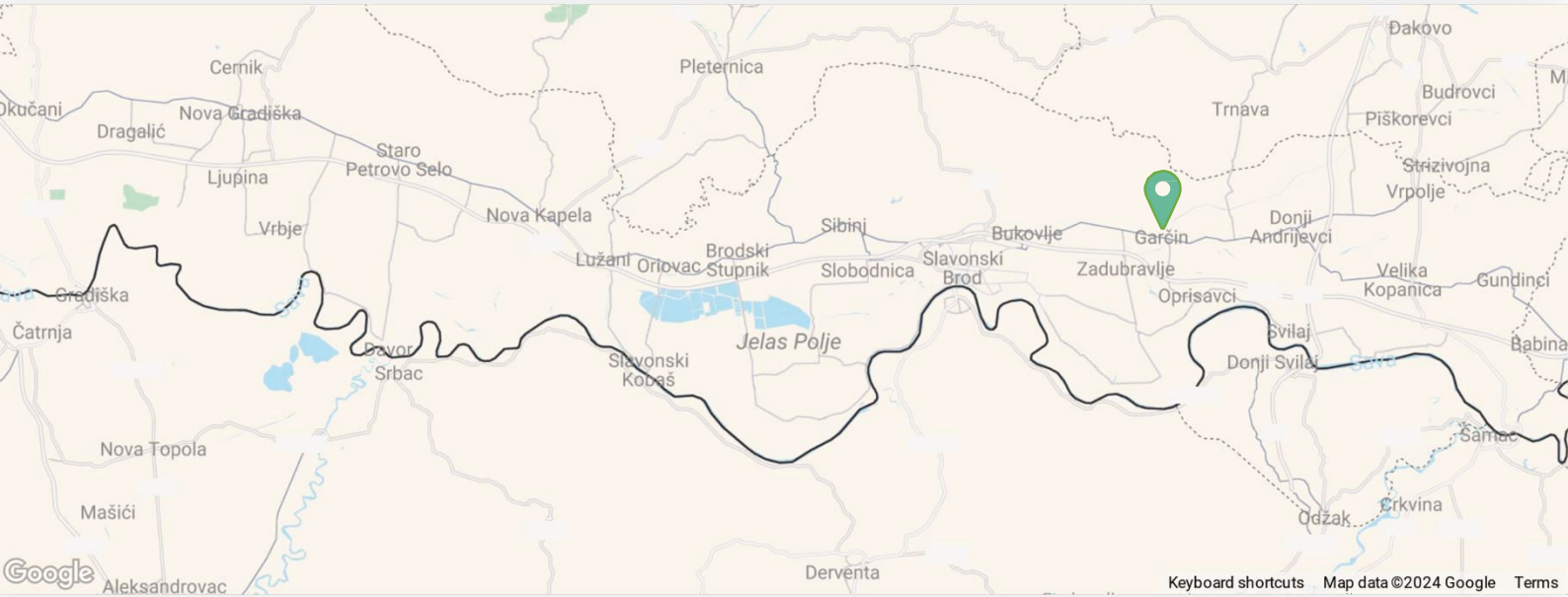
info.dragalic@gmail.com

8

BUSINESS ZONE “TRNJANI-KLOKOČEVIK”

(MUNICIPALITY OF GARČIN)

LOKACIJA



GENERAL INFORMATION

Location: Municipality of Garčin
Size of the zone: 12,65 ha
Available land size: 7,17 ha
Zone purpose: Poslovna zona

TRAFFIC CONNECTIVITY

Access road: Ne
Distance from highway: 10 km
Distance from a railway siding: 5 km
Distance from an airport: 202 km (Zagreb)

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 5
Number of employees in the zone: 0

NAMES OF COMPANIES IN THE ZONE

Vend Energija j.d.o.o., Slavonski Brod, DL Solar d.o.o., Slavonski Brod, MIA d.o.o., Trnjani, HILVERSUM d.o.o., Zagreb, Nikola Pletikosa, Zagreb

COMMUNAL INFORMATION

Communal contribution for manufacturing: 10 EUR/m³

Communal contribution for services: 10 EUR/m³

Redemption from paying communal contribution fee: 75%

Amount of communal contribution tax: 0,38 EUR/m²

Redemption for paying communal contribution tax: 100% for the first year of business

Amount of communal contribution tax: 0,38 EUR/m²

WATER CONTRIBUTION (30.6.2024.)

Water contribution-business buildings: According to the Rulebook on calculation and collection of water contribution

Water contribution-manufacturing buildings: According to the Rulebook on calculation and collection of water contribution

Water contribution open-space buildings: According to the Rulebook on calculation and collection of water contribution

CONTACT

Contact person: Mato Grgić



035/422-442



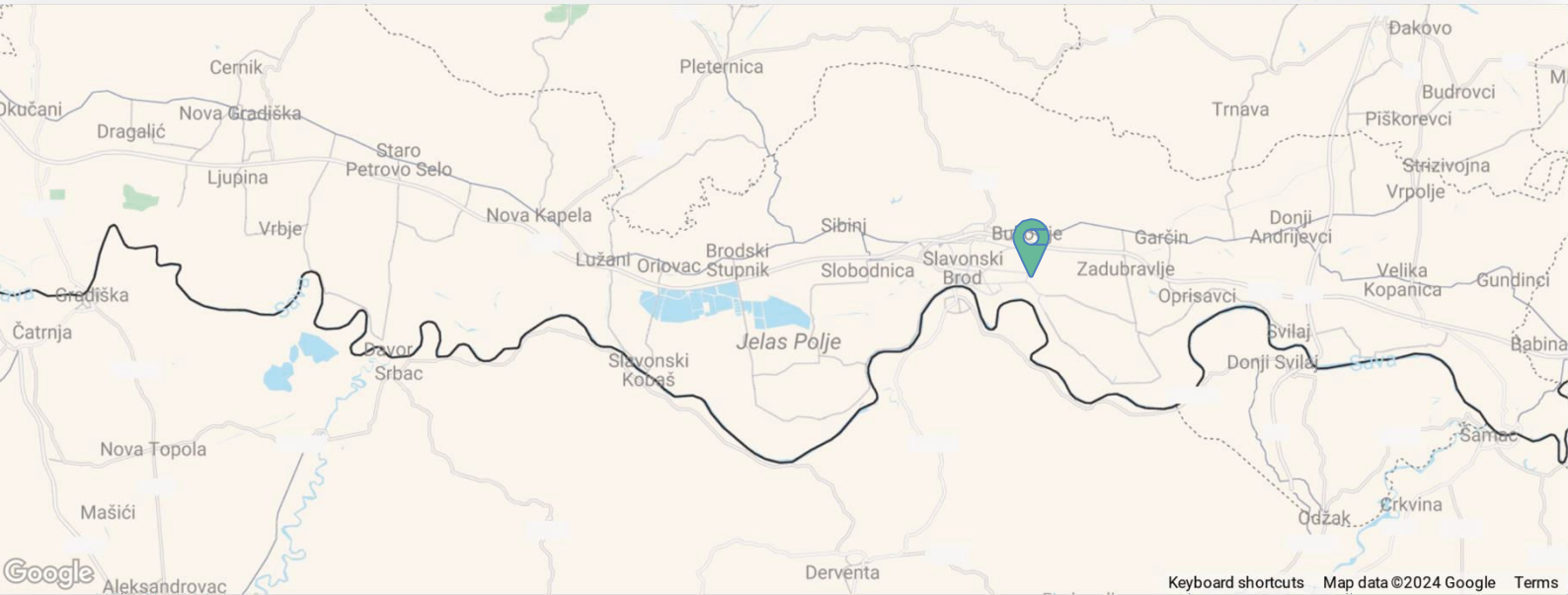
garcin.opcina@gmail.com

9

NORTHERN BUSINESS ZONE GORNJA VRBA

(MUNICIPALITY OF GORNJA VRBA)

LOKACIJA



GENERAL INFORMATION

Location: Municipality of Gornja Vrba
Veličina poduzetničke zone: 146 ha
Available land size: 84,76 ha
Zone purpose: Production-service
Construction efficiency coefficient allowed: 0,6
Allowed construction height: Basement+groundfloor+floor+attic

TRAFFIC CONNECTIVITY

Access road: Yes
Distance from highway: 0 km
Distance from a railway siding: 1,5 km
Distance from an airport: 194 km (Zagreb)

AVAILABLE INFRASTRUCTURE

Electricity: Yes
Gas: Yes
Water: Yes
Drainage/Sewage: /
Possibility of a connection to a wastewater purifier: /
Telecommunications: Yes
Lighting: Yes

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 24

Number of employees in the zone: 730

NAMES OF COMPANIES IN THE ZONE

Slavonija bus d.o.o. , Filia d.o.o. , Fis d.o.o. , Interijer Marko d.o.o. , Simplex d.o.o., Aurum tim d.o.o., Obrt Marsonia, salon namještaja, TBG Beton d.o.o., Soling d.o.o., Projektgradnja plus d.o.o., Kamen Plehan d.o.o., Čelebija-ing d.o.o., Jakob Becker d.o.o., Delta Jurasović d.o.o., GTU Festina d.o.o. , Euroherc osiguranje d.o.o., Krešimir d.o.o., Pekar d.o.o., Experio d.o.o., Coral Croatia d.o.o., Strabag d.o.o., Fliba d.o.o., Croatia osiguranje d.d., J. u. A. Frischeis d.o.o.

COMMUNAL INFORMATION

Communal contribution for manufacturing: 1,59 EUR/m³

Communal contribution for services: 2,65 EUR/m³

Redemption from paying communal contribution fee: None

Redemption for paying communal contribution tax: Yes

Amount of communal contribution tax: For production 0,04 EUR, the rest 0,11 EUR

WATER CONTRIBUTION (30.6.2024.)

Water contribution-business buildings: 1,78 EUR/m³

Water contribution-manufacturing buildings: 0,32 EUR/m³

Water contribution open-space buildings: 0,52 EUR/m²

WATER FEE

Water regulation fee: For production 0,04 EUR, the rest 0,11 EUR

CONTACT

Contact person: Danijel Odobašić



035/457-055



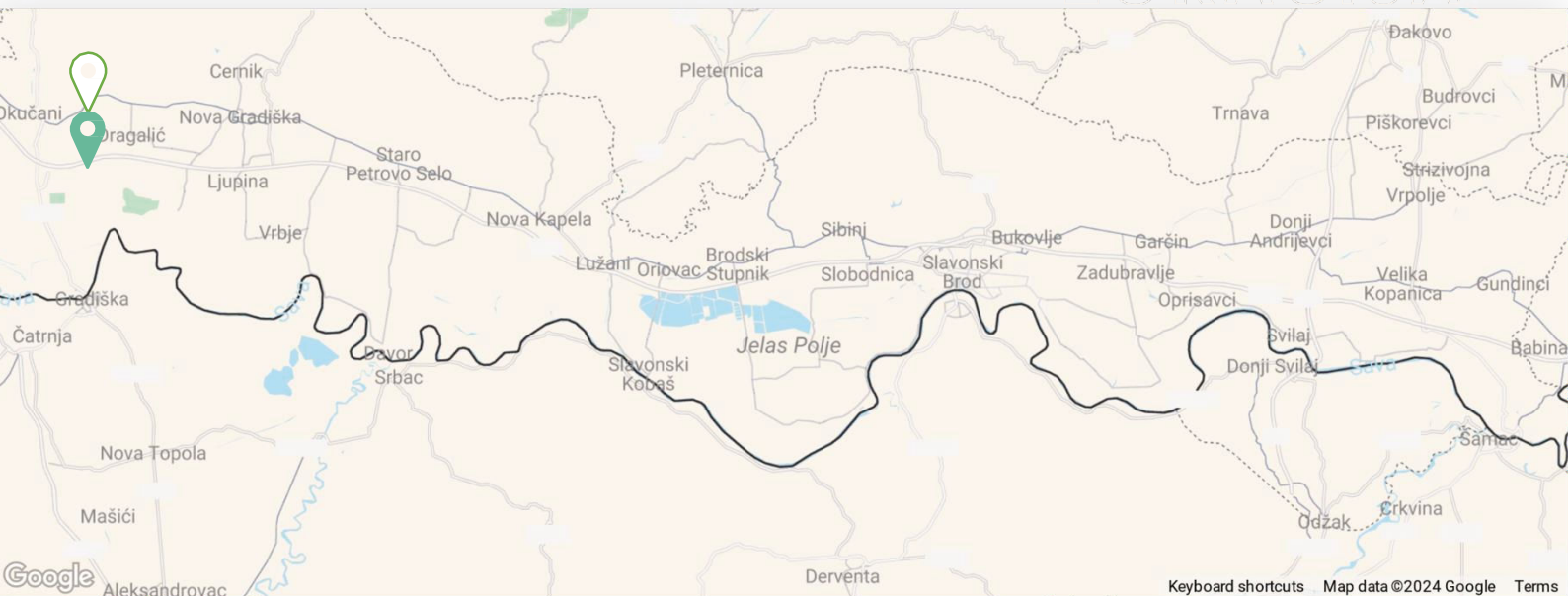
opcina.gornja.vrba@gmail.com

10

“BREZINE” BUSINESS ZONE

(MUNICIPALITY OF GORNJI BOGIĆEVCI)

LOKACIJA



GENERAL INFORMATION

Location: Municipality of Gornji Bogićevci
Size of the zone: 15 ha
Available land size: 9,1 ha
Zone purpose: Production-service
Allowed construction density: No limitations
Construction efficiency coefficient allowed: No limitations
Allowed construction height: No limitations
Allowed noise level: No limitations

TRAFFIC CONNECTIVITY

Access road: Yes
Distance from highway: 3 km
Distance from a railway siding: /
Distance from an airport: 131 km (Zagreb)

AVAILABLE INFRASTRUCTURE

Electricity: Yes
Gas: Yes
Water: Yes
Drainage/Sewage: Yes
Possibility of a connection to a wastewater purifier: No
Telecommunications: Yes
Lighting: Yes

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 4

Number of employees in the zone: 50

NAMES OF COMPANIES IN THE ZONE

Uzgoj gljiva Križanić d.o.o., Elba obrt za proizvodnju alu i plastične stolarije,
Metalkov MB d.o.o., Kco j.d.o.o.

COMMUNAL INFORMATION

Communal contribution for manufacturing: 0,93 EUR/m³

Communal contribution for services: 0,93 EUR/m³

Redemption from paying communal contribution fee: Yes

Redemption for paying communal contribution tax: Yes

Amount of communal contribution tax: 0,215 EUR/m²

WATER CONTRIBUTION (30.6.2024.)

Water contribution-business buildings: 0,33 EUR/m³

Water contribution-manufacturing buildings: 0,04 EUR/m³

Water contribution open-space buildings: 0,07 EUR/m²

WATER FEE

Water regulation fee: Office space 0,14 EUR, Manufacturing space 0,04 EUR

CONTACT

Contact person: Pavo Klarić



099/584 84 56



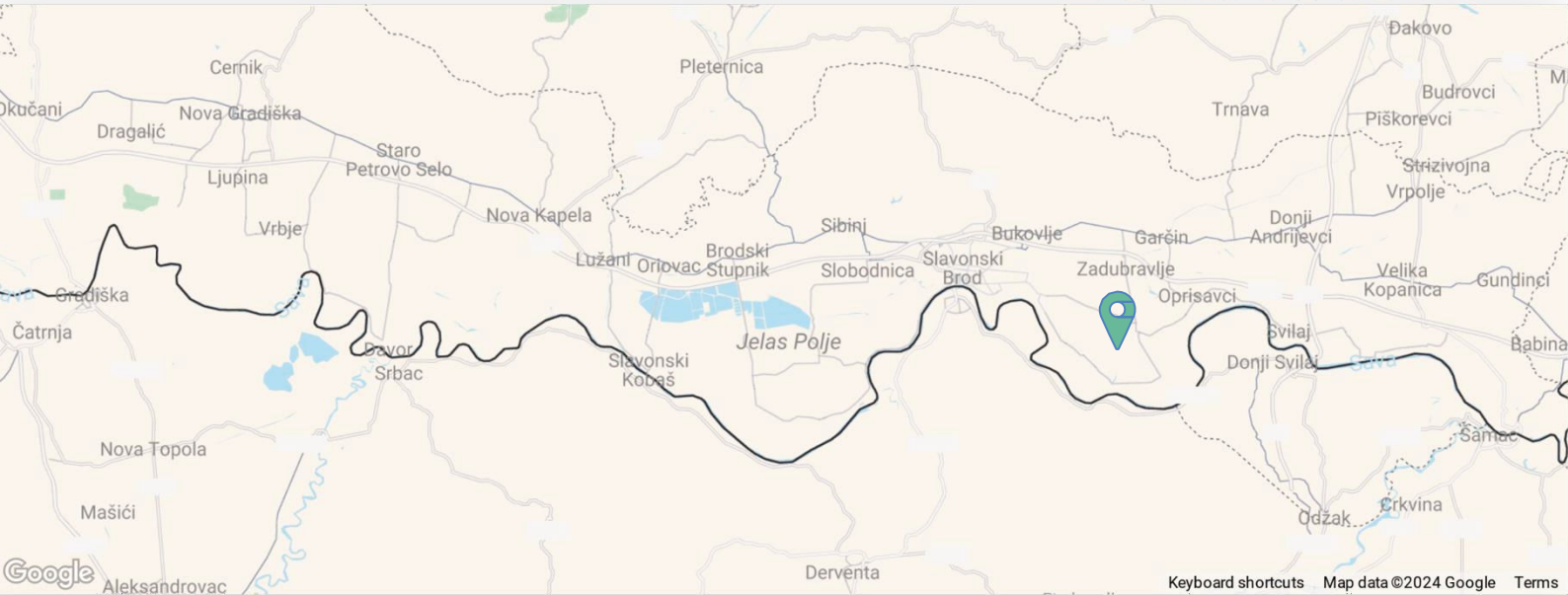
opcinagbnacelnik@gmail.com

11

BUSINESS ZONE JELAS RUŠČICA

(MUNICIPALITY OF KLAKAR)

LOKACIJA



GENERAL INFORMATION

Location: Municipality of Klakar
Size of the zone: 124 ha
Available land size: 83 ha
Zone purpose: Industrial
Allowed construction density: 40%
Construction efficiency coefficient allowed: No value
Allowed construction height: 9,10 m
Allowed noise level: Not defined

TRAFFIC CONNECTIVITY

Access road: Yes
Distance from highway: 10 km
Distance from a railway siding: 5 km
Distance from an airport: 100 km (Osijek)

AVAILABLE INFRASTRUCTURE

Electricity: Ne
Gas: Ne
Water: Ne
Drainage/Sewage: Ne
Possibility of a connection to a wastewater purifier: Ne
Telecommunications: Yes
Lighting: Ne

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 1

Number of employees in the zone: 0

NAMES OF COMPANIES IN THE ZONE

GRGUR ENERGY d.o.o.

COMMUNAL INFORMATION

Communal contribution for manufacturing: 3,19 EUR/m³

Communal contribution for services: 3,19 EUR/m³

Redemption from paying communal contribution fee: Ne

Redemption for paying communal contribution tax: Ne

Amount of communal contribution tax: 0,01 EUR/m²

WATER CONTRIBUTION (30.6.2024.)

Water contribution-business buildings: 0,67 EUR/m³

Water contribution-manufacturing buildings: 0,08 EUR/m³

Water contribution open-space buildings: 0,13 EUR/m²

VODNA Water fee

Water regulation fee: 0,60 EUR/m²

CONTACT

Contact person: Tomislav Pendić



098/ 177 34 35



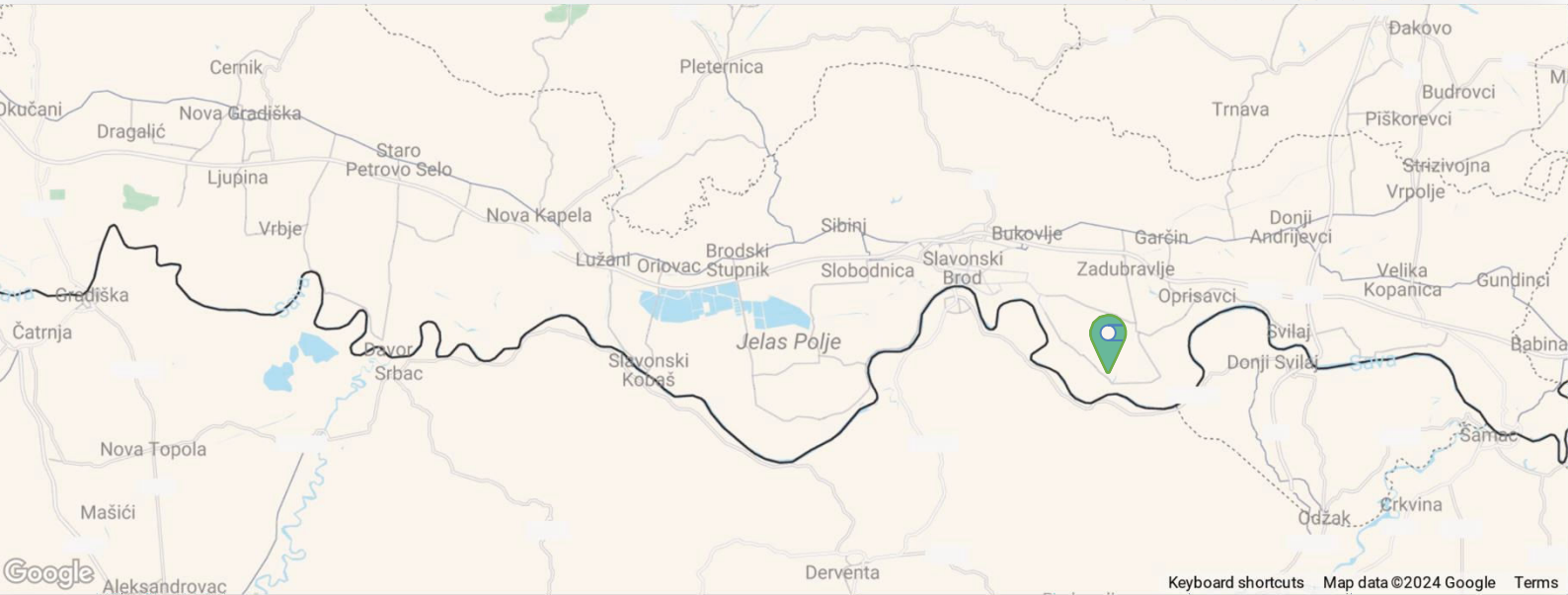
opcina.klakar@sb.ht.hr

12

BUSINESS ZONE RUŠČICA JUG

(MUNICIPALITY OF KLAKAR)

LOKACIJA



GENERAL INFORMATION

Location: Municipality of Klakar
Size of the zone: 10 ha
Available land size: 8 ha
Zone purpose: Industrial
Allowed construction density: 40%
Construction efficiency coefficient allowed: No value
Allowed construction height: 9,10 m
Allowed noise level: Not defined

TRAFFIC CONNECTIVITY

Access road: Yes
Distance from highway: 10 km
Distance from a railway siding: 5 km
Distance from an airport: 100 km (Osijek)

AVAILABLE INFRASTRUCTURE

Electricity: Yes
Gas: Ne
Water: Yes
Drainage/Sewage: Djelomično
Possibility of a connection to a wastewater purifier: Yes
Telecommunications: Yes
Lighting: Ne

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 2

Number of employees in the zone: 0

NAMES OF COMPANIES IN THE ZONE

HEP d.d. Zagreb, Hrvatske vode d.d.

COMMUNAL INFORMATION

Communal contribution for manufacturing: 1,59 EUR/m³

Communal contribution for services: 1,59 EUR/m³

Redemption from paying communal contribution fee: Ne

Redemption for paying communal contribution tax: Ne

WATER CONTRIBUTION (30.6.2024.)

Water contribution-business buildings: 0,67 EUR/m³

Water contribution-manufacturing buildings: 0,08 EUR/m³

Water contribution open-space buildings: 0,13 EUR/m²

WATER FEE

Water regulation fee: 0,60 EUR/m²

CONTACT

Contact person: Tomislav Pendić



098/ 177 34 35



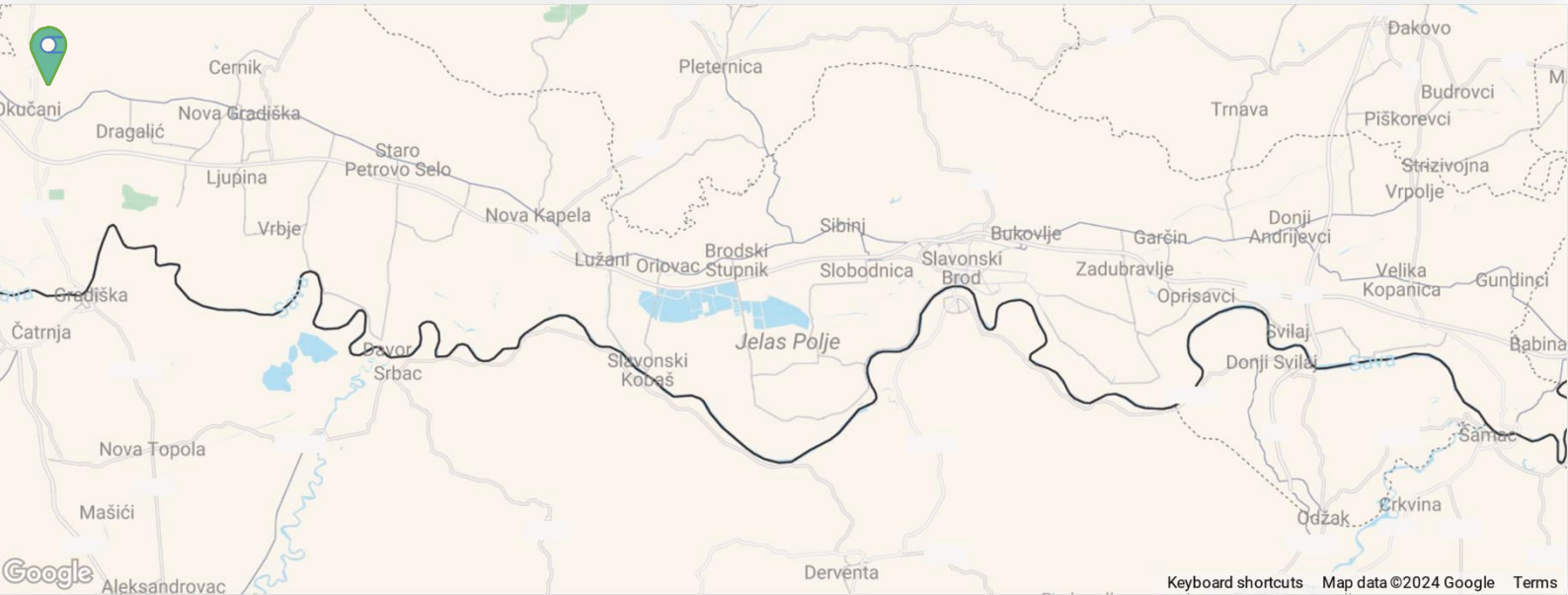
opcina.klakar@sb.ht.hr

13

BUSINESS ZONE OKUČANI

(MUNICIPALITY OF OKUČANI)

LOKACIJA



GENERAL INFORMATION

Location: Municipality of Okučani
Size of the zone: 32,63 ha
Available land size: 25 ha
Zone purpose: Economic business purpose
Allowed construction density: 0,6
Construction efficiency coefficient allowed: 0,4
Allowed construction height: 13,5 m

TRAFFIC CONNECTIVITY

Access road: Yes
Distance from highway: 2 km
Distance from a railway siding: 0,5 km
Distance from an airport: 130 km (Zagreb) i 160 km (Osijek)

AVAILABLE INFRASTRUCTURE

Electricity: Yes
Gas: Ne
Water: Ne
Drainage/Sewage: Ne
Possibility of a connection to a wastewater purifier: Ne
Telecommunications: Ne
Lighting: Ne

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 2

Number of employees in the zone: 0

NAMES OF COMPANIES IN THE ZONE

FLOTA ENERGY d.o.o., FOREST GOLD d.o.o.

COMMUNAL INFORMATION

Communal contribution for manufacturing: 1,10 EUR/m³

Communal contribution for services: 1,10 EUR/m³

Redemption from paying communal contribution fee: 50%

Redemption for paying communal contribution tax: 1 godina

Amount of communal contribution tax: 0,92 EUR/m²

CONTACT

Contact person: Aca Vidaković



098/ 968 4009



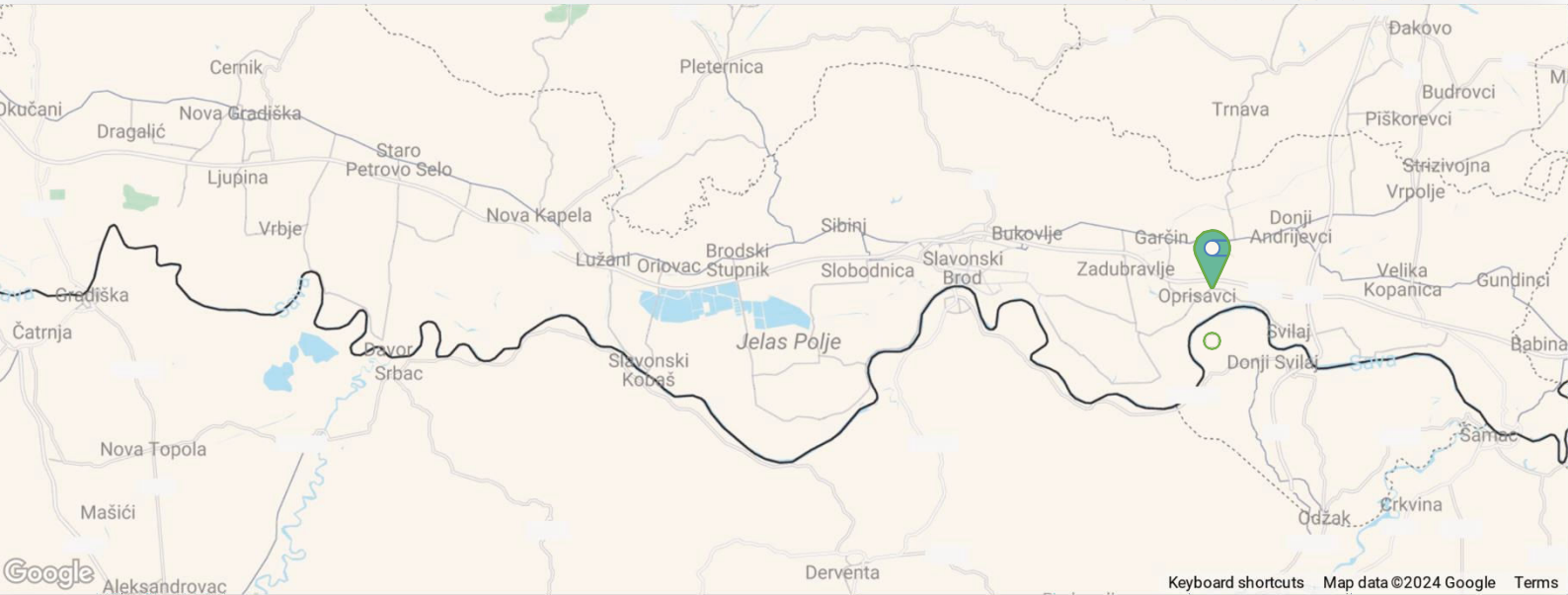
aco.vidakovic@gmail.com

14

RAKITOVAC

(MUNICIPALITY OF OPRISAVCI)

LOKACIJA



GENERAL INFORMATION

Location: Municipality of Oprisavci
Veličina poduzetničke zone: 3,3 ha
Available land size: 3,3 ha
Zone purpose: Economic zone
Allowed construction density: 0,1-0,6
Construction efficiency coefficient allowed: 0,1-0,6
Allowed construction height: 15 m

TRAFFIC CONNECTIVITY

Access road: Yes
Distance from highway: 10 km
Distance from an airport: 73 km (Osijek)

AVAILABLE INFRASTRUCTURE

Electricity: Ne
Gas: Ne
Water: Ne
Drainage/Sewage: Ne
Possibility of a connection to a wastewater purifier: Ne
Telecommunications: Yes
Lighting: Yes

PODACI O ZONI

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 1

Number of employees in the zone: 8

NAMES OF COMPANIES IN THE ZONE

RAKITOVAC d.o.o.

COMMUNAL INFORMATION

Communal contribution for manufacturing: 0,20 EUR/m³

Communal contribution for services: 0,20 EUR/m³

Redemption from paying communal contribution fee: None

Redemption for paying communal contribution tax: None

Amount of communal contribution tax: 0,20-0,40 EUR/m²

CONTACT

Contact person: Dunja Odobašić



035/ 227-501



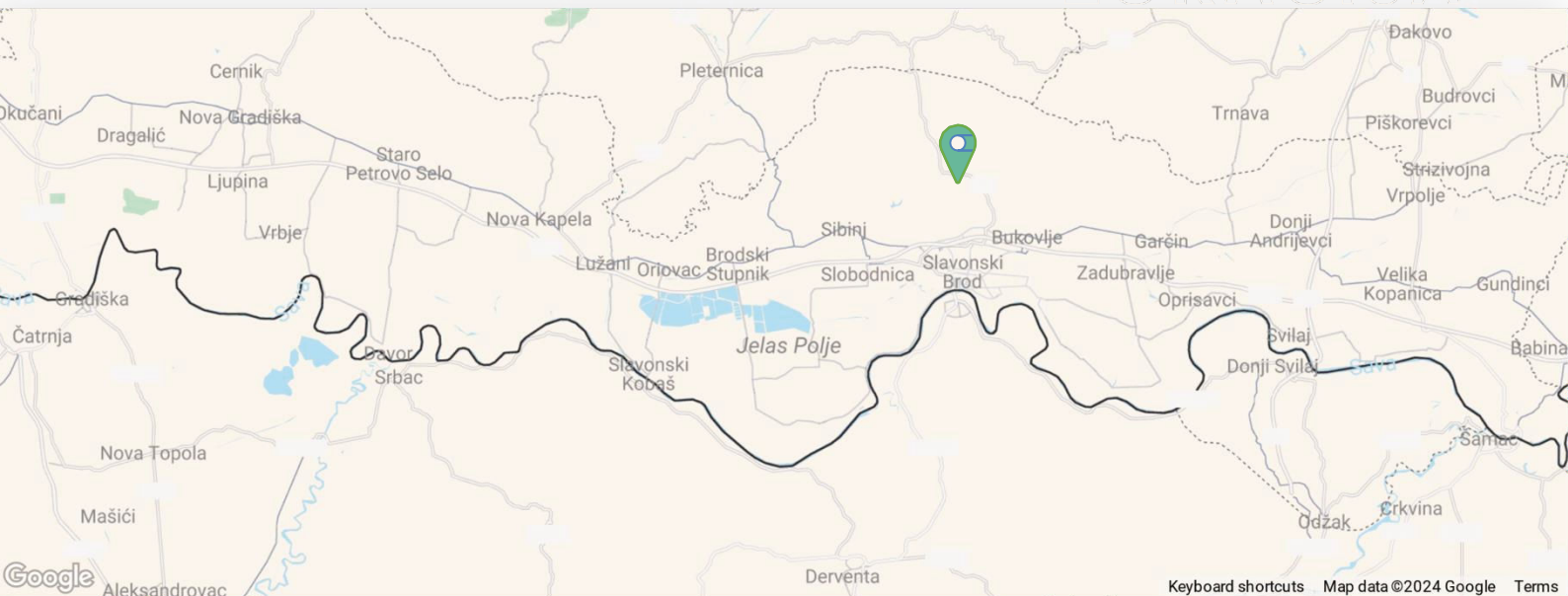
procelnica@opcina-oprisavci.hr

15

BUSINESS ZONE GRABARJE KINDROVO

(MUNICIPALITY OF PODCRKAVLJE)

LOKACIJA



GENERAL INFORMATION

Location: Municipality of Podcrkavlje

TRAFFIC CONNECTIVITY

Access road: Yes

Distance from highway: 15 km

Distance from an airport: 100 km (Osijek)

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 1

NAMES OF COMPANIES IN THE ZONE

ĐĐ Specijalna vozila d.d.

COMMUNAL INFORMATION

Communal contribution for manufacturing: 1,59 EUR/m³

Redemption from paying communal contribution fee: Ne za proizvodne djelatnosti

Redemption for paying communal contribution tax: Ne za proizvodne djelatnosti

Amount of communal contribution tax: $Kz \times Kn \times vrijednost\ boda \times m^2$

CONTACT

Contact person: Natali Matošević



035/ 221-109



opcina-podcrkavlje@sb.t-com.hr

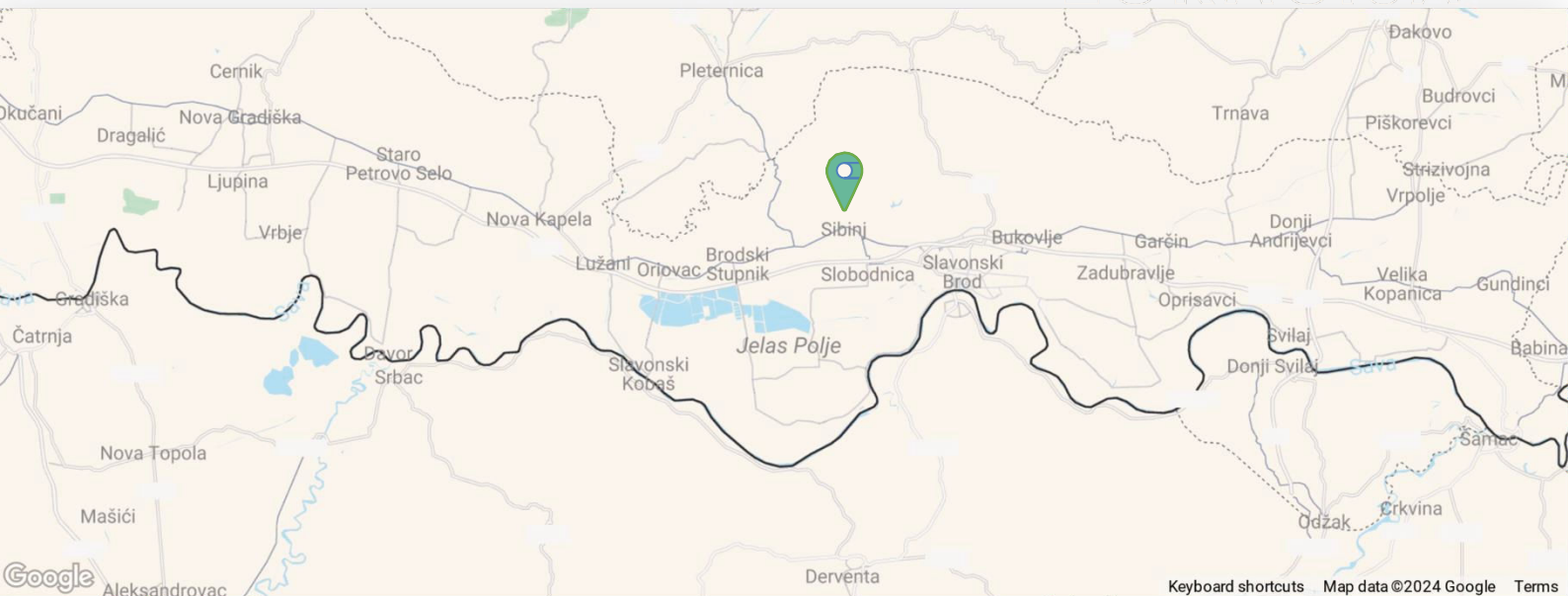
Napomena: U postupku dostave podataka od strane Općine Podcrkavlje dostavljeni su samo djelomični podaci sa obrazloženjem da Municipality of ne raspolaže kompletnim podacima.

16

BUSINESS ZONE SIBINJ

(MUNICIPALITY OF SIBINJ)

LOKACIJA



GENERAL INFORMATION

Location: Municipality of Sibinj
Size of the zone: 70 ha (faza I, II i III)
Available land size: 0 ha
Zone purpose: Production-business
Allowed construction density: 0,6
Construction efficiency coefficient allowed: 1,5
Allowed construction height: 12 m
Allowed noise level: 55 dB by day, 45 dB by night

TRAFFIC CONNECTIVITY

Access road: Yes
Distance from highway: 200 m
Distance from a railway siding: 6 km
Distance from an airport: 185 km (Zagreb)

AVAILABLE INFRASTRUCTURE

Electricity: Yes
Gas: Yes
Water: Directly next to zone
Drainage/Sewage: No
Possibility of a connection to a wastewater purifier: It exists, within the project BROD 2
Telecommunications: Planned UPU-om
Lighting: No

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 5

Number of employees in the zone: 105

NAMES OF COMPANIES IN THE ZONE

SMW d.o.o., PlinaCro d.o.o., Hotel Zovko, Autokuća Malinar d.o.o., Lasić Gradnja d.o.o.

COMMUNAL INFORMATION

Communal contribution for manufacturing: 2,3890 EUR/m³

Communal contribution for services: 2,3890 EUR/m³

WATER CONTRIBUTION (30.6.2024.)

Water contribution-business buildings: 1,3339 EUR/m³

Water contribution-manufacturing buildings: 0,2389 EUR/m³

Water contribution open-space buildings: 0,3929 EUR/m²

WATER FEE

Water regulation fee: 0,3185 EUR/m²

CONTACT

Contact person: Josip Pavić



035/ 425 298



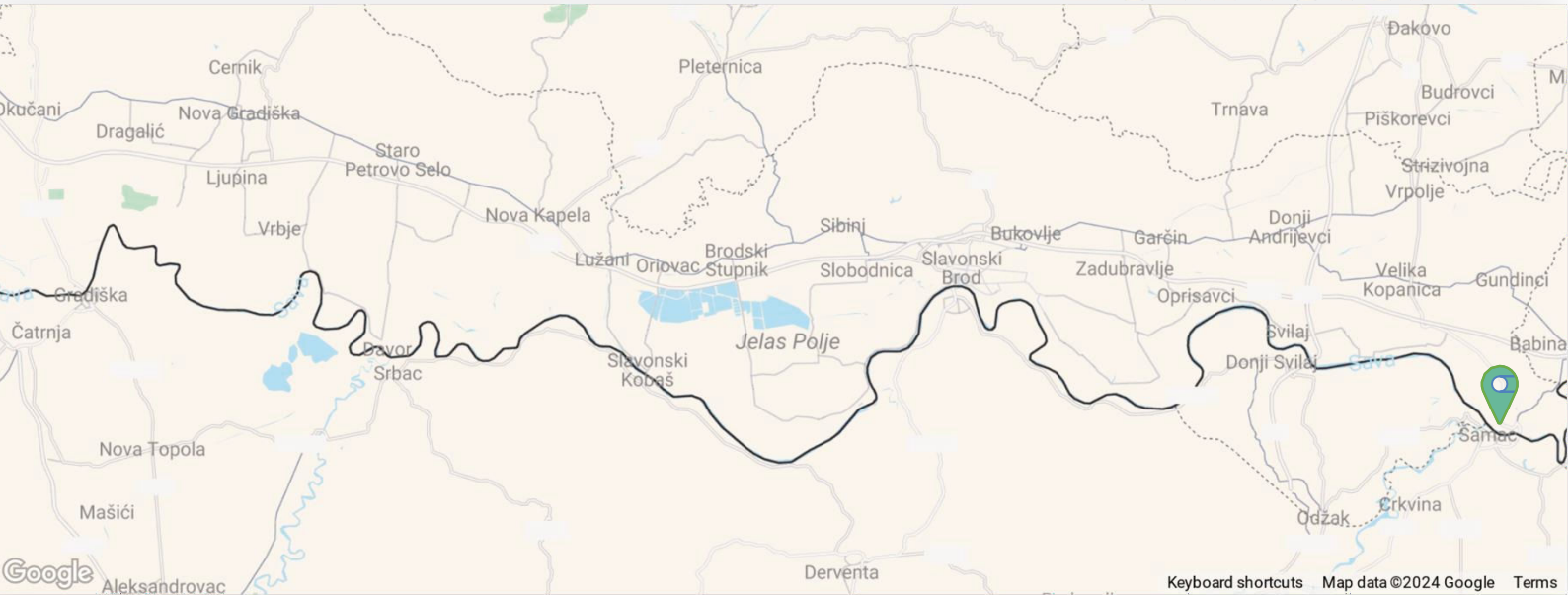
opcina.sibinj@sb.t-com.hr

17

BUSINESS ZONE SLAVONSKI ŠAMAC

(MUNICIPALITY OF SLAVONSKI ŠAMAC)

LOKACIJA



GENERAL INFORMATION

Location: Municipality of Slavonki Šamac
Size of the zone: 18,99 ha
Available land size: 14,61 ha
Zone purpose: Production-processing
Allowed noise level: According to the Law on Noise

TRAFFIC CONNECTIVITY

Access road: Yes
Distance from highway: 10 km
Distance from a railway siding: 3 km
Distance from an airport: 230 km (Zagreb)

AVAILABLE INFRASTRUCTURE

Electricity: Yes
Gas: Ne
Water: Yes
Drainage/Sewage: Ne
Possibility of a connection to a wastewater purifier: Ne
Telecommunications: Mogućnost priključenja
Lighting: Mogućnost priključenja

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 1

NAMES OF COMPANIES IN THE ZONE

Grabovina d.o.o.

COMMUNAL INFORMATION

Communal contribution for manufacturing: 0,20 EUR/m³

Communal contribution for services: 0,20 EUR/m³

Redemption from paying communal contribution fee: Yes

Amount of communal contribution tax: 0,40 EUR/m²

CONTACT

Contact person: Branislav Milinović



035/ 473 349



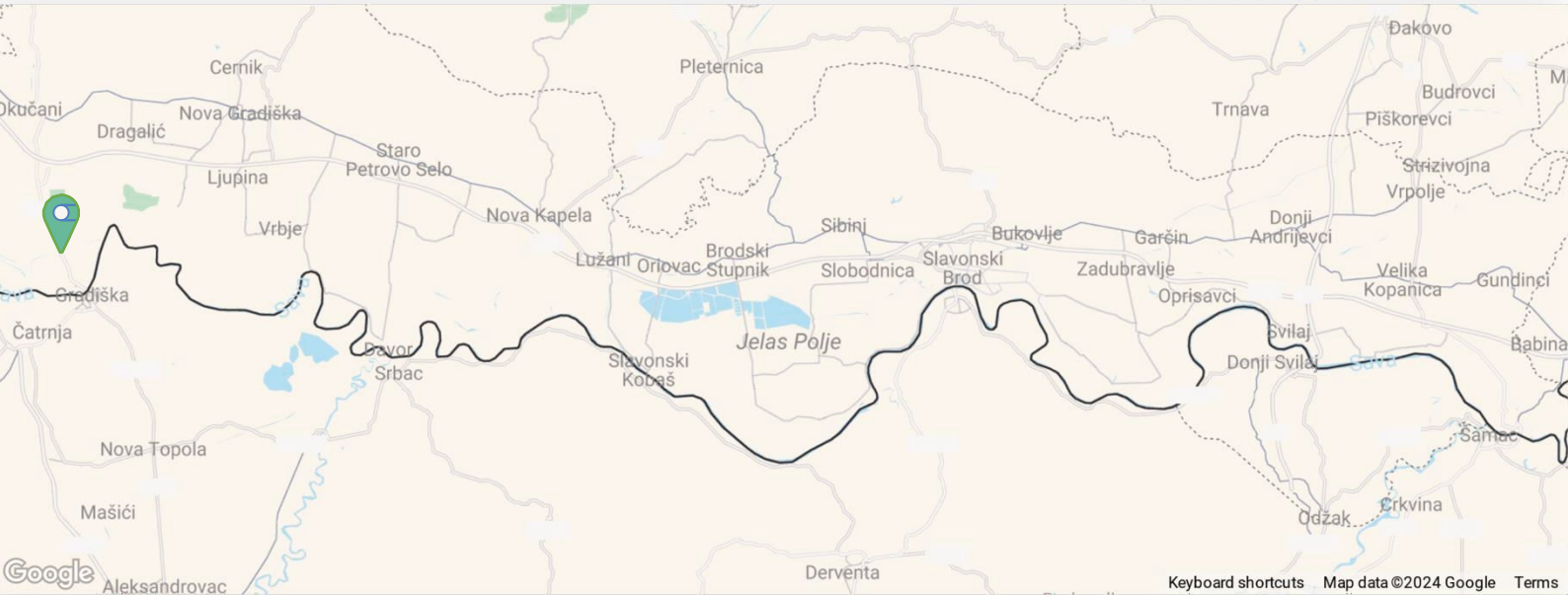
opcina-sl.samac@sb.t-com.hr

18

BUSINESS ZONE STARA GRADIŠKA

(MUNICIPALITY OF STARA GRADIŠKA)

LOKACIJA



GENERAL INFORMATION

Location: Municipality of Stara Gradiška

Size of the zone: 18,23 ha

Available land size: 18,23 ha

Zone purpose: Production-service

Allowed construction density: 0,4

Construction efficiency coefficient allowed: 1,0

Allowed construction height: 6,5 - 8 m

Allowed noise level: According to the Regulation on the highest permissible noise levels

TRAFFIC CONNECTIVITY

Access road: Yes

Distance from highway: 6 km

Distance from a railway siding: 12 km

Distance from an airport: 130 km (Zagreb)

AVAILABLE INFRASTRUCTURE

Electricity: No

Gas: No

Water: Yes

Drainage/Sewage: Yes

Possibility of a connection to a wastewater purifier: Yes

Telecommunications: Yes

Lighting: Yes

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 2

Number of employees in the zone: 50

NAMES OF COMPANIES IN THE ZONE

Sava d.o.o., Drvoprerađivački obrt „Fagus“

COMMUNAL INFORMATION

Communal contribution for manufacturing: 0,66 EUR/m³

Communal contribution for services: 0,66 EUR/m³

Redemption from paying communal contribution fee: Yes

Redemption for paying communal contribution tax: Yes

Amount of communal contribution tax: 0,04 EUR/m²

WATER CONTRIBUTION (30.6.2024.)

Water contribution-business buildings: 0,67 EUR/m³

Water contribution-manufacturing buildings: 0,08 EUR/m³

Water contribution open-space buildings: 0,13 EUR/m²

WATER FEE

Water regulation fee: According to the National Class of Activities

CONTACT

Contact person: Vjekoslav Juraković



035/ 374-051



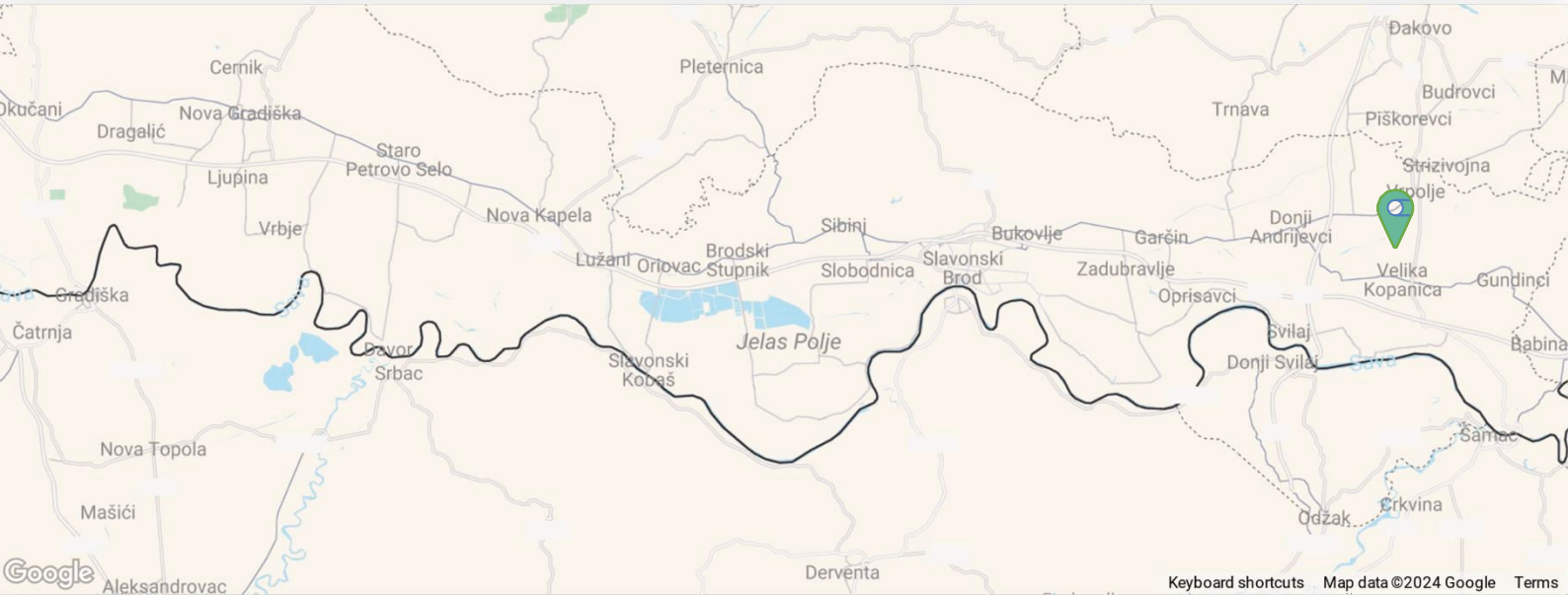
opcina.stara.gradiska@gmail.com

19

BUSINESS ZONE VELIKA KOPANICA 1

(MUNICIPALITY OF VELIKA KOPANICA)

LOKACIJA



GENERAL INFORMATION

Location: Municipality of Velika Kapanica

Size of the zone: 15,79 ha

Available land size: 15,79 ha

Zone purpose: Production-business

Allowed construction density: Depends on the type and purpose of the building

Construction efficiency coefficient allowed: Depends on the type and purpose of the building

Allowed construction height: Depends on the type and purpose of the building

Allowed noise level: Depends on the type and purpose of the building

TRAFFIC CONNECTIVITY

Access road: Yes

Distance from highway: 2 km

Distance from a railway siding: 0,05 km

Distance from an airport: 50 km (Osijek)

AVAILABLE INFRASTRUCTURE

Electricity: Yes

Gas: Yes

Water: Yes

Drainage/Sewage: No

Possibility of a connection to a wastewater purifier: No

Telecommunications: Yes

Lighting: Yes

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 2

Number of employees in the zone: 10

NAMES OF COMPANIES IN THE ZONE

Petrol d.o.o., Žito d.o.o.

COMMUNAL INFORMATION

Communal contribution for manufacturing: 1,33 EUR/m³

Communal contribution for services: 1,33 EUR/m³

Redemption from paying communal contribution fee: According to the special decision of the Council

Redemption for paying communal contribution tax: According to the special decision of the Council

WATER CONTRIBUTION (30.6.2024.)

Water contribution-business buildings: Calculated by Hrvatske vode

Water contribution-manufacturing buildings: Calculated by Hrvatske vode

Water contribution open-space buildings: Calculated by Hrvatske vode

WATER FEE

Water regulation fee: Determined by Hrvatske vode depending on the activity

CONTACT

Contact person: Ivan Meteš



091/ 5860 928



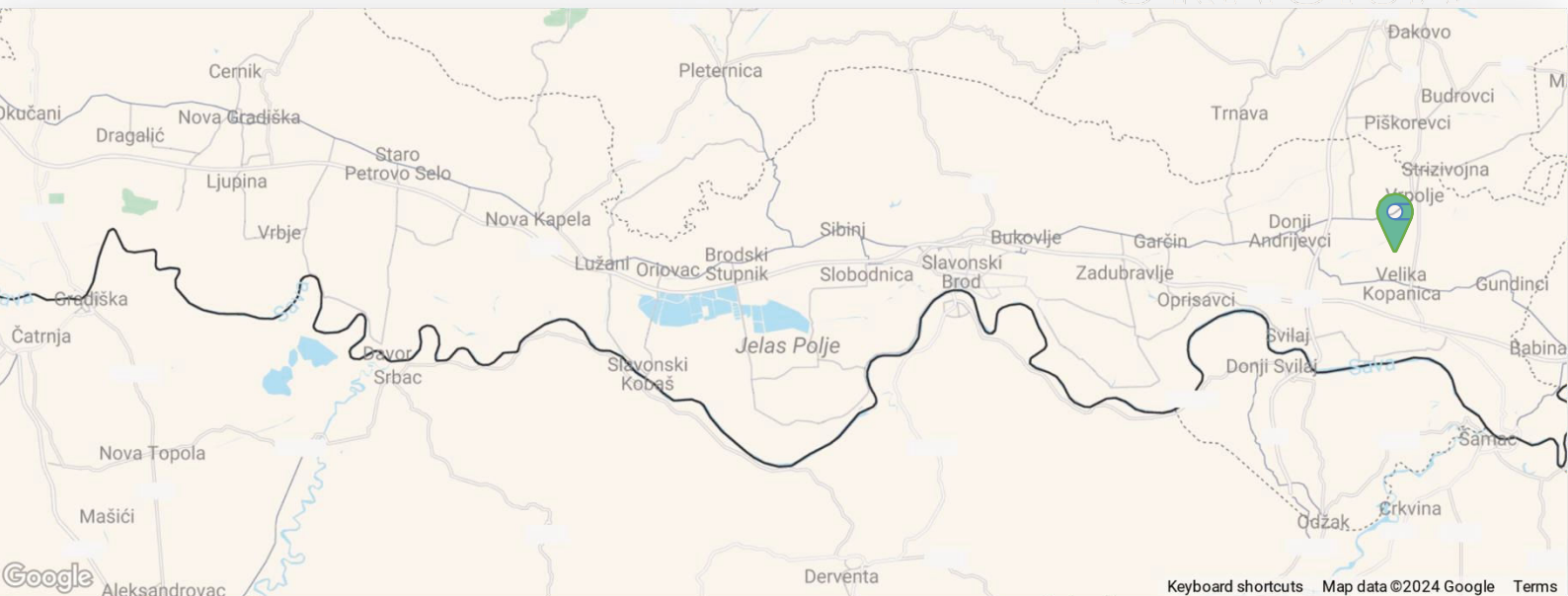
opcina.velika.kopanica@gmail.com

20

BUSINESS ZONE VELIKA KOPANICA 4

(MUNICIPALITY OF VELIKA KOPANICA)

LOKACIJA



GENERAL INFORMATION

Location: Municipality of Velika Kopanica

Size of the zone: 7,8 ha

Available land size: 7,8 ha

Zone purpose: Production-business

Allowed construction density: Depends on the type and purpose of the building

Construction efficiency coefficient allowed: Depends on the type and purpose of the building

Allowed construction height: Depends on the type and purpose of the building

Allowed noise level: Depends on the type and purpose of the building

TRAFFIC CONNECTIVITY

Access road: Yes

Distance from highway: 0,5 km

Distance from a railway siding: 2 km

Distance from an airport: 50 km (Osijek)

AVAILABLE INFRASTRUCTURE

Electricity: Yes

Gas: No

Water: No

Drainage/Sewage: No

Possibility of a connection to a wastewater purifier: No

Telecommunications: Yes

Lighting: No

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 1

Number of employees in the zone: 5

NAMES OF COMPANIES IN THE ZONE

Runolist d.o.o.

COMMUNAL INFORMATION

Communal contribution for manufacturing: 1,33 EUR/m³

Communal contribution for services: 1,33 EUR/m³

Redemption from paying communal contribution fee: According to the special decision of the Council

Redemption for paying communal contribution tax: According to the special decision of the Council

Amount of communal contribution tax: 0,02 EUR/m²

VODNI DOPRINOS

Water contribution-business buildings: Calculated by Hrvatske vode

Water contribution-manufacturing buildings: Calculated by Hrvatske vode

Water contribution open-space buildings: Calculated by Hrvatske vode

WATER FEE (do 30.06.2024.)

Water regulation fee: Determined by Hrvatske vode depending on the activity

CONTACT

Contact person: Ivan Meteš



091/ 5860 928



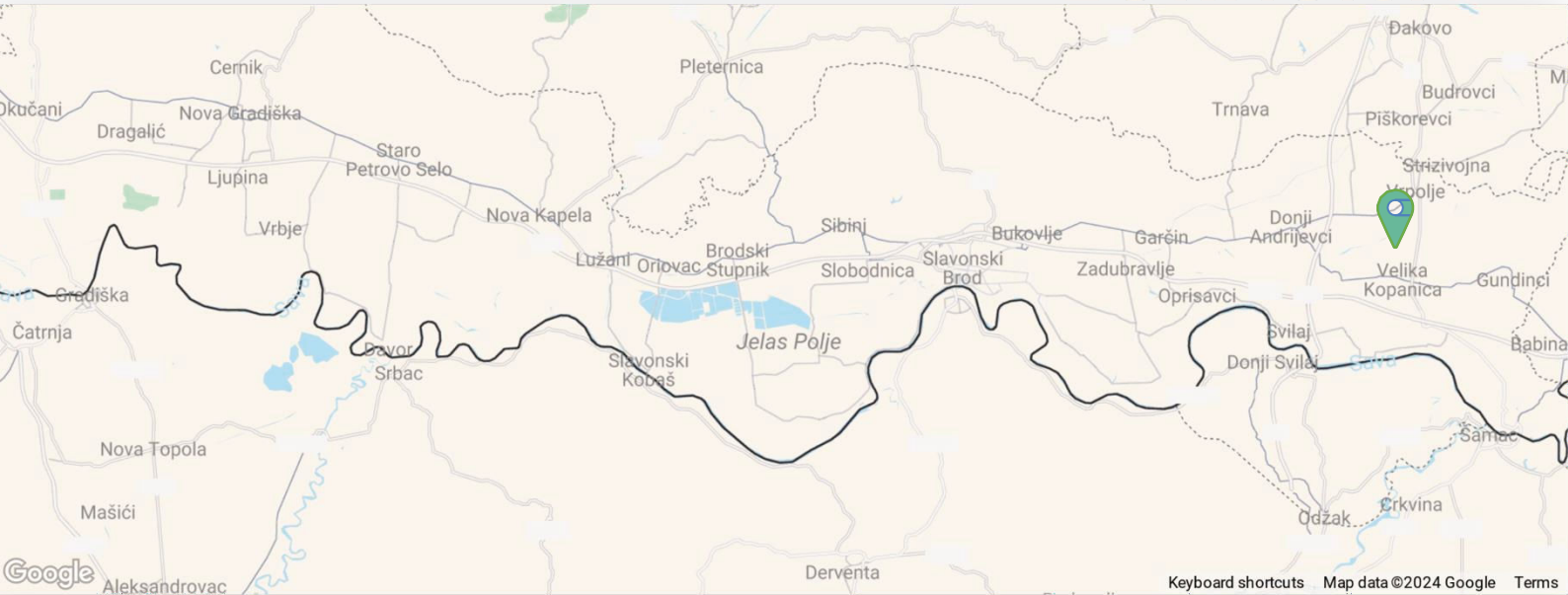
opcina.velika.kopanica@gmail.com

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BUSINESS ZONE VELIKA KOPANICA 5

(MUNICIPALITY OF VELIKA KOPANICA)

LOKACIJA



GENERAL INFORMATION

Location: Municipality of Velika Kopanica

Size of the zone: 6,7 ha

Available land size: 6,7 ha

Zone purpose: Production-business

Allowed construction density: Depends on the type and purpose of the building

Construction efficiency coefficient allowed: Depends on the type and purpose of the building

Allowed construction height: Depends on the type and purpose of the building

Allowed noise level: Depends on the type and purpose of the building

TRAFFIC CONNECTIVITY

Access road: Yes

Distance from highway: 0,1 km

Distance from a railway siding: 1,5 km

Distance from an airport: 50 km (Osijek)

AVAILABLE INFRASTRUCTURE

Electricity: Yes

Gas: No

Water: Yes

Drainage/Sewage: No

Possibility of a connection to a wastewater purifier: No

Telecommunications: Yes

Lighting: No

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 1

Number of employees in the zone: 2

NAMES OF COMPANIES IN THE ZONE

Crodux derivati d.o.o.

COMMUNAL INFORMATION

Communal contribution for manufacturing: 1,33 EUR/m³

Communal contribution for services: 1,33 EUR/m³

Redemption from paying communal contribution fee: According to the special decision of the Council

Redemption for paying communal contribution tax: According to the special decision of the Council

Amount of communal contribution tax: 0,02 EUR/m²

WATER CONTRIBUTION (30.6.2024.)

Water contribution-business buildings: Calculated by Hrvatske vode

Water contribution-manufacturing buildings: Calculated by Hrvatske vode

Water contribution open-space buildings: Calculated by Hrvatske vode

WATER FEE

Water regulation fee: Determined by Hrvatske vode depending on the activity

CONTACT

Contact person: Ivan Meteš



091/ 5860 928



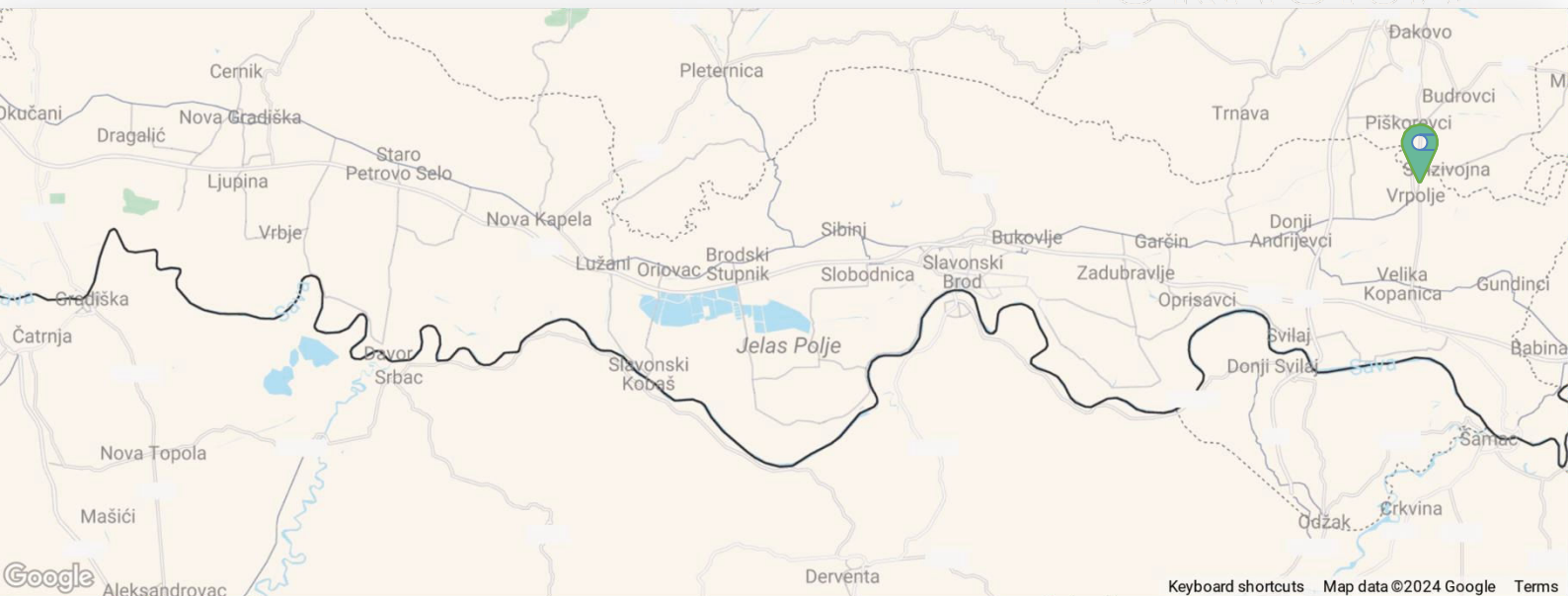
opcina.velika.kopanica@gmail.com

22

BUSINESS ZONE "VAŠARIŠTE" VRPOLJE

(MUNICIPALITY OF VRPOLJE)

LOKACIJA



GENERAL INFORMATION

Location: Municipality of Vrpolje

Size of the zone: 6,4 ha

Available land size: 2,83 ha

Zone purpose: Service-mixed

Allowed construction density: 60%

Construction efficiency coefficient allowed: Not defined

Allowed construction height: Floor height of the buildings in the business zones is basement +F+1+ attic. Exceptionally, floor height can be even higher if it is required by the tech. process or other reasons and if the justification is proven.

Allowed noise level: Marginal daytime noise 55, at night 45 dB

TRAFFIC CONNECTIVITY

Access road: Yes

Distance from highway: 8 km

Distance from a railway siding: 3,7 km

Distance from an airport: 78 km (Osijek)

AVAILABLE INFRASTRUCTURE

Electricity: Yes

Gas: Yes

Water: Yes

Drainage/Sewage: No

Possibility of a connection to a wastewater purifier: No

Telecommunications: Yes

Lighting: Yes

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 3

Number of employees in the zone: 8

NAMES OF COMPANIES IN THE ZONE

CEP Vrpolje d.o.o., Runolist d.o.o. Vrpolje, Agro- Grom d.o.o., CE ASSET INVESTMENT SOLUTIONS DESIGNATED ACTIVITY COMPANY, Dublin, SUŠARA VRPOLJE d.o.o.

COMMUNAL INFORMATION

Communal contribution for manufacturing: 0,4 EUR/m³

Communal contribution for services: 0,4 EUR/m³

Redemption from paying communal contribution fee: Yes

Redemption for paying communal contribution tax: Yes

Amount of communal contribution tax: 0,35 EUR/m²

WATER FEE

Water regulation fee: 0,039817 EUR/m²

CONTACT

Contact person: Andrej Mandarić



035/ 439 109



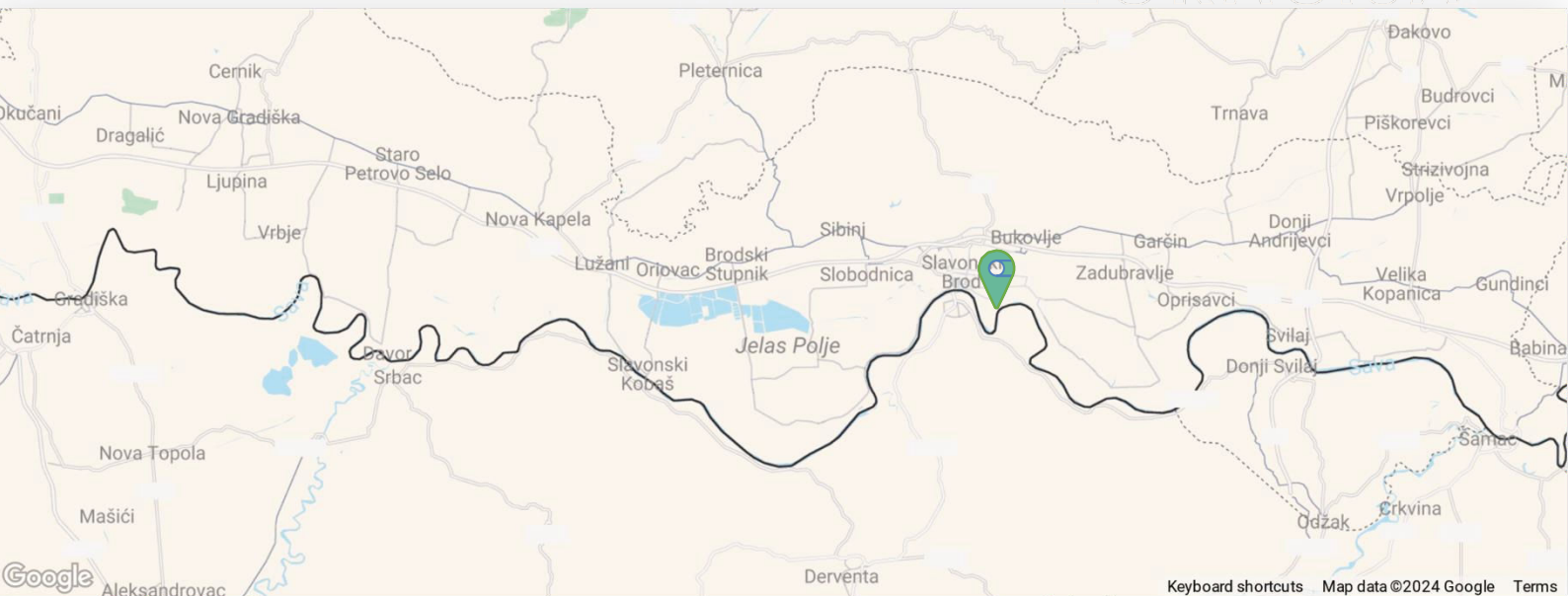
opcina.vrpolje@gmail.com

23

PORT AUTHORITY OF THE PORT OF SLAVONSKI BROD

(MUNICIPALITY OF GORNJA VRBA / KLAJAR)

LOKACIJA



GENERAL INFORMATION

Location: Municipality of Gornja Vrba/Klakar

Size of the zone: 90 ha

Available land size: 22,44 ha

Zone purpose: Construction

Allowed construction density: 50%

Construction efficiency coefficient allowed: 80%

Allowed construction height: Depending on technological process

Allowed noise level: Determined by special regulation

TRAFFIC CONNECTIVITY

Access road: Yes

Distance from highway: 5 km

Distance from a railway siding: Zone is connected to the railway siding

Distance from an airport: 100 km (Zagreb)

AVAILABLE INFRASTRUCTURE

Electricity: Yes

Gas: No

Water: Yes

Drainage/Sewage: Yes

Possibility of a connection to a wastewater purifier: Yes

Telecommunications: Yes

Lighting: Yes

EXISTING ENTREPRENEURS IN THE ZONE

Number of entrepreneurs in the zone: 1

Number of employees in the zone: 0

NAMES OF COMPANIES IN THE ZONE

Delta energetika d.o.o.

COMMUNAL INFORMATION

Communal contribution for manufacturing: 3,185 EUR/m³

Communal contribution for services: 3,185 EUR/m³

Redemption from paying communal contribution fee: Yes

Redemption for paying communal contribution tax: Yes

Amount of communal contribution tax: 0,01327 EUR/m²

WATER CONTRIBUTION (30.6.2024.)

Water contribution-business buildings: 0,039817 EUR/m³

Water contribution-manufacturing buildings: 0,039817 EUR/m³

Water contribution open-space buildings: 0,013272 EUR/m²

CONTACT

Contact person: Vjekoslav Janković



035/ 404 430



vjekoslav.jankovic@lusb.hr

7. SUPPORT TO EXISTING AND NEW ENTREPRENEURS

Cities and municipalities in the Brod-Posavina County recognize the importance of entrepreneurship as a key driver of economic development. Each local self-government unit develops its own measures and support programs to attract entrepreneurs and investors and stimulate economic growth in its area. These measures include various financial incentives, reliefs and subsidies for creating new jobs. In addition, cities and municipalities are actively working to improve business infrastructure, creating favorable conditions for the establishment and development of companies. Through such initiatives, each local self-government unit seeks to increase competitiveness and attract investments that will contribute to the sustainable economic development of the local community.

Table 17: Support to existing and new entrepreneurs in Brod-Posavina County

No	Local self-gov. unit	Investment grants	Support for employment	Tax exemptions
1.	Town Nova Towniška	+	-	+
2.	City of Slavonski Brod	-	-	+
3.	Municipality of Bebrina	+	-	+
4.	Municipality of Brodski Stupnik	-	-	+
5.	Municipality of Bukovlje	-	-	-
6.	Municipality of Cernik	+	+	-
7.	Municipality of Davor	+	-	-
8.	Municipality of Donji Andrijevi	+	-	-
9.	Municipality of Dragalić	-	-	-
10.	Municipality of Garčin	-	-	-
11.	Municipality of Gornja Vrba	+	-	+
12.	Municipality of Gornji Bogičevci	+	-	-
13.	Municipality of Gundinci	+	-	-
14.	Municipality of Klakar	-	-	-
15.	Municipality of Nova Kapela	-	-	-
16.	Municipality of Okučani	+	-	-
17.	Municipality of Oprisavci	+	-	-
18.	Municipality of Oriovac	-	+	+
19.	Municipality of Podcrkavlje	-	-	-
20.	Municipality of Rešetari	-	-	-
21.	Municipality of Sibinj	+	-	-
22.	Municipality of Sikirevci	+	-	-
23.	Municipality of Slavonski Šamac	+	-	-
24.	Municipality of Stara Gradiška	-	-	+
25.	Municipality of Staro Petrovo Selo	+	-	-
26.	Municipality of Velika Kapanica	+	-	-
27.	Municipality of Vrbje	-	-	-
28.	Municipality of Vrpolje	-	-	-

Source: CTR, Data gathered for the year 2024

- Tax exemptions refer to partial or complete exemptions from the obligation to pay utility contributions and fees, incentive prices for land equipped with infrastructure, etc.
- Support for employment refer to incentives for the employment of unemployed persons in the municipality in fixed amounts of up to EUR 996 per person or co-financing of pension insurance contributions from the gross salary of workers in the amount of a maximum of EUR 198.85
- Investment grants refer to non-refundable grants for start-up entrepreneurs, grants for the purchase of machinery and equipment, grants for co-financing from European Union funds and national programs, and eligible costs related to the preparation of project documentation, participation in fairs, IT technologies, employee training, arrangement of business premises, creation of a website in the range of EUR 1,000 to 3,000 per entrepreneur

Brod-Posavina County provides support to entrepreneurs to improve their business through two Public Calls in 2024.

Support for the start-up, development and improvement of businesses of entrepreneurs in Brod-Posavina County is awarded for investments in the start-up, development and improvement of businesses with the aim of raising the level of quality, productivity or competitiveness of the economy, maintaining or increasing the level of employment, or with the aim of achieving the strategic goals set by the Brod-Posavina County Development Plan for the period 2021-2027. Support is awarded for the following purposes: investments in the development of products and services and the modernization of processes, interior design of business premises, introduction of quality management systems, standards and quality signs, inspection and testing of work equipment, installations and conditions in the working environment, and digitalization of business. The aid intensity is up to 50% of eligible costs, with a maximum amount of 7,000 euros for the processing industry, 3,500 euros for other activities

A special Public Call provides support for appearances at fairs and events in the country and abroad and for the organization of fairs in the Brod-Posavina County. Eligible costs include the lease, arrangement and equipment of the exhibition space and the production of promotional material. The aid intensity indicates the share of funds with which the grantor participates in the financing of the proposed project and can reach a maximum of 50% of eligible costs, with the highest amount of individual aid being 2,000.00 euros.

All eligible costs of both Calls must be incurred in the current year.

8. CONCLUSION

The document Invest in Brod-Posavina county provides a comprehensive and precise insight into the investment potential of this area, positioning the county as a relevant destination for future business projects. The analysis of 35 entrepreneurial zones, 23 active, clearly emphasizes the extensive capacities of the county to attract new investments, while highlighting the unused economic space that offers investors a wide range of opportunities.

Through an overview of key parameters such as infrastructure availability and development, existing entrepreneurs, plot specifications, utility costs, water contribution, compliance with spatial plans and other essential information, investors can get a thorough insight into all aspects of business within the zones. This enables a detailed assessment of investment opportunities, providing a clear idea of the financial conditions and favorable opportunities that the county offers. Transparency of data, especially with regard to estimated land sales prices and distance from key traffic corridors, facilitates business planning and minimizes investment risks.

The position of Brod-Posavina County, with an emphasis on its favorable geostrategic position, proximity to transport infrastructure and the availability of business zones, additionally strengthens its status as an attractive investment destination. Besides that, the fact that many zones are in the phase of growth and development provides additional space for diversification of investment activities in different industrial sectors.

In conclusion, the document not only confirms the existence of significant economic potential of the Brod-Posavina County, but also represents a valuable tool for investors looking for relevant, up-to-date information for making strategic decisions. Given the favorable conditions for investment, well-developed infrastructure and the possibility of flexible adaptation to business needs, Brod-Posavina County provides a stable platform for sustainable growth and long-term profitability.

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