

ГРАД БАЊА ЛУКА
CITY OF BANJA LUKA

BFC SEE – Certification of cities / municipalities with favorable business environment

- The City of Banja Luka has participated in the implementation of the activities of the international Certification Program for a favorable business environment in South-Eastern Europe and has achieved a rating of 92.5% out of a total of 100. The City of Banja Luka is currently in the process of recertification.

Criteria for a favorable business environment in BFC SEE :

1. Strategic approach to local economic development
2. Administrative capacity to support businesses (LED Office)
3. Partner relationships with the private sector (Business Council)
4. Efficient system for issuing construction permits
5. Database management of business related information
6. Proactive approach in investment promotion and marketing
7. Credit worthiness and financial stability
8. Promotion of job creation and human resources development
9. Promotion of public-private partnerships
10. Suitable infrastructure and reliable utility services
11. Transparent and stimulating taxes and incentives policies
12. Use of information technologies (e-government)



INVESTORS CENTER – CITY OF BANJALUKA **established 2015. aims to:**

- Help investors in selection of *greenfield* and *brownfield* locations for investment;
- To make communication correspondence with officials at state and local level;
- Help in solving administrative issues at institution level through the registration process;
- Search and identify local partners (purveyors, consumers etc.);
- Provide all the information from the databases that the Investors center has;
- Support the companies that have realised their investment projects and started with active business in our market;
- To maintain regular contacts with clients and other foreign and domestic companies that need support in the process of expansion and development of business activities – aftercare.



INVESTOR CENTER PROVIDES:

- Information on current projects and investment opportunities;
- Information about available locations to invest and infrastructure status at these locations ;
- Information about legislative related to domestic and foreign investors;
- Information on incentives and benefits for investors;
- Information about business startup procedure;
- Information about costs at business startup and construction costs;
- Information on database of existing investors and investments ;
- Information on the analysis of the state of the economy in the City;
- Information on quality of life, housing and human resources.

<http://www.banjaluka.rs.ba/front/article/9717/>



INCENTIVES

- Giving guarantees for small and medium-sized enterprises – Guarantee Fund 2017. and incentives on interest rate loans for which guarantees are issued
- Support program for investors in Business zone “Ramići Banjaluka”
- Reduction of municipal fees
- Facilitating the costs for arranging urban construction land and annuities for industrial activities
- Exemption from the payment of utility fees for companies in the first year of its establishment

<http://banjaluka.rs.ba/front/article/9713/>



BUSINESS ZONE “RAMIĆI-BANJALUKA

*Banja Luka,
place to invest!*



Current area: **24,5 ha (planned 220 ha)**

Highway distance: **2 km**

Direct access to the railway

Airport distance: **25 km**

Distance to City center: **7 km**

Purpose: **INDUSTRIAL**

Companies in current rent or ownership of the plots

**ROLOFLEX; 21. MAJ; MK MAJKIĆ; TRI
BEST; SEPL; MESSER; SIM IMPEX; NORA
PLAST; ELAS; MADACO; MODUL;
TEHNOMERKUR; TENZO; JAĆIMOVIĆ;
ETMax**



Plot 1

Investment: Greenfield;

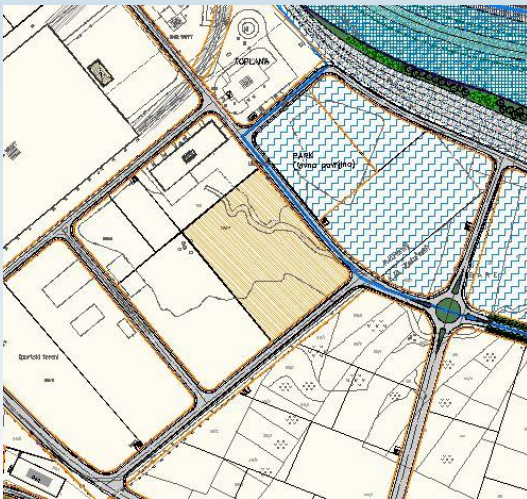
Plot area: 13 550 m² in which 6500 m² are free to invest

Ownership: City of Banjaluka

Opportunity: land purchase
22,73 KM/M²- (source Tax administration RS).

Infrastructure: Construction of the accessing roads in progress

Investment sector: Production





Plot 2

Investment: Greenfield;

Area: 4366 m² free to invest

Ownership: City of Banjaluka

Opportunity: land purchase
22,73 KM/m²- (source Tax administration RS).

Infrastructure: Construction of the accessing roads in progress

Investment sector: Production

Plot free to invest after regulation of Ivaštanka watercourse



Plot 3

Investment: Greenfield;

Area: 11011 m² free to invest

Ownership: City of Banjaluka

Opportunity: land purchase
22,73 KM/m²- (source Tax administration RS).

Infrastructure: Construction of the accessing roads in progress

Investment sector: Production

Plot free to invest after regulation of Ivaštanka watercourse



Plot 4

Врста улагања: Greenfield;

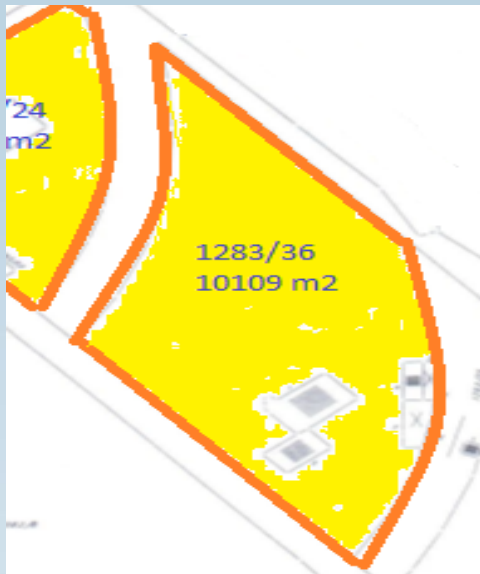
Површина парцеле: 10109 м² ће бити слободно за даље инвестирање након уклањања постојећих објеката

Власништво: Град Бања Лука

Пословна могућност: куповина земљишта 22,73 КМ/м²- (извор Пореска управа РС). У процесу је изградња саобраћајница

Инфраструктура: приступни пут до парцеле постоји
Приоритетни сектор за инвестирање: производни

Парцела се налази између жељезничких колосјека, на њој се налази објекат регенерације и неутрализације намјењен за рушење. Комплетна инфраструктура доведена до парцеле.



Expansion of business zone “Ramići-Banjaluka”

Investment: Greenfield;

Plot area: 92 056 M²

Ownership: City of Banjaluka, initiative for determine the public interest for implementing the expropriation procedure for privately owned plots

Opportunity : land purchase
22,73 KM/M²- (source Tax administration RS).

Investment sector: Production



ROLLING MILL FACILITY IN THE BUSINESS ZONE „RAMIĆI – BANJA LUKA“



Investment: Brownfield;

Area: 30 510 m² - tin roof and facade, insulated panel walls, concrete floor base,

Ownership: City of Banjaluka

Opportunity: land purchase or rent

Price: 6.076.183,00 KM (according to current evaluation)

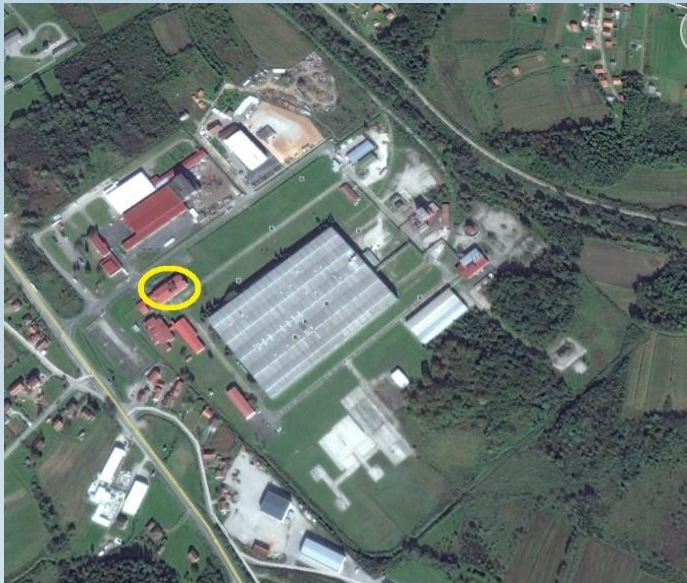
Infrastructure: all, airport distance 25 km, direct access to railway

Purpose: industrial

There is administrative offices with toilets, 8 cranes with the capacity of 30 tons each, railway access through two tracks



MANAGEMENT BUILDING



Investment: Brownfield;

Area: 2 017 m² - monolith, tin roof, insulated brick walls, ceramic tile floor

Ownership: City of Banjaluka

Opportunity: investment in enterprise

Infrastructure: all, airport distance 25 km, direct access to railway

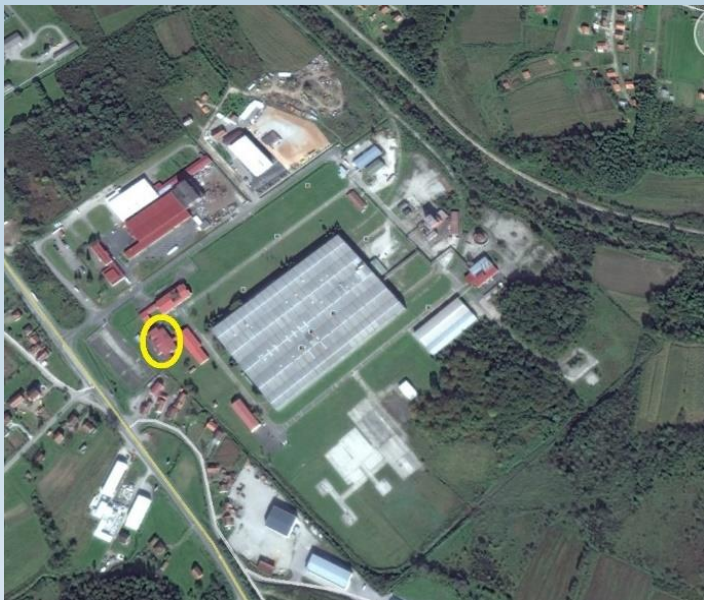
Purpose: office, business incubator

-**Required documentation:** permit for reconstructed part of facility, after establishing the specific purpose

- **Building permit for reconstruction persist**



RESTAURANT AND COMMERCIAL SECTOR BUILDING



Investment: Brownfield;

Area: 848,5m² + 916m² - monolith, tin roof, insulated brick walls (приземни објект)

Ownership: City of Banjaluka

Opportunity: land purchase or rent

Price: 386.864,00 KM + 319.156,00 KM = 706.020.00 KM

Infrastructure: all

Ussage permit



NEW BUSINESS ZONE NEAR JELŠINGRAD



Investment: Greenfield;

Area: 28 695 m²

Ownership: City of Banjaluka

Opportunity: land purchase at price 96,21 KM/m² source Tax administration



Infrastructure: without infrastructure, airport distance 25 km, highway distance 2km

Purpose: industrial

-an update of urban plan „Jelšingrad“ RO Tvornica strojeva, uređaja i alata – novelated plan, changing purpose from residential to business. It is the right moment for customization planning solutions.



LOCATION FOR CONSTRUCTION OF SPORT AND RECREATION CENTER



Investment: Greenfield; Public – private partnership

Area: 189 953 m²

Ownership: City of Banjaluka

Opportunity: land purchase, 2. зона – 213,15 KM/M² (source Tax administration RS), Public – private partnership

Infrastructure: Partially, airport distance 25 km



Purpose: sport and recreation center (stadium, auxiliary football field, tennis cort)

-**Needed:** location permit, building permit, permit for usage

-**There is a preliminary architectural design project and pre-feasibility study**

REVIVAL OF “KASTEL” FORTRESS



Investment: Brownfield

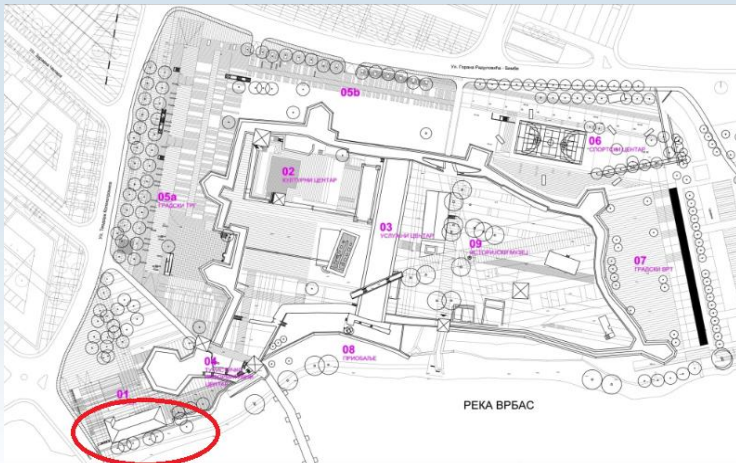
Area: 2129 m²

Rest of area: 5300 m²

Ownership: City of Banjaluka

Opportunity: Public – private partnership, concession

Infrastructure: all, airport distance 27 km



Purpose: хотел капацитета 20 соба и пратећи садржаји, док је у бастииону предвиђена изградња мање концертне дворане са међупростором такође културних садржаја.

-There is all construction projects, location permit and ecology permit for 1. of 9 parts – artillery and bastion 9



PUBLIC CALL FOR PROPOSAL FOR THE INFORMATION OF GREENFIELD AND BROWNFIELD LOCATIONS

- The City of Banja Luka has announced a public call for private and legal entities who own land and / or facilities to provide information on:
 - the free land (location) that is in accordance with the land use plan, planned for the construction of business, manufacturing or industrial facilities (Greenfield);
 - and the free land (non operational), legally constructed business, manufacturing or industrial facilities (Brownfield).

- The intention is that the proposed land and facilities, with the consent of the owner, are included in the database of investment locations in the City of Banja Luka, and in this way, to connect owners of the land and facilities with potential investors.

- The public call is announced in accordance with the Banja Luka Development Strategy, and process of BFC recertification, which will improve relations with existing and potential investors, to an even higher level.

- The City of Banja Luka, through the Department of Local Economic Development and Strategic Planning – Investors center, in the best interest of the owner, the proposed land (location) and / or facilities will process, promote, and offer for sale or rent so that the interested investor could contact with the owner.



THANK YOU FOR YOUR ATTENTION!

REPUBLIKA SRPSKA
CITY of BANJALUKA
MAYOR
CITY ADMINISTRATION
DEPARTMENT OF LOCAL ECONOMIC DEVELOPMENT AND
STRATEGIC PLANNING
Краља Алфонса XIII no. 1
E-mail: razvoj@banjaluka.rs.ba
Web: www.banjaluka.rs.ba
Tel: +387 51 220 280

