



REPUBLIC OF SRPSKA
CITY OF GRADIŠKA
MAYOR

Elaborated by:
Department for
Development and
International Projects

6. INFORMATION
on the operation costs of investment in the
Economic Zone Nova Topola



Information on the operating costs in the Economic Zone Nova Topola

1. Construction

Procedure	Type of cost	Amount (in BAM)	Amount (in EUR)
Location approval¹	Administrative fee	20.00	10.23
	Site visit	35.00	17.90
	Water guidelines (if necessary)	75.00	38.35
	Elaboration of the urban planning and technical approvals (external service of the authorized legal entity)	1,500-2,000	766.94-1,022.58
Construction permit²	Administrative fee	80.00	40.90
	Elaboration of technical documentation - per m ² of the facility that is being constructed (external service of the authorized legal entity)	12 - 15	6.14 – 7.67
	A proof for issuing the Environmental permit (external service of the authorized legal entity)	1,500-2,500	766.94-1,278.23
	Water approval (if necessary)	150.00	76.69
	Rent - per m ² of useful facility surface (single-payment)	34.50	17.64
	Contribution for the cadaster	0.3% estimated value of the construction works	
	Fire protection compliance	100 - 200	51.13 – 102.26
	Staking out of the facility	100.00	51.13
Environmental permit³	Administrative fee	35.00	17.90
	Administrative fee	80.00	40.90
Use permit⁴	Technical review	BAM 350 for facility with surface of 50 m ² + BAM 1.50 for each additional m ² of the facility (maximum BAM 10,000)	EUR 178.95 for facility with surface of 50 m ² + EUR 0.77 for each additional m ² of the facility (maximum EUR 5,112.92 EUR)

¹ Deadline for resolving: 7 days

² Deadline for resolving: 5 days

³ Deadline for resolving: 45 days

⁴ Deadline for resolving: 15 days

2. Establishment / registration of a company

Registration of a company: from BAM 172.20 / EUR 88.04 (minimum capital contribution: BAM 1 / EUR 0.51)

Registration of an entrepreneur: BAM 30.00 / EUR 15.34 (BAM 0 / EUR 0 on the first registration)



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3. Land purchase

No.	Purpose	Price (BAM/m ²) ¹	Price (EUR/m ²)
1	Services, crafts and small plants	8.00	4.09
2	Commercial activities	30.00 - 50.00	15.34 - 25.56
3	Petrol stations	80.00	40.90
4	Warehousing	8.00	4.09
5	Industrial, energy and other processing capacities	1.00	0.51
6	Production facilities	1.00	0.51
9	Storage facilities	8.00	4.09

¹ Note: Presented prices include the costs of regulation of construction land.

4. Utility services

4.1 Water and sewerage

Price / consumer type	BAM		EUR	
	Households	Legal entities	Households	Legal entities
Fixed (monthly)	4.70 - 66.15		2.40 – 33.82	
Variable (per m ³ – based on the consumption)	2.10	3.18	1.07	1.63

* Note: + VAT (17%)

4.2 Waste collection

Service	Unit	Price in BAM (with VAT)	Price in EUR (with VAT)
Waste collection by container truck	1,1 m ³	72.39	37.01
Waste collection by container truck	5 m ³	246.25	125.91
Waste collection by grapple truck	-	321.19	164.22
Waste collection by special vehicle	-	171.30	87.58
Waste collection for households	m ²	0.25	0.13
Waste collection for crafts 1	m ²	0.85	0.43
Waste collection for crafts 2	m ²	1.29	0.66
Waste collection for other business activities	m ²	0.63	0.32



4.3 Electricity

The price of electricity for small customers - other consumption varies in a range of 0.0829 -0.1460 BAM/kWh.

4.4 Heating

Price for business entities: 138 BAM/MWh , i.e. 70.56 EUR/MWh

4.5 Prices of electricity connection

The specific price of the connection varies in relation to the needs of investors and it can be in the range of BAM 575.62 – 2,125.56, or EUR 294.31 - 1,086.78 (in case of the standard type of connection), the construction of a metering point depending on the number of connections of users in the range of BAM 240.64 – 14,992.24, or EUR 123.04 - 7,665.41. Fees for connection of end customer facilities are determined by the Regulatory Commission of the Republic of Srpska.

4.6 Prices of connection to water supply / sewerage

The price of the connection depends on the needs of the investor (project documentation and the size of the pipe profile for both the connection to the water-supply and sewerage network, as well as the used material), ranging from BAM 702.00 - 7,371.00, or EUR 358.92 - EUR 3,768.73 for the water-supply network and connection to the sewerage network, depending on the profile of the connecting pipe in the range of BAM 468.00 - 1,638.00, or EUR 239.28 - 837.50.

5. Workforce

No.	Cost	BAM	EUR
1	The lowest salary	900.00	460.16
2	Average gross salary	1,575.00	805.28
3	Average net salary	1,057.00	540.44
4	Non-taxable income	1,000.00	511.29
5	Income tax	8%	
6	Contributions	31% on gross salary (18.5% - retirement and disability insurance, 10.2% - health insurance, 1.7% children insurance, and 0.6% - unemployment insurance)	



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