

**Tešanj MUNICIPALITY, ENTERPRENEURIAL DISTRICT BUKVA  
mikrolocation VILA**

<b>1. BASIC INFORMATION ON ENTERPRENEURIAL DISTRICT</b>		
1.1	Person to contact Name and surname, position	Hamzalija Hojkurić, Assistant to the Municipal Prefect Ismar Alagić, “TRA” doo Tešanj Manager
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1.2	District founder, founding of district	Tešanj Municipality, 2007.
1.3	Location	Tešanj, MZ Bukva
1.4	Zone	Brownfield
1.5	District orientation: Entrepreneurship, trade, industrial, specialised	Industrial/trade-entrepreneurship
1.6	Administration: municipality, district board	Tešanj Municipality
1.7	Ownership: Public, private or mixed	Mixed
<b>2. ROAD COMMUNICATION</b>		
2.1	Railway distance	15 km
2.2	Airport distance	80 km
2.3	Center municipality distance	2 km
2.4	Main road distance	6 km
<b>3. The district area and infrastructure</b>		
3.1	Are entrepreneurs interested in the district?	No
3.2	Is there a research on district justifiability?	No
3.3	Is the district included in the municipal urban planning?	Yes - Enterpreuraial district plan „Bukva“ Tešanj
3.4	Has the resolution been adopted?	Yes , “Službeni glasnik Općine Tešanj”, broj:3/07
3.5	Is there an official project for the district set-up?	yes –infrastructure project
3.6	Is the Municipality officially and the land owner?	da-6 % of the land
3.7	Is the land protocolled in the land-registry?	Yes- public property
3.8	The model of land disposal: Lot selling, lot renting ...	Lot selling
3.9	The area	Enterpreuraial district “Bukva” 45,33 ha microlocation “Vila” 23 ha
3.10	Are the lots defined and how many lots are there?	Yes: 20 lots
3.11	Number of free lots	10
3.12	% land usage in [ha]	40 %, 9,2 ha
3.13	price [m <sup>2</sup> ]	In accordance with financing facilities in Enterpreuraial district plan “Bukva” ) <sup>3</sup>
3.14	Is it possible to expand the District if necessary?	Yes
3.15	Are there any facilities in the District?	No
	Which:	
3.16	The terrain: flat, upland,...	Slightly aslope (south and south-west

		disposition)
3.17	Tendency to flooding, land sliding etc	No
3.18	Transportation infrastructure within the District	Yes
3.19	Electric power supply	Yes
3.20	Water supply (industrial/ drinkable)	Yes
3.21	Telephone communication	Yes
3.22	Gas	No
3.23	Sewage	No
3.24	Solid waste disposal availability	Yes
<b>4.</b>	<b>INVESTMENTS INTO THE DISTRICT</b>	<b>AMOUNT INVESTED [KM/BAM]</b>
4.1	The Municipality	545.756
4.2	The Canton	196.244
4.3	The Federal Ministry of Trade	325.000
4.4	Other Federal institutions	
4.5	Stimulation for development	
4.6	Other sources (IGM „Usora“ dd Jelah)	
4.7	<b>Total</b>	<b>1.067.000</b>
<b>5.</b>	<b>TAXES AND FEES</b>	
5.1	Construction site fee	In accordance with Construction site resolution ) <sup>1</sup>
5.2	Construction Site Use Fee	In accordance with Construction site resolution ) <sup>1</sup>
5.3	Land Allocation Change Fee	A 100x land-registry profit
5.4	The rent and Land- registry Fee	In accordance with Construction site resolution ) <sup>1</sup>
5.5	Technical Approval Fee	The amount depends on building size and purpose in accordance with Municipal Administration Fee Resolution ) <sup>2</sup>
5.6	Local rate Fee	Free of charge
5.7	Water supply and sewage (KM/ BAM)	For corporations 1.500,00 For physical person 1.200,00
5.8	Electricity (KM/BAM)	Fee per plant power (peak hours) with all expenses and substation– 25.000,00
5.9	Sanitary Approval and Fire protection Approval (KM)	Sanitary Approval 100,00 Fire protection Approval 5,00-20,00
<b>6.</b>	<b>RELIEFS FOR THE DISTRICT USERS</b>	
	<ol style="list-style-type: none"> <li>1. Construction site fee is paid <b>in accordance with Construction site resolution</b>. For business and industrial facilities 500,00 to 1.000,00 KM, maximum fee is 500,00 KM, while for facilities over 1.000,00 KM maximum fee is 1.000,00 KM.</li> <li>2. state property is free of charge if the business is run within 2 years, if the number is kept minimally 20 years the start of business and that the business is run for at least 20 years on the same location</li> </ol>	

<sup>1</sup> Construction site resolution – link: [http://www.opcina-tesanj.ba/images/5.5\\_odluka\\_o\\_gradevinskom\\_zemljištu.pdf](http://www.opcina-tesanj.ba/images/5.5_odluka_o_gradevinskom_zemljištu.pdf)

<sup>2</sup> Municipal Administration Fee Resolution – link: <http://www.opcina-tesanj.ba/images/smilies/odluka%20o%20opinskim%20administrativnim%20taksama-3-11.pdf>

<sup>3</sup> Financing facilities in Enterpreneuraial district plan “Bukva” Resolution - link: [http://www.opcina-tesanj.ba/images/5.5\\_odluka\\_o\\_pogodnostima\\_bukva.pdf](http://www.opcina-tesanj.ba/images/5.5_odluka_o_pogodnostima_bukva.pdf)