

GOSPODARSKA ZONA
Podudbina

Doživite mogućnosti

The Podudbina BUSINESS ZONE
Sense the Opportunities





Poštovani investitori !

Zadovoljstvo nam je predstaviti našu Gospodarsku zonu Podubina, zonu proizvodne i poslovne namjene. U njoj već uspješno posluje nekoliko investitora. Želja nam je da i Vi pronađete svoj interes i postane jedan od njih, a mi ćemo Vam u tome pomoći te biti pouzdan i kvalitetan partner.

Ova brošura je vodič svima Vama koji želite ulagati na našem području. Ona će Vam ukratko opisati naše potencijale i odgovoriti na pitanje zašto investirati koda nas.

Ovim putem ujedno želimo iskazati dobrodošlicu svim investitorima i budućim partnerima.





Dear Investor,

It is our pleasure to be able to present the Podubina Business Zone, a manufacturing and business zone. A number of investors are already successfully doing business in the zone. It is our desire that you too identify a benefit for yourself and become one of these investors. As a reliable and quality partner, we will assist you in achieving this.

This brochure is a guide to all of you who would like to invest in our region. The brochure briefly describes our potential and provides answers to the question of why you should invest in our region.



LIČKO-SENJSKA ŽUPANIJA

Ličko-senjska županija pripada Jadranskoj regiji. Većim dijelom se prostire na kontinentalnom dijelu, ali zauzima i obalni dio Republike Hrvatske. Prostire se na površini od 5350 km² i broji preko 53000 stanovnika.

Potencijale županije prepoznao je velik broj investitora koji danas posluju u poduzetničkim zonama. Prednosti kao što su odličan geografski položaj, izgrađena infrastruktura, povoljne cijene te pristupačnost lokalnih i regionalnih vlasti prema investitorima razlozi su ulaganja na ovim područjima.

Posebnost županije čine velike šumske površine, bogati izvori pitke vode te značajne poljoprivrede površine što je orijentiralo gospodarstvo na drvnu industriju, proizvodnju hrane, te logistiku i obnovljive izvore energije. Osim toga tu je i značajan turistički potencijal budući da je 58% površine svih nacionalnih parkova i parkova prirode na njenom prostoru.



THE LIKA - SENJ COUNTY

The Lika - Senj County belongs to the Adriatic region. It mostly extends across the continental region but also occupies the coastal area of the Republic of Croatia. It extends across an area of 5,350 square kilometres and numbers of 53,000 inhabitants.

The potential of the county has been recognised by a large number of investors who today operate in the business zones. Benefits such as the region's excellent geographical position, existing infrastructure, favourable prices and the local and regional authorities' accessibility towards investors are reasons for investing in this region.

The specifics of the county include its large forest areas, rich drinking water sources and extensive agricultural lands, which has allowed local industry to focus on the wood industry, food industry, logistics and renewable energy sources. In addition, the region also has a great tourist potential since 58% of all national parks and nature parks are located in the county region.



OPĆINA UDBINA

Općina Udbina osnovana je 1997. godine i površinski je najveća općina u Ličko-senjskoj županiji. Pripada gorskoj Hrvatskoj gdje prevladava umjereno kontinentalna klima, a u višim predjelima planinska.

Područje općine pokriveno je velikim šumskim površinama (26 000 ha), velikim obradivim poljoprivrednim površinama (Krbavsko polje 5 000 ha), značajnim mineralnim sirovinama (šljunak i kamen) te očuvanom prirodom (Lička Plješevica) sa pašnjačkim površinama pogodnim za stočarsku proizvodnju kao i turizam.

Općina Udbina ima dugu tradiciju u preradi drveta i ratarsko stočarskoj proizvodnji sa naglaskom na velike mogućnosti u ekološkoj poljoprivredi, ovčarstvu, proizvodnji ljekovitog bilja te razvoju drvne industrije.



The MUNICIPALITY OF UDBINA

The Municipality of Udbina was established in 1997. In terms of area, it is the largest municipality in the Lika-Senj County. Geographically, it belongs to the Croatian Mountainous region (Croatian, *gorska Hrvatska*) where a mild continental climate dominates, and in higher areas, it has a more mountainous climate.

The municipality region is covered with large forest areas (26,000 Ha), extensive arable agricultural lands (Krbavsko polje 5,000 Ha), and significant mineral resources (gravel and rock) including preserved nature (Lička Plješevica) with pasture areas suitable for animal husbandry and a tourism potential.

Udbina Municipality has a long tradition in wood processing including crop and animal husbandry with an emphasis on great opportunities in ecologically viable agricultural production, sheep husbandry, the medicinal herb industry and the further development of the wood industry.

GOSPODARSKA ZONA PODUDBINA

Zona je smještena je na državnoj cesti D1 Zagreb – Split. Odlikuje se dobrom prometnom povezanošću sa sjeverom i jugom zemlje tako da je podjednako udaljena (200 km) od najvećih gradova Zagreba, Rijeke i Splita. U neposrednoj blizini je autocesta A1.



Zona obuhvaća površinu od 98 hektara i većim djelom je opremljena komunalnom infrastrukturom. U njoj djeluje nekoliko značajnih gospodarskih subjekata čije su djelatnosti: proizvodnja električne energije iz biomase, proizvodnja peleta, obrada i proizvodnja poluproizvoda od drveta, proizvodnja rezanog duhana, skladišni prostori.





THE PODUDBINA BUSINESS ZONE



The zone is located on the D1 Zagreb-Split state highway. It features good transportation links with the northern and southern parts of the country so that it is at equally distances (200 km) from the largest cities, which are Zagreb, Rijeka and Split. It is located in close proximity to the A1 motorway.



The zone covers an area of 98 hectares and to a greater extent is equipped with municipal infrastructure. A number of important businesses operate in the zone with business activities being the production of electrical energy from biomass, pellet production, processing and production of semi-products from wood, production of harvested tobacco and warehousing areas.

NAMJENA I MOGUĆI SADRŽAJI

Gospodarska namjena - poslovna

(pretežito trgovačko-uslužna i servisno komunalna namjena):

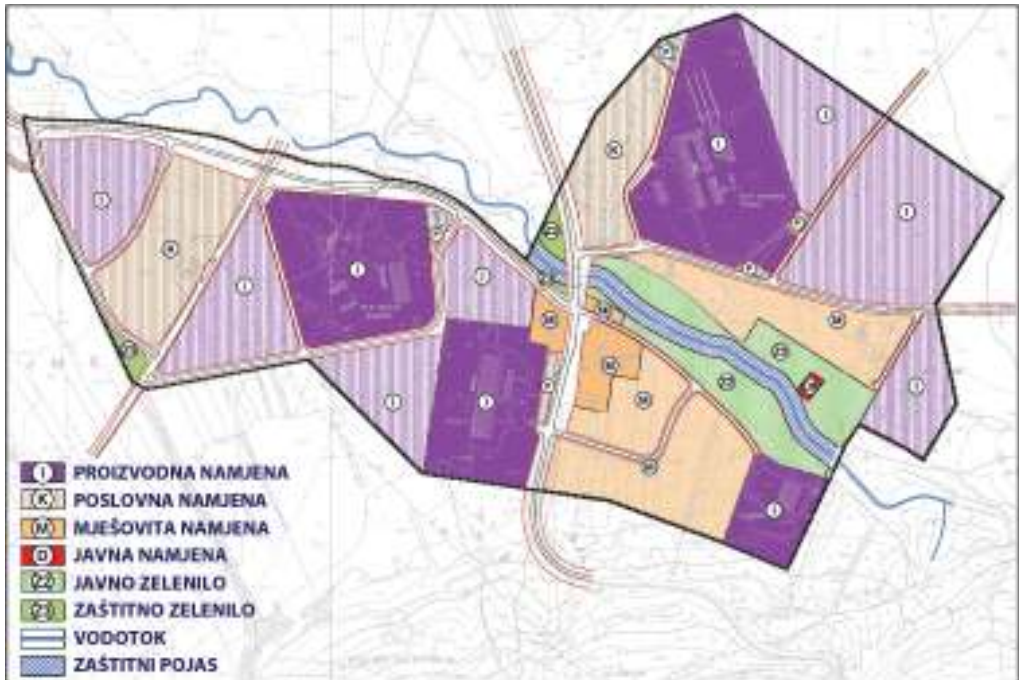
- poslovne, uredske zgrade;
- komunalno-servisni sadržaji;
- manje obrtničke i zanatske pogone proizvodnje i prerade;
- skladišta, logističko distributivni centri i građevine veletrgovine;
- transportni i terminali teretnih vozila;
- benzinska postaja;
- izložbeno-prodajni saloni;

Gospodarska namjena – proizvodna,

(industrijska / zanatska / skladišna namjena):

- industrijski pogoni proizvodnje i prerade
- građevine proizvodnje i prerade;
- proizvodni kompleksi prerade materijala i proizvodnja energije,
- veći obrtnički i zanatski pogoni proizvodnje i prerade;
- istraživački i edukacijski centri te druge zgrade javne i društvene namjene vezane na proizvodnu djelatnost;





Mješovita namjena – stambeno – poslovna

- stanovanje
- ugostiteljstvo, turizam, zgrade za sport, rekreaciju i zabavu
- manji poslovni sadržaji - (usluge, trgovina i sl.) zasebna zgrada
- javni i društveni sadržaji;
- manji sportsko-rekreacijski sadržaji (u sklopu ugostiteljstva ili zasebno)





ZONING AND POSSIBLE BUSINESS ACTIVITIES

Business zone - commercial

(primarily retail/wholesale and municipality services)

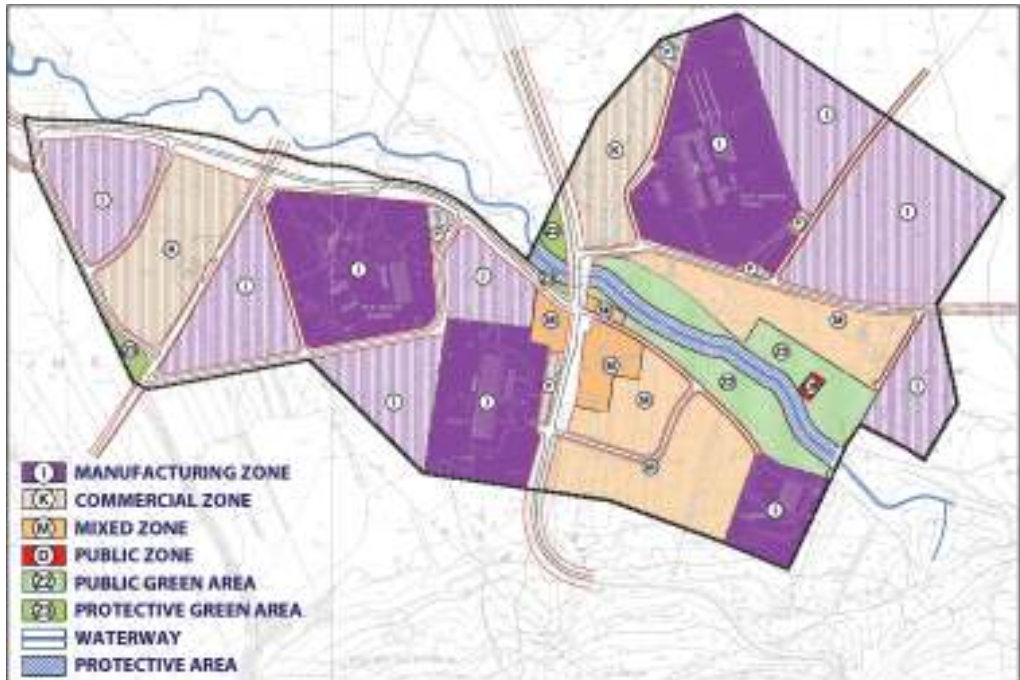
- commercial, office buildings;
- municipality service utilities;
- smaller crafts and trades facilities for production and processing;
- warehousing, logistics and distribution centres including wholesale facilities;
- transport and terminal facilities for freight vehicles;
- petrol stations;
- exhibition and sales showrooms;

Business zone - manufacturing

(industrial / trades / warehouse zones)

- industrial facilities for production and processing;
- buildings intended for manufacturing and processing;
- larger crafts and trades facilities directed towards production and processing
- research and educational centres including other buildings for public and social purposes relating to production activities;





Mixed zoning - residential-commercial

- residential
- hospitality industry, tourism, including sporting, recreational and entertainment facilities
- smaller commercial facilities - (services, retail, etc.) separate buildings
- public and social amenities;
- smaller sporting and recreational facilities (in terms of hospitality or completely separate)



POTICAJI

Nacionalni poticaji :

Prema Zakonu o poticanju investicija i unapređenju investicijskog okruženja

1. poticaji za mikropoduzetnike,
2. porezni poticaji,
3. carinski poticaji,
4. poticaji za opravdane troškove novih radnih mjesta povezanih s investicijskim projektom,
5. poticaji za opravdane troškove usavršavanja povezanih s investicijskim projektom,
6. poticajne mjere za:
 - a) razvojno-inovacijske aktivnosti,
 - b) aktivnosti poslovne podrške i
 - c) aktivnosti usluga visoke dodane vrijednosti,
7. poticajne mjere za kapitalne troškove investicijskog projekta,
8. poticajne mjere za radno-intenzivne investicijske projekte.





Lokalni poticaji

- Obročno plaćanje ugovorene cijene zemljišta
- Djelomično oslobađanje od komunalnog doprinosa
- Obročno plaćanje komunalnog doprinosa
- Olakšice u plaćanju komunalne naknade
- Oslobađanje od naknade za priključak na vodovodnu mrežu
- Oslobađanje od poreza na tvrtku (u 1. godini poslovanja 100%, u 2. godini poslovanja 75%, u 3. godini poslovanja 50%.)



INCENTIVES

National incentives:

Pursuant to the Act on Encouraging Investments and Improving the Investment Climate

1. Incentives for micro-entrepreneurs,
2. Tax incentives,
3. Customs incentives,
4. Incentives for justifiable costs arising from opening up new working positions relating to an investment project,
5. Incentives for justifiable costs arising from improvements relating to an investment project,
6. Incentive measures for:
 - a) development and innovation activities,
 - b) activities relating to business support, and
 - c) activities relating to high value-adding,
7. Incentive measures for capital costs relating to an investment project, and
8. Incentive measures for labour intensive investment projects.



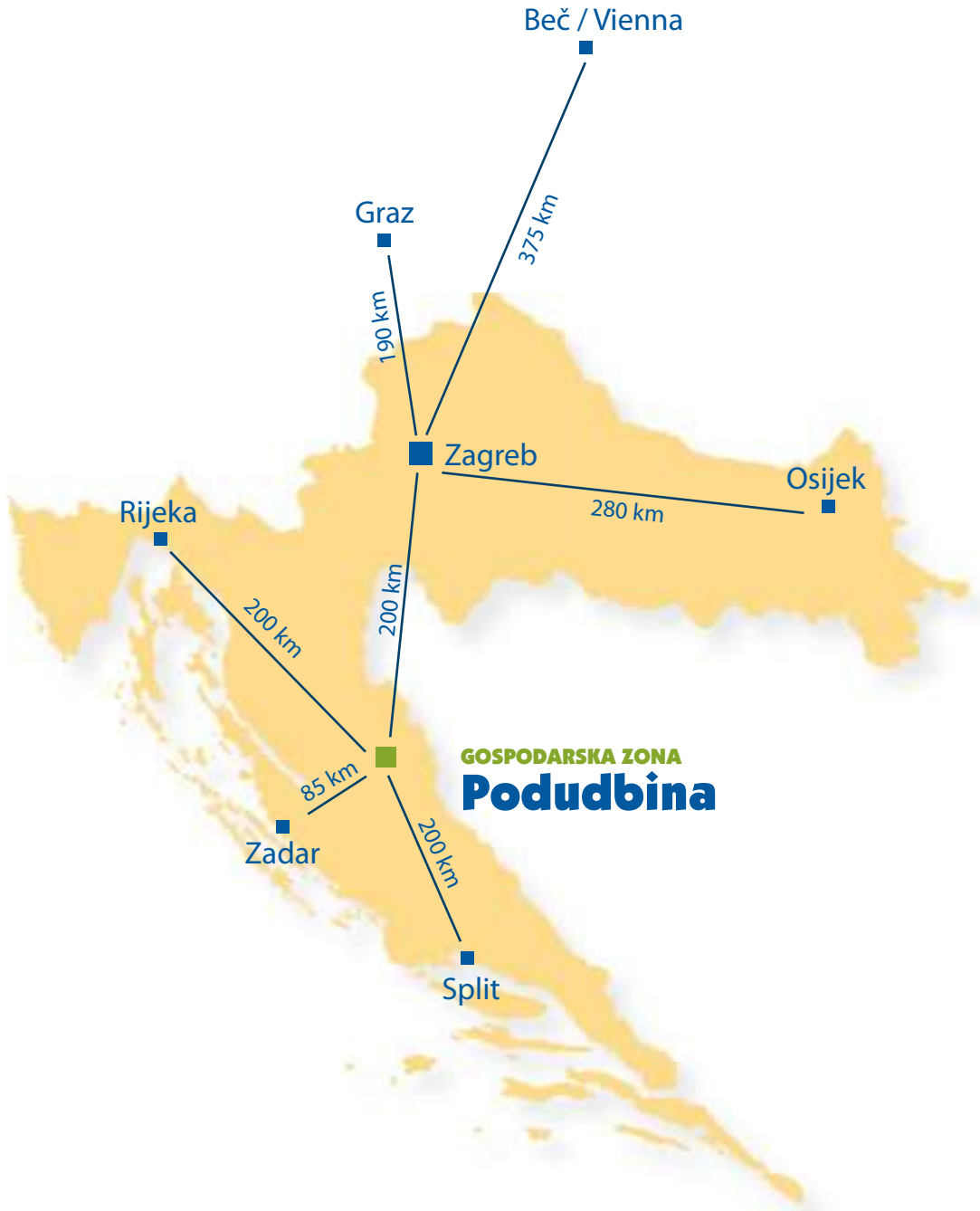


Local incentives

- Payments in instalments for contracted land prices
- A partial exemption from municipal contribution payments
- Payments in instalments for municipal contribution payments
- Relief for payment of municipal fees
- An exemption from fees for connections to the water supply network
- An exemption from company tax (100% in the 1st year of doing business, 75% in the 2nd year of doing business and 50% in the 3rd year of business)



LOKACIJA / LOCATION





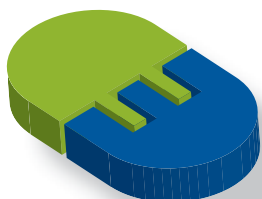
ZAŠTO INVESTIRATI KOD NAS?

Usvojen prostorni i urbanistički plan
Mogućnost odabira modela
raspolaganja zemljištem
Atraktivna cijena građevinskog
zemljišta
Mogućnost određivanja veličine
parcele
Niska cijena komunalnog doprinosa
Porezne olakšice
Većinom izgrađena infrastruktura
Blizina autoceste
Pomoć lokalne vlasti kod realizacije
investicije

WHY INVEST WITH US?

Adopted spatial and urban plan
Opportunity of choosing a landsite
availability model
Attractive prices for construction
sites
Possibility of determining the size of
a land plot
Low costs for municipality
contributions
Tax relief
A largely existing infrastructure
Close to the motorway
Assistance from the local
authorities in implementing
investments





GOSPODARSKA ZONA Podudbina

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European Union

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Municipality of Udbina