



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Lanara Business Zone (Sirač)

General information

Location (city/municipality)	Sirač
Zone type	Business zone
Size of the zone (m²)	120.000
Available land size (m²)	120.000
Construction purpose	Manufacturing and services
Allowed construction density	On the areas of economic use - production for the construction of production buildings and warehouses, the highest built-up coefficient cannot be higher than 0.6 On the areas of economic purpose - production for the construction of business and hospitality-tourist buildings, the highest built-up coefficient cannot be higher than 0.7
Construction efficiency coefficient allowed	On areas of economic use - production for the construction of production buildings and warehouses (storage), the highest above-ground usability coefficient is 1.00 for production use On areas of economic use - production for the construction of business and hospitality-tourism buildings, the highest above-ground utilization coefficient is 1.00 for shopping complexes, and 1.4 for business use.

Location (city/municipality)

Sirač

Allowed construction height (m)

On areas of economic use - production for the construction of production buildings and warehouses (warehouses), the highest height of the cornice of the building can be 15.0 m, i.e. 4 above-ground floors without attics, and exceptionally more for individual buildings or parts of the building where the technological process requires it, On the areas of economic use - production for the construction of business and catering-tourism buildings, the highest height of the cornice of the building can be 15.0 m, i.e. 4 above-ground floors without attic, and exceptionally more for individual buildings or parts of the building where the technological process requires it

Allowed noise level (at the border of the site, dB)

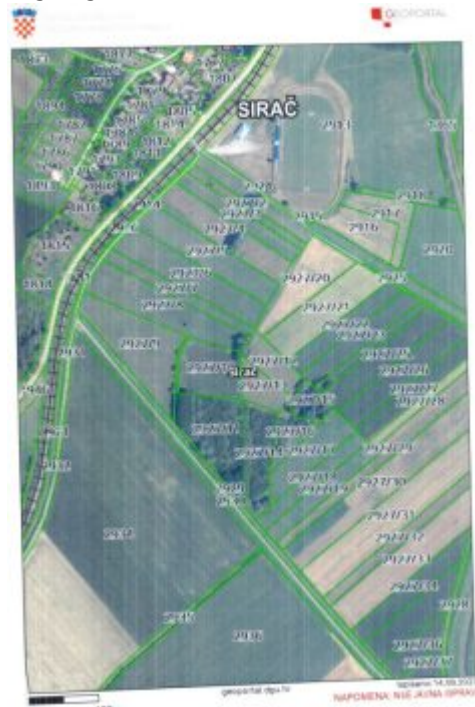
Not foreseen in physical plans

Zone diagrams & plans

Diagram of the zone



Scanned copy of cadastral plan extract with highlighted available lots



Infrastructure/energents capacity

Gas

Availability Yes

Electricity

Availability No

Water

Availability Yes

Sewage

Availability Yes

Water purifier No

Communal information

Communal contribution fee

Communal contribution for manufacturing (EUR/m³) 1,32

Communal contribution for office spaces (EUR*/m³)

Communal contribution for services (EUR*/m³) 1,32

Communal contribution fee

Redemption from paying communal contribution fee

Yes, 100% exemption can be achieved by economic entities that will open at least 3 new jobs within 3 years from the adoption of the decision on exemption, of which at least 70% of the newly employed workers will be resident in the municipality of Sirač, with the condition that such unemployed workers exists in the territory of the Municipality of Sirač, and according to the records of the CES, these newly created jobs must be preserved for a minimum of 3 years. Exemption in the amount of 50% can be achieved by economic entities that will open at least 1 new workplace within 3 years from the adoption of the decision on exemption, for which they will employ a worker residing in the territory of the Municipality of Sirač, with the condition that there are such unemployed workers in the area Municipality of Sirač, and the Croatian Employment Service, that newly created position must be preserved for a minimum of 3 years.

Communal contribution tax

Amount of communal contribution tax (EUR*/m²)

- garage space m² x 1.00 (Kn) x 1.00 (Kz) x 0.22 (monthly point amount) - office space m² x 2.00 (Kn) x 1.00 (Kz) x 0.22 (monthly amount of points) - closed storage space m² x 2.00 (Kn) x 1.00 (Kz) x 0.22 (monthly point amount) - open storage space m² x 1.00 (Kn) x 1.00 (Kz) x 0.22 (monthly point amount) - construction land that serves for the purpose of carrying out business activities 10% of the purpose coefficient determined for business premises - undeveloped building land m² x 0.05 (Kn) x 1.00 (Kz) x 0.22 (monthly amount of points) For business premises and construction land used for business activities, when the business activity is not carried out for more than six months in a calendar year, the purpose coefficient from paragraph 1 of this article will be reduced by 50%, with the proviso that it cannot be lower than the coefficient intended for residential space, i.e. for undeveloped construction land. For hotels, apartment complexes and campsites, the amount of the annual communal fee cannot exceed 1.5% of the total annual income from the previous year, realized in hotels, apartment complexes and campsites, located in the territory of the Municipality of Sirač.

Redemption from paying communal contribution tax

Yes, an economic entity that in the current year employs persons residing in the municipality of Sirač, obtains exemption from the payment of the utility fee in such a way that the utility fee is reduced by 25% for each newly employed person. The exemption will also be recognized in the following two years from the submission of the application or employment, provided that the newly employed persons are not fired. The employer cannot obtain support for the same person on more than one occasion.

Water contribution

Water contribution for business buildings (EUR*/m³)

In accordance with the current Law on the financing of water management and the Rulebook on the calculation and collection of water contributions

Water contribution

Water contribution for manufacturing buildings (EUR*/m³)

In accordance with the current Law on the financing of water management and the Rulebook on the calculation and collection of water contributions

Water contribution for open-space business buildings (EUR*/m²)

In accordance with the current Law on the financing of water management and the Rulebook on the calculation and collection of water contributions

Water fee

Water regulation fee (EUR*/m²)

The amount of the fee for the arrangement of water for business premises and open business premises is determined according to the taxpayer's core activity in accordance with the activities from the Decision on the National Classification of Activities 2007 (Official Gazette No. 58/07, 72/07).

Physical plans

County urban plan

Yes

Municipal/City urban plan

Yes

Urban development plan

Created

Detailed urban plan

No obligation

Distances from traffic infrastructure

Road

0,1 km

Highway

A3, 62 km

Railway siding

0,1 km

Sea port

Rijeka, 300 km

Airport

Franjo Tuđman International Airport Zagreb, 35 km

* average rate = 7.54

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