



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone Željezara (Glina)

General information

Location (city/municipality)	Glina
Zone type	Business zone
Size of the zone (m ²)	56.000
Available land size (m ²)	0
Construction purpose	Manufacturing
Allowed construction density	0,42
Construction efficiency coefficient allowed	0,80
Allowed construction height (m)	15
Allowed noise level (at the border of the site, dB)	-

Zone diagrams & plans

Diagram of the zone



Infrastructure/energents capacity

Gas

Availability No

Electricity

Availability Yes

Water

Availability Yes

Sewage

Availability Yes

Water purifier No

Communal information

Communal contribution fee

Communal contribution for manufacturing (EUR/m³) 1,33

Communal contribution for office spaces (EUR*/m³) 1,33

Communal contribution fee

Communal contribution for services (EUR*/m³)	1,33
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Redemption from paying communal contribution fee

Yes, No municipal infrastructure contribution is payable for the construction and legalization of:

- municipal infrastructure and fire stations - military structures - transport, water management, communication, and electronic communication infrastructure - above-ground and underground product pipelines and utility lines - sports grounds and children's playgrounds - fences, walls, and retaining walls - parking areas, roads, paths, footbridges, fountains, water cisterns, septic tanks, solar collectors, and photovoltaic modules located on the building plot or within the project site of an existing building—or on the existing building itself—intended for the use of that building - monuments. The City Council of the City of Glina, upon the proposal of the Mayor, or the Mayor (within the limits of the amount they are authorized to decide upon independently under the Law), may fully exempt investors from the obligation to pay the municipal infrastructure contribution if they are public institutions or commercial companies owned by the City of Glina and are constructing facilities of public interest (related to sports, culture, education, healthcare, social welfare, or humanitarian activities). The City Council of the City of Glina, upon the proposal of the Mayor, or the Mayor (within the limits of the amount they are authorized to decide upon independently under the Law), may grant a partial exemption—amounting to 50% of the municipal infrastructure contribution obligation—to investors constructing commercial/industrial facilities for production purposes, as well as to investors constructing facilities of public interest (related to sports, culture, education, healthcare, social welfare, or humanitarian activities).

Communal contribution tax

Amount of communal contribution tax (EUR*/m²)	0,80
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Communal contribution tax

Redemption from paying communal contribution tax

Yes, The amount of the municipal fee is calculated in accordance with the Decision on Municipal Fees and depends on the zone, the intended use of the premises, and the value of the municipal fee unit. Upon their request, owners or users of business premises used for manufacturing activities, manufacturing-related crafts, or agriculture—who commence operations in said premises and employ three or more workers—shall be granted a reduction in their municipal fee payment obligation as follows: - by 100% in the first year of operation, - by 50% in the second year of operation, - by 25% in the third year of operation.

Water contribution

Water contribution for business buildings (EUR*/m³) /

Water contribution for manufacturing buildings (EUR*/m³) /

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

Water fee

Water regulation fee (EUR*/m²)

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, 60 km
Railway siding	It passes through the zone km

Sea port	Port of Rijeka, 175 km
Airport	Zagreb International Airport – Franjo Tuđman, 68 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Drvni centar Glina	Wood processing industry	Republic of Croatia		https://www.sherif.hr/
Šumarstvo Vis	Wood processing industry	Republic of Croatia		

Gallery

* average rate = 7.54

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