



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Čelina Industrial Zone (Sirač)

#### General information

<b>Location (city/municipality)</b>	Sirač
<b>Zone type</b>	Business zone
<b>Size of the zone (m<sup>2</sup>)</b>	519.363
<b>Available land size (m<sup>2</sup>)</b>	75.822
<b>Construction purpose</b>	Manufacturing and services
<b>Allowed construction density</b>	On the areas of economic use - production for the construction of agricultural, production and energy buildings and warehouses (warehouses), the built-up coefficient of the building plot cannot be higher than 0.6, with the exception of the building plot of a solar energy building, where it cannot be higher than 0.8. On the areas of economic use-production for the construction of business and hospitality-tourism buildings, the built-up coefficient of the building plot cannot be higher than 0.7.
<b>Construction efficiency coefficient allowed</b>	On the areas of economic use-production for construction for business and catering-tourism buildings, the coefficient of utilization of the building plot cannot be higher than 1.4

**Location (city/municipality)****Sirač****Allowed construction height (m)**

production buildings; - manufacturing; buildings and premises in the function of production and processing activities with a maximum of two floors above ground plus a basement (except for silos, dryers, tanks and similar buildings), within the building, up to 40% of the total net usable area can be used for storage, business and/or catering-tourism space as a function of the main activity - energy buildings; - energy; buildings and premises in the function of electricity production with a maximum of two floors above ground plus a basement (except for silos, dryers, tanks and similar buildings), - warehouses (warehouses); - warehouses (warehouses); buildings and spaces for storing (storage) materials, products, machinery and tools, with a maximum of two above-ground floors plus a basement (except for silos, dryers, tanks and similar buildings) and cold storage, within the building, a maximum of 30% of the total net usable area of the production area can be disposed of and/or office space in the function of the main activity - office buildings; - services: buildings and premises in the function of office, financial, intellectual and other service activities, with a maximum of four above-ground floors plus a basement, within the building, a maximum of 40% of the total net usable area of the production (only for quiet and clean activities), commercial, utility-service, catering-tourist, public and social and/or residential space, - commercial; buildings and spaces in the function of shopping/sales centers, with a maximum of two above-ground floors plus a basement, within the building, a maximum of 30% of the total net usable area can be used for production (only for quiet and clean activities), service, utility-service and/or catering- tourist area

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

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# Zone diagrams & plans

Diagram of the zone



## Infrastructure/energents capacity

### Gas

Availability Yes

### Electricity

Availability Yes

### Water

Availability No

### Sewage

Availability No

Water purifier

No

## Communal information

### Communal contribution fee

Communal contribution for manufacturing (EUR/m<sup>3</sup>) 1,33

Communal contribution for office spaces (EUR\*/m<sup>3</sup>)

Communal contribution for services (EUR\*/m<sup>3</sup>) 1,33

## 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 according to the records of the CES, that newly created position must be preserved for a minimum of 3 years.

## Communal contribution tax

### Amount of communal contribution tax (EUR\*/m<sup>2</sup>)

- garage space m<sup>2</sup> x 0.13 (EUR) x 1.00 (Cz) x 0.22 (monthly amount of points) - office space m<sup>2</sup> x 0.26 (EUR) x 1.00 (Cz) x 0.22 (monthly point amount) - closed storage area m<sup>2</sup> x 0.26 (EUR x 1.00 (Cz) x 0.22 (monthly point amount) - open storage area m<sup>2</sup> x 0.13 (EUR) x 1.00 (Cz) x 0.22 (monthly amount of points) - building land that serves for the purpose of carrying out business activities 10% coefficient of use determined for business premises - undeveloped building land m<sup>2</sup> x 0.0066 (EUR) x 1.00 (Cz) 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%, provided that no may be lower than the coefficient of use for residential space, i.e. for undeveloped construction land. For hotels, apartment complexes and campsites, the amount of the annual utility fee cannot be higher than 1, 5% of the total annual income from the previous year, realized in hotels, apartment complexes and camps, which are 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 people residing in the municipality of Sirač, is exempted 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 within the next 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\*/m<sup>3</sup>)

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\*/m<sup>3</sup>)

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\*/m<sup>2</sup>)

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\*/m<sup>2</sup>)

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 - NKD 2007 (Official Gazette No. 58/07, 72/07).

## Physical plans

### County urban plan

Yes

### Municipal/City urban plan

Yes

### Urban development plan

No obligation

### Detailed urban plan

No obligation

## Distances from traffic infrastructure

### Road

the road passes through the zone km

### Highway

A3, 68 km

### Railway siding

0,1 km

### Sea port

Rijeka , 306 km

### Airport

Zagreb International Airport - Franjo Tuđman, 141 km

## Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Kamen Sirač d.d.	Extraction of stone, sand and clay	Republic of Croatia		<a href="http://www.kamen-sirac.hr">www.kamen-sirac.hr</a>
Kumal S d.o.o.	Production of grinding products and non-metallic mineral products	Republic of Croatia		<a href="http://www.kumal.hr">www.kumal.hr</a>
Intercal Croatia d.o.o.	Production of cement, lime and gypsum	Republic of Croatia		<a href="http://www.intercal.hr">www.intercal.hr</a>
Baumit d.o.o.	Plaster production	Republic of Croatia		<a href="http://www.baumit.hr">www.baumit.hr</a>
Gradapromet d.o.o.	Sawing and planing wood	Republic of Croatia		/
Kufner Grupa d.o.o.	Consulting related to business and other management	Republic of Croatia		<a href="http://www.kufner-grupa.hr">www.kufner-grupa.hr</a>

## Gallery



\* average rate = 7.54

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