



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Business zone Lug (Ozalj)

#### General information

Location (city/municipality)	Ozalj
Zone type	Business zone
Size of the zone (m <sup>2</sup> )	481.000
Available land size (m <sup>2</sup> )	481.000
Construction purpose	Manufacturing and services
Allowed construction density	maximum 0.6
Construction efficiency coefficient allowed	maximum 1.0
Allowed construction height (m)	The maximum height of the building from the elevation of the landscaped terrain to the cornice of the building can be 12.0 m. Exceptionally, when it is necessary due to the performance of activities or if it is required by a technological process, part of the commercial building can be higher if necessary.
Allowed noise level (at the border of the site, dB)	-

#### Zone diagrams & plans

Diagram of the zone

Scanned copy of cadastral plan extract with highlighted available lots



## Infrastructure/energents capacity

### Gas

Availability No

### Electricity

Availability Yes

### Water

Availability Yes

### Sewage

Availability Yes

Water purifier Yes

## Communal information

### Communal contribution fee

Communal contribution for manufacturing (EUR/m<sup>3</sup>) 2,92

Communal contribution for office spaces (EUR\*/m<sup>3</sup>) 2,92

Communal contribution for services (EUR\*/m<sup>3</sup>) 2,92

## Communal contribution fee

### Redemption from paying communal contribution fee

Yes, Legal entities or individuals will be exempted from paying utility contributions by 50% for newly built facilities in zones for production and business purposes, which are determined by the Spatial Development Plan of the City of Ozalj. The right is exercised based on a written request from the building owner or investor based on the necessary documentation.

## Communal contribution tax

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

1,10

### Redemption from paying communal contribution tax

Yes, The following have the right to be exempted from paying communal fees: Legal and natural persons who start their activity are exempted from paying the utility fee and that:

1. in the first year of operation, 100% of the utility fee
2. in the second year of work, 50% of the utility fee
3. in the third year of work, 25% of the amount of the utility fee

By legal and natural persons who start to carry out their activity, we mean legal and natural persons who in the last 5 years have not carried out the same or similar activity in the area of the City of Ozalj and who carry out their activity in the area of the Lug Entrepreneurial Zone in business premises, i.e. in locations where in the last has not performed the same or similar activity for 5 years, and legal or natural persons who already operate in the area of the City of Ozalj, if they open new business premises (in which the activity has not yet been performed) in a new location and increase the total number of employees on the condition that they continue to operate at existing and new location.

## Water contribution

### **Water contribution for business buildings (EUR\*/m<sup>3</sup>)**

The procedure for calculating the water contribution is defined by the Ordinance on the calculation and collection of the water contribution (Official Gazette 107/2014). Tariffs and amounts of water contribution calculations are defined by the Decree on the amount of water contribution (Official Gazette 78/210, 76/2011, 19/2012, 151/2013, 83/2015, 42/2019 and 73/2020)

### **Water contribution for manufacturing buildings (EUR\*/m<sup>3</sup>)**

The procedure for calculating the water contribution is defined by the Ordinance on the calculation and collection of the water contribution (Official Gazette 107/2014). Tariffs and amounts of water contribution calculations are defined by the Decree on the amount of water contribution (Official Gazette 78/210, 76/2011, 19/2012, 151/2013, 83/2015, 42/2019 and 73/2020)

### **Water contribution for open-space business buildings (EUR\*/m<sup>2</sup>)**

The procedure for calculating the water contribution is defined by the Ordinance on the calculation and collection of the water contribution (Official Gazette 107/2014). Tariffs and amounts of water contribution calculations are defined by the Decree on the amount of water contribution (Official Gazette 78/210, 76/2011, 19/2012, 151/2013, 83/2015, 42/2019 and 73/2020)

## Water fee

### **Water regulation fee (EUR\*/m<sup>2</sup>)**

The amount of the fee for water treatment for business premises and open business spaces 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

### **Master urban plan**

Yes

<b>Urban development plan</b>	Created
<b>Detailed urban plan</b>	No obligation

## Distances from traffic infrastructure

<b>Road</b>	0 km
<b>Highway</b>	A1, 17 km
<b>Railway siding</b>	17 km
<b>Sea port</b>	Rijeka , 130 km
<b>Airport</b>	Zagreb International Airport – Franjo Tuđman, 70 km

## Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Aquaestil Plus Ltd.	Production of plastic products for construction	Republic of Croatia		<a href="https://www.aquaestil.hr/hr/">https://www.aquaestil.hr/hr/</a>
Ilsad Ltd.	Production of plastic products for construction	Republic of Croatia		<a href="https://ilsad.hr/">https://ilsad.hr/</a>
Flammifer Ltd.	Production of bodies for motor vehicles, trailers and semi-trailers	Republic of Croatia		<a href="https://flammifer.hr/">https://flammifer.hr/</a>
Detono Ltd.	Istraživanje tržišta i ispitivanje javnoga mnijenja	Republic of Croatia		
Metaplast Ltd.	Production of other plastic products	Republic of Croatia		
GRGIĆ	Maintenance and repair of motor vehicles	Republic of Croatia		<a href="https://obrt-grgic.hr/">https://obrt-grgic.hr/</a>

Company name	Activity	Country of origin	Parent company	Company website
STOLARIJA FERENAC, carpentry trade	Production of other building joinery and elements	Republic of Croatia		<a href="http://stolarijaferenac.com/">http://stolarijaferenac.com/</a>
Limont craft	Production of other finished metal products	Republic of Croatia		
Petica Ltd.	Production of metal structures and their parts	Republic of Croatia		
Delta design Ltd.	Production of plastic products for construction	Republic of Croatia		<a href="https://www.delta-design.hr/">https://www.delta-design.hr/</a>
HEP Jsc.	Distribution of electricity	Republic of Croatia		
Fest Ltd.	Auxiliary activities in the performing arts	Republic of Croatia		<a href="https://fest.hr/">https://fest.hr/</a>
Grasa Ltd.	Construction of residential and non-residential buildings	Republic of Croatia		<a href="http://www.grasa.hr/">http://www.grasa.hr/</a>
Ceste Karlovac Jsc.	Construction of roads and highways	Republic of Croatia		
AB Gradnja Ltd.	Construction of residential and non-residential buildings	Republic of Croatia		<a href="https://www.ab-gradnja.hr/">https://www.ab-gradnja.hr/</a>
Komunalno Ozalj Ltd.	Collection, purification and supply of water	Republic of Croatia		<a href="https://komunalno-ozalj.com/">https://komunalno-ozalj.com/</a>
Azelija Eko Ltd.	Collection of non-hazardous waste	Republic of Croatia		<a href="https://www.azelija-eko.hr/">https://www.azelija-eko.hr/</a>
B.B.T.-maintenance of facilities Ltd.	Electrical installation works	Republic of Croatia		<a href="http://bbt.hr/">http://bbt.hr/</a>

Company name	Activity	Country of origin	Parent company	Company website
Metal burnishing workshop	Metal processing and coating	Republic of Croatia		<a href="http://bruniranje-podvorac.hr/">http://bruniranje-podvorac.hr/</a>
Aquaestil PPN Ltd.	Production of other finished metal products	Republic of Croatia		
Bagrem Ltd.	Sawing and planing wood	Republic of Croatia		
HAUŠIĆ trade for construction craftsmanship	Construction of residential and non-residential buildings	Republic of Croatia		

## Gallery

\* average rate = 7.54

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