REPUBLIKA HRVATSKA
Ministarstvo
gospodarstva

# Business Zone Marišćina (Viškovo)

## General information

| Location (city/municipality) | Municiplaity of Viškovo |
|---|---|
| **Zone type** | Business zone |
| **Size of the zone (m²)** | 77.100 |
| **Available land size (m²)** | 0 |
| **Construction purpose** | Manufacturing and services |
| **Allowed construction density** | 0,4 – 0,55 |
| **Construction efficiency coefficient allowed** | 0,8 – 1,1 |
| **Allowed construction height (m)** | 9 |
| **Allowed noise level (at the border of the site, dB)** | 80 dB |

## 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** | Yes |
| **Water** | |
| **Availability** | Yes |
| **Sewage** | |
| **Availability** | No |
| **Water purifier** | No |

## Communal information

| Communal contribution fee | |
|---|---|
| **Communal contribution for manufacturing (EUR/m³)** | 9.30 for part of the space up to 4 m high; 6.80 for a part of the space above 4 m high |
| **Communal contribution for office spaces (EUR*/m³)** | 9.30 for part of the space up to 4 m high; 6.80 for a part of the space above 4 m high |
| **Communal contribution for services (EUR*/m³)** | 9.30 for part of the space up to 4 m high; 6.80 for a part of the space above 4 m high |

| Communal contribution fee | |
|---|---|
| **Redemption from paying communal contribution fee** | Yes, municipality of Viškovo does not pay communal contributions in its territory. The communal contribution is not paid for the construction and legalization of: 1. communal infrastructure and fire stations, 2. military buildings, 3. transport, water, maritime, communication and electronic communication infrastructure, 4. overhead and underground pipelines and conduits, 5. sports and children's playgrounds, 6. fences, walls and retaining walls, 7. parking lots, roads, paths, bridges, fountains, water tanks, septic tanks, solar collectors, photovoltaic modules on a building plot or scope of works in the space of an existing building or on an existing building , which are intended for the use of that building, 8. monument. |

| Communal contribution tax | |
|---|---|
| **Amount of communal contribution tax (EUR*/m²)** | 2.24 per year and 0.22 per year for construction land used for business activities |

## Communal contribution tax

| | |
|---|---|
| **Redemption from paying communal contribution tax** | Yes, eal estate of importance to the Municipality of Viškovo is completely exempted from the obligation to pay communal fees: - in which the activities of public preschool, primary, secondary and higher education, museums and archives are carried out, founded by the Republic of Croatia, - in which the activities of public preschool, primary, secondary and higher education are carried out, which are founded by the Primorje-Gorski Kotar County or the Municipality of Viškovo, which are used by institutions and other legal entities whose sole founder is the Municipality of Viškovo -- used by health care and social care institutions founded by the Republic of Croatia, the Primorje-Gorski Kotar County or the Municipality of Viškovo, - which are used to carry out firefighting activities; - which serve religious communities to carry out their religious and educational activities, - for construction lands on which there are memorials, memorial areas and mass graves, - which are used for the work of representative, executive and administrative bodies of the Municipality of Viškovo, - sports facilities owned by the Municipality of Viškovo, except for premises where economic activity is carried out. The users or owners of the properties will not be released from the obligation to pay the utility fee if they rent, sublease, lease, sublease or for temporary use to other legal or natural persons. Owners or users of real estate that cannot be used due to damage caused by fire, flood or other natural disasters will be temporarily released from the obligation to pay the utility fee, based on the written request of the obligee, until the resulting damage is repaired. For office space and construction land used for business activities, when the business activity is not carried out for more than 6 months in a calendar year, the coefficient of use is reduced by 50%, but it cannot be lower than the coefficient of use for residential space, i.e. undeveloped construction land. |

| 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)** | 0.139359 EUR/m2/month; 0.026545 EUR/m2/year - for construction land used for business activities |

## Physical plans

| | |
|---|---|
| **County urban plan** | Yes |
| **Municipal/City urban plan** | Yes |
| **Master urban plan** | Yes |
| **Urban development plan** | Created |
| **Detailed urban plan** | Created |

## Distances from traffic infrastructure

| | |
|---|---|
| **Road** | 0 km |
| **Highway** | A7, 10,5 km |
| **Railway siding** | 13,5 km |
| **Sea port** | Rijeka, 13,5 km |
| **Airport** | Rijeka , 39,1 km |

* average rate = 7.54

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