



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone Korenovo

General information

Location (city/municipality)	Bjelovar
Zone type	Business zone
Size of the zone (m²)	1.780.000
Available land size (m²)	1.020.000
Construction purpose	Manufacturing and services
Allowed construction density	0,6
Construction efficiency coefficient allowed	Not defined, but determined by construction and number of floors
Allowed construction height (m)	20
Allowed noise level (at the border of the site, dB)	Not foreseen in physical plans

Zone diagrams & plans

Diagram of the zone



Infrastructure/energents capacity

Gas

Availability Yes

Electricity

Availability Yes

Water

Availability Yes

Sewage

Availability Yes

Water purifier Yes

Communal information

Communal contribution fee

Communal contribution for manufacturing (EUR/m³) 3,32

Communal contribution for office spaces (EUR*/m³) 3,32

Communal contribution for services (EUR*/m³) 3,32

Redemption from paying communal contribution fee Yes, payment of the utility contribution in up to 12 installments to investors who pay the utility contribution in one installment, the total determined amount of the utility contribution is reduced by 10%.

Communal contribution tax

Amount of communal contribution tax (EUR*/m²)

In the City of Bjelovar, four zones for paying utility fees are established, taking into account the arrangement and equipment of the area with utility infrastructure. Zone coefficients (KZ) are: - in zone I - 1.00 - in zone II - 0.8 - in zone III - 0.6 - in zone IV - 0.5 The purpose coefficients are for: 1. residential space - 1.00 2. residential space and business space used by non-profit organizations and non-profit citizen associations - 1.00 3. garage space - 1.00 4. business space used for production activities - 2.70 5. business space used for non-production activities (except for hotels) - 7.00 6. construction land used for - 8% of the established coefficient for carrying out business activities designated for business space 7. undeveloped construction land - 0.05 For hotels, apartment complexes and campsites, the amount of the annual utility fee is 1% of the total annual revenue from the previous year, generated in hotels, apartment complexes and campsites located in the area of the City of Bjelovar.

Communal contribution tax

Redemption from paying communal contribution tax

Yes, the right to partial or complete exemption from paying the utility fee (which depends on the total low-value aid received) can be exercised for a period of 5 years from the date of commencement of the activity by a foreign or domestic legal entity or craftsman liable to pay the utility fee in a building for which a legally binding construction act was issued after 01.01.2018. for business premises in which the following activities are carried out: 1.1. activities in the field of information technology (IT sector) 1.2. production and/or processing activities 1.3. agricultural activities (for production buildings on the farm, buildings for processing, storage, finishing and sale of agricultural products, buildings for raising livestock and poultry) 1.4. tourism activities (for hotels, motels, hostels, spas, swimming pools, sports and recreational centers) and 1.5. for a commercial building intended for a closed shopping center where trade is carried out predominantly in non-food products (excluding retail centers), and which has a minimum area of retail space of 10,000 m². The amount of exemption from paying utility fees is considered de minimis aid.

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)

It is calculated in accordance with the Regulation on the amount of the fee for water management. The fee depends on the activity of the business entity, i.e. the NKD.

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	Access road needs to be built. To the zone and within the zone, road within the zone in the public procurement phase
Highway	A3, 45 km
Railway siding	6 km
Sea port	Rijeka, 245 km
Airport	Zagreb International Airport - Franjo Tuđman, 78,3 km

* average rate = 7.54

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