



CITY OF BIHAĆ

BOSNIA AND HERZEGOVINA

PROJECT: BUSINESS - TOURIST AIRPORT BIHAĆ

Sarajevo Business Forum
April 25-26, 2018

About City of Bihać

Location:

- North-West Region of Bosnia and Herzegovina
- Economic, educational and cultural centre of the Una-Sana Canton
- Next to the Croatian border
- Zagreb only 150 km distance
- 170 km distance from Rijeka and its international seaport
- Connected to Sarajevo via railroad and main road (330km distance)

Population: 56.261

Population of Una-Sana Canton: aprox.
300.000



Project Goal:

- to establish air traffic and connect Bihac and the Una-Sana Canton with other cities in Bosnia and Herzegovina (Sarajevo, Mostar, Tuzla) and other destinations outside of Bosnia and Herzegovina in order to develop business, tourism, sport and private aviation and generate economic growth through building of the regional business – tourist airport in Bihac at a location where currently exists a small sport airport.



Importance of the airport for wider region

- West European tour operators would include the charter transportation of this airport into their offer due to rafting, hunting, fishing and other tourism and business activities and opportunities existing in the Region and neighboring Croatia

Proximity of important tourist destinations:

- National Park “Una” Bosnia and Herzegovina (within City of Bihac) – expected to have 1.3 million visitors a year in the period of next 10 years
- National Park “Plitvice Lake” Croatia (30 km from Bihac) – annually has 1.5 million visitors



Airport location and assets

Airport location: Golubic field in Bihac

Assets existing at the location:

At the location planned for the construction of the airport there is currently a certified airfield Golubić, confirmation E-7-L-002, which for its own use uses the aero club Bihac, which currently owns a PIPER-type aircraft PA-18 and 5 sailing boats.

- Land area of 264.000 m² owned by City of Bihac
- Grass runway 30m x 1200 m
- Hangars of 1.900 m² area
- Airport building 10m x 10m
- Fuel station
- Licenses/permits for building of airport from relevant authorities
- Results from the climate, hydrological, geological and navigation studies performed
- Control tower (4m x 4m)

Scope of coverage-existing condition, parcel cp. 2098, k.o. Golubić, City of Bihac



Airport investment

Investment project includes building of new:

- Terminal building
- Equipment
- Technical block
- PSS, drive path and platform
- Fence
- Flight control object
- Parking places.

Airport is planned for the following aircrafts: regular airplanes for transportation of passengers and commodity, business planes, sport, school, tourist and ultra-light planes.

Target Market

Potential target market of the airport and its commercial, regular, charter air traffic includes:

- City of Bihac (56.261 inhabitants)
- Una-Sana Canton – (approximately 300.000 inhabitants)
- Low-cost air companies, tour operators, production companies, private and other owners of business, tourist planes and gilders
- North-West Region of Bosnia and Herzegovina, part of Croatia (especially Plitvice Lake and Lika area), a large diaspora population of this region which lives in Europe, the USA and other countries
- Parachute activities

Employment: The airport would employ approx. 80 people



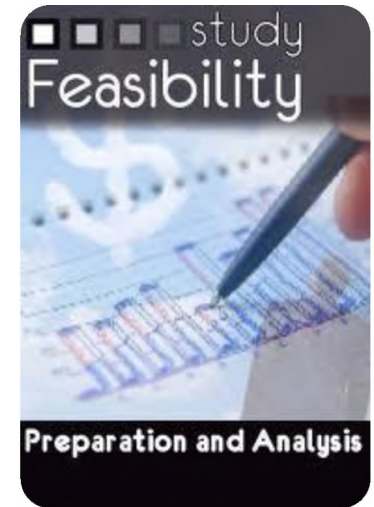
Project documentation / Advantages

Studies and project documents:

- Feasibility study for the Regional business-tourist airport (1998 by Klenk Group)
- Preliminary Desing "Construction of a new Airport-with complete infrastructure-Golubić field" Bihać, Euroing d.o.o., 2015
- Feasibility study for construction of Airport Bihać (Golubić), Institut za građevinarstvo "IG" Banja Luka, 2017

Advantages:

- No other airports of this predicted size, capacity and type in the region
- Proximity of the National Park "Plitvice Lake" which has 1.5 million visitors a year
- Existence of National Park "Una"



Preparation and Analysis

Indication of returns & expected collaboration

Budget of investment: approx. 22 million €

Partner sought: Investor interested in joint investment (public private partnership)

Contact

Conta

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CITY OF BIHAĆ

BOSNIA AND HERZEGOVINA

PROJECT: BUSINESS COMPLEX BORIĆI

Sarajevo Business Forum
April 25-26, 2018

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Investment opportunity

- land area 4240 m² ;
- building area 938 m² (under the building);
- gross building area 2.548 m² ;
- net usable area of building 2.038 m² ;
- number of storeys: basement , ground floor I, II , III floor ;
- unfinished building;
- purpose: student, hotel, nursing or other standard of collective accommodation;
- starting price on the basis of the opinion of authorized inspector is 1.935.548,00 BAM, including land price, the price of the object, utilities and rent fee;
- real estate is owned by Bihać Municipality;
- estimated value of the site / land + building / = cca. 1 mil. €



Investment

City of Bihac is looking for an investor interested in joint investment (public private partnership), direct investment, buying, etc.

Contact



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CITY OF BIHAĆ

BOSNIA AND HERZEGOVINA

PROJECT: CITY SWIMMING POOL

Sarajevo Business Forum
April 25-26, 2018

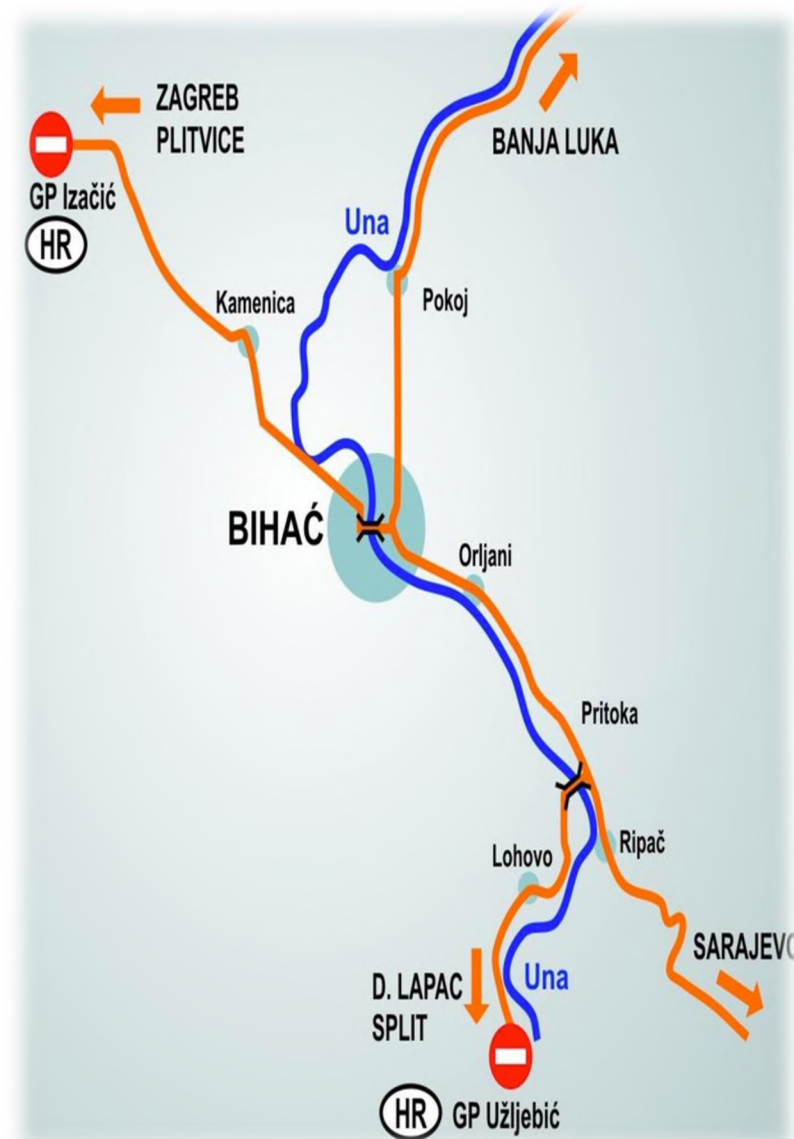
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Investment opportunity

- The existing swimming pool was devastated. In the functional, esthetic and constructive respect it makes a separate entity.
- It is located in the inner city area, close to schools and has an area planned for parking space.
- There are spatial planning documents covered by the Urban Regulatory Plan "Sirkovine"
- The site has necessary utilities and an access road.



Documentations

Available documents:

- a Finding and Opinion of Construction Expertise, Public Institution for Sports, Rest and Recreation Bihac
- a copy of the cadastral plan from 2006,
- an Excerpt from the plot of land for Ko Bihać.

Technical description

POOL OBJECT

The object was built in outer dimensions of 50.54 x 30.92 m of bright height of 5.00 m.

The object was constructed with AB foundations, steel bearing structure and sheet metal as a cover.

Part of the object where the swimming pool is located, ie. The aluminium "bathtub" of the swimming pool was raised in relation to the ground for 1.20m.

The object was possess the plumbing, sewage and electrical installations and equipment.

Estimated value of object remediation:

- Facility repairs (construction and craft works, installations and equipment) 1.500.000 BAM
- Equipment 1.000.000 BAM
- Outdoor equipment 100.000 BAM

Technical description

AUXILIARY OBJECT

In addition to the swimming pool object at the site, an auxiliary ground floor object of 12,60 x 7,00 meters was built, which was used for accommodation equipment, billing and administration.

The construction of the auxiliary object consists of AB foundation, concrete block walls, wooden roof structure and AL sheet as a cover.

The object was possess the plumbing, sewage and electrical installations and equipment.

Estimated value of facility remediation:

Facility repairs (construction and crafts, installations and equipment) 60.000 BAM

OPINION

(the Finding and Opinion of Construction Expertise, Public Institution for Sports, Rest and Recreation Bihac)

For the rehabilitation of the objects required funds are in the total amount of 2.660.000 BAM.

On the supporting steel structure, it is necessary to carry out rehabilitation work and it can be used for remediation or reconstruction procedures.

In addition to the object mentioned above, it is possible to convert the reconstruction into a sports hall. Converting an object to a sports hall would significantly reduce construction costs as well as regular maintenance costs.

Investment

City of Bihac is looking for an investor interested in joint investment (public private partnership), direct investments, purchases, etc.

Contact



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**CITY OF BIHAĆ
BOSNIA AND HERZEGOVINA**

**PROJECT: COMPLEX FOR RESIDENTIAL AND
BUSINESS CONSTRUCTION
- SETTLEMENT LUKE**

**Sarajevo Business Forum
April 25-26, 2018**

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Investment opportunity

- Location: City of Bihac
- Building complex area = 52,280 m²
- Owner of land complex: Municipality of Bihac
- Project description: Design and construction of residential and business complex
- Estimated value of land: cca. 1,5 mil. €

Investment

City of Bihac is looking for an investor interested in joint investment (public private partnership), direct investment, buying, etc.

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dd Kombiteks – Business location
Bihać
Bosnia and Herzegovina

Sarajevo Business Forum
April 25 - 26, 2018

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-
- dd Kombiteks Bihac – in bankruptcy, built on area of 137.925 m², of which on objects of the different uses is 64.887 m², and on the associated land and common communications (road and railway) 73.038 m².
 - Total installed capacity of electricity is 9.5 MW and is fed through two independent, high-voltage underground cables and distributed over 5 transformer stations. Kombiteks has its own pumping station which is solved with industrial water supply.
-

FIXED (UNSOLD) ASSETS IN THE CIRCLE OF FACTORY IN BIHAĆ

LOT 3	STATIONERY KNITWEAR	Year of building	Net area object/land in m2	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Room for knitting and confection	1979.	4.796,98	325/10	1263/6
3.	Land		1.865,00	325/27	1263/49
	TOTAL				
LOT 4	COLECTORS	Year of building	Net area object/land in m2	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Water filter-colector I	1983.	119,88	325/8	1263/35
	colector II	1983.	172,05	325/7	1263/29,
2.	Fekal station	1985.	12,00	325/6	1263/28
3.	Land		5.093,00	325/28	1263/50
	TOTAL				
LOT 5	NEW SPINNING MILL	Year of building	Net area object/land in m2	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Spinning mill-new	1978.	10.423,00	325/5	1263/3
4.	Land		4.163,00	325/29	1263/52
	TOTAL				

LOT 10	BOILER	Year of building	Net area object/land in m2	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Boiler	1968.	759,22	146/12	1263/15
4.	Land		5.263,00	146/26	1263/58
	TOTAL				
LOT 12	FINISHING AND WEAVING MILL	Year of building	Net area object/land in m2	Cadastral parcel-k.p (BY OLD OPERATOR)	Cadastral parcel-k.p (BY NEW OPERATOR)
1.	Finishing-old plant	1962.	4.298,00	146/1	1263/22
4.	Weaving mill-old plant	1962.	6.352,00	146/6	1263/1
5.	Weaving mill-old plant	1965.	3.612,00	146/6	1263/1
9.	Land		5.773,00	146/28	1263/60
	TOTAL				

Note: It is a facility without equipment. Within facilities there are electricity, water, sewerage and telephone installations, but without guarantee that they are correct. Sale of objects is done in accordance with the Law on Bankruptcy Procedure.

A new trafo station has been built and BH Telekom has laid fiber optic cables. The main sewerage network is connected to the new city. Increasing of the water supply capacity is in the solving process.

Contact:

DD Kombiteks Bihać – in bankrupt

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CITY OF BIHAĆ BOSNIA AND HERZEGOVINA

Project: Bussines Zone Kamenica

Sarajevo Business Forum
April 25 - 26, 2018

About City of Bihać

Location:

North-West Region of Bosnia and Herzegovina

Economic, educational and cultural centre of the Una-Sana Canton

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Population: 56.261

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Project objective:

Creating an predisposition for more intensive development of entrepreneurship and investment in the development of the City of Bihac, as well as to attract domestic and foreign investors

Location:

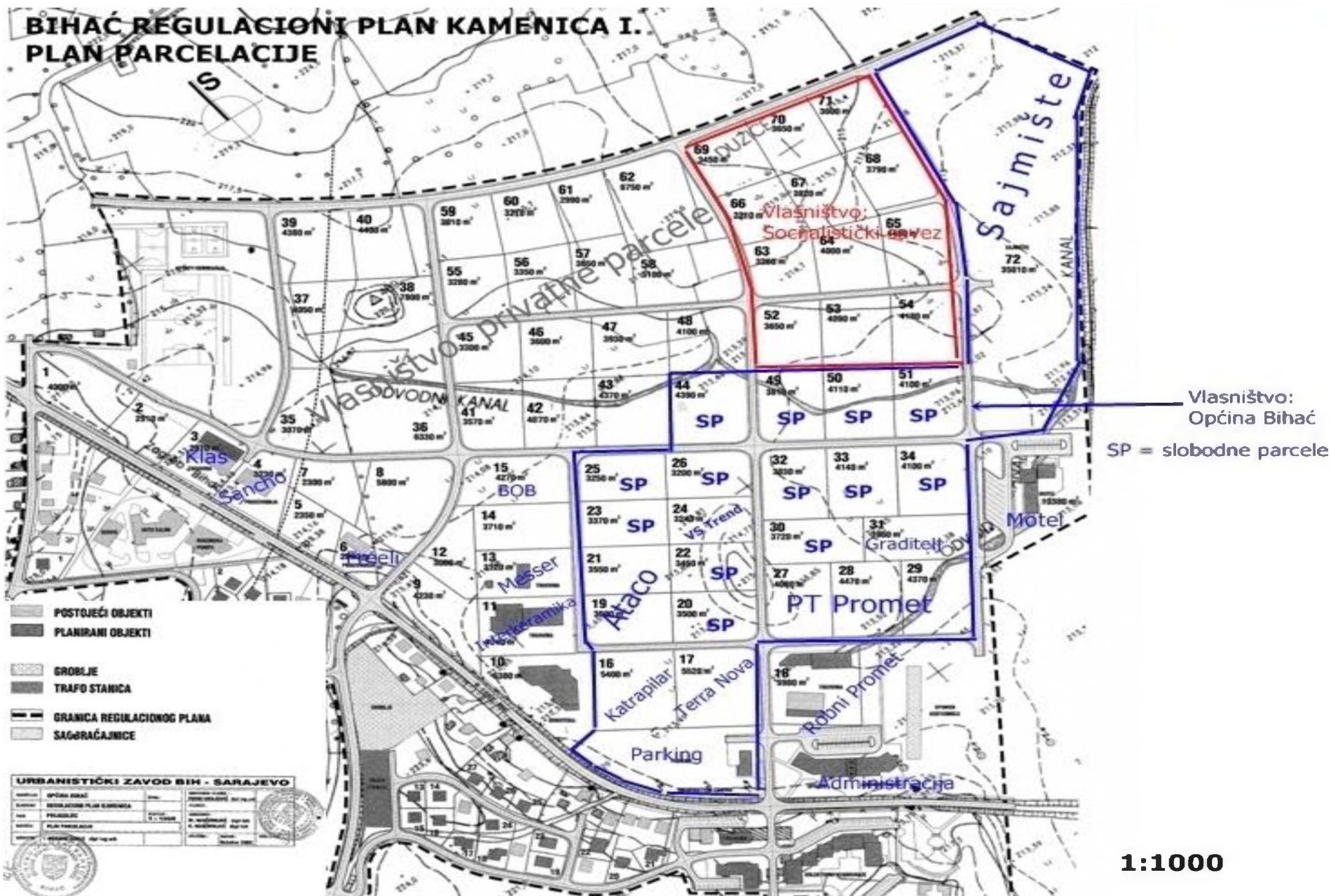
northwest part of the urban area of Bihac on the existing main road the M-5
4 km from the city center
8 km from the border Izačić



Basic characteristics of the business zone

- area of the business zone is 39.2 ha
- ***According to the Regulation plan Kamenica***
(Official Gazette of the Municipality of Bihac, No.03 / 03) total area of the Business zone of 392 000 m² is divided into 71 parcels of 2.090 – 7.800 m² intended for small and medium enterprises, parcels for content fairgrounds area of 35.810 m², the motel area 10.380 m², menagement with the administration area of 9.000 m² and info center with parking area 10.100 m². By the ownership structure 24 parcels or approximately 133.070 m² are owned by the Municipality of Bihac with 1/1, 12 parcels or approximately 45.180 m² are owned by Socialist Alliance, and 39 parcels or approximately 213.750 m² is in private property.
- Spatial planning and design documents are fully completed, and we are currently investing in the filling and punching of roads.

Regulation plan Kamenica I

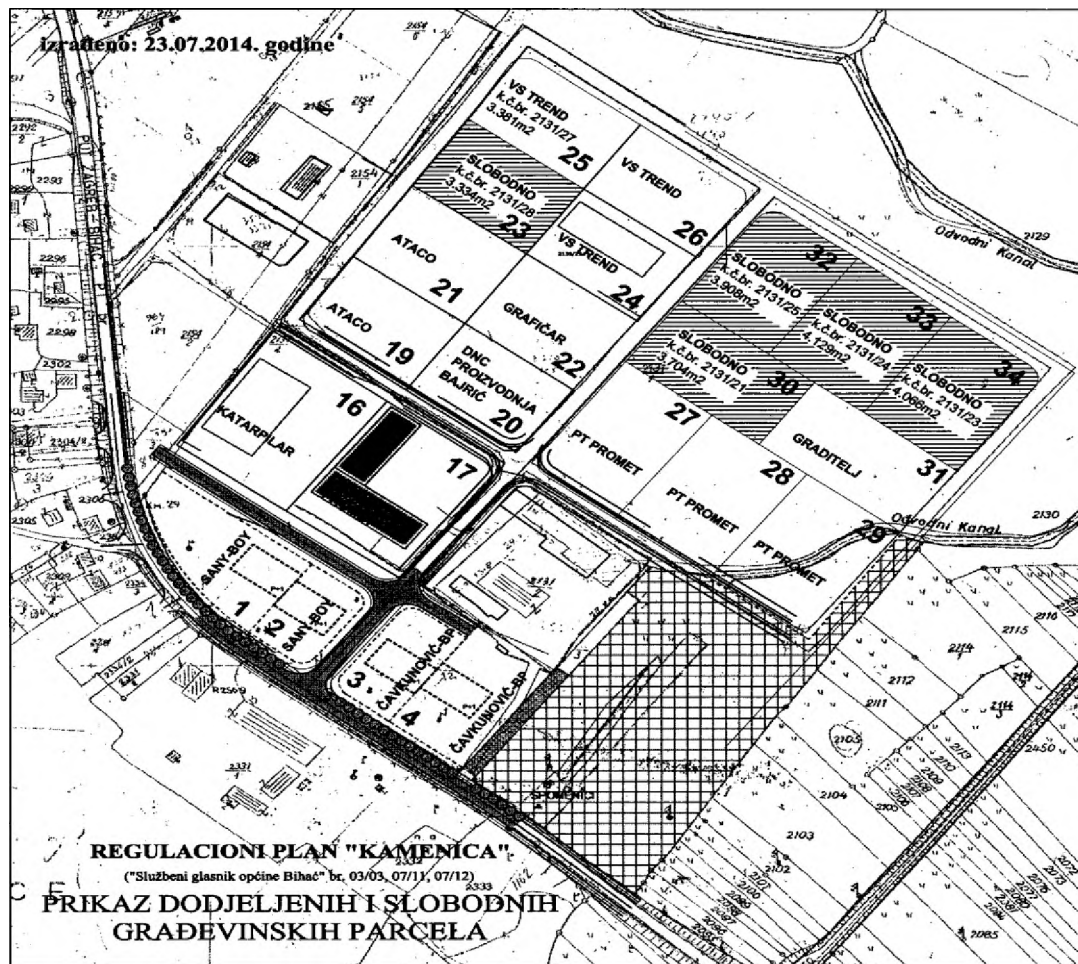


The current situation in the Business Zone

- built 11 business buildings in which 12 business entities performing the activity
- **In the scope of the Regulation Plan "Kamenica" exists 5 uncompleted building plots/free for potential investors which are owned by the City of Bihac.**



5 uncompleted building plots/free for potential investors which are owned by the City of Bihac.



The development plan of business zone

- Decision on Adoption of the Urban Plan of the Municipality of Bihać;
- Decision on the Regulatory Plan of the settlement "Kamenica" ("Official Gazette of the Municipality of Bihać", No.3 / 03);
- Decision on Implementation of the Kamenica Regulatory Plan ("Official Gazette of the Municipality of Bihać", No.3/03, 7/11, 7/12).
- Based on the mentioned documents, the Decision on the Establishment of the Commercial Zone of Kamenica (Official Gazette of the City of Bihać, 6/17) was issued.
- In 2007, the Kamenica Business Zone development program was adopted
Concept and main road project with communal infrastructure and Concept and main project of water supply in 2010
- The City of Bihać is actively working on implementation by applying to existing funds and own resources
- Nearly 500,000 BAM has been invested so far for the preparation of spatial planning documentation, construction of waterworks and preparation for the construction of the road (breaking through the roads and filling)
- EU project "Support to establish and Strengthening business infrastructure to improve competitiveness MSPs ", the Feasibility Study of the Commercial Zone of Kamenica was created.

Allowances for investors in the business zone:

For new investors in the Business Zone, there are some allowances for new investments and new jobs:

- a) tax reliefs,**
- b) reduction of rent, and**
- c) customs relief.**

Modalities of investment:

Direct investment, the establishment of joint enterprises, public-private-partnership, etc.



Contact:

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