

# INVEST IN JABLANICA

Bosnia and Herzegovina



A GUIDE FOR INVESTORS



*"A place of eternal inspiration, humanity, excellence in stone processing, rich cultural, historical and natural heritage, great food – the magic of Neretva river, sun and stone – My Jablanica"*



*Esteemed investors,*

*Municipality of Jablanica, through planned development designed in cooperation with the local business community, offers numerous benefits for those who wish to develop their business, or expand their business opportunities:*

- *provides incentives for future investors,*
- *supports establishment and development of start-up and new businesses,*
- *provides loans with subsidized interest rates,*
- *offers special incentives to potential investors for industrial production, exploitation and processing of stone, gypsum, hydropotential and other natural resources,*
- *subsidizes and offers support for traditional agricultural production and registered agricultural producers,*
- *encourages development of tourist, hospitality, craft, and commercial activities.*

*Jablanica municipality has always been an environment open for new ideas and challenges. We invite you, respected investors, to build a better Jablanica together!*



Salem Dedić, Municipality Mayor



BASIC INFORMATION

WHY INVEST IN JABLANICA?

BUSINESS FRIENDLY ENVIRONMENT

TRANSPORT CONNECTIONS

VISION AND STRATEGIC GOALS

HUMAN RESOURCES

KEY SECTORS OF DEVELOPMENT

BUSINESS ZONES

FINANCIAL INSTITUTIONS

HEALTH INSTITUTIONS

EDUCATIONAL INSTITUTIONS

BUSINESSES

CONTACTS



## CONTENT

## BASIC INFORMATION



Proximity to the European Union border and good transport connections are characteristics that place Jablanica among municipalities with a favorable geostrategic position.

Coordinates: 43° 39' 35" N 17° 46' 12" E

Location: South-East Europe, Bosnia and Herzegovina

Population: 10.111

Area: 301 km<sup>2</sup>

Elevation: 202 meters above sea level

Budget: € 4.602.302 with 35% dedicated for capital investments

Average temperatures: Summer – from 20°C to 24°C,  
Winter – up to 5°C

Time zone: CET (GMT +1)

Area code: (+387) 36

Currency: BAM

Exchange rate: 1€ = 1.95583 BAM

VAT: 17%

Profit tax: 10%



- Time for issuing permits is 48 hours from the moment of acquiring all necessary documentation
- Introduced information „System 48“ used for solving problems of citizens and business community in 48 hours
- „Šljunkara“ industrial zone and 13 planned zones
- Established intensive communication between public and private sector through Municipality Council for competitiveness
- Jablanica Municipality continuously works on improvement and efficiency of the administration and improvement of services for citizens and business community

#### MOST IMPORTANT INCENTIVES AND SUBSIDIES

Financial incentives of the Municipality for:

- Start-up and new companies
- Commerce, tourism and hospitality services
- Craft businesses
- Industrial production for strategic sector (stone processing)

Other ways of Municipality support:

- Subsidies and support to registered agricultural producers of organic food
- Co-funding of joint participation at fairs



## WHY INVEST IN JABLANICA?



## BUSINESS FRIENDLY ENVIRONMENT



Customs incentives on state level and Federation of Bosnia and Herzegovina

- More information is available on Jablanica Municipality website [www.jablanica.ba](http://www.jablanica.ba)
- Other incentives on Federation of Bosnia and Herzegovina level
  - More information is available on Ministry of Development, Entrepreneurship and Crafts of Federation of Bosnia and Herzegovina website [www.fmrpo.gov.ba](http://www.fmrpo.gov.ba)
  - Federal Employment Service provides support for employment and the possibility of financing retraining programs for the employers. More information is available at [www.fzzz.ba](http://www.fzzz.ba)

- Proximity to the European Union and access to market with 600 million citizens
- Free trade agreements CEFTA and EFTA
- Excellent connection with Adriatic Sea (Ploče port) and the rest of Bosnia and Herzegovina
- Stimulating tax policy on state level
- Potential for granite stone exploitation and long tradition in stone processing
- Potential for development of rural, mountain, hunting and fishing, and cultural and historical tourism
- Great conditions for organic agricultural production
- Qualified workforce adaptable to the needs of the market
- Spatial planning documentation envisages establishment of 13 economic zones
- Municipality incentives adapted to the needs of private sector
- Efficient local administration



The municipality is located at the intersection of main roads Sarajevo-Mostar and Mostar-Banja Luka and regional routes Jablanica-Posušje and Ostrožac-Fojnica.

Distance from major cities:

Mostar .....46 km  
 Sarajevo .....83 km  
 Banja Luka ..... 185 km  
 Tuzla .....189 km

Closest international airports

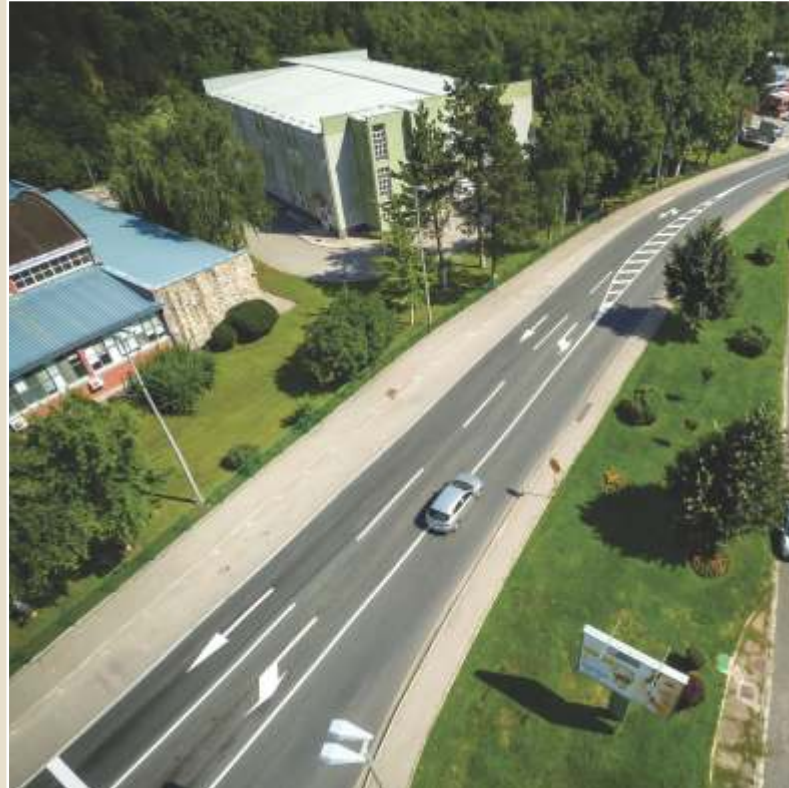
Sarajevo (B&H) .....83 km  
 Split (Croatia)..... 162 km  
 Tuzla (B&H).....189 km  
 Dubrovnik (Croatia) .....202 km  
 Zagreb (Croatia).....371 km

Closest international ports

Ploče (Croatia) .....115 km  
 Split (Croatia).....162 km  
 Brčko (B&H).....250 km

Closest border crossings to EU

Doljani.....92 km  
 Bijača.....100 km  
 Kamensko.....132 km



## TRANSPORT CONNECTIONS



## VISION AND STRATEGIC GOALS

Jablanica Municipality vision:

**“A place of eternal inspiration, humanity, excellence in stone processing, rich cultural, historical and natural heritage, great food – the magic of Neretva river, sun and stone – My Jablanica”**

Strategic goals:

- Jablanica as a center of excellence for stone processing, developed entrepreneurship, and agriculture;
- Territory with developed business and utilities infrastructure;
- Recognizable tourist destination of Herzegovina;
- Jablanica as a place for pleasant living.



## HUMAN RESOURCES



- Total workforce: 4518
  - Available workforce: 2258
  - Average monthly net salary: € 489,30
  - Education: university, high school, primary school and preschool education
  - Educational institutions (within a radius of 100 kilometers): University of Sarajevo and two universities in Mostar
- University educated: 216

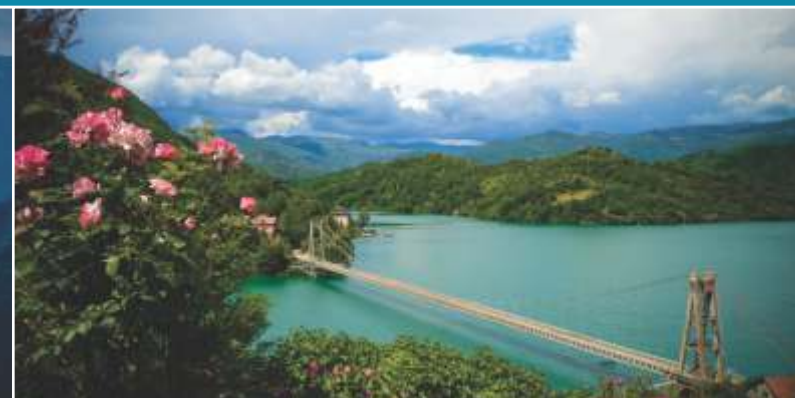




## KEY SECTORS OF DEVELOPMENT

Exploitation and processing of stone, gypsum, energy and exploitation of drinking water, tourism and hospitality, agricultural production

## STONE EXPLOITATION AND PROCESSING



▪ Jablanica granite „Gabro“ is a symbol of hardness, durability, indestructibility and beauty,

▪ Covers an area of approximately 17 km<sup>2</sup> with exploitation reserves of 800,000 m<sup>2</sup>,

▪ nine (9) locations where research and exploitation of mineral resources is, or has been, conducted;

▪ 19 businesses involved in stone processing, carving and installation,

▪ Jablanica granite was used for construction of some of the world's most monumental squares, monuments, main streets and objects of many European metropolises,

▪ Professional and educated workforce, with hundred years old tradition of stone mining and processing, architectural and building stone and sculpture building,

▪ Establishment of Stone processing center (COK) planned,

▪ Vision is that in the following years Jablanica becomes town of stone fair.



- River length: 21.110 m,
- Total vertical drop: approx. 1.170 m,
- Configuration of the terrain, vertical drop of the river bed and hydrographic conditions in the basin provide the possibility for building mini hydropower plants (SHP),
- The average perennial flow up to the mouth of the right tributary Krkača at Kraje Hydrological Station is 0,326 m<sup>3</sup>/s, and after the confluence at Pačiči Hydrological Station it is 0.842 m<sup>3</sup>/s and increases up to 0,991 m<sup>3</sup>/s,
- In the last 6.4 km of the river a large increase of average annual flow is registered, so at the Jablanica Hydrological Station (1973-1987) it amounts to 4.53 m<sup>3</sup>/s,
- Orographic catchment area is approximately 68.9 km<sup>2</sup> in size,
- Based on the "Study of utilization of water resources in the municipality," the overall natural energy capacity of the river Doljanka is 8231 kW or 8.2 MW, expressed in units of energy 72.1 GWh per year,
- Completed hydrological measurements and conducted analysis of hydrology of the river Doljanka,
- Construction of mini hydropower plants on Doljanka River.



## HYDROPOWER POTENTIAL OF DOLJANKA RIVER



## EXPLOITATION AND PROCESSING OF GYPSUM

- Project for exploitation and processing of gypsum is based on a Study on significant reserves of minerals;
- Possibility for getting concession for explored raw mineral and its exploitation for production of gypsum;
- The surface of the concession area is 30.74 square kilometers;
- Soviči site is located 18 km from the center of the municipality;
- The depths of the excavation fields are estimated to be 10 and 20 meters;
- The planned annual capacity of surface mine is approximately 130,000 m<sup>3</sup>.



## EXPLOITATION OF DRINKING WATER



- Komadinovo vrelo natural source:
- has flow of 300m<sup>3</sup>/sec,
  - is suitable for construction of a factory for bottling drinking water
  - is located in the immediate vicinity of the Donja Jablanica railway station.



” Sports path led me to the most beautiful places and countries around the world. Sports path led me to the most beautiful places and countries around the world. However, for me my hometown is the most beautiful and here I intend to return after I finish my career of a professional athlete. Together with my family I have already invested in starting a business in the field of energy, and I have a plan for other projects.

Mirza Teletović



Jablanica, with its position between Sarajevo and Mostar, proximity to Međugorje and the Adriatic Sea is ideal location for development of tourism.

Jablanica has abundant natural resources: Jablanica and Grabovica lakes, the mountains Prenj and Čvrsnica, rivers Neretva, Doljanka and Šanica. Mountain biking, mountain climbing, walking paths, wellness center, a training ground for skating, cross-country skiing and accommodation in several objects on Čvrsnica, Prenj and Blidinje Nature Park are ideal for vacation.

Jablanica lake offers possibilities for recreational and professional sports activities on calm waters. Grabovica lake and Neretva River are ideal for kayaking, sports fishing – mostly fly fishing.

Mountains Prenj (Zelena glava peak – 2.155 m) and Čvrsnica (Pločno peak – 2.228) are two mountain ranges that surround Jablanica. Most paths that go to the highest peaks, mountain and hunting houses and lodges start from Jablanica. Prenj has 11 peaks above 2000 meters, and the mountain has numerous valleys, canyons, peaks and cliffs.

Čvrsnica is rich with juniper tree, rear munika pine (Bosnian pine), and certain viewpoints offer view on mountains Bjelašnica, Visočica, Prenj, Velež.



## TOURSIM AND HOSPITALITY



Prenj and Čvrsnica are known as attractive destinations for hunting and mountaineering. At the same time, there are conditions for ski touring, which is a combination of skiing and hiking.

Blidinje Nature Park is situated on the southern slopes of Čvrsnica Mountain. Ski resort with tourist services and accommodation facilities is located in the Nature park.

Accommodation on Risovac plateau:

- Park prirode Blidinje,
- Hajdučke Vrleti,
- Guest house Vilinac,
- Motel Risovac.

Accommodation in Jablanica:

- Hotel Jablanica,
- Motel Maksumić,
- Motel Hollywood.

A gourmet treat of this area is a roast lamb on the spit, which will meet the needs of travelers, athletes, hikers, recreational sports people, and lovers of adrenaline. A dozen restaurants in Jablanica offer this specialty.

Cultural and historical monuments:

- 683 stećak tombstones on 42 locations with necropolises, of which Dugo Polje Necropolis, located on Blidinje-Risovac, is declared world cultural heritage monument, and protected by UNESCO
- The memorial complex of "Battle for wounded on Neretva"



- Protected hunting ground “Čvrsnica” with a land area of 32.652 hectares that includes Muharnica, Plasa, Diva Grabovica and Čvrsnica, and protected hunting ground “Prenj”;

- Most common animals are: chamois, roe deer, wild boars, bears, rabbits, wood grouse, hazel grouse, fox, eagles, hawks and rock partridge;

- Several objects for hunters have been built;

- Sport fishing season on rivers and lakes during fishing season;

- Most common fish are: brook trout, perch, carp and chub;

- Fly fishing on Doljanka River

- Fishing season on Doljanka River is open from March 1<sup>st</sup> to October 1<sup>st</sup>.

- Only allowed fishing is classic fly fishing with “catch and release” principle, without additional weight with two flies and a hook without a counter hook.



## HUNTING AND FISHING



## AGRICULTURAL PRODUCTION



- Agricultural land covers approx. 15,7% or 45 km<sup>2</sup> of the municipality;

- Agricultural land covers 7.863 hectares:

- 390 hectares of arable land
- 280 hectares of orchards
- 2.052 hectares of meadows
- 5.141 hectares of pastures

- Area of enormous potential for production of early season vegetables and other agricultural crops, especially development of greenhouse production and small stock breeding

- 312 registered agricultural farms

- 18 registered agricultural producers and processors with certified production or are in a process of acquiring certificate

- 3 registered fish farms for production of trout spawn and consumer fish

- In the last 3 years 14 hectares of raspberries, blackberries and strawberries planted

- 120 households are involved in bee keeping in Jablanica Municipality with around 1.500 bee colonies and annual honey production of around 5.000 kilograms.

- Besides honey, Jablanica bee keepers also produce wax

- Annual production is around 500 kilograms of melted raw wax, and other bee products.



Jablanica municipality has one industrial zone "Šljunkara".

The Spatial Plan of the Municipality of Jablanica for the period 2016-2025, adopted at the session of the Jablanica Municipality Council, envisages establishment of 13 business zones.

#### „ŠLJUNKARA“ INDUSTRIAL ZONE

- Zona is located next to M-16 main road;
- Total size of the business zone: 20.082 m<sup>2</sup>;
- Available land at the business zone: 709 m<sup>2</sup>;
- Number of businesses in the zone: 6 companies;
- Type of companies in the zone by the sector of production: production and processing of stone, wood industry, construction companies and production of healthy food;
- Available infrastructure: water, electricity, sewage and telephone networks.



## BUSINESS ZONES



#### 1. BUSINESS ZONE- DONJA JABLANICA 1

Access from M 17 main road  
Location: Donja Jablanica  
Size: 5,04 ha  
Status: planned



#### 2. BUSINESS ZONE - DONJA JABLANICA 2

Access from M 17 main road  
Location: Donja Jablanica  
Size: 10,16 ha  
Status: planned



#### 3. BUSINESS ZONE - DONJA JABLANICA 3

Access from M 17 main road  
Location: Donja Jablanica  
Size: 3,94 ha  
Status: planned



#### 4. BUSINESS ZONE - OSTROŽAC

Access from M 17 main road  
Location: Ostrožac  
Size: 2,88 ha  
Status: planned



#### 5. BUSINESS ZONE - ZLATE

Access from Jablanica – Posušje M 227 main road  
Location: Zlate  
Size: 0,50 ha  
Status: planned





#### 6. BUSINESS ZONE - LUG

Access from road through "Donje polje" at Lug

Location: Lug

Size: 2,94 ha

Status: planned



#### 7. BUSINESS ZONE - ŠANICA

Access is possible from uncategorized road through Prenj Mountain

Location: Šanica

Size: 2,20 ha

Status: planned



#### 8. BUSINESS ZONE - JARIŠTE

Access from Jablanica – Posušje M 227 main road

Location: Jarište

Size: 0,50 ha

Status: planned



#### 9. BUSINESS ZONE - ČEHARSKO POLJE (ČEHARI FIELD)

Access to this zone is not defined.

Location: Čeharsko polje

Size: 10,35 ha

Status: planned



#### 10. BUSINESS ZONE - MIRKE

Access from M-16 Jablanica – Prozor main road.

Location: Mirke

Size: 2,19 ha

Status: planned



#### 11. BUSINESS ZONE - BUKOV POD

Access from Bukov Pod – „Granit“ stone mine road.

Location: Bukov Pod

Size: 1,40 ha

Status: planned



#### 12. BUSINESS ZONE - DONJA JABLANICA - KRIŽ

Access from Sarajevo – Mostar M-17 main road.

Location: Donja Jablanica – Križ

Size: 9,50 ha

Status: planned



#### 13. BUSINESS ZONE - BIJELI POTOK

Access from Jablanica – Posušje M 227 main road

Location: Doljani – Bijeli Potok

Size: 2 ha

Status: planned



### FINANCIAL INSTITUTIONS

Financial institution	Address	Telephone, Fax	Website
Vakufska banka	Branilaca grada b.b.	Phone: 036 750 381 Fax: 036 750 380	<a href="http://www.vakuba.ba">www.vakuba.ba</a>
Sparkasse Bank	Putnikova b.b.	Phone: 036/750 570 Fax: 036/752 233	<a href="http://www.sparkasse.ba">www.sparkasse.ba</a>

### HEALTH INSTITUTIONS

Institution	Address	Telephone, Fax
Jablanica health center	Sulje Čilića 15	036/752-664; 036/752-693



## EDUCATIONAL INSTITUTIONS

Name	Address	Contact
Primary school "Suljo Čilić" Jablanica	Komune Vejle 28	Phone: 036 752 801 E-mail:os.cilic@bih.net.ba
Jablanica High school	Zlatnih ljiljana 4	Phone: 036/752 833 E-mail:mss.jab@bih.net.ba
"Pčelica" kindergarten Jablanica	Komune Vejle	Phone: 036/752 833

## BUSINESSES

Company	Type of business
AC-SUNCE d.o.o. Jablanica	Maintenance and repair of motor vehicles
AP GRADNJA d.o.o. Jablanica	Other finishing services in construction business
BABIĆ d.o.o. Jablanica	Construction of residential and non-residential buildings
BABIĆ UPRAVITELJ d.o.o.	Management of real estate on a fee or contract basis
BALIĆ d.o.o. Jablanica	Retail sale of automotive fuel in specialized stores
BEGIĆ M d.o.o. Jablanica	Funeral and related activities
BIO BRAND d.o.o. Jablanica	Production of other food products
BOR d.o.o. Jablanica	Production of other construction carpentry and elements
BRAĆA JELAČIĆ d.o.o. Jablanica	
DEMIROVIĆ BP d.o.o. Jablanica	Retail sale of automotive fuel in specialized stores
EKO-VAT d.o.o. Jablanica	Production, engineering and services
ELEKTROFAK d.o.o. Export-Import Jablanica	Finishing services in construction
EURO KAMEN d.o.o. Jablanica	Cutting, shaping and finishing of stone
EUROINVEST d.o.o. Jablanica	
GMK MONTAŽA d.o.o. Jablanica	Cutting, shaping and finishing of stone
GRADACTRANS d.o.o. Jablanica	
„GRANIT“ d.d. Jablanica – u stečaju	Cutting, shaping and finishing of stone
IVANKO d.o.o. Jablanica	Exploitation of forests
IVKOVIĆ d.o.o. Jablanica	Retail sale of computers, peripheral units and software in specialized stores
JABLANIT d.o.o. Jablanica	Cutting, shaping and finishing of stone

Company	Type of business
LABRADOR d.o.o. Jablanica	Cutting, shaping and finishing of stone
M.T. GABRO d.o.o. Jablanica	Cutting, shaping and finishing of stone
MINERAL d.o.o. Jablanica	Quarrying of ornamental and building stone
NANS PROMEX d.o.o. Jablanica	
OiM d.o.o. Jablanica	
PPI GRADSKA PEKARA	Production of bread and rolls
SANI d.o.o. Jablanica	Cutting, shaping and finishing of stone
SEFER-TREID d.o.o. Jablanica	
STOLAR d.o.o. Jablanica	Production of other construction carpentry and elements
TITAN d.o.o. Jablanica	Wholesale for wood, construction materials and sanitary equipment
TRADAX d.o.o. Jablanica	
VETERINARSKA STANICA d.o.o. Jablanica	Veterinary
VILA d.o.o. Jablanica	
VILAMONT d.o.o.	Cutting, shaping and finishing of stone
VOĆE PROMET d.o.o. Export Import Jablanica	Non-specialized wholesale of food, beverages and tobacco
WORLD-TRADE d.o.o. Jablanica	Wholesale and retail
Z.management d.o.o. Jablanica	
ZZ „JABLANICA“ Jablanica	Agricultural pharmacy
JP ELEKTROPRIVREDA BIH Hidroelektrane na Neretvi	
JP ELEKTROPRIVREDA HZ HB	







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