

invest in Pazova!

Municipality of Stara Pazova

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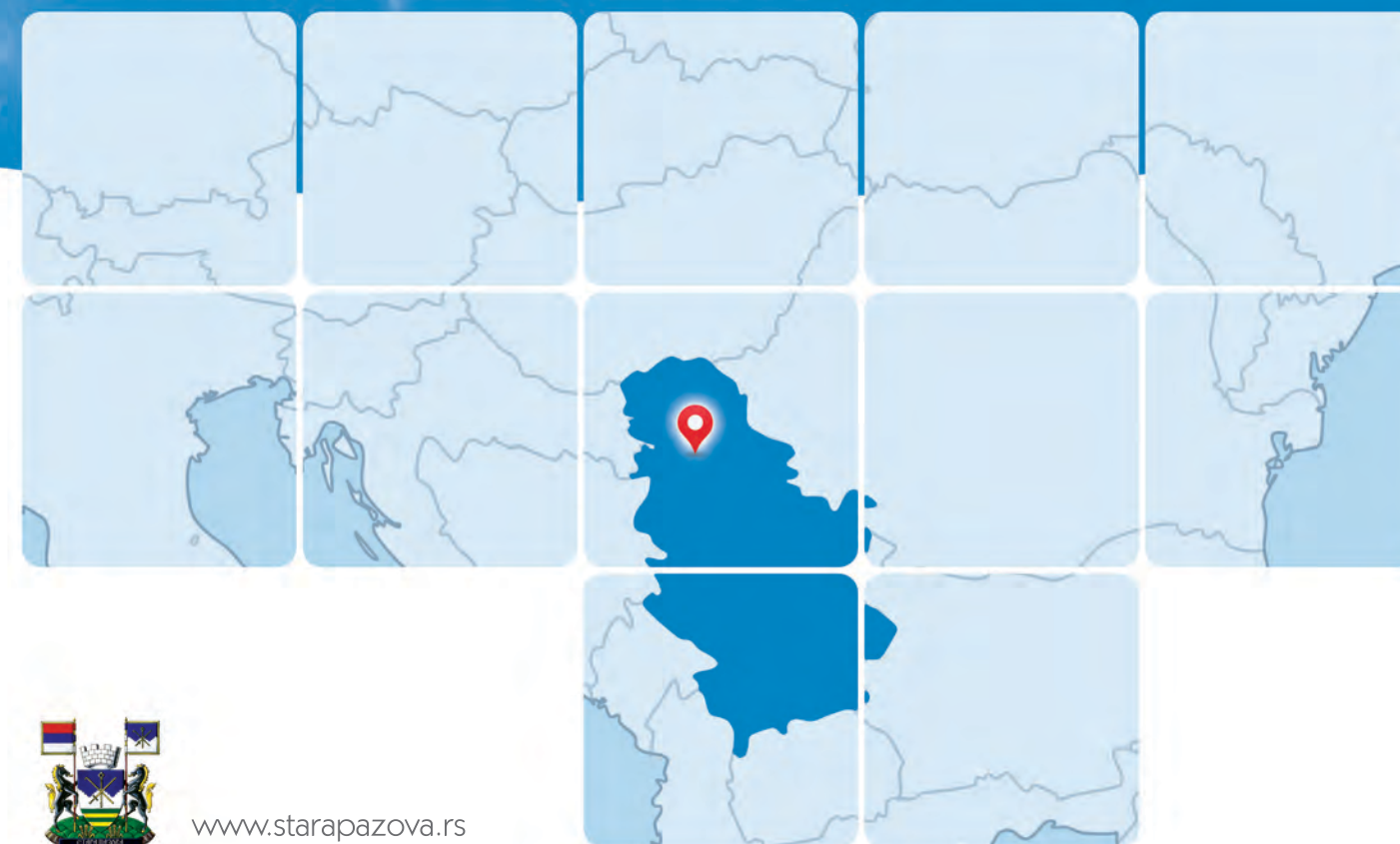


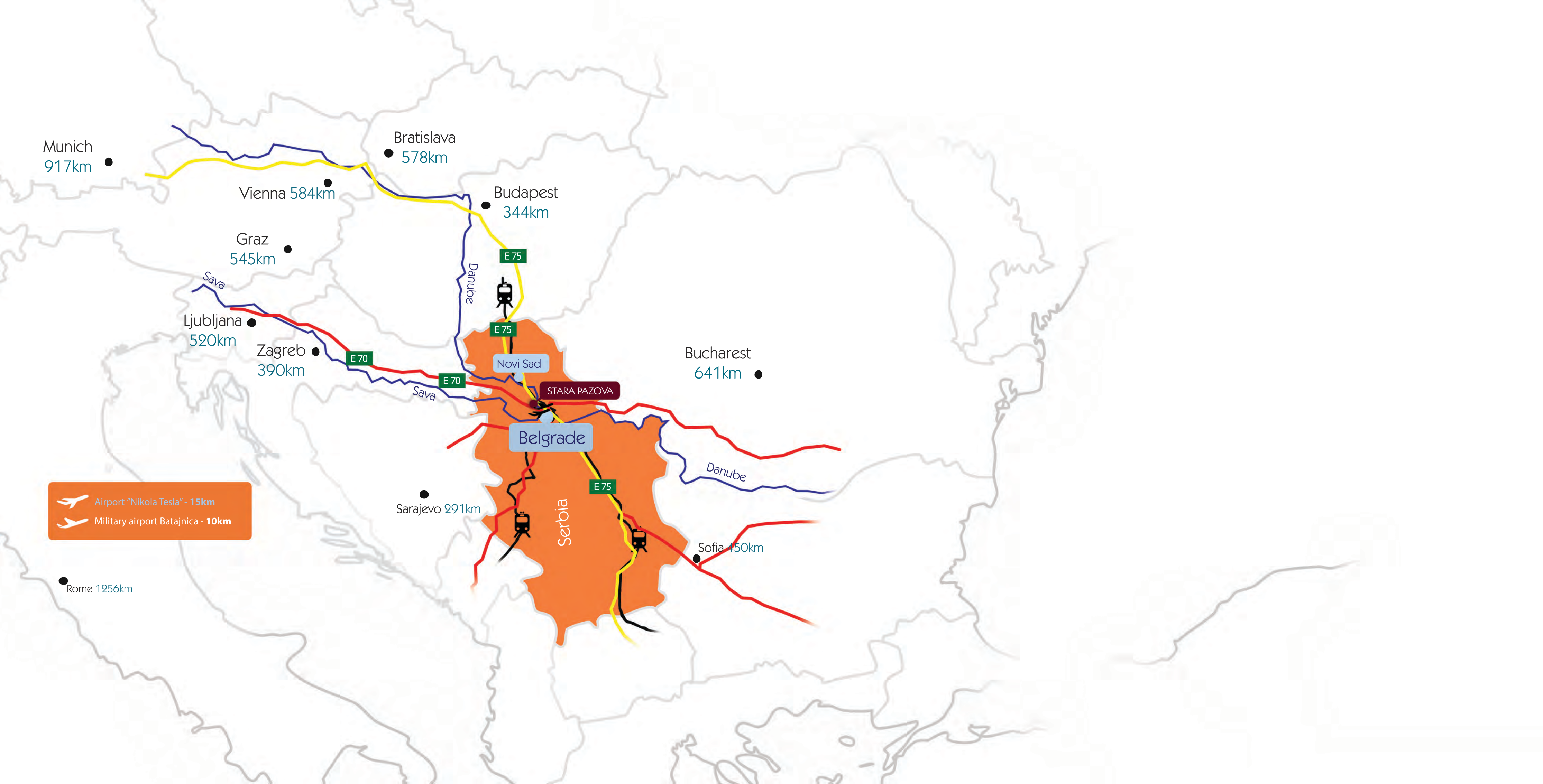
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The Municipality of Stara Pazova

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Welcome to the Municipality of Stara Pazova

The Municipality of Stara Pazova is located in the southeastern part of Srem, in the Autonomous Province of Vojvodina occupying the northern part of Serbia. The geographical position of the municipality is exceptionally favorable - it is located between the two largest cities in the country, more precisely, it is 30 km away from the capital of Belgrade and 40 km away from Novi Sad. All major roads in the region cross the territory of the Municipality of Stara Pazova, including state road of IA order A3 highway Belgrade-Zagreb (E-70), IA order A1 highway Belgrade-Novı Sad (E-75) as well as regional roads IIA order 127 Putinci - Stara Pazova - Stari Banovci and IIA order 128 (Golubinci - Pećinci). The municipality is also covered by significant international railroads leading to Subotica and continuing to Hungary and Germany to the north, as well as towards Niš and continuing to Greece to the south. Belgrade airport "Nikola Tesla", the most important airport in Serbia, is 15 km away and Batajnica military airport, the future cargo center, is only 8 km away from the center of Stara Pazova. The Danube River flows along the eastern border of the municipality in a length of 24 km, contributing to the completeness of the transport network.



GOOGLE MAPS coordinates of Stara Pazova:

44.987627, 20.149441



Stara Pazova



The Municipality of Stara Pazova includes **9 settlements**, three of which are of urban type - **Stara Pazova, Nova Pazova and Novi Banovci**, while the remaining six are of rural character - **Golubinci, Vojka, Stari Banovci, Belegiš, Surduk, and Krnješevci**. The territory of the municipality covers an area of **351 km²**. According to the population census taken in October 2011, the population of the municipality of Stara Pazova reaches almost **68,000**.



Business environment

The Municipality of Stara Pazova has been known for private entrepreneurship for decades. More than 40 years ago, many craft shops were opened making Stara Pazova one of the first and most successful cities in the field of small economy in the former Yugoslavia. **Today in the municipality there are more than 1,160 companies and around 2,150 proprietorship businesses. The total number of businessmen and entrepreneurs in the Municipality of Stara Pazova is 3,310.**

Various industrial activities are present in the municipality: metalworking, metal, plastics, rubber, woodworking, construction and others.



* source: Business Registers Agency, December 2016



Thanks to the high-quality fertile soil and extremely favorable climatic conditions, agriculture is highly developed.

On the territory of the municipality, there is around 30.000 ha of arable land.



The basic orientation in agriculture is crop farming - wheat, corn, sunflower, barley, soybeans, sugar beet; also, cattle breeding is represented, mainly breeding of cattle, cows, and pigs.

In the territory of the Municipality of Stara Pazova, there are 1,750 registered agricultural farmsteads.

**source: Directorate for Agrarian Payments, June 2017*



Investing in the municipality of Stara Pazova

Key reasons for investing:

- ✓ Large number of existing investors;
- ✓ Exceptional strategic position for economic development;
- ✓ The proximity of the two largest cities and consumer centers in the country, Belgrade and Novi Sad;
- ✓ The proximity of major roads in the region: highway E-70 and E-75, and main road of IIA order 100;
- ✓ Developed entrepreneurship (a large number of small and medium-sized enterprises);
- ✓ Infrastructure-equipped industrial zones;
- ✓ Free-trade Agreement with Russia;
- ✓ Benefits for arranging construction land;
- ✓ The municipality with a vision and strategic plan for its accomplishment.

Income tax:

- ✓ The lowest income tax rate in Europe is in Serbia amounting to 15%.

The tax system of Serbia offers tax incentives for investors:

Republic level:

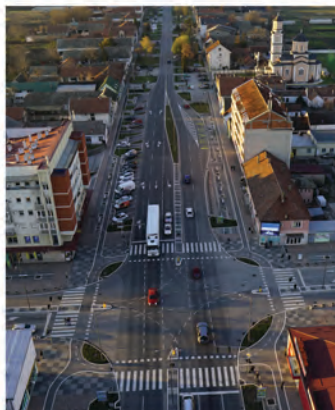
- ✓ Incentives under the Regulation on terms and conditions for attracting direct investments;
- ✓ Subsidies of the National Employment Service;
- ✓ Temporary tax exemption for corporate income (Law on Corporate Income Tax, RS Official Gazette, No. 112/15, Article 50a);
- ✓ Transfer of losses (Law on Corporate Income Tax, RS Official Gazette, No. 112/15, Article 32);
- ✓ Avoidance of double taxation (Law on Corporate Income Tax, RS Official Gazette 112/15, Articles 40 and 40a);
- ✓ Reduced tax burdens on earnings (Law on Personal Income Tax, RS Official Gazette, No. 112/15, Article 21);
- ✓ Annual income tax deductions (Law on Personal Income Tax, RS Official Gazette, No. 112/15, Articles 87, 88, 89);
- ✓ Value added tax exemptions in free zones (Customs Law, RS Official Gazette 108/16, Article 191);
- ✓ Duty-free import of raw materials and semi-finished products (Customs Law, RS Official Gazette 108/16, Articles 191, 145; Law on Foreign Trade Operations, RS Official Gazette 89/15);
- ✓ Duty-free import of machinery and equipment (Customs Law, RS Official Gazette 108/16, Articles 191, 145, Law on Foreign Trade Operations, RS Official Gazette, No. 89/15);

Local level:

- ✓ Reduction of fees for construction land development in the amount of 30% for one-time payment of the obligation (Decision on determining the construction land development fee, Articles 17 and 18, Official Gazette of the Municipality of Srem 5/15, 17/15, 9/17)



Infrastructural fitting of the industrial zones of the Municipality of Stara Pazova



Electricity



Water supply



Sewer system



Gas



Telephone



Optical cable

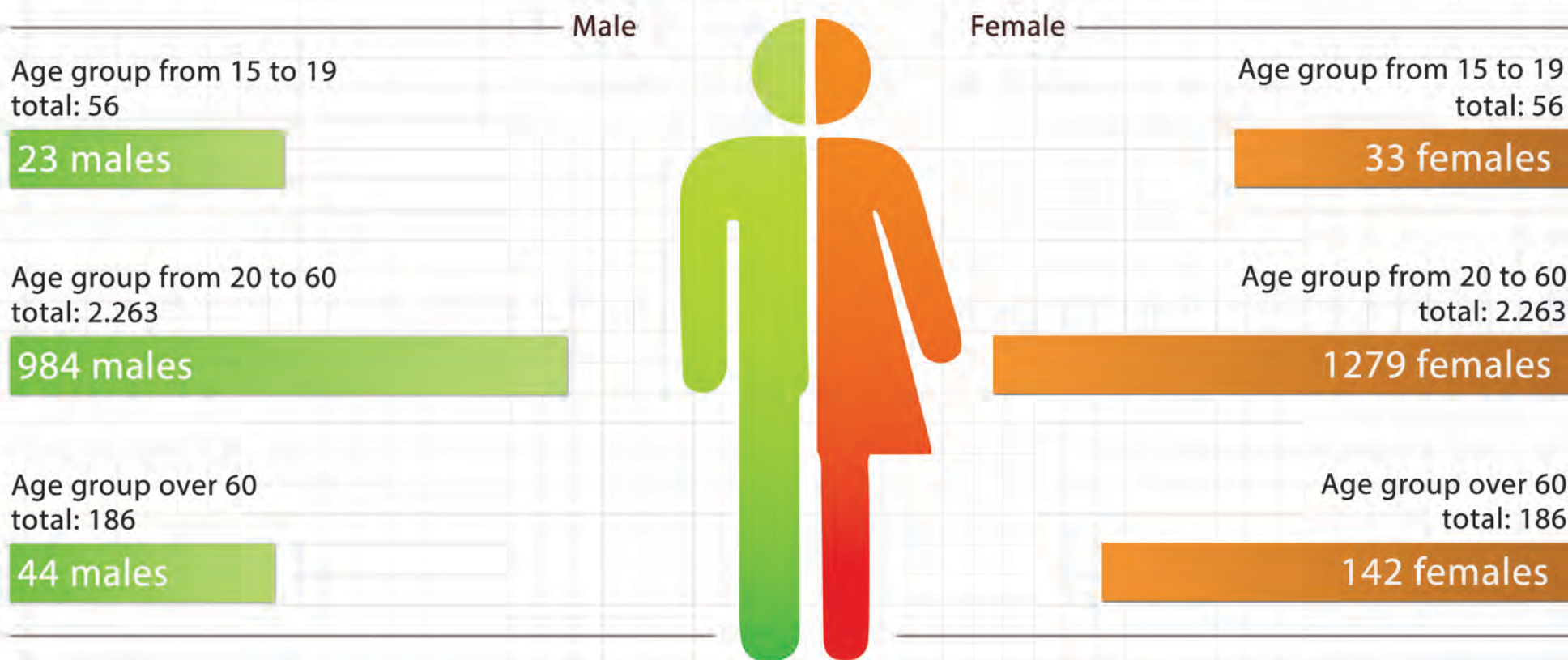


Human resources

→ Available staff for employment by age and gender in the Municipality of Stara Pazova

April 2017 year.

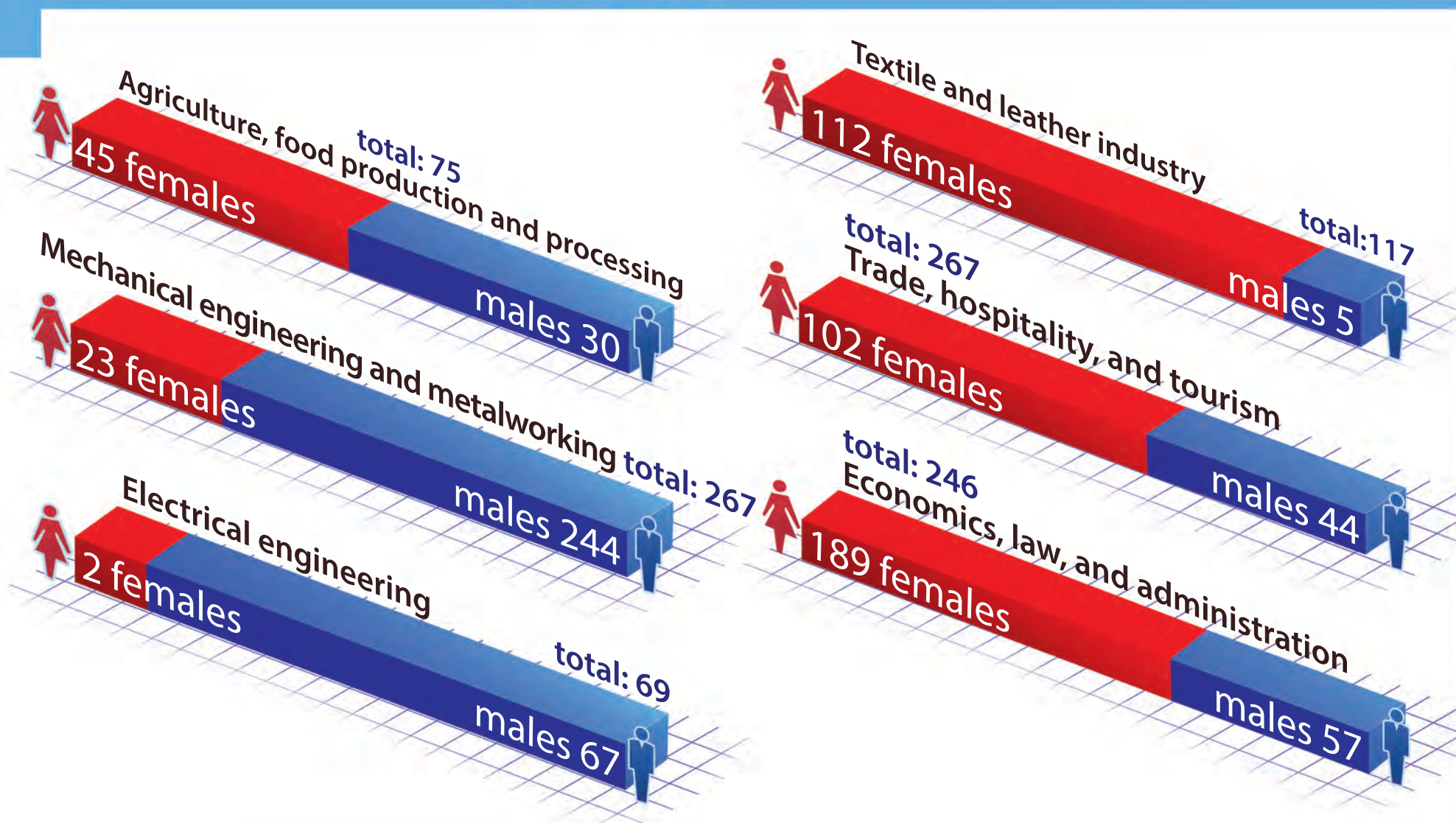
Human resources



May 2017 year.

Human resources → Available personnel for employment by groups of occupations and gender in the municipality of Stara Pazova

Human resources



source: National Employment Service, May 2017



Dual education - a path to qualified staff for the economy

Dual education in the municipality of Stara Pazova is for the first time implemented in the Secondary Technical School in the school year 2016/2017 in the form of practice and execution of tasks in vocational subjects by selection in three-year and four-year profiles. About 100 students are assigned to proprietorship businesses and companies where they acquire practical knowledge that significantly influences the increase in the employment rate, and through the formation of the future "Training Center," all profiles acquire practical knowledge for all jobs in mechanical engineering and metalworking as well as for CNC operators – programmers

Secondary Technical School – staff

- Car mechanic
- Computer design mechanical technician
- Motor vehicles mechanical technician
- Technician for graphic preparation
- Road traffic technician
- Computer control technician

Secondary School of Economics

- Trader

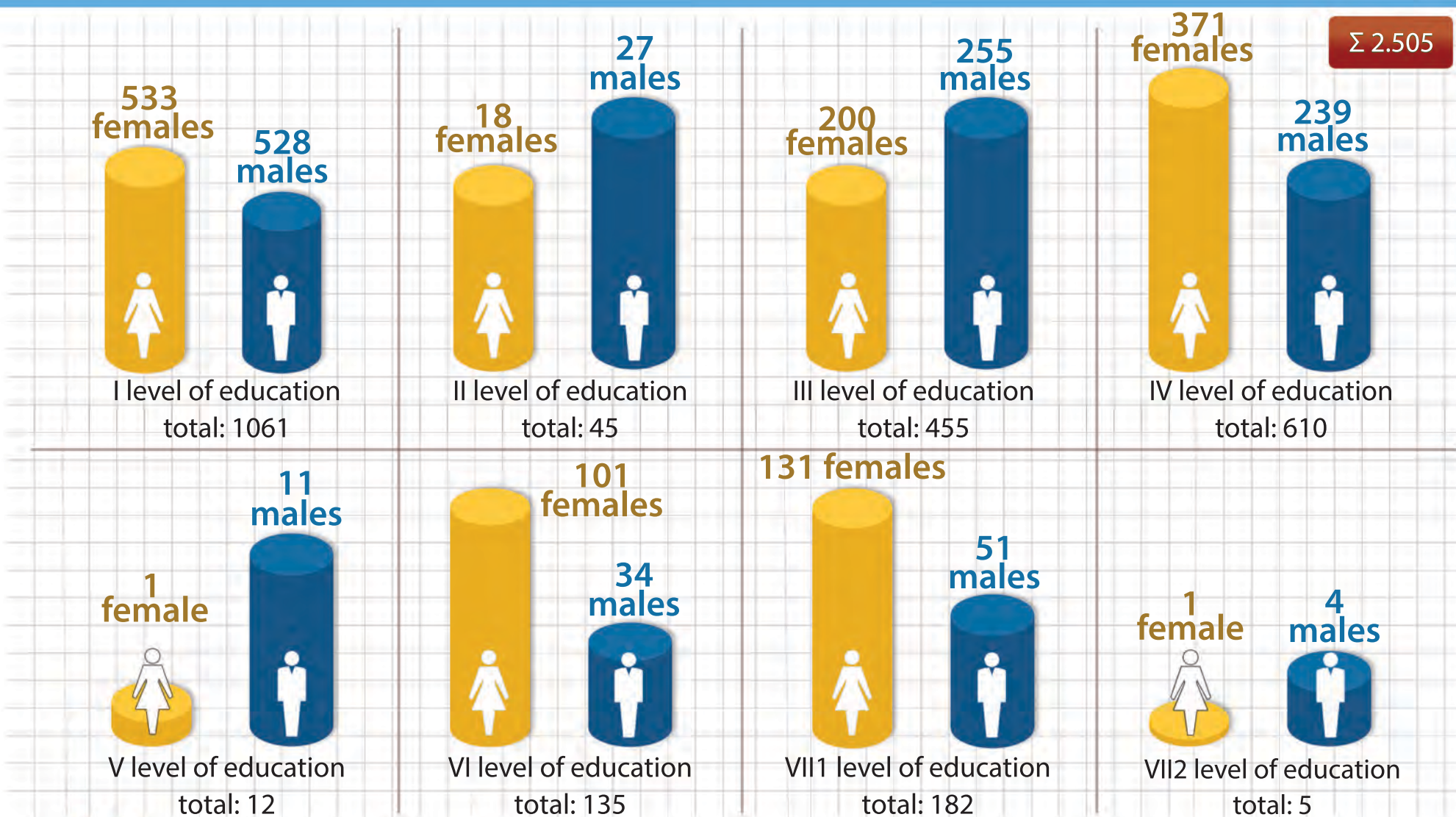


Human resources →

April 2017. year.

Human resources and dual education

Available staff for employment by education and gender in the Municipality of Stara Pazova



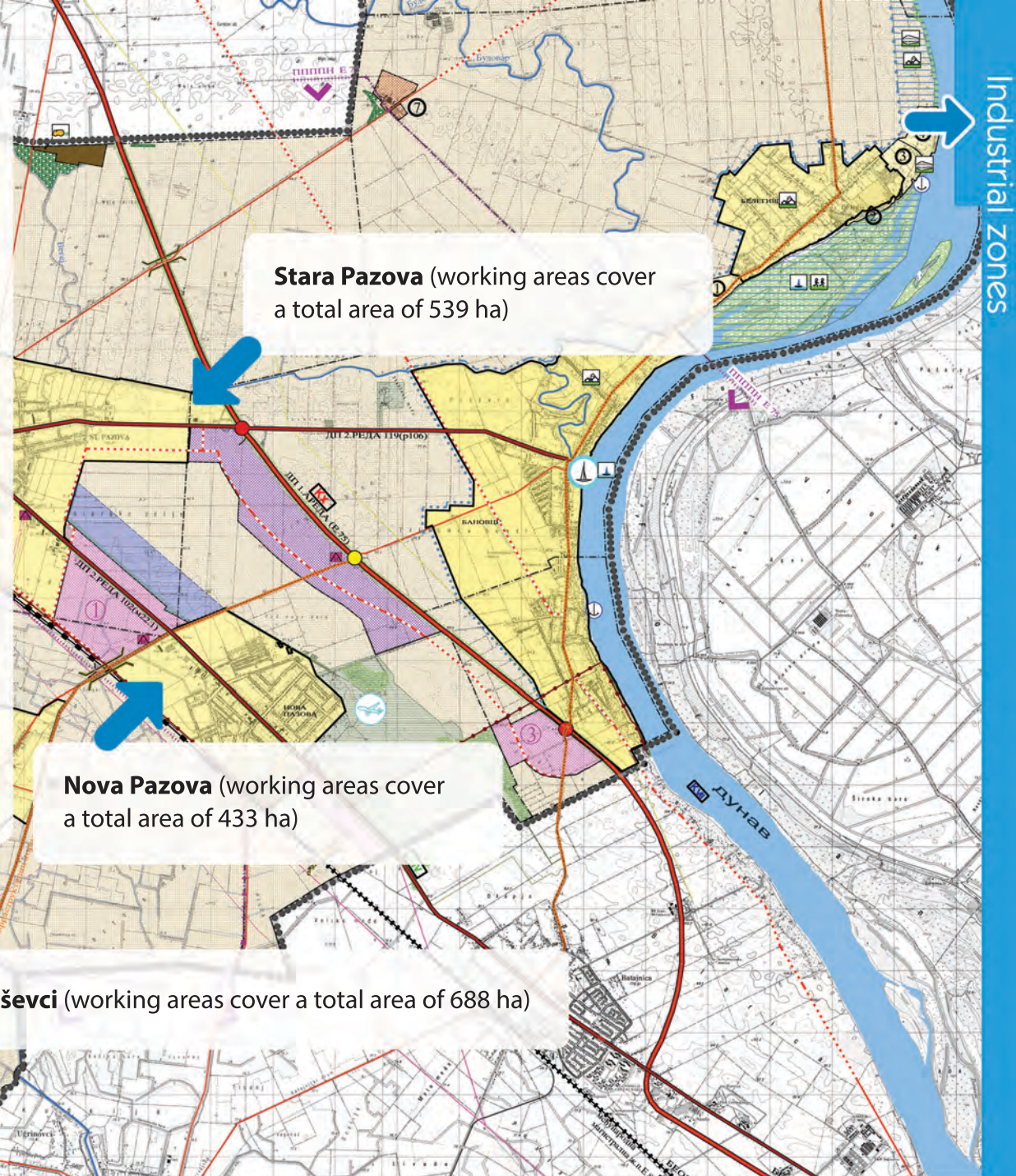
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Industrial zones

In the territory of the Municipality of Stara Pazova, there are currently four industrial zones on the surface area of about 1,550 ha. The existing zones are equipped with infrastructure and fully meet the needs of some of the world's most successful companies that have built their plants here: Lidl, Delhaize, Delta Transportni sistem, Eyemaxx, Mercedes-Benz, Nestle, Volvo, Husqvarna, Gorenje, DHL, Muhlbauer, Alumil, Milšped, Grubin, Greiner and JP Packaging, Artinvest, Scania, Bellanta, Pneumo-Logic, ReissWolf, Obo Bettermann, Streit Nova, Delmax, Plados-Telma, Bela Harmonija.

As the capacities of the existing industrial zones have been used, a new **Spatial Plan of the Municipality of Stara Pazova is in the development phase**. It will enable further economic development by creating new and expanding existing industrial zones in the three settlements.





GREENFIELD locations

In the Central working area there is a Greenfield location of **50.000m²** not adequately equipped with infrastructure currently, but according to the planning document, in the corridor of this street it is planned to build a complete utility infrastructure (electricity, water supply, stormwater and sanitary sewer system, telephone and road) to which future users will be connected.



Facilities located in this area are: Lidl, Delhaize i DTS.

The mentioned site is located in the northern part of the central working zone, by the state road of I A order A1 (highway Belgrade - Novi Sad E75), in the vicinity of the state road of IA order A3 (highway Belgrade - Zagreb E70) and less than 10 km away from the Batajnica airport – the future cargo center.



 Plots for sale



DELHAIZE



New central industrial zone

This zone is the most promising industrial zone in Serbia covering an area of 357 ha. The zone land is agricultural, currently partially equipped with infrastructure and has direct access to the highway.

It extends along the highway E-75 (Belgrade-Novı Sad) and is only 15 km away from Belgrade airport "Nikola Tesla".

The Danube River is 7 km away from the central zone and there is a direct traffic access to it. On the Danube coast (Novi Banovci), the construction of a marina complex for docking nautical vehicles is planned.





The location of the new central industrial zone

