

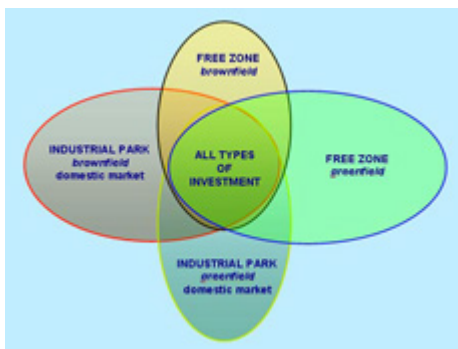
Industrial park



Industrial park Free Zone Pirot covers facilities, offered by the Act on free zones, and special subsidies for the purpose of construction and buildings exploitation offered by the city of Pirot.

As an illustration of its intention to develop business operations within the Industrial park Free Zone Pirot, the park itself promote an idea “BUILD AND WORK FREE“.

Guided by its own imperative, that is an intention to create favorable conditions of business operations for the users and the surroundings within the zone is located, Free Zone within its Industrial Park offers the following business facilities:



[a. Business operations within the duty free regime according to the](#)

[Law on Free Zones.](#)

[b. Special facilities offered by the city:](#)

- buildings construction free of local-self-government payments
- buildings exploitation without any payments to the city for the period of 10 years.

[c. Special stimulating measures offered by the Free Zone](#)

[d. Special stimulating measures in the Industrial Park.](#)

Facilities

Municipal assembly and Free Zone Pirot offer you some special facilities within the framework of the development of the industrial park's new plan, logistic center and development according to duty free system at the site of Nikola Pasic Street in Free Zone Pirot.

For the purpose to create the most favorable conditions and advance entrepreneurship, municipal assembly through concerted efforts of FZ Pirot, offer a [Special stimulating measures program](#) within the Industrial Park FZ Pirot.

Performing services is allowed under free zone Industrial Park, as well as commodity production, finishing operations, goods and raw materials and semi-finished manufactures storage, banking operations and financial transactions, insurance and re-insurance(R.I.) dealings, tourist and other services, and all kinds of economic and business operations which do not interfere and pollute the nature.

At the moment, FZ Pirot (at the site of 17 hectares of infrastructural land) is able to offer services to all its users, whether they are home, foreign, juridical or physical persons. These are three kinds of facilities and stimulating measures for performing services and activities:

1. Facilities allowed by Free zone Law:

- Imports of goods and services into the zone, as well as exports of goods and services from the zone are free.
- Imported raw materials and semi-finished manufactures set aside for export, are exempted from duty and other import duties.
- Imported equipment, machines and construction materials are exempted from duty and other taxes.
- User of the zone facilities can freely manage foreign currency which is achieved by business operations in zone.
- Beneficial interests of the zone users are established by FZ Law and they can not be reduced by any other regulation.
- Imports of goods into the zone are duty free. Goods from the Zone can be placed to the home market at the customs clearance and other taxes. If the goods entering the customs area of Serbia are produced within the Zone, or exposed to manipulation at domestic ingredients sharing, duty is paid according to the rate of foreign ingredient within the goods.
- Import to the Zone and export from the Zone are completely free. I.e. customs quotas, import or export permissions, or other foreign –trade exchanges are not used; The goods imported from the Zone to home market are liable to regular import system but if the home ingredient amounts minimum 50% of aggregate value, such goods will be considered domestically produced.
- The goods from the Zone can be temporarily put on the rest of the home territory or they can be brought to the Zone because of the finishing operations (processing, finishing, treatment, repairing, quality controls marketing presentations...) which enable possibilities of connecting with domestic economy.
- Transfer of the profit achieved by the different activities in Zone is free.
- Expropriation is not allowed at the Zone area.
- Users of the Zone facilities are able to rent, buy, or build themselves production storage or office buildings.

2. Stimulative measures enable by municipal assembly:

As Municipality of Pirot doesn't have great possibilities for its own investments nowadays, development role of the municipality therefore must be in the first place directed on providing necessarily land, communal, infrastructural and any other local conditions. According to such conditions Municipality of Pirot solves some of the greatest economic, structural, infrastructural and communal problems. It is achieved by creating economic surroundings, completely capable to offer the best international and competitive business conditions. If the users are interested in building within the Free Zone, they are completely exempted from the following payments:

- costs for the municipal land development
- costs for the municipal taxes and payments (communal taxes, city planning permission, priority right of building...)
- costs at the public Utility companies "Vodovod" (waterworks and sewage system) and "Toplana" (distant heating distribution) - expenses for the joining to the system, expenses for the consent to the system connection, system connection cost recovery (except material expenses)
- costs at the Public city planning company: expenses for the issued records (documentation) which are important for the solving of current demands, costs for the city planning and technical conditions and issuing agreement for the building and establishing both secondary and interim facilities, exemption from the payments for the water supplies and sewage system connection, costs for city planning conditions and agreements.

Within the limits of the FZ Industrial Park, users are exempted from payments such as:

- local communal taxes
- costs for municipal land using
- at Public Utility Company “Komunalac”-costs for communal services

3. Stimulating measures provided by Free zone Pirot

Besides these activities within the framework of the FZ and Duty Free Regime Law, users are offered services within the manufacturing, storage, merchandise turnover, by means of FZ Logistic Center. These are:

- supervision and providing free labor for all zone users (manufacturing, storage)
- forwarding operations in the field of foreign trade operations
- domestic and international transport organization
- reloading of the goods
- container terminal
- warehousing (in storehouse and outside)
- working system according to the ON Stop Shop principle (which means that the administrative procedure starts and ends in Zone itself. This procedure refers to goods transportation and agreements and permissions which fall within customs competence.

4. Special Stimulating measure program in the Industrial Park

Using of the infrastructural land that is completely equipped:

- electric power (10/04 kilowatts, power 400 kilowatts),
- water supplies and sewage system,
- developed telecommunicate and informational systems which enable electronic operations (150 independent telephone lines),
- favorable geographical position and traffic connections (international highway E-80, railway-industrial track).

30.000 m2 at the site for the possible building

- Regulative plan for the building process is arranged
- Building permission got by an emergency procedure

The user is able to get reduced rental fee whether it was intended for the land or the building according to the following structure:

- a. Rental fee is reduced about 20% if the user of the zone services realizes profit with the managing Zone company of 15.000 Euros or more, and employs 20 or more workers according to the recommendation of the Municipal assembly and FZ itself;
- b. Rental fee is reduced about 30% if the user of the zone services realizes annual turnover with the managing Zone company of 50.000Euros or more and employs 40 or more workers according to the recommendations of the Municipal assembly as well as FZ itself.

Note: In case of taking workers Municipal assembly and FZ undertake obligation of providing special occupational structure and bearing expenses of workers training for the concrete production program.

c. Rental fee amount can be reduced according to the advance payment:

- 5% for paying 3 months in advance
- 10% for paying 6 months in advance
- 15% for paying 12 months in advance

Rental fee for the land or space according to the zone tariffs is collected just from the moment of the beginning of the activity and it is reduced about 20% for the next 2 years.

The users themselves pay electric power, water supplies, postal and any other costs which are increased to 10% for the purpose of delivery and maintenance that falls within zone's competence.

Zone itself is ready to act according to joint venture principle as a partner in all transactions and affairs, which the users of the Industrial Park are going to realize.