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Project of regional economic development of Vojvodina

# Vojvodina: Exploring the Economic Potential

2

Reference Investment Map  
of available sites in Kovacica

Bratislava – Belgrade – Novi Sad  
June – December 2004



**Vojvodina: Exploring the Economic Potential**  
Project of regional economic development of Vojvodina

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&  
Jefferson Institute, Belgrade, Serbia and Montenegro  
2004

for  
The Executive Council of the Autonomous Province of Vojvodina



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# Kovacica: An Overview

There are many reasons why the Municipality of Kovacica is a well-known and interesting place. It occupies the area of 419 square kilometers with an altitude ranging from 75 m – in the territory of the Tamis river, alluvial plane – up to 125 meters in the eastern and southeastern parts. The river Tamis (15 km) runs through the northwestern parts of the Municipality of Kovacica, while the eastern part is covered by the Deliblatska pescara (Deliblatska sandy soil) with its specific natural and geographical characteristics.

The administrative and geographical center of the Municipality is the small town of Kovacica, only 50 km away from Belgrade. The whole Municipality of Kovacica is constituted by the town of Kovacica and seven villages: Debeljaca, Crepaja, Padina, Samos, Idvor, Uzdin and Putnikovo. All mentioned places are connected with asphalt roads; in addition, the Belgrade-Kikinda railway intersects the territory of the Municipality.

According to the 2002 census, the Municipality of Kovacica had 27,890 inhabitants. National composition of the population is heterogenous – 41.1 % Slovaks, 33.9 % Serbs, 10.5 % Hungarians, 7 % Romanians, and 7.5 % other nationalities. The statute of the Municipality envisages equal use of the languages and alphabets of Slovaks, Serbs, Hungarians and Romanians. Because of its ethnic structure, the Municipality of Kovacica is called Little Vojvodina. Although heterogeneous, the Municipality of Kovacica is known for its friendly atmosphere.

## ***Economy***

Arable land encompasses 87 % of the entire municipal territory. Most of the arable land is first class plough-land, while an insignificant part is under orchards, vineyards and meadows. Over 4/5 of arable land is a black soil – the most fertile kind of soil in the Pannonian region, and that is why agricultural production yields are rather higher.

Concerning the economic structure, agriculture represents the most significant part, although there are important industrial structures from the field of chemical, woodworking, shoe making, metal, electronic industries as well as fishing.

The Municipality of Kovacica has relatively high-quality road and railway systems available. Additional road building projects are presently in progress. The local systems of electric power and water supply are recently undergoing reconstruction, and a drainage system is being prepared. The settlement is not gasified.

## ***Investment opportunities***

The Municipality of Kovacica is well known for its political stability at the level of local self-government, and boasts one of the fastest procedures in proceedings for documentation necessary to start up a new business. Kovacica is a small municipality, and the local self-government considers every single businessman and investor to be an important entity, since even a few new jobs are sufficient to visibly improve the situation of families and of the

general population. The local representative's welcoming and flexible approach to entrepreneurs is considered one of the municipality's most important comparative assets.

The population's productivity and level of skills provide full satisfaction to entrepreneurs and investors in the village, as there are workers available in variable professional profiles, ranging from university graduates to skilled and unskilled labour.

The Municipality of Kovacica acquired, for example in 2003, investment of a joint venture with an Austrian investor participating. The project, worth 1 million EUR provided approximately 100 jobs for the local and adjoining area population in the production field of cable products. This company made good use mainly of the rapid action of the local self-government, as well as the availability and favourable pricing of manpower for worker positions. Employment is most contributed to by the local sugar factory, which employs more than 250 workers whose professional structure ranges from highly qualified specialists to primary-education labourers.

Lately, no major enterprises with domestic capital started business here, as opposed to several minor private enterprises with up to 20 employees.

Kovacica supports the increased professional quality of local human resources, for example by providing stipends to students specializing in desirable fields. More and more young people have been studying at universities in Serbia and in the Slovak Republic. Considering the closeness of Belgrade, most Kovacica's undergraduates study at universities in the capital. Kovacica, in addition to its grammar school named after the important scientist Mihajlo Pupin, has several primary schools within its region.

Kovacica is one of the less economically developed municipalities: the average national income is approximately at 64 % of the level of Vojvodina and at 76 % of the Serbian level. At the same time, Kovacica has a below-average (59 %) per-capita income of South Banat district. This district is placed second in all 7 Vojvodina districts from per-capita national income viewpoints.

From the aspect of wages, Kovacica is at about the Serbian average, with the net local per-capita wages reaching 102 % of the national level. In comparison with Vojvodina, these wages represent only 89 %. This, in the South Banat district, earned them the third rank of a total of 8 villages, or 88 % of the district's average wages.

Kovacica's most important partners in the field of transnational economic cooperation are the Slovak Republic, Hungary, other European Union countries, Romania and Russia. Within Serbia, the capital city of Beograd and Vojvodina are its most significant cooperating territories. Sugar is presently one of the most important local export articles, sold into the European Union, while private businesses in Kovacica have been developing mainly agricultural collaboration with Slovakia and Hungary, and industrial cooperation with Greece and Italy.

Kovacica maintains contacts of long standing with Slovakia, Romania and Hungary also in the form of participation of Kovacica art ensembles at international festivals, and of guest visits to Kovacica. In comparison with the field of arts, economic cooperation is less intense; therefore the local self-government is prepared to assist businessmen in this respect as well.

### **Culture**

Special attention is paid to culture. With the aim of preserving their cultural heritage, traditions, language, customs and entire identity, the amateurs of cultural centres achieve significant results from the sphere of theatrical performances, traditional dancing, reciting and music. Each place in the Municipality has something that is characteristic for that place, that differs it from the others and which attracts visitors. Also sport plays an important role in the lives of the local people; every place has its own sports clubs.

Kovacica with its gallery of Naive Arts and its painters represent a metropolis of world naive art. Crepaja is well known for its love for horses and spectacle „Crepajacki fjaker“ („The Horse-Drawn Carriages of Crepaja“). Debeljaca has large fairs as well as an open-air swimming pool of Olympic size. Samos can be proud of a collection of artistic works of Vladimir Fijat. Padina has its naive painters, and large wells, out of which horses were pulling the water long ago. Uzdin also has naive painters, primarily women, and a fishpond with interesting flora and fauna. Putnikovo, with only 260 inhabitants is attractive because of its tranquil and real pastoral scenery. Mihajlo Pupin, a world famous scientist, was born in Idvor and a museum and home, where he was born, are dedicated to his memory.

Education is developed according to the needs of the diverse population. Teaching in the pre-school institutions and schools is carried out in Serbian language, as well as in the languages of the nationalities prevailing in certain places. In Kovacica, there is a grammar school, where lectures are held in Serbian and Slovak language.

The proximity to Belgrade influences Kovacica's economy to a large extent and sets the municipality as one of the most interesting places for investments in Vojvodina. In addition, its famous naive art, and lively local arts scene brings Kovacica to the top of the list of places worth to visit or even to live in.

## Basic Regional Statistical Data:

Source: Republic Statistical Office of Serbia. Note: 1) without Kosovo and Metohija

	Republic of Serbia 1)	Central Serbia	Vojvodina	District of South Banat	Kovacica
<b>Geography</b>					
Area (km <sup>2</sup> , 2002)	88,361	55,968	21,506	4,245	419
Number of localities (2002)	6,155	4,239	467	94	8
Agricultural area (ha, social and individual farms, 2002)	5,106,900	3,323,725	1,783,175	340,104	36,608
Total area of forest (ha, 2002)	1,883,746	1,781,135	102,611	22,715	39
Total length of roads (km, 2002)	37,981	31,924	6,057	982	74
Length of roads with modern surfacing (km, 2002)	23,709	18,488	5,221	772	74

	Republic of Serbia 1)	Central Serbia	Vojvodina	District of South Banat	Kovacica
<b>National Income</b>					
By inhabitant (dinars, 2001)	57,627	50,585	78,122	76,992	58,911
By inhabitant (dinars, 2002)	76,349	71,354	89,738	98,607	57,762
Increase in 2002 (Index 2001 = 100)	128.7	134	118.5	126.4	95.6
Level in 2002 (Republic of Serbia = 100)	100	93.5	117.5	129.2	75.6

	Republic of Serbia 1)	Central Serbia	Vojvodina	District of South Banat	Kovacica
<b>Population</b>					
Census 1991	7,581,437	5,611,242	1,970,195	315,633	29,745
Census 2002	7,498,001	5,466,009	2,031,992	313,937	27,890
Increase or decrease 1991 - 2002	-83,436	-145,233	61,797	-1,696	-1,855
Total, under age of 7 (Census 2002)	495,327	360,727	134,600	20,971	1,996
Total, aged 7 to 14 (Census 2002)	681,443	493,829	187,614	28,998	2,663
Total, aged 15 to 27 (Census 2002)	1,317,215	953,330	363,885	55,664	4,668
Total, aged 60 and over (Census 2002)	1,684,289	1,248,592	435,697	67,330	6,369
Working age (total, Census 2002)	4,796,697	3,476,003	1,320,694	202,996	17,520
Working males aged 15 to 64 (Census 2002)	2,494,719	1,805,130	689,589	106,545	9,459
Working females aged 15 to 59 (Census 2002)	2,301,978	1,670,873	631,105	96,451	8,061
Working females aged 15 to 49 (Census 2002)	1,809,317	1,312,721	496,596	75,621	6,266
Natural increase (number, 2002)	-24,684	-15,208	-9,476	-1507	-178
Natural increase (per 1000 inhabitants, 2002)	-3.3	-2.8	-4.6	-4.8	-6.3

## Vojvodina: Exploring the Economic Potential

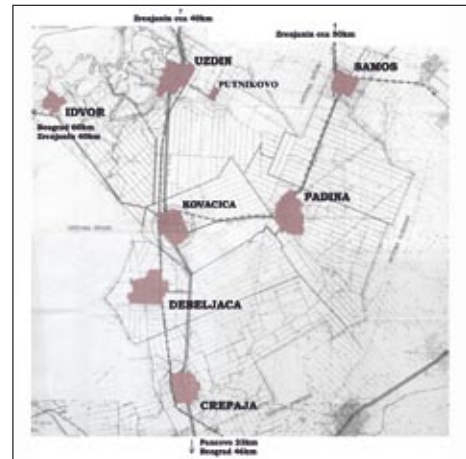
	Republic of Serbia 1)	Central Serbia	Vojvodina	District of South Banat	Kovacica
Total (all types of ownership and shops, annual average, 2002)	1,848,531	1,354,633	493,898	71,501	3,932
Share of females in total number of employees (% , annual average, 2002)	43.4	43.6	42.9	42.4	37.6
Per 1000 inhabitants (annual average, 2002)	246	248	242	227	141
In enterprises, institutions, cooperatives and other organizations (% , annual average, 2002)	78.9	79.5	77.4	79.8	78.9
Persons performing activities independently (% , annual average, 2002)	21.1	20.5	22.6	20.2	21.1
Net wages (salaries) by employee (January-December average, 2002)	9,208	8,742	10,480	10,685	9,366

	Republic of Serbia 1)	Central Serbia	Vojvodina	District of South Banat	Kovacica
Regular primary schools (end of school year, 2001/2002)	3,591	3,057	534	105	8
Pupils of primary schools (end of school year, 2001/2002)	691,334	505,222	186,112	28,733	2,705
Secondary schools (end of school year, 2001/2002)	477	352	125	24	1
Pupils of secondary schools (end of school year, 2001/02)	306,411	226,454	79,957	10,849	358
High schools (2002/2003)	60	51	9	1	-
Students of high schools (2002/2003)	48,623	39,581	9,042	254	-
Graduated students of high schools (2002/2003)	5,980	4,578	1,402	42	-
Faculties (2002/2003)	106	88	18	-	-
Students of faculties (2002/2003)	148,699	117,043	31,656	-	-
Graduated students of faculties (2002/2003)	12,099	9,606	2,493	-	-

	Republic of Serbia 1)	Central Serbia	Vojvodina	District of South Banat	Kovacica
Number of telephone subscribers (2002)	2,298,670	1,705,984	592,686	79,613	5,828
Completed dwellings per 1000 inhabitants (2002)	1.1	1.4	1.3	1.4	0.7
Number of inhabitants per physician (2002)	375	352	454	489	930
Average of tourist nights from FRY (2002)	3.4	3.5	2.6	2.6	1.5
Average of tourist nights from abroad (2002)	2.4	2.4	2.2	2.4	2



Martin Jonaš – My Kovacica



Municipality Kovacica



Project of Regional Economic Development of Vojvodina / Vojvodina: Exploring Economic Potential		Slovak Aid	
<b>Investment map - Site and Building Survey</b>			Number: <b>1</b>
<b>Municipality</b>			
Name of municipality: Kovačica		Number of inhabitants: 27,890	
Address: Maršala Tita 50			
Name of responsible person: Ms. Marija Benka, Head of Economy Department		Phone: +381 13 661 122	
E-mail: ok@panet.co.yu		Fax: +381 13 661 047	
<b>Site</b>			
Name of locality: pijaca-Debeljača		Total area: 442 m2	Num. of buildings: 0
Type of ownership: state		Possibilities of obtaining use rights: temporary use rights given the company JKP (Public Utilities). founded by municipality	
Contact:	<input checked="" type="checkbox"/> Municipality <input type="checkbox"/> Administrator	If Administrator: Name of responsible person: Address: Phone: Fax:	if owner/responsible person different than municipality
Topography/land description: Square shape, flat land, with direct access to the road.			
Purpose description: The site is a vacant building site located downtown of Debeljaca. Currently it is an unused part of the green market. Neighboring to this site is a place where four times per a year are held Vojvodina's fairs with the tradition starting back in 18th century.			
Plans of use: It is foreseen for constructing a section/plant/SME/ offices or similar, which would not cause environment pollution. General town plan prohibits construction, which could cause environment pollution in downtown areas of Kovacica. As a part of the market and the fair - it is ideal for businesses providing services.			
Electric power supply on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Telecom services (voice or data):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water supply on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, distance from site:	Sewage connection: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gas supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: NO NEAR	Distance from site: Police 100 M, Fire station 150 M, Financial svcs/bank 75M
Supplemental site description/notes: The green market and fairs attract people from all over Vojvodina. Sewage is a priority in the town plan of Kovacica municipality and it is planned to be realized gradually over the next years. © Slovak Rating Agency Inc.			



Site 1



Site 2

Project of Regional Economic Development of Vojvodina / Vojvodina: Exploring Economic Potential		Slovak Aid
<b>Investment map - Site and Building Survey</b>		Number: <b>2</b>
<b>Municipality</b>		
Name of municipality: Kovačica		Number of inhabitants: 27,890
Address: Maršala Tita 50		
Name of responsible person: Ms. Marija Benka, Head of Economy Department		Phone: +381 13 661 122
E-mail: ok@panet.co.yu		Fax: +381 13 661 047
<b>Site</b>		
Name of locality: Totov cosak -Debeljaca		Num. of buildings: 1
Total area: 1,791m2		
Type of ownership: state	Possibilities of obtaining use rights: temporary use rights given the company JKP (Public Utilities), founded by municipality	
Contact: <input checked="" type="checkbox"/> Municipality <input type="checkbox"/> Administrator	If Administrator:	Name of responsible person: Address: Phone: Fax: <i>if owner/responsible person different than municipality</i>
Topography/land description: Vacant building site with a building on it, located downtown of Debeljaca. Flat land with direct access to the road.		
Purpose description: Currently is used by JKP (Public Community Utilities Company) for their staff retreats or other gatherings. Mainly is out of use.		
Plans of use: It is foreseen for establishing a plant/SME/section/offices, which would not cause environment pollution (the town plan restriction) preferably for providing public services or similar.		
Electric power supply on site: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Telecom services (voice or data): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Internet available in area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water supply on site: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, distance from site:	Sewage connection: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If No, distance from site: NO NEAR
Gas supply on site: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: NO NEAR	Distance from site: Police: 100 M Fire station: 150 M Financial svcs/bank: 75M
Supplemental site description/notes: An excellent location downtown offering various business opportunities. Sewage is a priority in the town plan of Kovacica municipality and it is planned to be realized gradually over the next years.		

Project of Regional Economic Development of Vojvodina / Vojvodina: Exploring Economic Potential		Slovak Aid
<b>Building I.</b>		
Type of building: <input checked="" type="checkbox"/> office space <input type="checkbox"/> dwelling <input type="checkbox"/> warehouse <input checked="" type="checkbox"/> retail space <input checked="" type="checkbox"/> industry/mfg. <input type="checkbox"/> laboratory <input type="checkbox"/> other, specify: _____		Site characteristics surrounding the building: <input checked="" type="checkbox"/> freestanding <input type="checkbox"/> business park <input type="checkbox"/> residence <input type="checkbox"/> plaza/public place <input type="checkbox"/> other, specify: _____
Construction type: <input checked="" type="checkbox"/> brick house <input type="checkbox"/> solid concrete <input type="checkbox"/> prefabricated <input type="checkbox"/> steel constr. <input type="checkbox"/> wooden constr. <input type="checkbox"/> other, specify: _____		Construction date: 1935 <i>year (or age in years)</i>
Total space: cca 300 m2 <i>in m2</i>	Total space available: cca 300 m2 <i>in m2</i>	Number of actual users: 0 <i>lessees, tenants</i>
Number of floors: 1	Elevators: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Number of passengers: _____ Freight: _____
Parking by the building: <input checked="" type="checkbox"/> Yes	Total spaces available: cca 20 cars	Number of garages: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Electric power supply: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Voltage: <input checked="" type="checkbox"/> 3-wire/230 V <input type="checkbox"/> 4-wire/380 V	Water supply (in-building fixture): Drinking: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Industrial: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sewage (in-building fixture): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Gas (in-building fixture): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Telecom services: Voice: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Data / structured wiring: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Internet: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Type: modem Speed: 56 Kbps
Purpose description: Vacant building for lease, used by JKP (Public Communal Utilities - company founded by Municipality). Historically it was used for JKP's staff retreats or other gatherings, but it is not used for last several years. The building has the base solid construction, but a reconstruction would be necessary prior to reuse.		
Purpose of use: Vacant building for lease for business purposes with excellent location downtown. The municipality can easily initiate change of rights for use.		
Supplemental building descriptions/notes: Business premises for rent		
© Slovak Rating Agency Inc.		

Project of Regional Economic Development of Vojvodina / Vojvodina: Exploring Economic Potential		Slovak Aid	
Investment map - Site and Building Survey			Number: <b>3</b>
<b>Municipality</b>			
Name of municipality: Kovačica		Number of inhabitants: 27,890	
Address: Maršala Tita 50			
Name of responsible person: Ms. Marija Benka, Head of Economy Department		Phone: +381 13 661 122	
E-mail: ok@panet.co.yu		Fax: +381 13 661 047	
<b>Site</b>			
Name of locality: 6 vacant building sites at M. Gorki, Debeljaca 1886/66,67,80; 1888/54,55;1898		Total area: 4,320 m2	Num. of buildings: 0
Type of ownership: state		Possibilities of obtaining use rights: temporary use rights given to the municipality Kovacica	
Contact:	<input checked="" type="checkbox"/> Municipality <input type="checkbox"/> Administrator	If Administrator: Name of responsible person: _____ Address: _____ Phone: _____ Fax: _____ <i>if owner/responsible person different than municipality</i>	
Topography/land description: Six building sites located downtown of Debeljaca. Each of them 720 m2. Four of them as one and 2 as the single lots with a residential building in-between them and surrounded with residential buildings.			
Purpose description: These lots are not in actual use. Each lot is marked and measured (720m2 each) and each of them separately may have access to asphalt road.			
Plans of use: It is foreseen for constructing a plant/section/SME/offices or similar, which would not cause environment pollution (General town plan restriction) for example public services.			
Electric power supply on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Telecom services (voice or data):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
		Internet available in area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water supply on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, distance from site:	Sewage connection: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
			If No, distance from site: NO NEAR
Gas supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: NO NEAR	Distance from site:
			Police: 100 M   Fire station: 150 M   Financial svcs/bank: 750 M
Supplemental site description/notes: An excellent location downtown offering various business opportunities. Sewage is a priority in the town plan of Kovacica and it is planned to be realized gradually over the next years.			
© Slovak Rating Agency Inc.			



Site 3

Project of Regional Economic Development of Vojvodina / Vojvodina: Exploring Economic Potential		Slovak Aid	
Investment map - Site and Building Survey			Number: <b>4</b>
<b>Municipality</b>			
Name of municipality: Kovačica		Number of inhabitants: 27,890	
Address: Maršala Tita 50			
Name of responsible person: Ms. Marija Benka, Head of Economy Department		Phone: +381 13 661 122	
E-mail: ok@panet.co.yu		Fax: +381 13 661 047	
<b>Site</b>			
Name of locality: Debeljaca - entry, agricultural land		Total area: 200,000 m2	Num. of buildings: 0
Type of ownership: state		Possibilities of obtaining use rights: use rights given to a collective farm	
Contact:	<input checked="" type="checkbox"/> Municipality <input type="checkbox"/> Administrator	If Administrator: Name of responsible person: Address: Phone: Fax: <i>if owner/responsible person different than municipality</i>	
Topography/land description: agricultural, flat rectangular shape land, with direct access to the road. First quality soil.			
Purpose description: A collective farm uses this location for crop (corn, wheat, etc.). It is one big vacant lot with direct access to the road. The village of Debeljaca has strong vegetable farming. There is a municipality association of the businessmen and farmers: "EUROBANAT", with headquarters in Debeljaca. The following companies has premises in Debeljaca: NOVI DOM STOLARIJA, NOVI DOM PARKET, NOVI DOM PROMET. Also, here are several apparel and footwear companies: MODA, BAMBINO and MOF.			
Plans of use: This lot could make excellent use the opportunities of Debaljaca's production of various vegetables (mainly carrots, onions, and celery) as a perfect location for a cold storage plant or a factory for food processing.			
Electric power supply on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Telecom services (voice or data):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water supply on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, distance from site:	Sewage connection: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gas supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: NO NEAR	Distance from site: Police 1,500 M, Fire station 1,500 M, Financial svcs/bank 750 M
Supplemental site description/notes: There are several good examples for a marriage of the natural capacities of Debeljaca and business development in this area, including the private companies: "Uvita" producing natural, virgin food oils, or two beverage companies: "Siltik" and "Kolibri". © Slovak Rating Agency Inc.			



Site 4

Project of Regional Economic Development of Vojvodina / Vojvodina: Exploring Economic Potential		Slovak Aid	
<b>Investment map - Site and Building Survey</b>			Number: <b>5</b>
<b>Municipality</b>			
Name of municipality: Kovačica		Number of inhabitants: 27,890	
Address: Maršala Tita 50			
Name of responsible person: Ms. Marija Benka, Head of Economy Department		Phone: +381 13 661 122	
E-mail: ok@panet.co.yu		Fax: +381 13 661 047	
<b>Site</b>			
Name of locality: Padina site I		Total area: 265,999 m2	Num. of buildings: 0
Type of ownership: state		Possibilities of obtaining use rights: use rights given to the local community Padina	
Contact:	<input checked="" type="checkbox"/> Municipality <input type="checkbox"/> Administrator	If Administrator: Name of responsible person: Address: Phone: Fax:	if owner/responsible person different than municipality
Topography/land description: Topography No. 1909/241 community Padina, direct access to the road, flat , agricultural land.			
Purpose description: It is a vacant big lot outside of the village Padina. Currently is not used at all. Padina's arable land is primarily under field crops: wheat, maize, sugar beet, soya, barley etc. Here are several strong collective farms: "Pokrok" AD , "Dolina" AD and "BREZINA" ( private ownership).			
Plans of use: Outside of the town, the lot could make an excellent opportunity of Padina's production of various crop. It could be a perfect location for a food processing or similar factory (pasta factory or similar).			
Electric power supply on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Telecom services (voice or data):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: 50 m	Sewage connection: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gas supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: NO NEAR	Distance from site: Police 1,000 M Fire station 1,500 M Financial svcs/bank 750 M
Supplemental site description/notes: Although outside of the city, the location is within the village building area and a building permit could be easily obtained. © Slovak Rating Agency Inc.			



Site 5

Project of Regional Economic Development of Vojvodina / Vojvodina: Exploring Economic Potential		Slovak Aid	
<b>Investment map - Site and Building Survey</b>			Number: <b>6</b>
<b>Municipality</b>			
Name of municipality: Kovačica		Number of inhabitants: 27,890	
Address: Maršala Tita 50			
Name of responsible person: Ms. Marija Benka, Head of Economy Department		Phone: +381 13 661 122	
E-mail: ok@panet.co.yu		Fax: +381 13 661 047	
<b>Site</b>			
Name of locality: Padina site II		Total area: 46,948 m2	Num. of buildings: 0
Type of ownership: state		Possibilities of obtaining use rights: use rights given to the local community Padina	
Contact:	<input checked="" type="checkbox"/> Municipality <input type="checkbox"/> Administrator	If Administrator: Name of responsible person: _____ Address: _____ Phone: _____; Fax: _____ <i>if owner/responsible person different than municipality</i>	
Topography/land description: Flat, square shape land with direct access to the road.			
Purpose description: This lot is currently not used at all. Padina's arable land is primarily under field crops: wheat, maize, sugar beet, soya, barley etc. Here are several strong collective farms: "Pokrok" AD , "Dolina" AD and "BREZINA" ( private ownership).			
Plans of use: It could be an excellent opportunity for use of Padina's production of various crop. It could be a perfect location for a food processing or similar factory (pasta plant, etc.).			
Electric power supply on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Telecom services (voice or data):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water supply on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, distance from site:	Sewage connection: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gas supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: NO NEAR	Distance from site: Police 100 M; Fire station 150 M; Financial svcs/bank 100 M
Supplemental site description/notes: The location is in a building area and permits could be easily obtained.			
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Project of Regional Economic Development of Vojvodina / Vojvodina: Exploring Economic Potential		Slovak Aid	
<b>Investment map - Site and Building Survey</b>			Number: 7
<b>Municipality</b>			
Name of municipality: Kovačica		Number of inhabitants: 27,890	
Address: Maršala Tita 50			
Name of responsible person: Ms. Marija Benka, Head of Economy Department		Phone: +381 13 661 122	
E-mail: ok@panet.co.yu		Fax: +381 13 661 047	
<b>Site</b>			
Name of locality: Padina site III		Total area: 791,175 m2	Num. of buildings: 0
Type of ownership: state		Possibilities of obtaining use rights: use rights given to the local community Padina	
Contact:	<input checked="" type="checkbox"/> Municipality <input type="checkbox"/> Administrator	If Administrator:	Name of responsible person: _____ Address: _____ Phone: _____ Fax: _____ <i>if owner/responsible person different than municipality</i>
Topography/land description: Two lots : one 721,700 m2 and the smaller: 69,475 m2. Both with direct access to the road. Flat land, first class soil.			
Purpose description: It is a vacant big lot near town center. Currently is not used. Padina's arable land is primarily under field crops: wheat, maize, sugar beet, soya, barley, etc. Here are several strong collective farms: "Pokrok" AD , "Dolina" AD and "BREZINA" (private ownership).			
Plans of use: Outside of the town, these lots could be excellent opportunities for a range of businesses.			
Electric power supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Telecom services (voice or data):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: 100 m	Sewage connection: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gas supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: NO NEAR	Distance from site: Police 1000 m Fire station 1500m Financial svcs/bank 750 m
Supplemental site description/notes: The location is foreseen as an industrial zone and building permits could be easily obtained.			
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Project of Regional Economic Development of Vojvodina / Vojvodina: Exploring Economic Potential		Slovak Aid	
<b>Investment map - Site and Building Survey</b>			Number: <b>8</b>
<b>Municipality</b>			
Name of municipality: Kovačica		Number of inhabitants: 27,890	
Address: Maršala Tita 50			
Name of responsible person: Ms. Marija Benka, Head of Economy Department		Phone: +381 13 661 122	
E-mail: ok@panet.co.yu		Fax: +381 13 661 047	
<b>Site</b>			
Name of locality: Padina site IV		Total area: 165,538 m2	Num. of buildings: 0
Type of ownership: state		Possibilities of obtaining use rights: use rights given to JKP (Public communal services) a company founded by municipality	
Contact:	<input checked="" type="checkbox"/> Municipality <input type="checkbox"/> Administrator	If Administrator:	Name of responsible person: Address: Phone: Fax: <i>if owner/responsible person different than municipality</i>
Topography/land description: A square lot with direct access to the road.			
Purpose description: This lot is currently not used. Padina has a number of collective farms: "Pokrok" AD, "Dolina" AD, "BREZINA" (private ownership). In Padina farming is very strong and they raise: corn, wheat, sunflowers, etc.			
Plans of use: Outside of the town, the lot could be an excellent opportunity for a factory plant/section.			
Electric power supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Telecom services (voice or data):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: 100 m	Sewage connection: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gas supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: NO NEAR	If No, distance from site: NO NEAR
		Distance from site: 1000 m	Police: 1500m Fire station: 750 m Financial svcs/bank
Supplemental site description/notes: The location is foreseen as an industrial zone and building permits could be easily obtained.			
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Project of Regional Economic Development of Vojvodina / Vojvodina: Exploring Economic Potential		Slovak Aid	
Investment map - Site and Building Survey			Number: <b>9</b>
<b>Municipality</b>			
Name of municipality: Kovačica		Number of inhabitants: 27,890	
Address: Maršala Tita 50			
Name of responsible person: Ms. Marija Benka, Head of Economy Department		Phone: +381 13 661 122	
E-mail: ok@panet.co.yu		Fax: +381 13 661 047	
<b>Site</b>			
Name of locality: Industrial zone-Kovacica block 42		Total area: 167,000 m2	Num. of buildings: 0
Type of ownership: state		Possibilities of obtaining use rights: by GP (General town plan) foreseen as an industrial zone	
Contact:	<input checked="" type="checkbox"/> Municipality <input type="checkbox"/> Administrator	If Administrator: Name of responsible person: _____ Address: _____ Phone: _____ Fax: _____ <i>if owner/responsible person different than municipality</i>	
Topography/land description: A square lot with direct access to the road.			
Purpose description: This lot is currently not used. It is surrounded by a number of small businesses: "JEDNOTA"- a collective farm; an animal pig farm; a private constructing company: "STAVITELJ" (engaged in rough construction works, transport and making concrete), a private brick plant "KOCIC" etc.			
Plans of use: This site is a part of the industrial zone foreseen for building factories and building/construction permits are easy to obtain.			
Electric power supply on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Telecom services (voice or data):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water supply on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, distance from site:	Sewage connection: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gas supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: NO NEAR	If No, distance from site: NO NEAR
		Distance from site:	Police: 500 m Fire station: 750 M Financial svcs/bank: 500 m
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Site 9a



Site 9b

Project of Regional Economic Development of Vojvodina / Vojvodina: Exploring Economic Potential		Slovak Aid	
<b>Investment map - Site and Building Survey</b>			Number: <b>10</b>
<b>Municipality</b>			
Name of municipality: Kovačica		Number of inhabitants: 27,890	
Address: Maršala Tita 50			
Name of responsible person: Ms. Marija Benka, Head of Economy Department		Phone: +381 13 661 122	
E-mail: ok@panet.co.yu		Fax: +381 13 661 047	
<b>Site</b>			
Name of locality: industrial zone II		Total area: 65,000 m <sup>2</sup>	Num. of buildings: 0
Type of ownership: state		Possibilities of obtaining use rights: temporary use rights given the company .IKP (Public Utilities) founded by municipality	
Contact:	<input checked="" type="checkbox"/> Municipality <input type="checkbox"/> Administrator	If Administrator: Name of responsible person: Address: Phone: Fax:	if owner/responsible person different than municipality
Topography/land description: A square lot with direct access to the road.			
Purpose description: This lot is currently not used. It is neighboring a private factory "ROLOPLAST" manufacturing aluminum rolling shutters, striped curtains, plastic lining, plastic pellets, etc.			
Plans of use: By GP (General town plan) foreseen as an industrial zone and building/construction permits are easy to obtain.			
Electric power supply on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Telecom services (voice or data):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water supply on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, distance from site:	Sewage connection: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gas supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: NO NEAR	Distance from site: Police 1000 m, Fire station 1000 m, Financial svcs/bank 750 m
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Project of Regional Economic Development of Vojvodina / Vojvodina: Exploring Economic Potential		Slovak Aid	
<b>Investment map - Site and Building Survey</b>			Number:  11
<b>Municipality</b>			
Name of municipality: Kovačica		Number of inhabitants: 27,890	
Address: Maršala Tita 50			
Name of responsible person: Ms. Marija Benka, Head of Economy Department		Phone: +381 13 661 122	
E-mail: ok@panet.co.yu		Fax: +381 13 661 047	
<b>Site</b>			
Name of locality: Kovacica - block 33		Total area: 37,500 m2	Num. of buildings: 0
Type of ownership: state		Possibilities of obtaining use rights: temporary use rights given the company .IKP (Public Utilities) founded by municipality	
Contact:	<input checked="" type="checkbox"/> Municipality	If Administrator:	Name of responsible person: _____
	<input type="checkbox"/> Administrator		Address: _____
			Phone: _____ ; Fax: _____
<i>if owner/responsible person different than municipality</i>			
Topography/land description: A lot with direct access to the road. Industrial zone with residential option.			
Purpose description: This lot is currently not used. It has direct access to the road and 200 m from the main regional road to Pancevo and Belgrade. It is surrounded by a private gas station, an Austrian factory "KONKAB" (main shareholder is an Austrian investor); than sugar factory "JEDINSTVO" (the best capacity of the factory is 320 000 tons of sugar beet) is also nearby.			
Plans of use: By GP (General town plan) foresees an industrial zone with a residential part (possibility to obtain permit for up to 30% of the total area for residential purposes).			
Electric power supply on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Telecom services (voice or data):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water supply on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, distance from site:	Sewage connection: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gas supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: NO NEAR	If No, distance from site: NO NEAR
		Distance from site:	Police: 1000 m ; Fire station: 1500 m ; Financial svcs/bank: 750 m
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Investment map - Site and Building Survey				Number: <b>12</b>	
<b>Municipality</b>					
Name of municipality: Kovačica			Number of inhabitants: 27,890		
Address: Maršala Tita 50					
Name of responsible person: Ms. Marija Benka, Head of Economy Department			Phone: +381 13 661 122		
E-mail: ok@panet.co.yu			Fax: +381 13 661 047		
<b>Site</b>					
Name of locality: Kovacica - Tatranska		Total area: 18,300 m2		Num. of buildings: 0	
Type of ownership: state		Possibilities of obtaining use rights: temporary use rights given to municipality Kovacica.J			
Contact:	<input checked="" type="checkbox"/> Municipality <input type="checkbox"/> Administrator	If Administrator:	Name of responsible person: Address: Phone: _____ Fax: _____ <i>(if owner/responsible person different than municipality)</i>		
Topography/land description: A lot with direct access to the road. Industrial zone with residential option.					
Purpose description: This lot is currently not used. It has direct access to the road. It is situated in a residential area.					
Plans of use: Foreseen for SME/services.					
Electric power supply on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Telecom services (voice or data):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Internet available in area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water supply on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, distance from site:	Sewage connection:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: NO NEAR
Gas supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: NO NEAR	Distance from site:	Police: 1000 m	Fire station: 1500 m Financial svcs/bank: 750 m
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Site 12

Project of Regional Economic Development of Vojvodina / Vojvodina: Exploring Economic Potential		Slovak Aid	
<b>Investment map - Site and Building Survey</b>			Number: <b>13</b>
<b>Municipality</b>			
Name of municipality: Kovačica		Number of inhabitants: 27,890	
Address: Maršala Tita 50			
Name of responsible person: Ms. Marija Benka, Head of Economy Department		Phone: +381 13 661 122	
E-mail: ok@panet.co.yu		Fax: +381 13 661 047	
<b>Site</b>			
Name of locality: Racetrack-Crepaja		72, 691 m2	Num. of buildings: 0
Type of ownership: state <i>according to law</i>		Possibilities of obtaining use rights: temporary use rights given to Local Community <i>according to law</i>	
Contact:	<input checked="" type="checkbox"/> Municipality <input type="checkbox"/> Administrator	If Administrator:	Name of responsible person: _____ Address: _____ Phone: _____ Fax: _____ <i>if owner/responsible person different than municipality</i>
Topography/land description: Flat land with direct access to the road.			
Purpose description: In Crepaja people breed horses. This particular lot is situated near the Sport Hall and only 250 m away from the main road that connects Pancevo to this area. A traditional and famous event is "Crepaja's hackney-carriage Easter".			
Plans of use: SME's and services.			
Electric power supply on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Telecom services (voice or data):	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water supply on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, distance from site: 50 m	Sewage connection: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gas supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: NO NEAR	Internet available in area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance from site: Police 1 000 m Fire station 1 500 m Financial svcs/bank 750 m
Supplemental site description/notes: The local public utility company "Rad" is engaged in Water distribution for about 5.500 inhabitants, then in garbage disposal as well as in maintenance of the green market and fair space.			
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Project of Regional Economic Development of Vojvodina / Vojvodina: Exploring Economic Potential		Slovak Aid	
Investment map - Site and Building Survey			Number:  <b>14</b>
<b>Municipality</b>			
Name of municipality: Kovačica		Number of inhabitants: 27,890	
Address: Maršala Tita 50			
Name of responsible person: Ms. Marija Benka, Head of Economy Department		Phone: +381 13 661 122	
E-mail: ok@panet.co.yu		Fax: +381 13 661 047	
<b>Site</b>			
Name of locality: Two lots at Crepaja		Total area: 257,470 m2	Num. of buildings: 0
Type of ownership: state		Possibilities of obtaining use rights: given to GP (General Town Plan)	
Contact:	<input checked="" type="checkbox"/> Municipality <input type="checkbox"/> Administrator	If Administrator: Name of responsible person: _____ Address: _____ Phone: _____ Fax: _____ <i>if owner/responsible person different than municipality</i>	
Topography/land description: agricultural area, consisting of two lots size 103,655 and 153,815 m2.			
Purpose description: these two lots are not connected and currently are not in use. Both are situated near the village and have direct access to the local road. These lots are situated in-between and surrounded by various agricultural land owned by private holders. Situated near by is also a plant of factory "Petrohemija Pancevo" - Panonijaplast which produces a range of granulates. The big Serbian company "Agroziv" also has its pig farm in Crepaja.			
Plans of use: Agriculture, SME's, industry plants etc.			
Electric power supply on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Telecom services (voice or data):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water supply on site:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, distance from site: 50 m	Sewage connection: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gas supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: NO NEAR	Internet available in area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance from site: Police 1 000 M, Fire station 1 500 M, Financial svcs/bank 750 M
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Project of Regional Economic Development of Vojvodina / Vojvodina: Exploring Economic Potential		Slovak Aid	
<b>Investment map - Site and Building Survey</b>			Number: <b>15</b>
<b>Municipality</b>			
Name of municipality: Kovačica		Number of inhabitants: 27,890	
Address: Maršala Tita 50			
Name of responsible person: Ms. Marija Benka, Head of Economy Department		Phone: +381 13 661 122	
E-mail: ok@panet.co.yu		Fax: +381 13 661 047	
<b>Site</b>			
Name of locality: Samos- Exit		Total area: 238,193 m2	Num. of buildings: 0
Type of ownership: state		Possibilities of obtaining use rights: use rights given to Local Community	
Contact:	<input checked="" type="checkbox"/> Municipality	If Administrator:	Name of responsible person: _____
	<input type="checkbox"/> Administrator		Address: _____
			Phone: _____ Fax: _____
<i>if owner/responsible person different than municipality</i>			
Topography/land description: Flat, agricultural land with direct access to the road.			
Purpose description: This very big site has an excellent position and access directly to the main road to Zrenjanin. In the neighboring area is an animal farm owned by "Agroziv" (a big Serbian food enterprise). The households in Samos raise domestic animals as pigs and chicken, and grow corn, wheat and sunflowers. Samos has an advantage having the first and only meteorological weather and anti-hail station for Banat region (Vojvodina).			
Plans of use: Agricultural production, SME's etc.			
Electric power supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Telecom services (voice or data):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: 50 m	Sewage connection: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gas supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: NO NEAR	If No, distance from site: NO NEAR
		Distance from site:	Police: 1 000 m Fire station: 1 500 m Financial svcs/bank: 750 m
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Project of Regional Economic Development of Vojvodina / Vojvodina: Exploring Economic Potential		Slovak Aid	
Investment map - Site and Building Survey			Number:  <b>16</b>
<b>Municipality</b>			
Name of municipality: Kovačica		Number of inhabitants: 27,890	
Address: Maršala Tita 50			
Name of responsible person: Ms. Marija Benka, Head of Economy Department		Phone: +381 13 661 122	
E-mail: ok@panet.co.yu		Fax: +381 13 661 047	
<b>Site</b>			
Name of locality: Samos lot No.1692/1		Total area: 234,332 m2	Num. of buildings: 0
Type of ownership: state		Possibilities of obtaining use rights: temporarily given to local community Samos	
Contact:	<input checked="" type="checkbox"/> Municipality <input type="checkbox"/> Administrator	If Administrator: Name of responsible person: _____ Address: _____ Phone: _____ Fax: _____ <i>if owner/responsible person different than municipality</i>	
Topography/land description: Agricultural, flat land.			
Purpose description: Undeveloped area in Samos with direct access to the road. In the area of Samos there is another "Agroziv"s (a big Serbian food enterprise) farm. The households in Samos raise domestic animals as pigs and chicken, and grow corn, wheat and sunflowers. Samos has an advantage having the first and only meteorological weather and anti-hail station for Banat region (Vojvodina).			
Plans of use: Agricultural production, SME's etc.			
Electric power supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Telecom services (voice or data):	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: 50 m	Sewage connection: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, distance from site: NO NEAR
Gas supply on site:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, distance from site: NO NEAR	Distance from site: Police 1,000 M Fire station 1,500 M Financial svcs/bank 800 M
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