



CITY OF PANČEVO

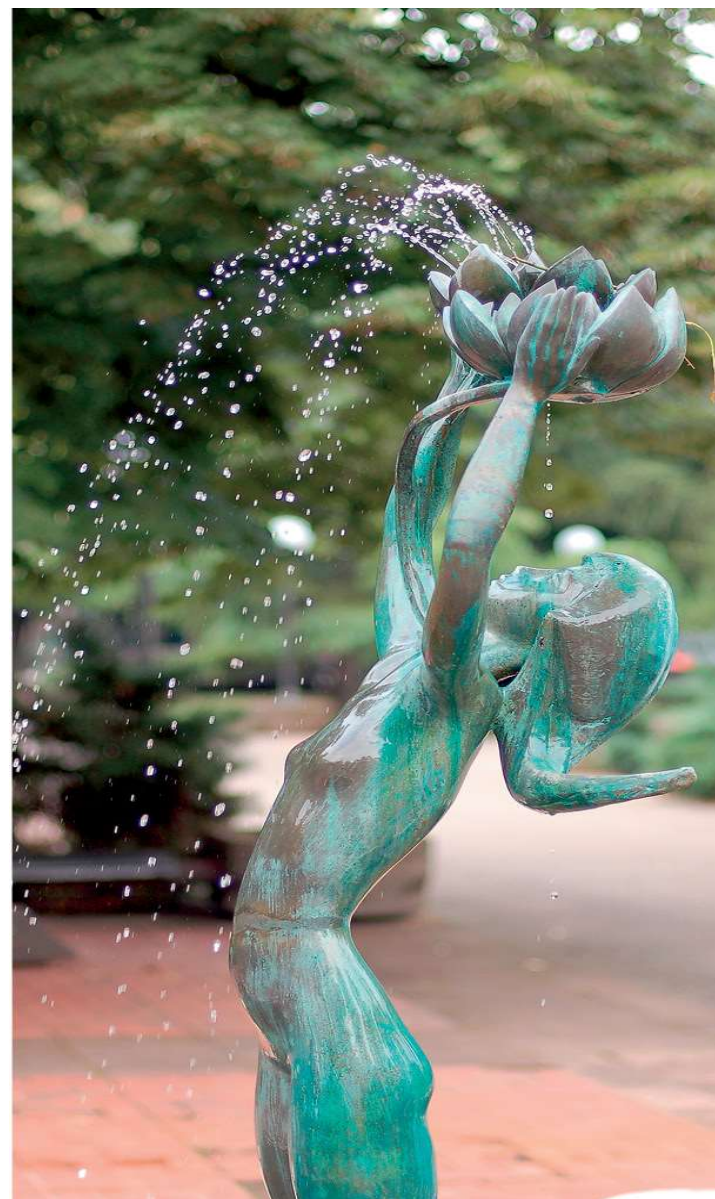
INVEST IN PANČEVO
City of possibilities

WELCOME TO PANČEVO!



- Pančevo is mentioned for the first time in the ninth century
- Administrative, cultural and industrial center of South Banat
- Population of 115,454 inhabitants
- 21 nationalities
- Surface area: 756 km²
- Agriculture area: cca 53,187 ha
- Known for entrepreneurial tradition and industrial heritage
- Exceptional geographic location

ABOUT PANČEVO





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City of possibilities

GEOGRAPHIC POSITION



44° 54' 00" N

20° 40' 00" E

Coordinates of Pančevo



77m

Elevation



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INFRASTRUCTURE LINKS









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DISTANCES

	Pančevo	Indija	Vršac	Obrenovac	Zrenjanin	Subotica	Loznica	Šabac
BELGRADE	18	51	86	35	73	189	140	88
NOVI SAD	106	31	139	113	50	111	118	67

	Pančevo	Indija	Vršac	Obrenovac	Zrenjanin	Subotica	Loznica	Šabac
 corridor 10	18	4	86	30	74	11	154	26
 corridor 7	0	10	66	37	50	73	154	87
 airport	40	47	104	32	90	189	122	68
 port	0	31	66	37	50	73	57	0

Distance in km



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CONNECTIVITY

■ Distance from borders

Hungary	214 km
Croatia	137 km
Romania	160 km
Bulgaria	300 km
B&H	185 km

■ Distance from highway

E-75	18 km
E-70	0 km

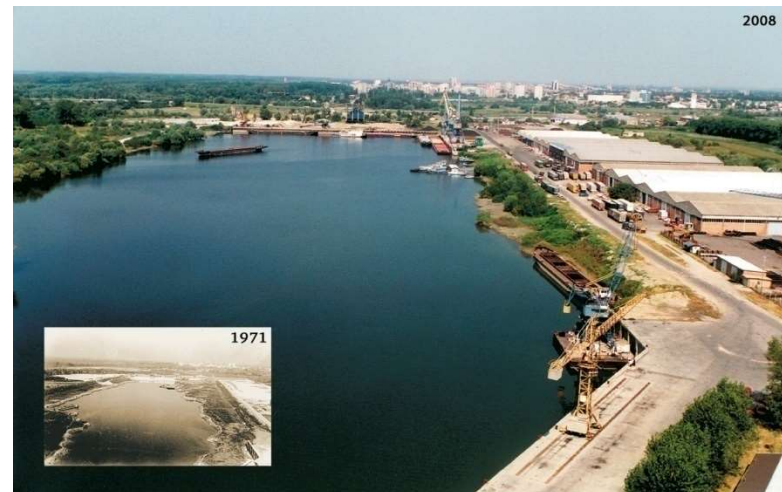
■ Distance from airport

BELGRADE	40 km
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“DANUBE” PORT PANČEVO

- River Danube length – 30km
- Port of “Danube” - Pancevo complex – 240 ha
- Dock for river/sea ships with capacity of 5,000t at any water level
- Port of Danube also has the services of:
 - Federal Customs Directorate – Belgrade Customs, Pancevo Customs Office
 - Ministry of Transport of the Republic of Serbia, Port Master Pančevo
 - Forwarding services
 - Storage service at the public customs storehouses

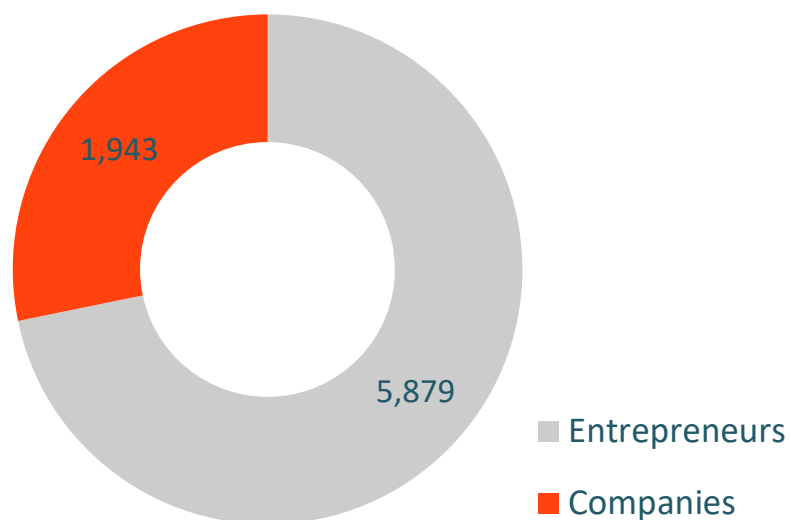


LONG BUSINESS TRADITION

- The oldest brewery in the Balkans from 1722
- 220 years of Craft Association
- The first commercial (industry and crafts) exhibition with 713 exhibitors was held in Pančevo in 1905
- The oldest commercial airport in the Balkans
- Production of aircrafts, glass, light bulbs, furniture, and textiles date back to the first half of the 20th century – mostly closed today
- Oil industry and petrochemical industry from second half of the 20th century – leaders of city economy today

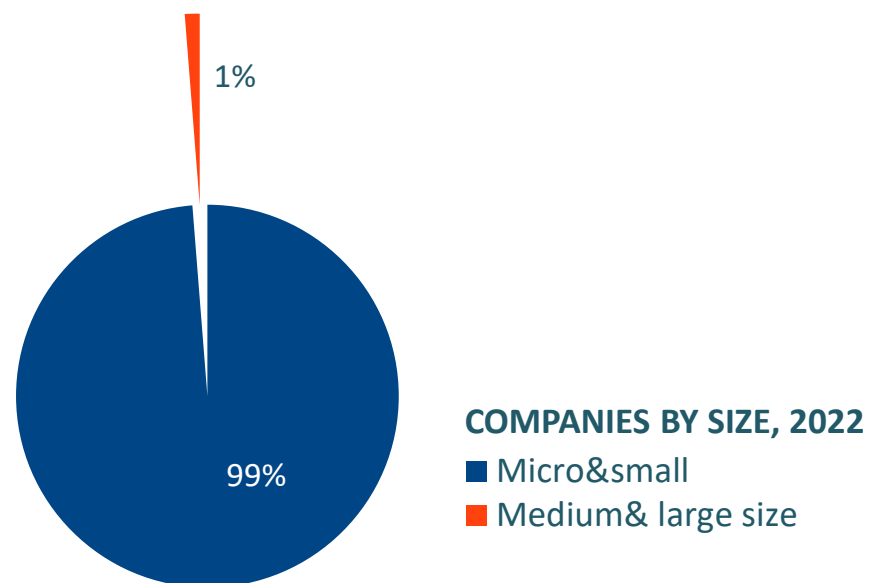


COMPANIES



*NUMBER OF COMPANIES & ENTREPRENEURS (01.06.2022.)

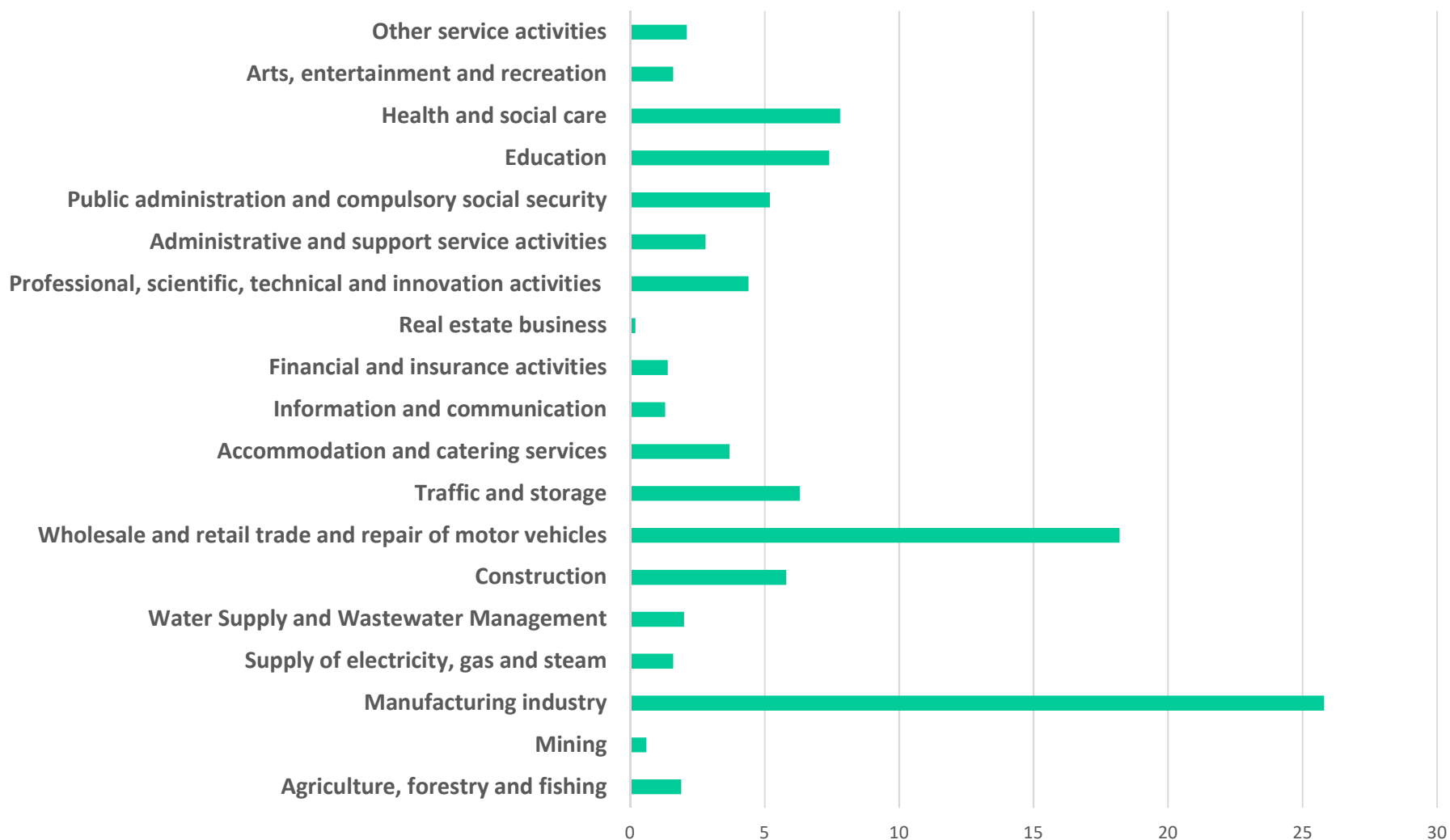
Entrepreneurs	5,879
Companies	1,943



* SBRA - Serbian Business Registers Agency

EMPLOYMENT

EMPLOYMENT PERCENTAGES PER SECTORS, 2021





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TOP EMPLOYERS

ZF SERBIA manufacture of electrical and electronic equipment for motor vehicles	1536 employees
HIP-PETROHEMIJA production of petrochemicals	1,433 employees
NIS GAZPROM NEFT - NIS Petrol, Rafinerija nafte Pančevo production of petroleum products	700 employees
BROSE Pančevo manufacture of electrical and electronic equipment for motor vehicles	449 employees
ALMEX growing of cereals (except rice), legumes and oilseeds	407 employees
STARI TAMIS growing of cereals (except rice), legumes and oilseeds	195 employees
UTVA AI production of aircrafts and related equipment	188 employees
STRABAG - AD VOJVODINAPUT PANČEVO road construction	178 employees
INDUSTRIJA SKROBA JABUKA production of starch, FSH	177 employees

FOREIGN INVESTORS IN PANČEVO

NIS GAZPROM NEFT (Russia)

STRABAG (Austria)

MESSER (Germany)

AVIV ARLON GROUP (Israel)

ZF FRIEDRICHSHAFEN AG (Germany)

BROSE (Germany)

BIG (Israel)



STRABAG



NIS
GAZPROM NEFT

MESSER 
Messer Tehnogas AD

HUMAN RESOURCES

UNEMPLOYED BY EDUCATIONAL LEVEL,

March, 2023.

Population: inhabitants
*2022. **115,454**

Employed: **32,992**

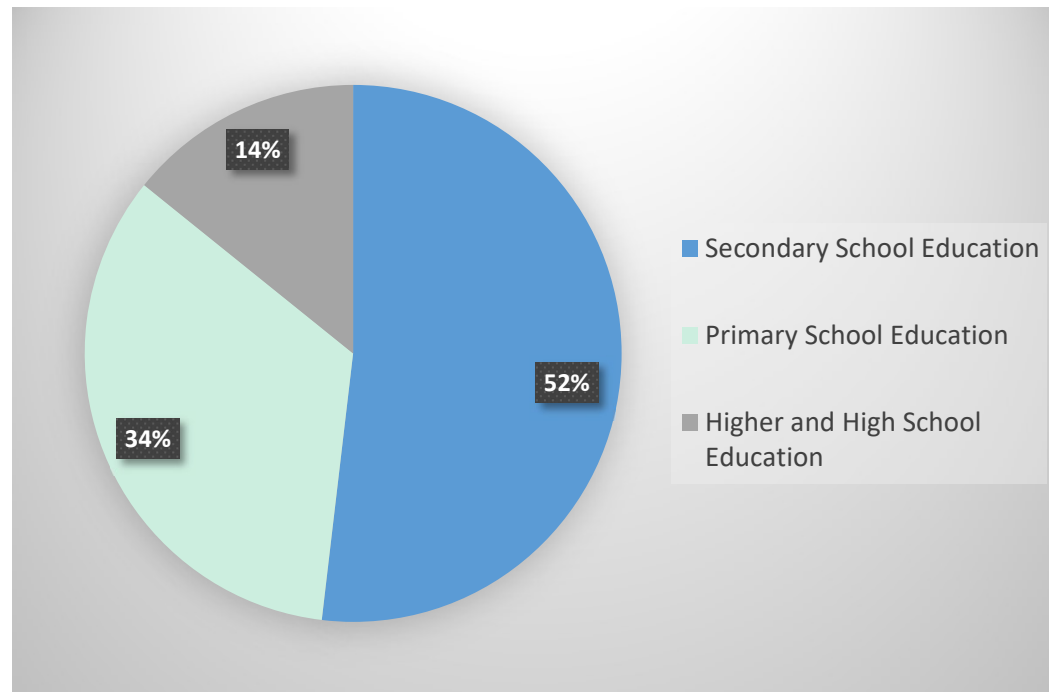
Unemployed: **5,111**
2023. (National
Employment Service)



3,236 (63%)



1,875 (37%)



*Statistical Office of the RS

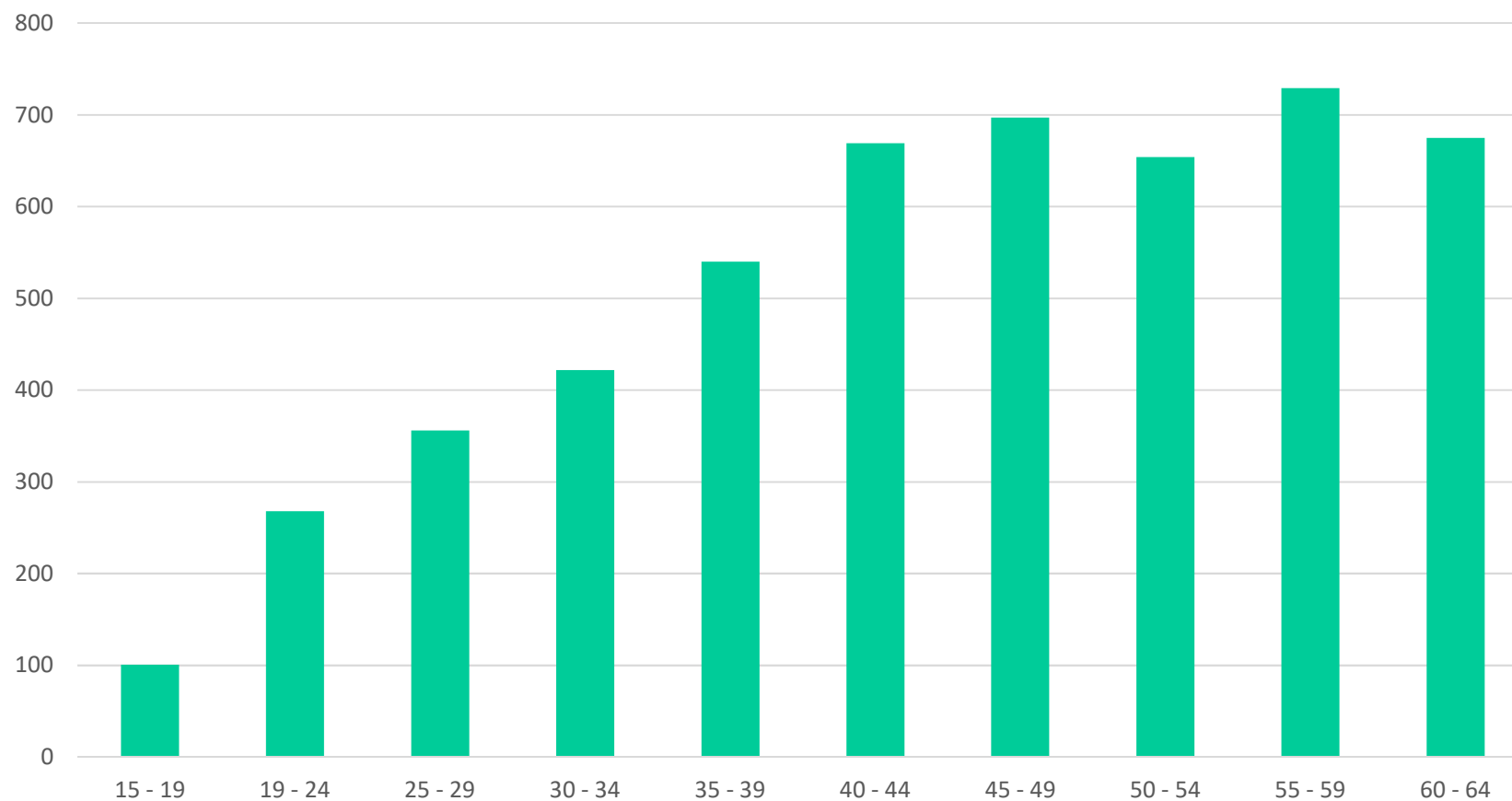


НАЦИОНАЛНА СЛУЖБА
ЗА ЗАПОШЉАВАЊЕ

HUMAN RESOURCES

UNEMPLOYED BY AGE GROUPS

unemployed, population aged 15-64, March 2023.

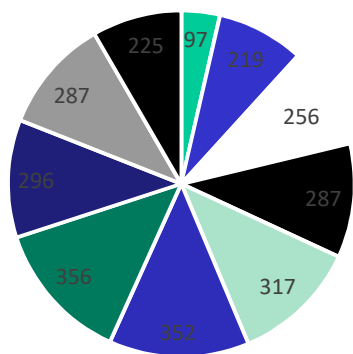


* National Employment Service

HUMAN RESOURCES

Breakdown of qualifications - unemployed persons 31.03.2023.

unskilled,	1,561
Semi-skilled and low-skilled	200
Skilled	910
Secondary education	1,726
Highly-skilled	29
Post-secondary two-year education	298
Higher education	387
Total	5,111



Total number of unemployed people seeking first employment – 2,692 (1,832 women)

15 - 19 19 - 24 25 - 29 30 - 34 35 - 39
40 - 44 45 - 49 50 - 54 55 - 59 60 - 64



HUMAN RESOURCES – EDUCATION

- 📖 21 primary schools
- 📖 9 secondary schools

SECONDARY SCHOOLS

(school year 2019/2020)

Grammar school	3 profiles
Mechanical	10 profiles
Technical	11 profiles
Electrical engineering	7 profiles
Agricultural	7 profiles
Economic and trade	7 profiles
Medical	3 profiles
Music	2 profiles
Ballet	2 profiles

- 📖 3 faculties
- 📖 Proximity of Belgrade offers the possibility of attending 70 different faculties



SECONDARY SCHOOL OF MECHANICAL ENGINEERING PANČEVO

<http://www.masinska.edu.rs/> (school year 2022/2023)

Field of mechanical engineering and metalworking:

Four-year educational profiles:

- | | | |
|---|-----------|---------------|
| ▪ Mechanical technician for computer construction | 1 class | (30 students) |
| ▪ Tehcnician for computer control (CNC) | 1 class | (30 students) |
| ▪ Motor Vehicle Mechanical Technician | 2 classes | (60 students) |
| ▪ Technician for mechatronics | 2 classes | (60 students) |

Three-year educational profiles:

- | | | |
|--|---------|-------------------|
| ▪ Auto Mechanic | 1 class | (15+15d students) |
| ▪ Mechanical Processing Operator | 1 class | (15 students, d) |
| ▪ Mechanical fitter – welder | 1 class | (30 students, d) |
| Plumbing, heating and air conditioning installer | 1 class | (15 students, d) |

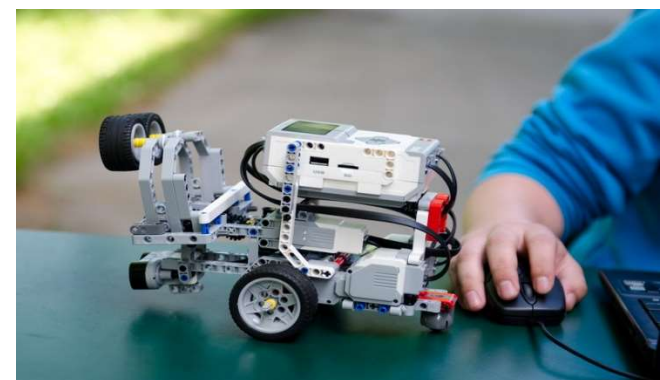
Field of traffic:

Four-year educational profile:

- | | | |
|---------------------------|---------|---------------|
| ▪ Road Traffic Technician | 1 class | (30 students) |
|---------------------------|---------|---------------|

Three-year educational profile:

- | | | |
|-------------------------|---------|---------------|
| ▪ Motor Vehicles Driver | 1 class | (30 students) |
|-------------------------|---------|---------------|



SECONDARY SCHOOL OF ELECTRICAL ENGINEERING “NIKOLA TESLA” PANČEVO

(school year 2022/2023)

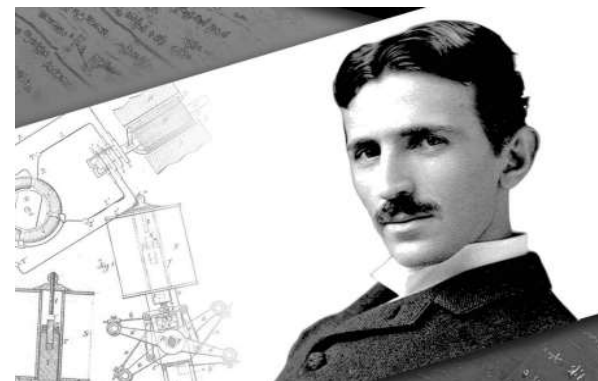
<https://etsntesla.edu.rs/>

Four-year educational profiles:

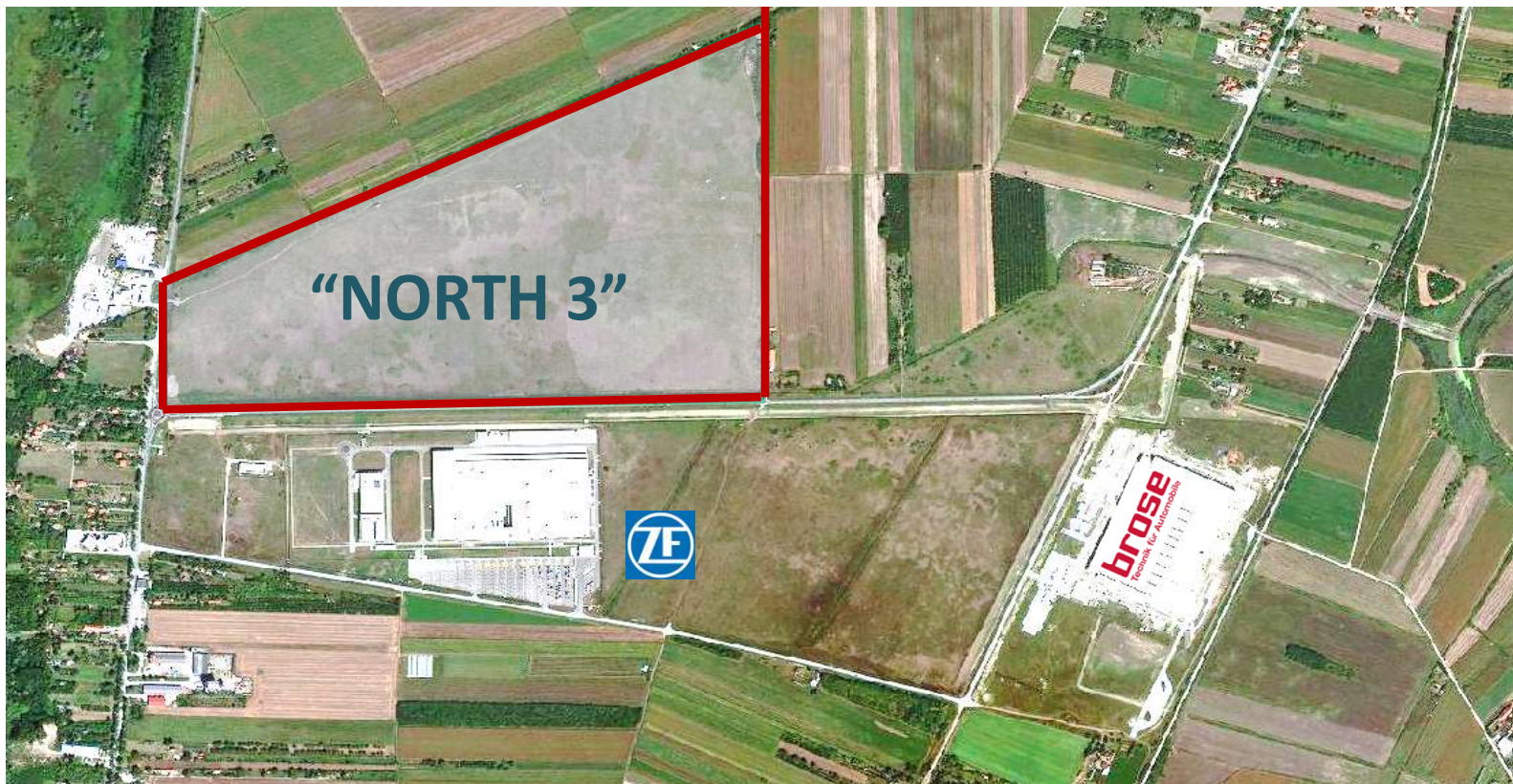
- | | |
|--------------------------------------|-----------------------|
| ▪ Telecommunications Electrician | 1 class (30 students) |
| ▪ Multimedia Electrician | 1 class (30 students) |
| ▪ Power Line Electrician | 1 class (30 students) |
| ▪ Process control electro-tehnician | 1 class (30 students) |
| ▪ Computer Network Administrator | 1 class (30 students) |
| ▪ Information Technology Electrician | 1 class (30 students) |

Three-year educational profiles:

- | | |
|--|-----------------------|
| ▪ Electro-mechanic for heating/cooling devices | 1 class (30 students) |
|--|-----------------------|



„NORTH 3“ GREENFIELD LOCATION





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ПЛАН ДЕТАЉНЕ РЕГУЛАЦИЈЕ СЕВЕРНЕ ИНДУСТРИЈСКО- ПОСЛОВНО-ПРОИЗВОДНЕ ЗОНЕ 3 У ПАНЧЕВУ

ГРАНИЦА ПЛАНА И ГРАНИЦА ПЛАНИРАНОГ ГРАЂЕВИНСКОГ
ПОДРУЧЈА СА ДЕТАЉНОМ НАМЕНОМ И ПОДЕЛОМ НА ЗОНЕ
ИЛИЛИ ЦЕЛИНЕ И СМЕРНИЦАМА ЗА СПРОВОЂЕЊЕ

ЛЕГЕНДА

- ■ ■ ■ граница обухвата ПДР-а
- регулациона линија

ГРАЂЕВИНСКО ЗЕМЉИШТЕ ЈАВНЕ НАМЕНЕ

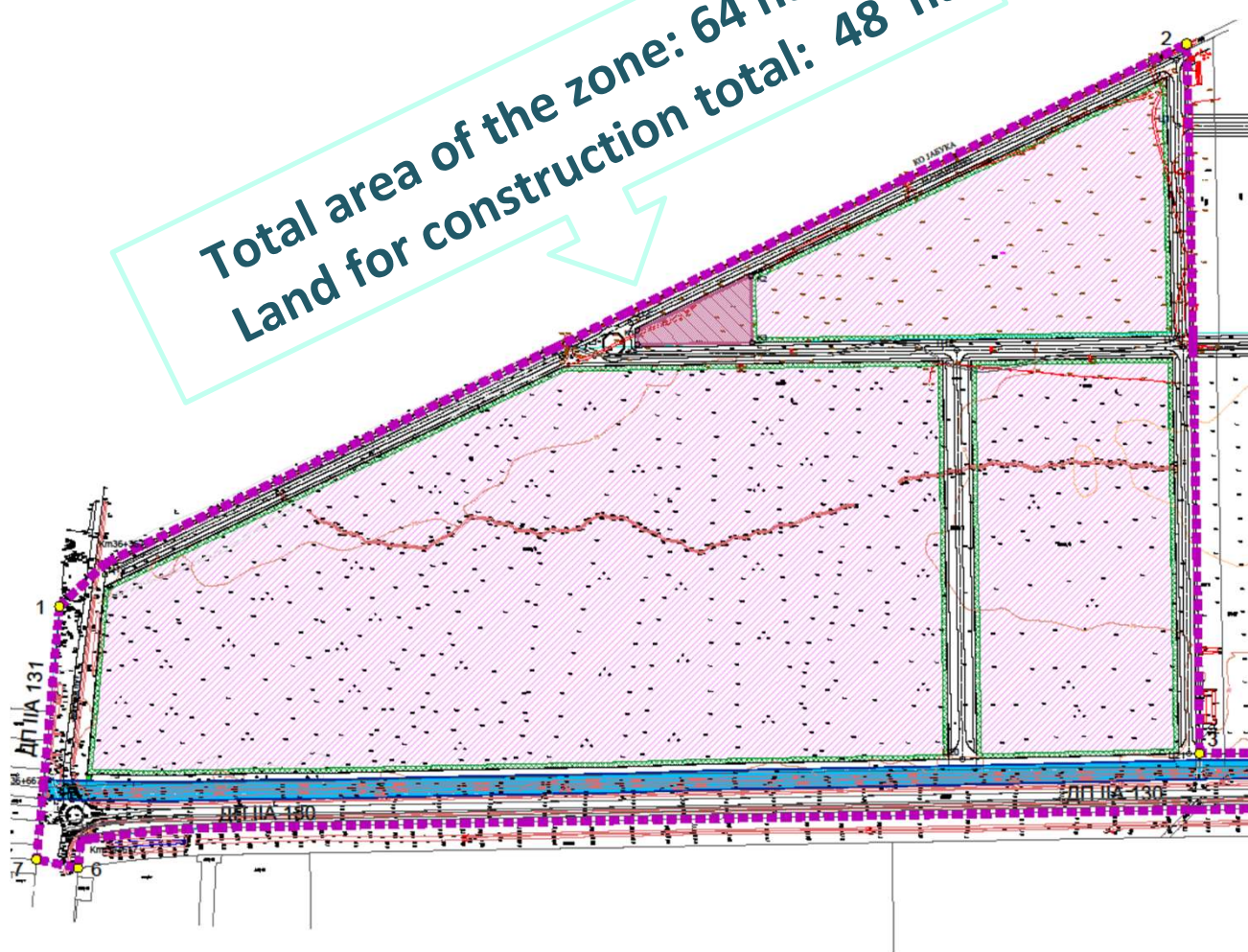
- саобраћајне површине
- канали
- комунална зона
- јавно зеленило

ГРАЂЕВИНСКО ЗЕМЉИШТЕ ОСТАЛЕ НАМЕНЕ

- индустријско - пословно - производна зона
- заштитно зеленило

„NORTH 3“ GREENFIELD LOCATION

Total area of the zone: 64 ha
Land for construction total: 48 ha





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„NORTH 3“ GREENFIELD LOCATION

LOCATION INFORMATION	“NORTH 3” GREENFIELD LOCATION	
Proposed plot size	48 ha	
Ownership	Republic of Serbia	
Distance from the City Center Pancevo	5 km	
Distance from highway	E-75	18 km
	E-70	0 km
	Access to the secondary state road	
Distance from railway	3 km	
Distance from airport „Nikola Tesla“ BELGRADE	40 km	
Electricity	Electric power infrastructure near the zone (2024)	
Water	Up to the zone	
Sewer	Up to the zone	
Natural gas infrastructure	Up to the zone	
Optical cable network	Up to the zone	
Public transportation to the zone – multiple bus lines		

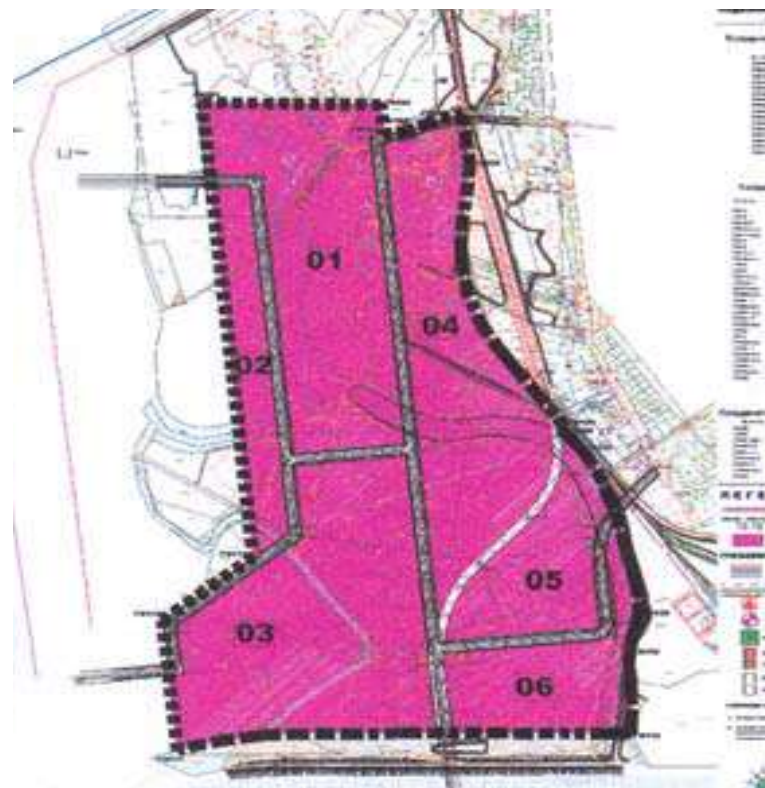


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„NORTH 3“ GREENFIELD LOCATION

Occupancy index	Iz=50%
Minimum green surface percentage	on plots of 1ha = 10% on plots of 1-5ha = 25% on plots over 5ha = 30%
Vertical regulation of the object	-max. permitted height of the wreath = 11.50 m -max. permitted ridge height = 15.50m Technological facilities that, due to equipment or technology, require a different height of facilities, can be built in accordance with the requirements of the work process. In the case of buildings with a recessing floor, the elevation of the terrace of the recessing floor is calculated as the height of the cornice.
Limitations	Construction of industrial plants from the List 1 of projects is not allowed (projects that require Environmental Impact Study/need integrated permit)
Auction	Posible use of incentives for land purchase in accordance with the provisions of the law.

LOCATION „GREENFIELD 2“



Aerial photo and Plan of detailed regulation for Greenfield 2 (zone between Topola residential zone and Port of Danube)

LOCATION „GREENFIELD 2“

Location of the Greenfield 2 is in the south of Pančevo, between the residential zone of Topola and Port of Danube, bordered by local road M19 (Pančevo- Belgrade) and the Fertilizer Plant Canal.

The plan covers total area of 77 ha 72 ares and 54m², where City of Pančevo owns 61% of land i.e. 47ha 42 ares 82m².

The zone can be used for development of greenfield industries, after the necessary preparation steps - filling of land depressions and equipping the land with adequate roads and utilities infrastructure.

In the zone, construction is allowed of all types of industrial, crafts, commercial and other facilities listed **in the List II of the Regulation which determines the list of projects that must or may be required to have environmental impact studies.**

OPERATING COSTS - UTILITIES

WATER



0.58 € /m³

WASTE WATER



0.46 € /m³

ELECTRICITY



132€ /Mwh

Subject to contracting

GAS



~ 0,04€ /KWh

Subject to contracting

1 € = 117,27 RSD

- Five-day-workweek, 8 hours of work with 1 break of 30 minutes (net 37.5 workhours per week)
- 11 national holidays / non-working days
- Annual leave: minimum 20 days
- Minimal wage €360.88 (net) or €562.38 (gross amount) for February, 2023.
- Night and overtime work – additional 26% to the basic wage
- Work on national holiday – additional 10% to the basic wage
- Limited time contract: no more than 2 years
- Test work: up to 6 months

CALCULATION OF SALARIES

	%	Minimal salary (Srbija) € February 2023	Average salary (Pančevo) € February 2023
Net income		360.88	685.71
Income tax	10	30.32	76.66
Contributions (for employees)	19.9	97.19	189.40
Gross income		488.39	951.77
Contributions (for employers)	17.15	73.99	144.19
TOTAL		562.38	1,095.96

↳ transport

↳ regress

↳ contribution for food

1 € = 117.27 RSD

STATE AID FOR THE FIRST GROUP OF MUNICIPALITIES (PANČEVO)

AMOUNT OF FUNDS THAT MAY BE ALLOCATED

For investments of a minimum of: 500,000 € of eligible costs of investment and 50 workplaces	Over 200 employees - for 10% of eligible costs of gross earnings
In the amount of 20% of eligible costs of gross earnings (3,000 € per workplace maximum)	Over 500 employees - for 15% of eligible costs of gross earnings
Up to 10% of eligible costs in fixed assets	Over 1,000 employees - for 20% of eligible costs of gross earnings

LOCAL INCENTIVES

TAXES, FEES, AND CHARGES

PURCHASE OF LAND NORTH 3 GREENFIELD 2	6.98 € /m2 38.37 € /m2	The price of land can be reduced depending on the number of new employees and the business plan of the investor.
LOCAL PROPERTY TAX (REAL ESTATE, LAND)	0.4%	-
FEE FOR LAND DEVELOPMENT	-	It is not charged for construction of production and storage facilities

1 € = 117.27 RSD

LOCAL INCENTIVES

TAXES, FEES, AND CHARGES

<p>LOCAL COMMUNAL TAX FOR DISPLAYING BUSINESS NAMES</p>	<p>E.g. in 2023, annual tax is ~ 1,047 € paid monthly</p>	<p>Reduced by:</p> <ul style="list-style-type: none"> - 10% for large legal entities - 30% for medium legal entities, - 60% for small legal entities with revenue greater than RSD 50,000,000 (426,366 €) - 80% for micro legal entities and entrepreneurs with revenue greater than RSD 50,000,000 (426,366 €)
		<p>Charge free for 24 months, if the investor employs min. 10% of the unemployed workforce in Pančevo</p>
		<p>Free from paying communal tax for displaying business names on business premises - entrepreneurs, micro and small legal entities, with up to RSD 50,000,000 (426,366 €) in revenue in the previous year</p>

WHY INVEST

Top 5 reasons to invest in Pancevo

- ✓ A city with a clear vision: City of Pančevo development plan 2022-2028 and Strategy for attraction of investments 2019-2023
- ✓ Exceptional strategic location for economic development: high-quality logistics with quick connections to corridors 7 & 10, with International port “Danube” Pancevo and proximity of two largest cities: Belgrade & Novi Sad
- ✓ Educated and qualified workforce
- ✓ Supplier support industry with a great number of SMEs
- ✓ Pančevo holder of BFC SEE Certificate from 2015

Business Friendly Certification South East Europe (BFC SEE) is a unique program for improving the quality of services and information that municipalities in the SEE region offer to companies.





CITY OF PANČEVO

THANK YOU FOR YOUR ATTENTION

Aleksandar Stevanović, Mayor

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www.pancevo.rs