

Invest in
**VUSHTRRI
VUČITRN**



VUSHTRRI / VUČITRN
MUNICIPALITY



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Mayor's Foreword



Vushtrri/Vučitrn municipality's key priority in post-war Kosovo was to rebuild its infrastructure, improve the quality of life of citizens and enhance opportunities for more substantial economic development.

The local government has taken several steps to improving the business environment: officials issued decision on designating economic zones for citizens' service and drafted and amended a range of regulations on the business environment: municipal taxes, easing restrictions and procedures for opening businesses and other decisions to help the business community.

In the capacity of Mayor, based on the needs and priorities for enhanced economic development, I commit to provide support to potential investments in the following areas:

Handle requests for documentation and timely implementation of:

- Land surveys;
- Urban clearances;
- Construction permits;
- Property Transfer of cadastral records;
- Technical Evaluation of the Premises-Investment.

Access/Connection to Infrastructure:

- Connection to sewage;
- Paving the road to the investment area;
- Connection to water supply.

Other issues:

According to the Municipal Regulation on Fees, Charges and Fines the following businesses are exempted from municipal taxes:

- Old trades (crafts, artisanry);
- All new businesses (for their first year).

In addition, Vushtrri/Vučitrn municipality adopted its Municipal Development Plan for 2009-2014, and is finalizing its Local Economic Development Strategy 2013-2018. The municipality has a Directorate of Economy, Agriculture, and Development, a Committee of Economic Development and Public Services and implemented numerous projects with prestigious international organizations including USAID, RDA (Regional Development Agency), IADK (Initiative of Agricultural Development in Kosovo), CDF (Community Development Fund), HPI-Kosova (Heifer Kosova International) and others.

»Invest in Vushtrri/Vučitrn, It's a Great Opportunity«

Regards,

Bajram Mulaku

Vushtrri/Vučitrn Mayor

Kosovo

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- Southeastern Europe, the Heart of Balkans, Time Zone: GMT+1.
- Member of the Central Europe Free Trade Agreement (CEFTA).
- Geographical Position: At the crossroads of European corridors 7 and 10 – the Main Gateway between Europe and Asia.
- Neighboring countries: Albania, Macedonia, Montenegro, Serbia.
- Territory: 10,887 km² – surrounded by mountains and divided into two subregions of similar size, population and landscape.
- Climate: Mild continental climate, average temperatures (-5°C in January and 24°C in June) with moderate precipitation.

Kosovo has the most favorable business conditions in the region. Based on the World Bank Business Report Indicators, the Government of Kosovo made essential reforms to improve the business environment, specifically:

- Lifted the business tax;
- Minimized the required documentation for import-exporting;
- Lifted the business registration tax for all businesses;
- Lifted requirements for depositing fixed capital for Limited Liabilities Companies; and
- Improved investor protection.



Municipal Profile

Vushtrri/Vučitrn municipality is located in the northwestern area of the Kosovo plateau, where the Shala and Qiqavia Mountains, opposite the Sitnica River, are at their closest point. Vushtrri/Vučitrn is a historical city, well-known since the Byzantium and Illyrian-Roman era under different names. It is the municipal center and is surrounded by 67 settlements.

Vushtrri/Vučitrn central location and its proximity to major regional cities makes it very attractive for business development. It is about 28km from Prishtina, 112km from Skopje (Macedonia), 280km from Podgorica (Montenegro) and 360km from Belgrade (Serbia), Prishtina International Airport is 42km away.

Vushtrri/Vučitrn has an area of 345km² with 202.6 inhabitants per km². Based on the 2011 census, the total population is 70,148 inhabitants and the diaspora population is about 30,000. The major center, the city of Vushtrri/Vučitrn, is home to 27,210 inhabitants. Based on the 2011 census, Vushtrri/Vučitrn municipality has 14,459 apartments and 11,787 households. 78.1% are inhabited and 21.9% are empty. Two thirds of the municipal territory is flat. The plateau area, especially the valley along the Sitnica River has great potential for intensive agricultural development. It is well irrigated: the Sitnica River, the Ibër-Lepenc Water System, as well as the creeks of

Tërrstena, Sllakoc, Studime, Smrekonica, Dumnica and Brusniku all flow into this area. Vushtrri/Vučitrn municipality has a rich cultural heritage and has many monuments that showcase its history throughout many periods.



Transportation

Vushtrri/Vučitrn is located in the middle of two major centers; Pristina and Mitrovicë/Mitrovica, and its connecting roads and railways are efficient methods for transporting goods and for citizens to travel.

Roads: the municipality is located at the crossroads of main international and regional routes and railway network (Adriatic and Ibri). These networks make this municipality a connection point of international corridors VIII and X.

Road Network and Regional Highways include:

Adriatic Highway (M2), connecting Mitrovicë/Mitrovica--Pristina through Vushtrri/Vučitrn (40km to the South)

Novi Pazar (Serbia) and Rozhaja-Berane (Montenegro)

Ibri Highway (M22.3) heading north from Mitrovica-Leposavic-Rashkë (Serbia)

Railway: Being on the routes of the Northern Railway Mitrovica-Leposavic-Beograd (Serbia), passing through Mitrovicë/Mitrovica, as well as the Southern Railway Fushë Kosovë/Kosovo Polje –Skopje (Macedonia) is an extraordinary advantage for potential investments in Vushtrri/Vučitrn, especially since Mitrovicë/Mitrovica, a neighboring municipality, is also well connected to this railway network. The Mitrovica Railway Station is equipped with eight railway lines and runs a total distance of 3,962m.

Airport: The Pristina International Airport is located only 42km away from Vushtrri/Vučitrn.

Sea Port: Vushtrri/Vučitrn has access to the Durrës and Shëngjin Ports in Albania. Construction of the Pristina-Durrës Highway has significantly reduced traveling time to the seaports.



Municipal Administration

One of the key institutions in the municipality is the Economic Development Office. The office is staffed with trained and proactive employees who provide full support to developing businesses in the municipality. In close cooperation with the Municipal Business Center, the Municipal Administration provides a range of services to businesses, from business registration to investor support.

The administration places an emphasis on working efficiency. All requests from the business community are processed promptly and with special care to meet their needs. Recognizing the need for establishing an improved business environment, the municipal-

ity has reduced taxes, and offers other incentives to investors. In addition, the municipality has taken a more proactive approach towards Public-Private Partnerships and land allocation (concessions) to attract investments. According to the latest data on municipal property, the municipality has an inventory of 1460 parcels which makes up 4.6% of municipal territory. Utilizing this property could create sustainable economic development, generate jobs and increase Own Source Revenues (OSR), which the municipality could allocate towards improving infrastructure and other municipal services.



Business Registration Procedures and “One Stop Shop”

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Since January 1st 2012, there is no registration fee for startup businesses or any document verification processes, i.e only the application form and ID is required (based on Law 02/L-123 for Trading Enterprises).

The Municipal Business Center, located in the Directorate of Economy, Agriculture, and Development, has been

operational since May 24th, 2011. In April 2012 it became the first municipality to use the new software for producing VAT, Export-Import and Fiscal Number Certificates.



Agriculture, Natural Resources, Tourism and Competitive Advantages

Due to Vushtrri/Vučitrm's fertile land, climate and human capacity, the municipality has great potential for agricultural development. Agriculture is already the primary livelihood for municipal residents, and the municipality is ranked as having one of the richest areas of arable land and estates in Kosovo (about 83% of the overall area of the municipality). The municipality has 15,879 ha of arable and fertile land, out of which 6,000 ha are covered by an irrigation system.

Vushtrri/Vučitrm is a major producer of potatoes (through both individual and collectively owned potato farms), and it exports this product to other countries in the region. The municipality is known for producing a high quality product, and its potatoes are used by producers of chips and French fries. Other agricultural products from Vushtrri/Vučitrm are wheat, corn, cabbages and clover for animals.

Cattle/stock breeding – The land quality, climate, water sources and the human capacities of the municipality also lend themselves to cattle breeding. Cattle, sheep and goats, along with meat and dairy products, are one of the major municipal economic development opportunities in Vushtrri/Vučitrm. Conditions are also favourable for developing bee-keeping (apiculture).

Orchards – Currently the most wide-spread activity is growing fruit trees and vegetables in greenhouses. About 500ha of agricultural land and pastures owned by the municipality are available for lease or purchase.

Tourism – The specific position of the municipality, mountain ranges of Shala and Bajgora, its Rivers Ibër and Sitnica, are valuable resources for developing tourism.



Infrastructure and Attractive Sites

Vushtrri/Vučitrn has closed the so-called emergency phase investments to open a new chapter; that of investment for development. Past investments during the post-war period have enhanced the quality of life for citizens and built infrastructure necessary for creating a favorable business environment. In the last four years 186,547 meters of roads were asphalted, 77 roads, covering a distance of 21,733 meters, were paved; a sewage network of 40,389 meters and a water network of 86,414 meters were constructed. Further, 22 bridges were built; 75 school buildings were built or renovated; 29 medical clinics and many other investment projects were implemented. To summarize, over the past few years 600 capital investment projects, totalling €45,319,662 were implemented.

Vushtrri/Vučitrn is rich in natural resources, especially minerals, wood and stone, especially the areas below:

- Duboc: Magnesite and Porcelain;
- Bivolak, Zhilivodë, Beçuk, Stroc, Gllvotin – wood coal
- Pasomë, Tërllobuq, Smrekonicë dhe Shalë – exploitation of stone
- Gumnishtë dhe Boshlan – lead and zinc ore
- Bajnskë – thermal and mineral water

- Gjelbishtë dhe Gojbulë – mineral water
- Karaçë – mineral sources



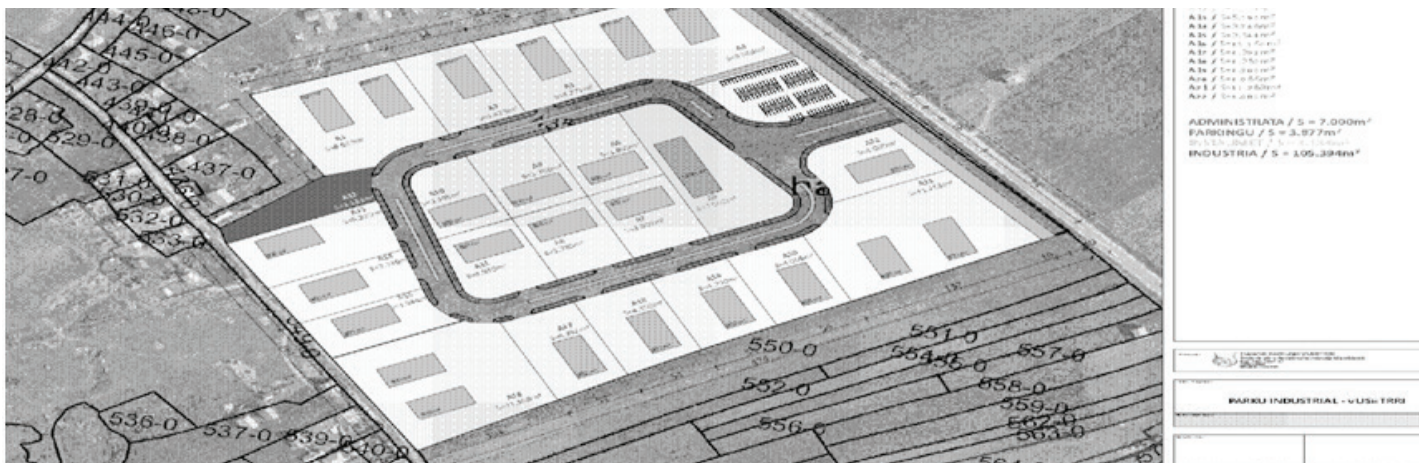
Business Zones

The Vushtrri/Vuçitër municipal assembly, during its session on March 27th 2008 decided to create an Industrial Zone of common interest in the cadastral zones of Banjskë, Tarazhë, Bukosh and Gracë. Details are outlined below.

1. **Taraxhë** - pasture land, surface area of 04.84.18 ha;
2. **Bukosh** - pasture land, surface area of 17.98.87 ha.
3. **Gracë** - arable land, at the site called "Utrinë", total surface area of 24.48.70 ha.
4. **Banjskë** - split in parcels, surface area of 76, 86.60 ha and the rest total area is 10, 65.88 ha.

Vushtrri/Vuçitër's municipal assembly is also in the process of taking a decision to create a **Business Zone in Lumadh village. While the land quality is poor, the surface area is estimated at 14.86 ha, and is owned by the municipality.**

The designated site for the Business Park is Lumadh-Vushtrri/Vuçitër. The project was developed and submitted to the Ministry of Trade and Industry, which is conducting the feasibility study.



Major Employers:

1. "VIPA ÇIPS" – Potato products;
2. "BERTO" – Furniture manufacturing;
3. "EMONA MARKET"-Shopping center;
4. "BINI" - Door and windows manufacturing etc;
5. "ETC" – Shopping center;
6. "AGRO VINI" – Potato producer/exporter; and machinery sales;
7. "STANDARD" – Production of glue and paints etc;
8. "ALBED" – Furniture manufacturing;
9. "MOLITORIA" – Flour mill;
10. "LLAMKOS" - Metal sheets manufacturing;
11. "KOTEX"-i - Underwear manufacturing;
12. "ARIANI" – Construction company;
13. "ZARIQI/DIJARI" – Construction company;
14. "PRETENI" - Doors and windows manufacturing; and
15. "BE COMERC" - Biscuit production.



Vushtrri/Vučitrn Old Fortress



Old City Fortress – the Monument was built in the center of the old city, which remains the city center:

The Old Fortress in Vushtrri/Vučitrn was built in the Justinian I period (527-565). It served as an inn during the medieval period as well as the Ottoman Empire era. It has a surface area of 1.100m², and the pyrgus has a surface area of 100m². Its walls are 10-12m high and 3-4 meters thick.

The Old Stone Bridge

The Old Stone Bridge – This monument was built between the late antiquity and early medieval periods. The bridge is located in the northwestern part of the old city. It is 135 meters long and six meters wide and has nine arches. However, based on the legends it had 12 archs which were later covered. The Stone Bridge was built over the Silnica River; but the river has since changed its course by several hundred meters to the west.



The Hammam (Public Bath) in Vushtrri/Vučitrn

The Hammam was built in the northwestern part of the old city. This public bath was built in the XV century by Gazi Ali Beu.

It is one of the oldest hammams in the Balkans, and was used until late after the Second World War. It served as a public bath for both men and women, who used the hammam on different days.

*** These monuments are under state protection.*



Quality of Life and Activities

Vushtrri/Vučitrn is an economic, educational, cultural and sports center. The municipality invested largely in improving the quality of life for citizens, and as a result, there are many municipally organized activities and entertainment in the city and the surrounding areas. There is also a wide range of annual activities either organized or supported by the municipality. These include:

1. **Potato Day (1-10 October)**, where people from different places participate, intellectuals, businessmen, government, facilitators from governments of different countries-ambassadors, media and other relevant counterparts;
2. **Regional Fair of Local Products**, Local producers participate and have the opportunity to meet each other; cooperate and enhance their markets;
3. **“Honey Day Fair”**, Organized in cooperation with the Beekeepers' Association “ËMA”.
4. **Gatherings of Albanian Poetesses (24-28 May)**, Attended by female poets throughout Kosovo
5. **Kosovo Municipalities Fair**, Organized by the MLGA, is an opportunity for friendly competition among municipalities.





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