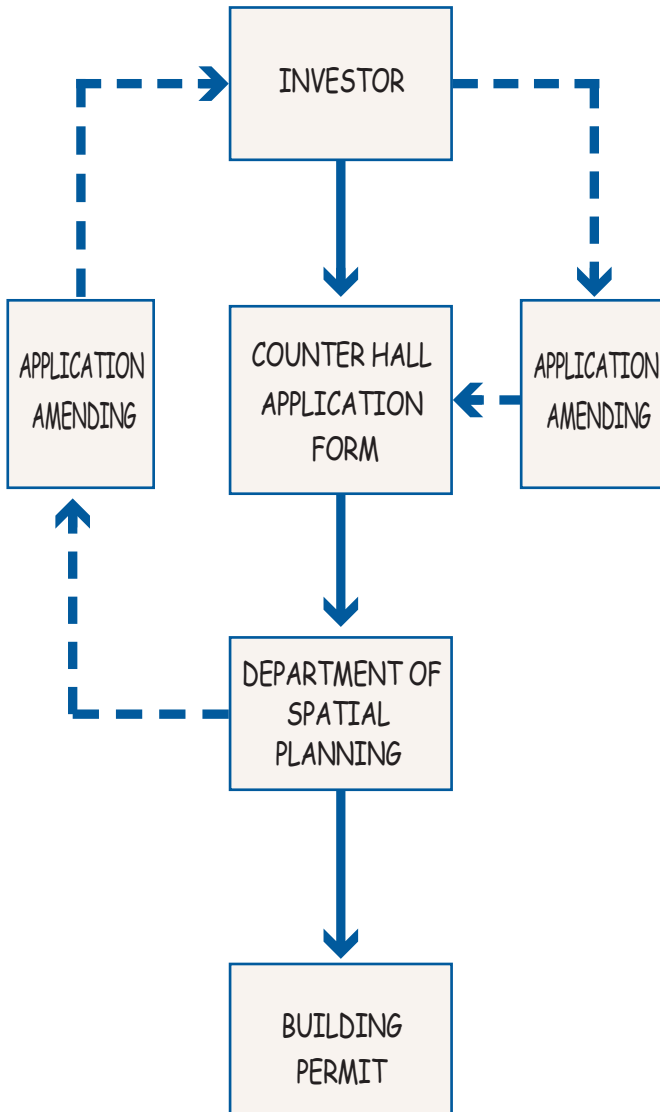


It's Time for Bijeljina



FLOWCHART OF THE PROCEDURE FOR ISSUANCE OF LOCATION CONDITIONS



THE CITY OF BIJELJINA

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A GUIDE TO THE ISSUANCE
OF LOCATION CONDITIONS
IN THE CITY OF BIJELJINA



AUTHORITY RESPONSIBLE FOR ISSUING LOCATION CONDITIONS

Department of Spatial Planning of the Bijeljina City Administration

THE PROCEDURE FOR ISSUANCE OF LOCATION CONDITIONS

For the individual residential and combined residential and office units under 400 m² gross construction space, notwithstanding complex structures as defined by the Law, that are built in an area subject to adopted executive spatial planning document or in a non-urban area, the investors shall not be obliged to submit location conditions in order to obtain building permits.

The procedure for issuance of the location conditions under the Law on Spatial Planning and Construction shall be initiated with a written application by the investor.

The application shall be accompanied by:

- ☐ The urban-planning and technical approval, and in the absence of an executive spatial planning document also an expert assessment, submitted in three (3) copies only if prepared outside the local government authority responsible for spatial planning matters;
- ☐ A copy of the cadastre plan, or an updated geodetic surveying map for the proposed routes for line communal infrastructural structures, certified by the authority responsible for cadastre and surveying matters;
- ☐ Proof that the existing structure had been built with all due permits, in case of expansion, building superstructures or change of assignment of the existing structure;
- ☐ Description of the structure;
- ☐ Approvals for the location of the structure, as foreseen by the urban-planning and technical approvals pursuant

to specialises laws, pending on the type and purpose of the structure (companies managing utilities, companies managing public infrastructure, etc.), unless such location conditions included in the urban-planning and technical approvals;

- ☐ Decision regulating the obligation to conduct an environmental impact assessment, if that required by specialised legislation; and
- ☐ Preliminary design and proof of the land ownership or construction rights for the structures not requiring building permits under this Law.

Exceptionally, in the event that an area of future construction is included in an executive spatial planning document, the investor shall not be obliged to submit the approvals referred to by item 5.

In the event that an area of future construction is included in a valid available spatial planning document but the planned construction is not in accordance with this document, the authority responsible for the issuance of location approvals shall be obliged to inform the applicant accordingly.

In case that an applicant has submitted all required proof and if the planned construction is in accordance with the valid available spatial planning document, the competent authority shall start preparing the location approval.

In case that an application is not accompanied by all required proof, the competent authority shall invite the applicant to submit them over a new deadline not exceeding thirty (30) days or, otherwise, the application shall be rejected.

THE DEADLINES FOR ISSUANCE, THE CONTENTS AND VALIDITY OF LOCATION CONDITIONS

The competent authority shall be obliged to issue a location approval within fifteen (15) days as of the date of receipt of a complete application.

Should the competent authority fail to issue the location approval within the set deadline, the investor shall be entitled to file an appeal equivalent to that filed in case of rejection of an application.

In the event that an area of future construction is included in the executive spatial planning document, the location approval shall constitute a certified excerpt from the executive spatial planning document and the urban-planning and technical approval.

In the event that an area of future construction is not included in the executive spatial planning document, the location approval shall comprise of the following:

- ☐ An excerpt from the executive spatial planning document;
- ☐ An expert assessment and urban-planning and technical approval; and
- ☐ Statements of the owners of the adjacent structures and lots obtained by the authority ex officio or by the investor, with notarised signatures.

The location approval shall remain valid until the change or the adoption of an executive spatial plan, if the adoption regulated by the relevant legislation.

In the event that an investor has failed to submit an application for the issuance of the building permit within one (1) year as of the date of issuance of the location approval, before submitting the application, the investor shall be obliged to acquire a certificate confirming that there were no changes to the issued location approval.

The investor may submit an application for amendments and addenda of the location approval should the requested amendments pertain to the position, change of purpose, environmental impact, functionality, dimensions, exterior of the structure, and can be harmonized with the spatial planning document on the grounds of which the approval had been issued.