



# BELGRADE LAND DEVELOPMENT PUBLIC AGENCY

## BEOLAND

The Belgrade Land Development Public Agency is a public Agency established by the Belgrade City Assembly which deals with the development of construction land on the territory of 10 city municipalities and serves as a fund for infrastructure. The Agency exists for over 50 years with the same basic function, but under different names and in different political and economic conditions.

While in the mid-20th century the priority was the development of New Belgrade, from a swamp land to a modern new city, today's priorities are the construction of new roads, highways and bridges, development of a new high capacity rail transit system, construction of interceptors and integration of the city sewerage system as well as waterfront regeneration developments along the Sava and Danube rivers, including the construction of the new Belgrade Port on the left bank of the Danube river.

The Agency, together with other relevant public institutions and municipalities, helps define city development strategies that are implemented through the "Construction Land Development Program".

The "Construction Land Development Program" includes:

- » elaboration of Urban regulation plans,
- » construction and preparation of technical documentation for the construction of public facilities (roads, water supply, sewerage supply, green areas and cemeteries)
- » solving ownership affairs on public construction land
- » construction of residential buildings for Agency needs
- » since 2007, the Program includes Capital investments in transportation and ring roads around the city as well as Feasibility studies for future major city investments.
- » preparation of sites for leasing State owned construction land

The Agency has approximately 300 employees, most of them with university degrees (engineers, architects, lawyers, economists and other professions) and with previous experience in specialized land development branches. According to various activities in the land development process, the Agency has 9 different departments.

## WHY INVEST IN BELGRADE?

Belgrade, the capital of Serbia, with a population of approximately 1,7 million inhabitants, is the political, economic and cultural center of the country:

- 21% of Serbian population live in Belgrade,
- 30,87% of Serbian employees work in Belgrade.

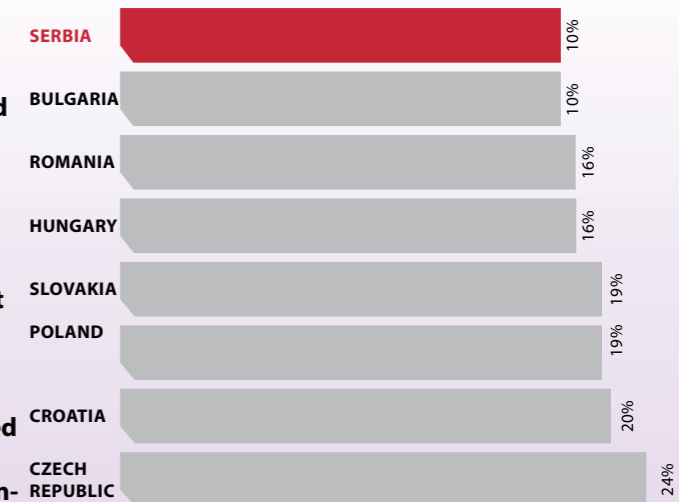
Belgrade enjoys the status of a special district in Serbia with autonomous authorities and its territory is divided into 17 municipalities.

The city has a unique position at the intersection of the two most important pan-european corridors (No. 10 and No 7) connecting western europe with the Middle east. Two rivers, Danube and Sava flow through the central urban core dividing Belgrade into north Panonian flat land and south hilly Šumadija.

Investing in Belgrade entails a special advantage related to the strategic positioning on the markets of Europe, Asia and the Near East. Serbia has signed the CeFTA (Central European Free Trade Area) agreement, which integrates the countries of South East Europe, thus creating a possibility for companies to place their goods customs free to a market of close to 60 million consumers.

### CORPORATE PROFIT TAX RATE

source: PricewaterhouseCoopers



Also, a free trade agreement with Russia makes Serbia particularly attractive to foreign investors, offers easy access to a market of over 200 million consumers.

Business is booming in Belgrade. More than half of Serbia's GDP is generated here. Belgrade was home to the largest greenfield investments in the region awarded by OECD, in 2004 and 2005, by US company, The Ball Packaging and German retailer MeTrO Cash and Carry, and in 2006, by the Israeli real estate developer airport City Belgrade.

The award "2006/07 European City of the Future" given to Belgrade by the "Financial Times Magazine" shows high marks for infrastructure and construction potential in internationally recognized reviews.

The international investors have taken advantage of the investment opportunities in Belgrade and Serbia - with its central location, at the crossroads of South East Europe, with its duty free access to all major markets and with one of the lowest corporate profit tax rates in Europe.



## CONSTRUCTION OF RING ROADS AROUND THE CITY

The construction of ring roads around Belgrade is of the greatest importance for motorized traffic in the future city traffic network and it affects all modes of transport, as well as the overall development of Belgrade.

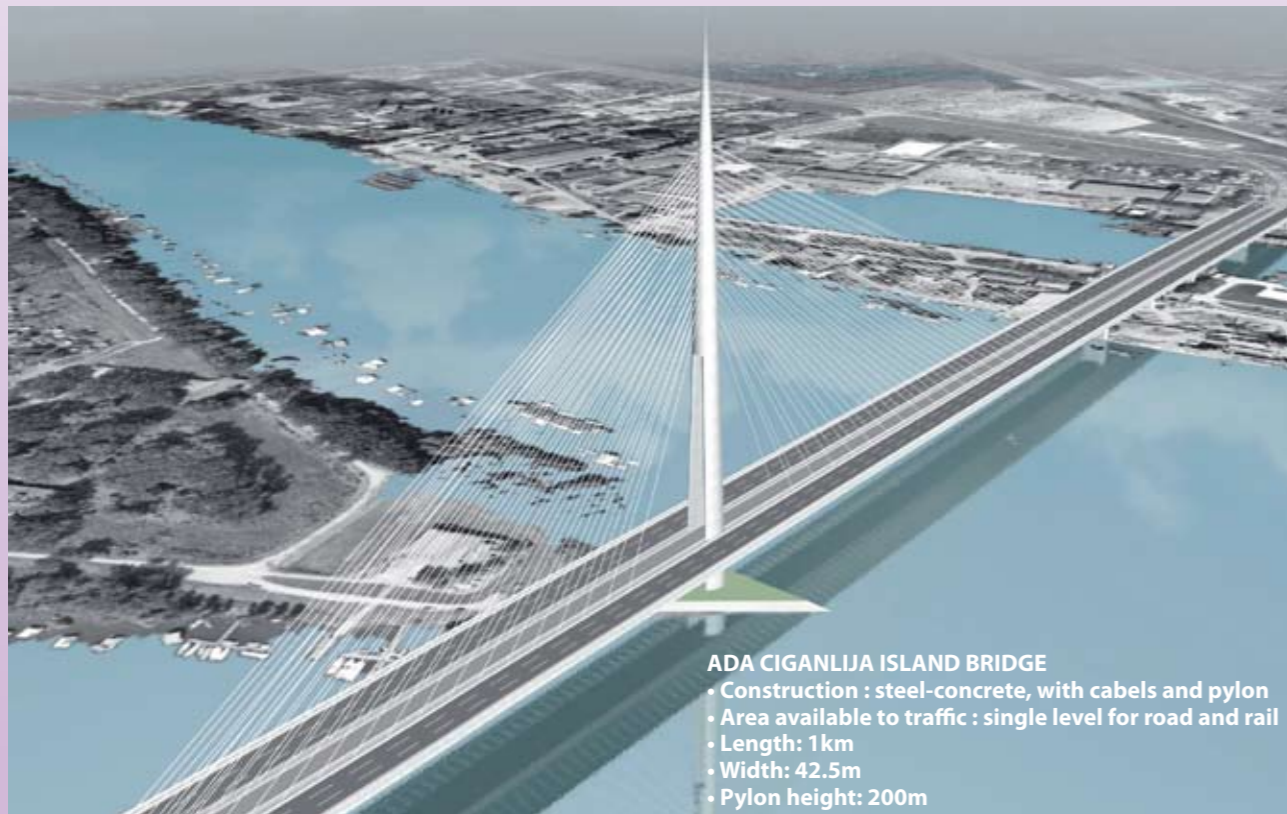
It consists of many traffic sections which are interconnected and create a network of ring roads through Belgrade (inner semi ring road - UMP, outer trunk ring road - SMT, Belgrade by-pass), with 3 new bridges.

This major traffic project is part of the Agency's Construction Land Development Program and its specific Sections are in various phases of design or construction. Depending on their importance in the traffic network, they will be completed between 2009 - 2014.

In addition to achieving the transport related objectives, the construction of these lines of communication will also create a possibility of developing many new building sites along new infrastructure corridors.

## INNER SEMI RING ROAD THE ADA CIGANLIJA ISLAND BRIDGE INNER SEMI RING ROAD

The inner semi ring road shall distribute the flow of traffic among the diametrically positioned peripheral parts of the city. Project Phase 1 shall cover the construction of the segment from Omladinskih Brigada St. going across the Ada Ciganlija Bridge, along Radnicka Street, through the tunnel under Topcider Hill to the Autokomada Square. The inner semi ring road will be built as an intelligent artery, thus allowing the management and monitoring of traffic. The new bridge will reduce the traffic load on existing bridges and the downtown road network (30%), eliminate the traffic jams and the consequent harmful effects. The price of rent and real estate within the corridor will multiply, this helping further FDI's.



**ADA CIGANLIJA ISLAND BRIDGE**  
 • Construction : steel-concrete, with cables and pylon  
 • Area available to traffic : single level for road and rail  
 • Length: 1km  
 • Width: 42.5m  
 • Pylon height: 200m



## OUTER TRUNK TANGENT - SMT

SMT Project, which consists of the bridge over the Danube and road between Mirijevo and Veliki Mokri Lug, is a part of the City Ring Road. Now, the Agency is carrying out the preliminary design for the project and it will be completed in 2008.

- Danube Crossing Bridge**
- Length: approx. 3.3km
  - Estimated Cost: €140 mil.
  - Completion Year: 2013

- Mirijevo - Veliki Mokri Lug**
- Length: approx. 7.7km
  - Estimated Cost: €70 mil.
  - Completion Year: 2013



## HIGH CAPACITY RAIL TRANSIT SYSTEM

The draft projects for the bridge, tunnel, stations, ground segments of the trail, environment impact, urban planning documentation and supplementary geological surveys are under way. The high capacity rail transit system shall run from Ustanicka Street, along King Alexander Boulevard to the downtown area, over the bridge on the Sava river and further through New Belgrade.



- Line length: 12.5km
- Bridge length : 750m
- Tunnel length: 4.6km (37% of the line)
- Stations: 20 along the route
- Depot : New Belgrade

The High capacity rail transit system shall serve 14.000 passengers/hour in peak hours, thus reducing the volume of bus traffic and reorienting the commuters from private cars to public transportation.

Service will be faster and more efficient and on the whole it is certain to stimulate development and construction in the corridor.

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