



INVESTMENT PROJECT

Preparation and management for 10-100 professional automatic greenhouses



Ministry of Economy of the Central Bosnia Canton

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1. INTRODUCTION

1.1. Organic food

Organic food is food produced using methods that do not involve modern unnatural additives such as, pesticides and chemical fertilizers, do not contain genetically modified organisms and has not been treated by irradiation, industrial solvents or chemical food additives.

In most of human history, agricultural production can be called "organic". During the 20th century began use a large quantity of unnatural chemicals in food production. The movement of organic agriculture was developed in the 1940s in response to the industrialization of agriculture and is known as the Green Revolution.

Organic production is, unlike the private vegetable growing, regulated by law. Currently, the European Union, the USA, Canada, Japan and other countries required food manufacturers acquire special certification for organic production in order to qualify their products as "organic". In terms of these laws, Organic food is produced in a manner that complies with the standards laid down in the national or international level. In most countries, organic food must not be genetically modified. It is proposed that the use of nanotechnology in food production should be excluded from certified organic food.



1.2. Project idea

Project idea is that you can set ten professional greenhouses dimension (100m x 12m = 1.200m²) on adequate land, which is clean, pure, with water supply and electric energy, and that greenhouses would be used for growing organic vegetables.

An example of a successful company that exists in our neighborhood is ESOF d.o.o. providing a complete *know-how* in projects of this type and has the necessary infrastructure, support for the purchase, packaging, transportation and everything else. They also were a source of information for calculation of costs of such a project.

For these projects, it is important to mention:

- 100% guaranteed purchase
- all produced goods going to the EU market
- produces organic healthy food
- must have necessary certification
- payback within 3.6 years on any amount
- it is necessary that the land is clean and unpolluted of chemistry, also need to be flat, with water supply and electricity nearby



2. CALCULATION FOR INVESTMENT

#	Description of activities	price per unit	unit	TOTAL
1	Greenhouse 100m x 12m (without installation and tax)	45.000,00	10	450.000 KM
2	Greenhouse additional equipment (safety nets, spraying, tying for seeds)	2.800,00	10	28.000 KM
3	Seeds + plants for all greenhouses	0,28	56000	15.680 KM
4	Organic nutrition	1.000,00	10	10.000 KM
5	Packages (for transport and packing)	1,15	30500	35.075 KM
6	Land preparation	2.700,00	10	27.000 KM
7	Water supply (well, tank, pipes, pump, cables)	3.500,00	10	35.000 KM
8	Fence (if necessary)	7.500,00	1	7.500 KM
9	Electricity and lightning (if necessary)	2.340,00	10	23.400 KM
10	One-year salary for workers	67.500,00	1	67.500 KM
11	Organic certification	5.000,00	1	5.000 KM
12	Machineries (for land)	2.500,00	1	2.500 KM
13	Facility for hygienic purposes (if necessary)	7.500,00	1	7.500 KM
TOTAL INVESTMENT:				714.155 KM
EUR	1,955			EUR 365.297

3. CALCULATION FOR SALES

Calculation for sales per unit greenhouse of 1.200m²							
#	Description of activities	number of plants	pepers per plants	number of pepers	number of packflow	price in EUR per pack	total sales in EUR
1	Production per one greenhouse (1.200m ²)	5600	12	67200	33600	0,5	EUR 16.800
Calculation for sales of 10 greenhouses							
#	Description of activities	number of plants	pepers per plants	number of pepers	number of packflow	price in EUR per pack	total sales in EUR
2	Production per ten greenhouses (12.000 m ²)	56000	12	672000	320000	0,5	EUR 160.000

4. LOCATION

4.1. Gornji Vakuf-Uskoplje municipality

Municipality of Gornji Vakuf-Uskoplje is located in the central part of the south-western Bosnia and Herzegovina in the upper region of the river Vrbas and its position creates the possibility to connect and to be in the proximity of other major cities. Also as a great advantage of the municipality is the fact that this area is a transit area for the major transportation between the regions of Dalmatia and Central Bosnia. Strategic strength is a high percentage of student's attendance, and we're the fifth municipality out of the 12 municipalities in the canton with the percentage of students in the total population of 1.70%. Gornji Vakuf-Uskoplje has a long industrial tradition which makes this municipality as an attractive location for investments, for local and foreign investors.

The main road M16.2 passes through the municipality region, with this the municipality is connected with significant road route Zagreb - Banja Luka - Mostar - Dubrovnik. Gornji Vakuf-Uskoplje has invested huge funds in the reconstruction (asphalt) of local and non-categorized roads and city streets.

Distance from the municipal center to the individual locations on the M 16.2 is:

Bugojno 18 km; Donji Vakuf 30 km; Jajce 63 km; Travnik 70 km; Zenica 106 km; Banja Luka 140 km; Bosanske Gradiška 186 km; Okučani (autoput) 202 km; Jablanica 56 km; Mostar 102 km; Sarajevo 156 km.

4.2. Location for installing greenhouses

Based on the detailed geodetic measurements of the surface in the scale of 1: 1000, found the following:

flat surface is: 126 667 m².
angled surface is: 33 920 m².



Nearby point marked on the cut-out google maps is a suitable ground for the implementation of the project.

Marked point "Lokacija" on the map has the coordinates:

44° 0'19.48" N

17°30'30.56" E

It is important to mention that in the vicinity are lake and the river, also by drilling of wells to a depth of 20 meters there is a constant source of quality water suitable for water supplying.

Copy of plan in the scale of 1:3000



The area is very large and can be rented as much as necessary, and later expanded in proportion to the need for new production capacity.



5. CONCLUSION

The investment project envisaged by this program can be considered completely feasible to invest and opens up opportunities for new jobs. There is also enough workforce. The important thing is that the needs of the European market are much larger than BiH can now produce in this way. From this we can conclude that the entire range of products will be exported abroad. There are many examples of new companies in our country that are already successfully operating for several years in this area and they are in everyday expansion of production capacity.

Suitable climate, young and capable workforce, uncontaminated land, rich sources of quality water, guaranteed purchase 100% are just some of the reasons for investing in these projects.



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