

CLASS: UP/I-361-03/18-01/000143

REG.NO.: 531-06-3-1-19-0014

Zagreb, 27 June 2019

The Ministry of Construction and Physical Planning, Directorate for Physical Planning and State-Issued Permits, Building and Use Permits Division, upon the application filed by the investor MUNICIPALITY OF TAR-VABRIGA-TORRE-ABREGA, HR-52465 Tar, Istarska 8, PERS. ID. NO. (OIB): 93923679060, represented by Urbanistica d.o.o., 10000 Zagreb, Trg bana Josipa Jelačića 4/3, pursuant to Article 100, paragraph 1 of the Building Act (Official Gazette No. 153/13, 20/17), in conjunction with Article 61, paragraph 1 of the Amendments Act to the Building Act (Official Gazette No. 39/19), hereby issues the following

BUILDING PERMIT

I. It is hereby permitted to the investor MUNICIPALITY OF TAR-VABRIGA-TORRE-ABREGA, HR-52465 Tar, Istarska 8, PERS. ID. NO. (OIB): 93923679060, represented by Urbanistica d.o.o., 10000 Zagreb, Trg bana Josipa Jelačića 4/3, the following:

1. construction of the transport system infrastructure (road traffic), 1st group

GOLF COURSE "LARUN" WITH GOLF BUILDINGS
Stage 2 – unclassified roads - public roads within the project with
the accompanying infrastructure,
Phase 1F_{E2} - section of the connector road marked Os 1 from the intersection of road D75
to the roundabout,

as part of a building specified under item V of the Location Permit issued by this Ministry, CLASS: UP/I-350-05/16-01/000031, REG.NO.: 531-06-1-2-16-0008, dated 14 June 2016,

on the future newly formed building plot that will be made up of cadastral plots 861/11, 872/160, 861/12, 862/10, 862/11, 862/13, 898/6, Cadastral Municipality of Vabriga, Municipality of Tar-Vabriga-Torre-Abrega in the County of Istria, shown in the certified allotment survey referred to in the statement of reasons of this building permit, along with the rainfall drainage system, public lighting, cable communication system ECI on cadastral plots 898/4, 862/4, 888/4, 864, 862/9, 862/12, Cadastral Municipality of Vabriga and 884/2, 884/8, 884/7, 902, Cadastral Municipality of Frata, Municipality of Tar-Vabriga-Torre-Abrega in the County of Istria, based on the building situation from the main design.

In accordance with the main design, under common mark 1/18, which is an integral part of this building permit, the main designer of which is Jasminka Pilar-Katavić, BSc(Arch), authorization number A 1999, it contains the following:

1. Construction design Design of Roads with Drainage System, marked 1/18-A, dated May 2018/ supplemented in April 2019, authorized designer Nebojša Brkić, BSc(CivEng), authorization number G 5616 (URBANISTICA d.o.o. HR-10000 Zagreb, Trg bana Josipa Jelačića 43, PERS. ID. NO. (OIB) 42857246988) - FOLDER_1/4
2. Electrical design Public Lighting Design, marked 45/18-1, dated May 2018, Authorized Project Engineer Mario Kranjec, B.Sc.(EIEng), authorization number E 101 (IPT-INŽENJERING d.o.o., HR-10000 Zagreb, Našička 47, PERS. ID. NO. (OIB): 39792730053) - FOLDER_2/4
3. Construction design of public lighting, marked 20/18, dated May 2018, Authorized Project

Engineer Mladen Regvar, BSc(CivEng), authorization number G 3172 (KONTURA-PROJECT d.o.o., HR-10000 Zagreb, Ostrogovićeva 12, PERS. ID. NO. (OIB): 62776074052) – FOLDER_3/4

4. Construction design Cable System Design ECI, marked 45/18-2, dated May 2018, Authorized Project Engineer Nikola Adrović, MSc(CivEng), authorization number G 3172 (IPT-INŽENJERING d.o.o., HR-10000 Zagreb, Našička 47, PERS. ID. NO. (OIB): 39792730053) – FOLDER_4/4.
- II. This permit shall cease to be valid if the construction works do not commence within three years of the date on which the permit becomes final.
- III. The investor is obliged to notify this body of the beginning of construction works no later than eight days before the construction works begin.
- IV. The constructed part Phase 1F_{E2} - section of the connector road marked Os 1 from the intersection of road D75 to the roundabout may be used after this Ministry issues a permit for its use.

STATEMENT OF REASONS

The investor MUNICIPALITY OF TAR-VABRIGA-TORRE-ABREGA, HR-52465 Tar, Istarska 8, PERS. ID. NO. (OIB): 93923679060, represented by Urbanistica d.o.o., 10000 Zagreb, Trg bana Josipa Jelačića 4/3, filed an application, received on 27 June 2018, for the issuance of the building permit for the following:

2. construction of the transport system infrastructure (road traffic), 1st group - GOLF COURSE "LARUN" WITH GOLF BUILDINGS Stage 2 - unclassified roads - public roads within the project with the accompanying infrastructure, Phase 1F_{E2} - section of the connector road marked Os 1 from the intersection of road D75 to the roundabout,

as part of the building specified under item V of the Location Permit of this Ministry, CLASS: UP/I-350-05/16-01/000031, REG.NO.: 531-06-1-2-16-0008, dated 14 June 2016,

on the future newly formed building plot that will be made up of cadastral plots 861/11, 872/160, 861/12, 862/10, 862/11, 862/13, 898/6, Cadastral Municipality of Vabriga, Municipality of Tar-Vabriga-Torre-Abrega in the County of Istria, shown in the certified allotment survey referred to in the statement of reasons of this building permit, along with the rainfall drainage system, public lighting, cable communication system ECI on cadastral plots 898/4, 862/4, 888/4, 864, 862/9, 862/12, Cadastral Municipality of Vabriga and 884/2, 884/8, 884/7, 902, Cadastral Municipality of Frata, Municipality of Tar-Vabriga-Torre-Abrega in the County of Istria, based on the building situation from the main design.

Pursuant to Article 61 of the Amendments Act to the Building Act (Official Gazette No. 39/19) it was decided that the proceedings initiated under the Building Act (Official Gazette No. 153/13 and 20/17) until the date the Amendments Act to the Building Act (Official Gazette No. 39/19) comes into force, shall be completed in compliance with that Act.

The case file includes the documents prescribed by law, namely:

- a) three copies of the main design referred to in item I of the building permit
- b) prescribed declarations of the project engineers that the main design has been prepared in accordance with the Location Permit and other regulations
 - Declaration by the chief project engineer, Authorized Project Engineer Jasminka Pilar-Katavić, BSc(Arch), authorization number A 1999, dated April 2019
 - Declaration by the project engineer of the construction design, folder 1/4, Authorized Project Engineer Nebojša Brkić, BSc(CivEng), authorization number G 5616, dated April 2019
 - Declaration by the project engineer of the electrical design, folder 2/4, Authorized Project Engineer Mario Kranjec, Mario Kranjec, B.Sc.(EIEng), authorization number E 101, dated May 2018
 - Declaration by the project engineer of the construction design, folder 3/4, Authorized Project Engineer Mladen Regvar, BSc(CivEng), authorization number G 3172, dated May 2018

- Declaration by the project engineer of the construction design, folder 4/4, Authorized Project Engineer Nikola Adrović, MSc(CivEng), authorization number G 3172, dated May 2018
- c) the case file also includes the prescribed main design approvals issued by public law bodies:
- Ministry of Internal Affairs, Administrative and Inspection Affairs Directorate, Inspection Affairs Division, Fire Inspection – Approval, CLASS: 214-02/18-04/69, REG.NO.: 511-01-208-18-2, dated 21 June 2018
 - Ministry of Defence, Material Resources Directorate, Military Infrastructure Division, Military Construction and Energy Efficiency Department – Main Design Approval, CLASS: 361-02/18-01/149, REG.NO.: 512M3-020202-18-2, dated 12 October 2018,
 - Ministry of Culture, Directorate for the Protection of Cultural Heritage, Conservation Department of Pula - Approval, CLASS: 612-08/18-23/5124, REG.NO.: 532-04-02-10/9-19-03, dated 04 March 2019
 - Ministry of Environmental Protection and Energy, Nature Protection Directorate – Approval, CLASS: 612-07/19-63/228, REG.NO.: 517-05-2-2-19-2, dated 24 April 2019
 - Ministry of Environmental Protection and Energy, Directorate for Environmental Impact Assessment and Sustainable Waste Management - Approval, CLASS: 351-03/18-01/141, REG.NO.: 517-03-1-18-2, dated 21 August 2018,
 - Ministry of Health, Sanitary Inspection Directorate, County Sanitary Inspection Department, Istria and Primorje Division - Approval, CLASS: 540-02/18-05/6447, REG.NO.: 534-07-4-4-8/7-18-2, dated 29 October 2018,
 - Ministry of Agriculture - Main Design Approval, CLASS: 350-05/18-01/1168, REG.NO.: 525-07/0800-18-2, dated 17 October 2018,
 - Hrvatske šume d.o.o. (state forest company), Forestry Directorate Buzet Division - Main Design Approval, REG.NO.: BU-06-12-1670/16, dated 11 June 2018,
 - Hrvatske vode (Croatian water supply company), Water Management Department for North Adriatic Basin - Approval, CLASS: 325-01/18-07/0002754, REG.NO.: 374-23-3-18-2, dated 26 June 2018,
 - Croatian Regulatory Authority for Network Industries - Main Design Approval, CLASS: 361-03/18-02/4203, REG.NO.: 376-10-18-2 dated 12 June 2018,
 - HEP-Operator distribucijskog sustava d.o.o. (Croatian electricity company - Distribution System Operator Ltd.), Elektroistra Pula - Main Design Approval, number and mark: 401100102/PM8443, dated 08 June 2018,
 - ISTARSKI VODOVOD d.o.o. (Water supply company of the County of Istria), Buzet - Main Design Approval, number: 93-10/1825-18, dated 13 June 2018,
 - ODVODNJA POREČ d.o.o (Poreč drainage company) - Main Design Approval, CLASS: 325-02/18-07/275, REG.NO.: 2167-01-53-66-05/6-18-4, dated 01 October 2018,
- d) Proof of legal interest is enclosed herein
- Written approval as proof of legal interest issued by Hrvatske ceste d.o.o. (Croatian public roads company), CLASS: 340-09/2018-7/177, REG.NO.: 345-720/310-2018-7/JA, dated 20 December 2018,
 - Decision issued by the Municipal Court in Pula-Pola, Poreč Land Registry Department Poreč, reference number: Z-19271/18, dated 28 June 2018
 - Approval from the Ministry of State Property, CLASS: 361-03/18-01/752, REG.NO.: 536-03-02-01/04-18-02, dated 20 June 2018

- Approval from Labinac Umberto, Vabriga, dated 05 June 2018, certified by Notary Public Aleksandra Micelli, cert. number: OV-2389/18, Novigrad-Cittanova, 19 June 2018,
 - Approval from Histria Fecunda d.o.o., Poreč, dated 05 June 2018, certified by Notary Public Marija Hrvatin, cert. number: OV-3521/2018, Poreč: 07 June 2018,
 - Approval from Rigo Antonia, dated 05 June 2018, certified by Notary Public Marija Hrvatin, cert. number: OV-3853/2018, Poreč, 20 June 2018,
 - Excerpt from the Land Registry of the Municipal Court in Pula-Pola, Poreč Land Registry Department, land registry file 883, Cadastral Municipality of Vabriga, dated 16 February 2016, under number 9778/2016
- e) A certified allotment survey is enclosed herein
- Allotment Survey, Cadastral Municipality of Vabriga, prepared by GEODIL d.o.o. Poreč, Publicly Appointed Surveyor Vjekoslav Radin, BSc(GeodEng), authorization no. Geo 454, survey number: 260/2018, dated 14 November 2018, certified by the State Geodetic Administration, Pula Cadastre Branch Office, Poreč-Parenzo, CLASS: 932-06/19-02/307, REG.NO.: 541-27-05/3-19-3, dated 05 April 2019, with the certificate of the Ministry of Construction and Physical Planning, CLASS: 350-05/18-11/000173, REG.NO.: 531-06-1-2-18-0002, dated 29 November 2018.

The application is founded.

In the process of issuing the building permit, the following has been established:

- a) statutory documents have been enclosed with the file
- b) prescribed main design approvals of public law bodies have been enclosed
- c) by inspecting the main design referred to in Item I of the operational part of this building permit, prepared by authorized persons, it was established that this design had been made in accordance with the conditions specified by the following enforceable act:
 - Location Permit, CLASS: UP/I-350-05/16-01/000031, REG.NO.: 531-06-1-2-16-0008, dated 14 June 2016, issued by the Ministry of Construction and Physical Planning, final as of 26 July 2016,
- d) the main design has been made by an authorized person, it was properly marked and prepared in a way that it is not possible to modify its content or replace its parts,
- e) On 27 May 2019, the Ministry invited the parties in the procedure of issuing the building permit to inspect the case file, by a public invitation CLASS: UP/I-361-03/18-01/000143, REG.NO.: 531-06-3-1-19-0010, published on the notice board of the Ministry and on the web pages of the Ministry, thus meeting the requirements under Article 115 of the Building Act (Official Gazette, no. 153/13, 20/17). The case file could be inspected on 11 June 2019. None of the parties responded to the invitation.

Following the above, acting pursuant the provisions of Article 111 of the Building Act, it was decided as stated in the operative part of the decision.

The administrative fee for the issuance of the building permit was paid in the amount of HRK 14,000.00 to account number HR1210010051863000160 under tariff number 51 of the Administrative Fee Tariff Regulation (Official Gazette No. 8/17, 37/17 and 129/17).

LEGAL REMEDY:

This decision is enforceable in an administrative procedure and may not be appealed, however, an administrative dispute may be initiated. The administrative dispute shall be initiated before the Administrative Court in Rijeka within 30 days of the receipt of this document. The dispute shall be filed directly to the above court in writing or verbally for the record or sent by registered mail.

HEAD OF DIVISION
 Vesna Veselin, BSc(CivEng)
 /Handwritten signature/
 /Official stamp/

DELIVER TO:

1. Urbanistica d.o.o., 10000 Zagreb, Trg bana Josipa Jelačića 4/3,
- with the main design in two copies, for the investor
2. Notice board of this Ministry - 8 days
3. Records, here
4. Case file, here

Bcc:

1. Municipality of Tar-Vabriga - Torre-Abrega, Istarska 8, Tar 52
465, Physical Planning Department
2. Hrvatske vode (Croatian water supply company), Water Management Department for North Adriatic Basin, Water Management Unit for Small Basin Mirna-Dragonja, HR-52420 Buzet,
Naselje Verona 4
- with data for calculating water contribution
3. State Administration Office of the Istrian County, Poreč Branch Office,
Department of Economy, HR-52440 Poreč, Obala M.Tita 4
4. Website of the Ministry - 30 days