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CROATIAN PARLIAMENT 4146 Pursuant to Article of Constitution of Republic of Croatia I take the

Decision

About proclaiming of a legislation about golf playgrounds

I proclaim the law about golf playgrounds which was brought by Croatian parliament on the session on 15th December 2008.

Class: 620-01/08-01/01

Number: 71-05-03/1-08-2

Zagreb, 15 December 2008

President of Republic of Croatia

Stjepan Mesić

LAW ABOUT GOLF PLAYGROUNDS

ARTICLE 1.

(1) By this Law term 'golf playground', the way of solving property-legal relations and the rest of questions important for golf playgrounds, as essential elements of development strategy of Croatian tourism, are edited.

(2) Building of golf playgrounds is in particular interest for Republic of Croatia, including segregation of forest and forest land from forest-industrial basis, for building quality Meditterean and European destination for golf.

ARTICLE 2.

Golf playground is a single functional and spacious unit which represents complex structure within the meaning of specific regulations about spacious settlement and construction, size at least 85ha, and consists of following integral parts, that is structures:

- field for playing golf with related infrastructure and reservoir lakes (hereinafter: golf playground in narrow sense),
- golf-club house, car parks, service buildings, gastronomical-turistic buildings dedicated for accomodation as far as are prognosed by documents of spacious settlement within golf playground, as well as supporting contents.

ARTICLE 3.

(1) Golf playground from article 2. of this Law is a field built and prepared for playing golf according to directions of international organisations of golf players (hereinafter:directions) with at least 18 holes.

(2) Thickness of build of structures from Article 2. underparagraph 2. of this Law can occupy to 25% of total ground-plan space on which build of golf playground is planned.

ARTICLE 4.

If by this Law is not decided differently, for bulding of golf playground, rules about spacious settlement and building are used.

ARTICLE 5.

In the situation of issuance of location permit for build of golfplayground in narrow sense coverage of interention is space is defined.

ARTICLE 6.

In the situation of issuance of acts on base of which evidence that investor has a right to build golf playground can be made, next to evidences regulated by specific rules about spacious settlement and building, notification to regulation of article 4. of this Law is taken, that is if condition from article 10. paragraph 1. of this Law is not filled and decision of the Government of Republic of Croatia about filled interest of Republic of Croatia for building of golf playgrounds is taken.

ARTICLE 7.

(1) Gastronomic-touristic builds from Article 2. underparagraph 2. of this Law, except hotels, can have floors under the condition that spacious-planned allocation of these builds can not be changed.

(2) Investor, that is administrator of golf playground from Article 2. underparagraph 2. of this Law is obligated to ensure maintenance of communal parts of gastronomic-touristic builds from paragraph 1. of this article, that they would permanently fulfill regulated minimal conditions and conditions of category of object according to special rule.

(3) In order to permanent fullfilling of regulated minimal conditions and conditions of category of object according to special rule, owners of special parts of gastronomic-touristic builds can recommend administration of these real estates to investor of golf playground.

ARTICLE 8.

If by this Law it is not differently decided, in the procedure of dispossession of real estate in order to build golf playground special rules about dispossession are taken.

ARTICLE 9.

(1) In the sense of special rules about dispossession, regulation of Article 1. paragraph 2. of this Law is applied if a space of land which has to be dispossessed does not exceed 20% of all space of golf playground.

(2) Space from paragraph 1. of this article is decided on basis of dividing up of a land report certified according to specific rules.

(3) Into the limit of space from paragraph 1. of this article space of forest an/or forest field in the ownership of Republic of Croatia are not taken into consideration.

ARTICLE 10.

(1) If the user of dispossession wants to enter into possession of real estates which are dispossessed before jurisdiction of solution about dispossession, he submits request for entering into possession to proper body of country government within the meaning of specific rules about dispossession.

ARTICLE 11.

Republic of Croatia, parts of local and regional government, as well as legal persons who are in property of them or are founded on them, have to, for request of investor, who is owner of a field, sell, on market price, without public tender, part of needed to form not built building part on which according to location permit or urbanic plan of settlement planned build from article 2. underparagraph 2. of this Law, if this part does not exceed 30% of all space on which building of golf playground is planned.

ARTICLE 12.

Property-legal relations on the field in the ownership of Republic of Croatia as well as legal persons which are in its ownership or are founded on it, on which, by documents of spacious settlement of building of golf playground in the narrow sense is prognosed, are solved typically by doing law of build and by law of servitude including law of servitude in the forest or/and on the forest field, if by this Law is not differently decided.

ARTICLE 13.

(1) Government of Republic of Croatia takes decision by which minimal standards, contents and conditions of golf playground according to directions from article 3. paragraph 1. of this Law, as well as measures, criteriums, owners,

the way of confirming of market price, build permit, periods, procedures, the way of control and other important questions which are related to realization of projects of build and industrial use of golf playground on the field in the ownership of Republic of Croatia, and legal persons who are in property of them or are founded on them are regulated.

(2) The government of Republic of Croatia will on every way, and especially by planning and building of infrastructure, support the development of build of golf playgrounds.

ARTICLE 14.

Decision from article 1. of this Law will be taken, within the period of 30 days from the day of entering into force of this Law, by the Government of Republic of Croatia.

ARTICLE 15.

Regulations from Article 10. of this Law are taken, according to request of a party, and in procedures which are started before entering into force of this Law, if valid solution about dispossession has not been established yet.

ARTICLE 16.

This Law enters into force on eight day from the day of announcement in 'Narodne novine' (Staatscourant).

Class: 620-01/08-01/01

Zagreb, 15 December 2008

CROATIAN PARLIAMENT

President of Croatian Parliament

Luka Bebić