

Based on the article 164 paragraph 1 of the Energy law (Official gazette of MNE, 28/2025), and article 82 of the Rules for functioning of the Closed distribution system of Luštica Bay, the Luštica Bay Electricity Company Tivat, (hereinafter "LBEC"), issues:

Na osnovu člana 164 stav 1 Zakona o energetici ("Sl. List CG" broj 28/2025) i člana 82. Pravila za funkcionisanje zatvorenog distributivnog sistema električne energije Luštica Bay, doo „Luštica Bay Electricity Company“ Tivat, (u daljem tekstu: „LBEC“), donosi:

DECISION
on issuing the consent for connection

RJEŠENJE
o izdavanju saglasnosti za priključenje

The company LBEC issues the consent for connection of the Unit to the Luštica bay Closed distribution system, which initial owner is the company LUŠTICA DEVELOPMENT A.D. TIVAT, with the seat in Tivat, Novo Naselje, Radovići 85323, Tivat Municipality, registered in the Central Registry of Business Entities in Podgorica under the registration number 4-0008824, tax number 02744597 ("Customer"), with the following technical data:

Kompanija LBEC izdaje saglasnost za priključenje na Zatvoreni Distributivni Sistem Luštica Bay Jedinice, čiji je početni vlasnik kompanija LUŠTICA DEVELOPMENT A.D TIVAT, sa sjedištem u Tivtu, Novo Naselje, Radovići 85323, Opština Tivat, registrovano kod Centralnog Registra Privrednih subjekata u Podgorici pod registarskim brojem 4-0008824, PIB broj 02744597 ("Početni vlasnik"), sa sljedećim tehničkim podacima:

Podaci o objektu ("Jedinica") Building/structure data ("Unit")	Objekat broj/Builing No:	
	Br.jedinice/Unit No:	
	PD broj/PD number:	
	Površina/Area:	
	Katastarska parcela/Cadastral parcel:	
	Katastarska opština/Cadaster municipality:	
	Opština/Municipality:	
Broj priključaka po objektu/ No of connection points per building		

Naziv priključka / Connection point label		
Podaci o pojedinačnom priključku/ Data about the connection point	Mjesto priključenja/ Connection point	
	Trafo reon/ Substation area	

	Napojni kabal/ main supply cable	
	Jednovremeno opterećenje/ Max simultaneous power (kW)	
	Broj ugrađenih brojila/ No of meters installed	
	Tip ugrađenih brojila/ type of meters installed	
	Kategorija potrošnje/ Consumer category	
	Rok važenja saglasnosti/ Validity period	

The Consent for connection has been issued based on the following documents:

- Reviewed Main LV design, prepared by
- Final report on supervision, Ref.No., prepared by
- Report on testing of electrical and lightning installations, ref No. prepared by

Saglasnost za priključenje je izdata na osnovu sledeće dokumentacije:

- Revidovanog Glavnog projekta jake struje, izrađenog od
- Konačnog izveštaja nadzora, br, izrađenog od
- Izveštaja o ispitivanju elektro I gromobranskih instalacija, br. , pripremljenog od strane

Notwithstanding the above, the Unit will be connected to the Lustica Bay Closed Distribution System, provided that the Initial Owner:

- i. no later than 7 (seven) calendar days from the day of issuing of this Decision, pays the fee for connection to the Closed Distribution System to the account of the company LBEC, in accordance with the Decision on determining prices and other fees for connection and use of the Closed Distribution System Luštica Bay, issued by LBEC, on 28.02.2020;
- ii. no later than 7 (seven) calendar days from the day of issuing of this Decision, conclude the Agreement on connection and use of the Closed Distribution System Luštica Bay with the company LBEC.

Nezavisno od gore navedenog, Jedinica će biti priključena na Zatvoreni Distributivni Sistem Luštica Bay, pod uslovom da Početni vlasnik:

- i. na račun LBEC-a plati naknadu za priključenje na Zatvoreni distributivni system, u skladu sa Odlukom o utvrđivanju cijena i drugih naknada za priključenje i korišćenje Zatvorenog Distributivnog sistema Luštica Bay, donetom od strane LBEC, dana 28.02.2020. godine, najkasnije u roku od 7 (sedam) kalendarskih dana od dana izdavanja ovog Rješenja;
- ii. zaključi Ugovor o priključenju i korišćenju Zatvorenog distributivnog Sistema Luštica Bay sa kompanijom LBEC, najkasnije u roku od 7 (sedam) kalendarskih dana od dana izdavanja ovog Rješenja.

This Decision applies to the Unit and is applicable to any subsequent holder of ownership right to the Unit. In the event of a change of the holder of ownership right to the Unit, the new holder of ownership right to the Unit will be obliged to conclude an Agreement on connection to the Luštica Bay Closed Electric Power Distribution System and conditions of its use with LBEC, no later than 30 (thirty) calendar days from the date of acquisition of ownership on the Unit, otherwise LBEC

Ovo Rješenje se odnosi na Jedinicu i primenljivo je na svakog narednog titulara prava svojine na Jedinici. U slučaju promjene titulara prava svojine na Jedinici, novi titular prava svojine na Jedinici će biti u obavezi da zaključi Ugovor o priključenju i korišćenju Zatvorenog distributivnog Sistema Luštica Bay sa kompanijom LBEC, najkasnije u roku od 30 (trideset) kalendarskih dana od dana sticanja prava svojine na Jedinici, u

will be forced to exclude the Unit from the Closed Distribution System Luštica bay.

suprotnom će kompanija LBEC biti prinuđena da isključi Jedinicu sa Zatvorenog distributivnog Sistema Luštica bay.

This Decision shall enter into force on the day of its adoption.

Ovo Rješenje stupa na snagu danom njegovog donošenja.

Explanation

On the basis of the Long-term Lease and Construction Agreement of 23 October 2009, concluded between the Government of Montenegro, Municipality and Company Luštica Development, the Company Luštica Development was awarded an exclusive right, whether directly or through an affiliated company, to distribute and sell Electricity services to the customers, such as electricity, within the Luštica Bay Project.

For the purposes of distribution and sale of Electricity services to the customers of a closed electricity distribution system of Luštica Bay, Luštica Development established its affiliated company Luštica Bay Electricitycompany doo Tivat („LBEC“);

On the basis of the Energy Infrastructure Lease Agreement, of 28 January 2019, concluded between the company LBEC and the company Luštica Development, the company LBEC was awarded the right of lease and utilization of energy infrastructure property for the purposes of distribution of electricity within the Closed distribution system of Luštica Bay;

Energy Regulatory Agency of Montenegro, by its Decision number 19/2203-7 of 1 August 2019, established the status of a closed electricity distribution system owned by the company Luštica Development AD Tivat, through which the electricity is distributed in the area of Luštica Bay resort in Tivat (“CDS”), appointing at the same time Luštica Bay Electricity Company doo Tivat for operator of a Closed Distribution System of Luštica Bay.

Luštica Development, as an investor in the construction of a residential building in which the Unit is located and

Obrazloženje

Na osnovu Ugovora o dugoročnom zakupu i izgradnji od 23. oktobra 2009. godine, koji je zaključen između Vlade Crne Gore, Opštine i društva Luštica Development, društvu Luštica Development je, dodijeljeno ekskluzivno pravo da, bilo neposredno ili putem povezanog društva, distribuira i prodaje korisnicima komunalne usluge, kao što je električna energija u okviru projekta Luštica Bay.

Luštica Development je, za potrebe distribucije i prodaje komunalnih usluga korisnicima zatvorenog distributivnog sistema električne energije Luštica Bay, osnovala svoje povezano društvo Luštica Bay Electricitycompany doo Tivat („LBEC“);

Na osnovu Ugovora o zakupu energetske infrastructure, od dana 28. Januara 2019. godine, koji je zaključen između društva LBEC i društva Luštica Development, društvu LBEC dodijeljeno je pravo zakupa i korišćenja energetske infrastrukturne imovine za potrebe distribucije električne energije unutar Zatvorenog distributivnog sistema Luštica Bay;

Regulatorna agencija za energetiku Crne Gore, rješenjem broj 19/2203-7, od 01.08.2019. godine, utvrdila je status zatvorenog distributivnog sistema električne energije u vlasništvu društva Luštica Development AD Tivat, preko kojeg se distribuira električna energija na području Luštica Bay resorta u Tivtu (“ZDS”), imenujući istovremeno Luštica Bay Electricity Company doo Tivat za operatera Zatvorenog distributivnog sistema Luštica Bay.

Kompanija Luštica Development je, kao investitor u izgradnji stambene zgrade u kojoj se nalazi Jedinica i

the initial owner of the Unit, submitted to the LBEC a request on issuing the consent for connection to the Closed Distribution System Luštica Bay.

In accordance with the above and bearing in mind that the company LBEC is a sole and exclusive operator of the Closed Distribution System Luštica Bay, the company LBEC issues the consent for connection of the Unit to the Closed Distribution System Luštica Bay, provided that the Unit will be connected to the Closed Distribution System Luštica Bay when the conditions from the disposition of this Decision are completely fulfilled.

početni vlasnik Jedinice, podnijela kompaniji LBEC zahtjev za izdavanje saglasnosti za priključenje na Zatvoreni Distributivni Sistema Luštica Bay.

U skladu sa gore navedenim, a imajući u vidu da je kompanija LBEC jedini i isključivi operator Zatvorenog Distributivnog Sistema Luštica Bay, kompanija LBEC izdaje saglasnost za priključenje Jedinice na Zatvoreni Distributivni Sistema Luštica Bay, s tim da će Jedinica biti priključena na Zatvoreni Distributivni Sistema Luštica Bay kada budu ispunjeni uslovi iz dispozitiva ovog Rješenja.

Luštica Bay Electricity Company

Executive director/ Izvršni direktor