



**BELGRADE LAND  
DEVELOPMENT PUBLIC AGENCY**

Sites Analysis, Marketing and IT Department

Number:

Date:

Based on the Planning and Construction Law (“Official Gazette of the Republic of Serbia”, No. 72/09, 81/09 - correction, 64/10 – Constitutional Court Decision, 24/11, 121/12, 42/13 – Constitutional Court Decision, 50/13 – Constitutional Court Decision, 98/13 – Constitutional Court Decision, 132/14 and 145/14), the Decision on the Building Land (“Official Gazette of the City of Belgrade”, No. 20/15, 126/16 and 2/17), and the City of Belgrade Mayor’s Resolution No. 463-3566/17-G dated 2<sup>nd</sup> June 2017, Belgrade Land Development Public Agency, issues:

**INVITATION TO PUBLIC BIDDING  
FOR ALIENATION OF THE PUBLIC BUILDING LAND  
OWNED BY THE CITY OF BELGRADE**

**1. Building Land Data**

**Subject to alienation (sale)** is the building land in Block 53, Municipality of New Belgrade, two individual Lots LOT 3 and LOT 4, identical to cadastral plots No. 6818 and 6819 both in Cadastral Municipality of New Belgrade, filed in the Land Registry under No. 4137 Cadastral Municipality of New Belgrade as the public property of the City of Belgrade, as shown in the graph below:



## 2. Purpose of the Facility

Lots are included in the Detailed Regulation Plan for the Spatial Unit of "Autoput" in New Belgrade, Zemun and Surcin ("Official Gazette of the City of Belgrade" No. 61/09), based on which the Secretariat for Urban Planning and Construction of the City of Belgrade issued the Site Information IX-13 No. 350.1-6208/2016 on 8<sup>th</sup> December 2016, stating that referred Lots belong to the spatial unit "JUG 4", Zone II, Block 42, the areas intended for industrial development. Detailed Regulation Plan mentioned above implies construction of industrial, production or commercial facilities and accompanying infrastructure facilities all in accordance with "The Terms and Conditions for Complex Development and Building Construction" within "Zone II".

Urban planning parameters are as follows:

- Floor Area Ratio (FAR) 1,0;
- Building Coverage Ratio (BCR) 50%
- Permitted height for the facilities usable GFA to the ridge shall be 18m max., with an appropriate number of floors depending on the purpose and technological needs. Also, allowed height of certain parts of the building (benchmark parts, towers, billboards, special structural parts or technical installations ...) up to the building ridge shall be 24m max., while for the building part above the ground shall not exceed 1/3 of total GFA.
- Green areas and landscaped parking space shall be 25% minimum.
- Required number of parking spaces shall be provided on the LOT.
- Construction of more than one buildings allowed on the Lot.

Parameters for each individual LOT are as follows:

LOT	Cadastral Plot, CM of New Belgrade	LOT Area (m <sup>2</sup> )	GFA (m <sup>2</sup> )	Net Area (m <sup>2</sup> )
LOT 3	6818	21.058	21.058	16.846,40
LOT 4	6819	32.822	32.822	26.257,60

## 3. Degree of Infrastructural Development:

- Site is approachable from the southern side of the complex from the existing C-40 Road, partially equipped with hydrotechnical infrastructure. This road including accompanying infrastructure will be reconstructed;
- Site is also approachable from the newly designed C-39 Road east of the complex towards the "Tempo" hypermarket.

- Belgrade Land Development Public Agency is responsible for public building land development in accordance with the Detailed Regulation Plan and the Building Land Development Program.
- Terms and conditions for facility connection to the existing water supply and sewerage system shall be provided from the PUC Belgrade Waterworks and Sewerage.

**4. Person who the building land is alienated (sold) to** shall, at his/her own expenses, perform and execute all preparatory works related to infrastructural development and equipping of the LOT such as: land survey and remedy, removal of all existing underground utilities (if necessary), construction of running surfaces, pedestrian paths and parking areas, construction of required service roads including water supply and sewerage connections to the general public water supply and sewerage system outside the LOT, as well as development of open green areas including landscaping, hydrant network and public lighting on the LOT.

Person who the building land is to be sold to shall enter into the agreements with all competent public utility institutions and other legal entities and pay fees for connection to electric power supply system, telecommunication system and facilities, cable television, heating and gas supply system and facilities, etc.

**5. Start prices** for the building land were determined based on the LOT 3 Report I-02 No. 464-176/2014 dated 22<sup>nd</sup> August 2016 and confirmed on 7<sup>th</sup> April 2017, and LOT 4 Report I-02 No. 464-177/2014 dated 22<sup>nd</sup> August 2016 and confirmed on 7<sup>th</sup> April 2017. Assessment was made for each LOT by Tax Administration of the City of Belgrade and shown in the table below, last column to the right.

LOT	Cadastral Plot, CM of New Belgrade	LOT Area (m <sup>2</sup> )	Land Market Price dated 7 <sup>th</sup> April 2017. (RSD/m <sup>2</sup> )	Start Land Price as per LOT (in RSD)
<b>LOT 3</b>	6818	21.058	10.155,90	<b>213.862.942,20</b>
<b>LOT 4</b>	6819	32.822	10.155,90	<b>333.336.949,80</b>

Public building land shall be sold to a Bidder offering the highest price, which shall be equal to or higher than the start price set forth in the Invitation to Public Bidding, and which cannot be further reduced.

## **6. Payment Deadline and Consequences in Case of Failure to Pay**

In cases when building land price exceeds RSD1.200.000,00, it can be paid either in full or in no more than 12 monthly instalments.

The most successful Bidder is obliged to declare on the method of payment by signing a Statement by which he/she at the same time accepts the terms and conditions specified in the Invitation to Public Bidding for alienation of the public building land owned by the City of Belgrade, and commits him/herself to pay the maximum bid amount.

In case the payment is to be made in full, the person the building land is alienated to shall make payment within 15 days as of the date of receipt of the Decision on Building Land Alienation. If payment is to be made in instalments, the person the building land is alienated to shall pay 10% of the bid amount within 15 days as of the date of receipt of the Decision on Building Land Alienation, while the outstanding amount shall be paid in equal monthly instalments upon conclusion of the Land Alienation Contract.

When payment is to be made in instalments, the buyer shall, within 30 days as of the date of the Contract, provide an irrevocable Bank Guarantee for the outstanding amount, payable at first demand and with no entitlement to rise any objection whatsoever, which shall be valid for more than three months as of the date of payment of the final instalment, or the buyer shall, in favour of the City of Belgrade, mortgage another property worth at least 30% more than the total amount of outstanding instalments.

Price shall be calculated in EURs on the date of Contract at the middle RSD exchange rate of the National Bank of Serbia, with obligation of repayment of instalments in RSD equivalent at the middle RSD exchange rate of the National Bank of Serbia at the date of payment.

In case of payment in instalments, the deposit paid in the course of public bidding is not considered the first instalment.

In case the Bidder who the building land had been alienated to in accordance with the above Land Alienation Decision fails to pay the amount within the period set forth therein, the Mayor, upon Agency's proposal, may decide to abrogate the Building Land Alienation Decision, and the person shall not be entitled to a refund of the deposit. In case of Bank Guarantee submission, it will be forfeited.

## **7. Deadline for Entering into a Land Alienation Contract and Consequences in Case of Failure to Do So**

Person who the building land is alienated to shall enter into a Land Alienation Contract within 30 days as of the date of receipt of the Building Land Alienation Decision, and upon payment of the total amount in case of a full payment, or upon payment of 10% of the total amount if payment is made in instalments.

In case the person who the building land had been alienated to fails to enter into a Land Alienation Contract within 30 days as of the date of receipt of the Building Land Alienation Decision, and upon payment of the total amount in case of full payment, or upon payment of 10% of the total amount if making payment in instalments, the Mayor may decide to abrogate the Building Land Alienation Decision, in which case the person shall be entitled to a refund of the amount paid, in nominal value, but decreased by the deposit.

8. **Time for Completion** starts as of the date of Notice of Commencement of Works, in accordance with the Planning and Construction Law, Articles 140 and 148.

9. **Deposit (deposit amount, time for payment and consequences in case of withdrawal or Land Alienation Decision abrogation)**

To participate in the Public Bidding, a Bidder shall deposit an amount of 10% of the start price for each individual LOT, or provide an irrevocable Bank Guarantee for the deposit amount referred, without any “objections“ and payable “at first demand” and valid for no more than 180 days as of the date of Bid submission.

The exact deposit amount as per individual LOT is shown in the table below:

LOT	Cadastral Plot CM of New Belgrade	Start Price as per LOT (RSD)	Deposit per LOT (RSD)
LOT 3	6818	213.862.942,20	<b>21.386.294,22</b>
LOT 4	6819	333.336.949,80	<b>33.333.694,98</b>

The deposit mentioned above shall be paid to the Belgrade Land Development Public Agency’s account No. 200-2867071601033-49, no later than by 18<sup>th</sup> July 2017.

The amount deposited to the account in the course of the Public Bidding represents a part of the total price and will be transferred to an appropriate bank account of the City of Belgrade upon issuance of the Land Alienation Decision.

Deposit or the Bank Guarantee submitted by unsuccessful Bidders will be returned to them within no more than five (5) days as of the date of Building Land Commission’s session.

The Bidder shall not be entitled to deposit refund, or the Bank Guarantee (if submitted) will be forfeited in case the Bidder who offered the highest price withdraws from the Public Bidding once the Chairman of the Building Land Commission declared the Public Biding closed, but prior to issuance of the Land Alienation Decision.

Mayor shall decide on abrogation of the Land Alienation Decision, and the Bidder shall not be entitled to a refund of the deposit in the following cases as well:

- If the Bidder who the land had been alienated to fails to make payment within the deadline defined in the Land Alienation Decision;
- If the Bidder who the land had been alienated to ceases the alienation once he/she had paid the total price amount but prior to Land Alienation Contract signature;
- If the Bidder who the land had been alienated to fails to enter into a Land Alienation Contract within 30 days as of the date of Land Alienation Decision receipt.

## **10. Required Application Contents and the Documents to be Attached**

Application to Public Bidding shall be submitted in the sealed envelope clearly and visibly marked with the name of the site it refers to, and the Bidder's full name.

Application submitted by a *legal person* shall contain full name and address and shall be signed by an authorized representative and stamped. Application shall be attached with the excerpt from the Business Entities Register with the competent authority as well as with the Tax Identification Number Certificate.

Application submitted by an *individual* shall contain full name, address, ID No., and shall be signed. Application shall be attached with a copy of the Bidder's ID Card.

Application submitted by an *entrepreneur* shall contain business name and address, signed by an authorized representative and stamped. Application shall be attached with the excerpt from the competent authority register and the Tax Identification Number Certificate.

Application shall also be attached with an evidence of deposit payment, i.e. a deposit guarantee.

Application shall be attached with the Bidder's Statement on accepting all terms and conditions defined in the Invitation to Public Bidding and shall specify the Time for Completion of Construction Works.

Application cannot be made by the Chairmen of the Commission nor by any of its members.

## **11. Application Deadline**

Applications shall be submitted by mail to the Belgrade Land Development Public Agency, 84 Njegoseva Street, 11111 Belgrade, PAC 126016, or directly to the Agency's ground floor reception desk no later than until 18<sup>th</sup> July 2017, by 15.30 a.m.

## **12. Venue and Time of Public Bidding**

Public Bidding will take place on 19<sup>th</sup> July 2017 in the premises of the Belgrade Land Development Public Agency, 84 Njegoseva Street, fourth floor conference room, starting at 12:00 noon.

Either the Bidder him/herself or his/her duly authorized representative shall attend the Public Bidding.

### **13. Incomplete and Late Applications**

The Application is considered incomplete unless it contains all attachments and documents as requested in the Invitation to Public Bidding, or unless the given information is in compliance with the terms and conditions specified therein.

The Application is considered timely if submitted by the date and time specified in the Invitation to Public Bidding.

The Commission shall identify the Bidders, the present Bidders and those who submitted the Power of Attorney for participation in the Public Bidding and which Applications are late or incomplete.

A Bidder whose Application is late or incomplete, or a representative of a Bidder whose Application isn't late or incomplete but whose Power of Attorney was not appropriately issued, shall not be entitled to participate in the Public Bidding, while late or incomplete Applications shall be rejected.

If the Bidder whose Application is not late or incomplete fails to attend the Public Bidding, he/she shall be deemed to have withdrawn from the Public Bidding.

This Invitation to Public Bidding is available at the Belgrade Land Development Public Agency website <http://www.beoland.com>

Further information related to this Invitation is available at the Belgrade Land Development Public Agency - Sites Analysis, Marketing and IT Department, tel. +381 (0)11 2041 302, every regular working day, 7.30 a.m. to 15.30 p.m.