



**BELGRADE LAND  
DEVELOPMENT PUBLIC AGENCY**

Sites Analysis, Marketing and IT Department

Number:

Date:

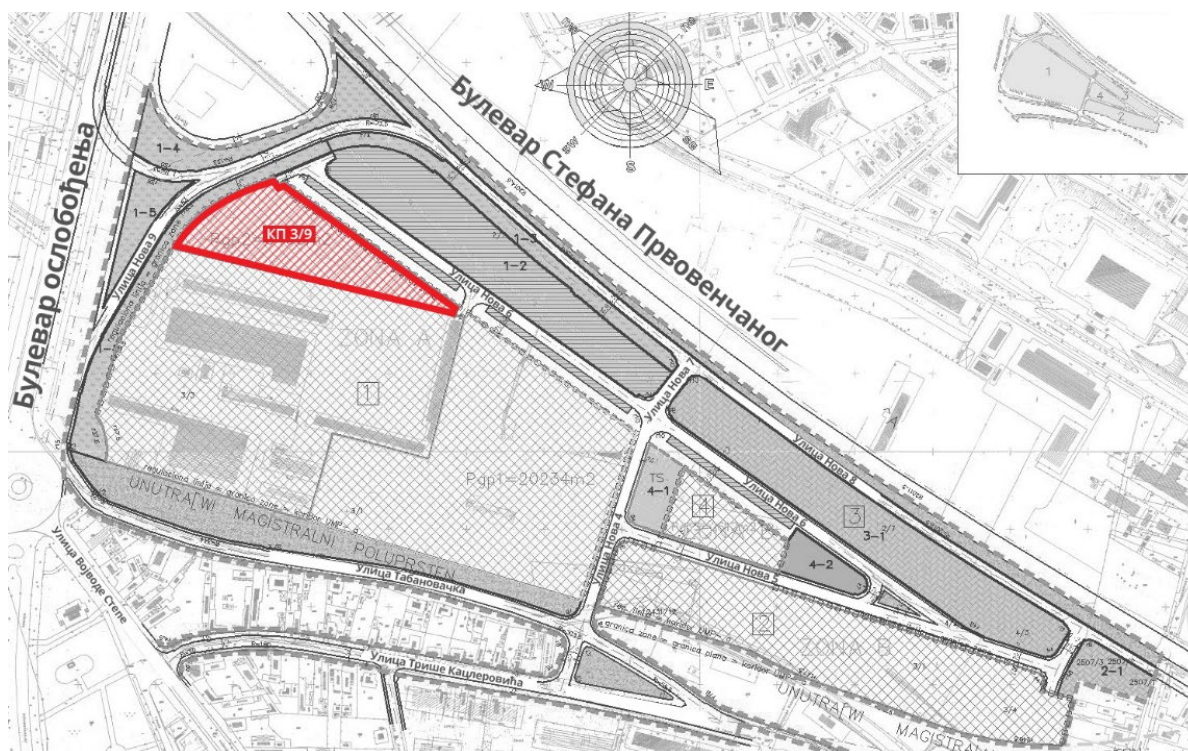
Based on the Planning and Construction Law ("Official Gazette of the Republic of Serbia", No. 72/09, 81/09 - correction, 64/10 – Constitutional Court Decision, 24/11, 121/12, 42/13 – Constitutional Court Decision, 50/13 – Constitutional Court Decision, 98/13 – Constitutional Court Decision, 132/14, 145/14 and 83/18) and the Decision on the Building Land ("Official Gazette of the City of Belgrade", No. 20/15, 126/16, 2/17, 43/17 and 118/18), and the City of Belgrade Mayor's Resolution No. 463-1828/19-G dated 7<sup>th</sup> March 2019, Belgrade Land Development Public Agency, issues:

**INVITATION TO COMPETITIVE 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 at Autokomanda Square, next to Nova 6 and Nova 9 streets, the LOT comprising of the cadastral plot No. 3/9, Cadastral Municipality of Vozdovac, with an area of 6.421m<sup>2</sup>, filed in the Land Registry under No. 4179, Cadastral Municipality of Vozdovac, as the public property of the City of Belgrade.

Site position is shown in the graph below:



## 2. Purpose of the Facility

Site is included in the Detailed Regulation Plan for part of the central zone – spatial unit of “Autokomanda Square”, (“Official Gazette of the City of Belgrade” No. 31/2007), based on which the Secretariat for Urban Planning and Construction of the City of Belgrade issued the Site Information IX-06 No. 350.1-224/2017 on 13<sup>th</sup> March 2017, according to which cadastral plot 3/9 CM of Vozdovac belongs to the building block 1, Zone A, the areas intended for commercial activities (business, trade, hotels).

Urban planning parameters are as follows:

- Floor Area Ratio (FAR) is 3.5;
- Building Coverage Ratio (BCR) 75%
- Maximum allowable number of floors for the main building is GF+4, i.e. 22m in height, and GF+21, i.e. 75 m in height for the tower building.
- Landscaped areas and landscaped parking plots shall cover minimum 10% of the LOT;
- Approximate GBA is 22.473.50 m<sup>2</sup>
- Required number of parking spaces shall be provided within the LOT.

Prior to provision of the location requirements, building and landscaping preliminary design shall be submitted to the Committee for Plans of the City of Belgrade for review of its compliance to urban - architectural requirements for the site referred herein.

## 3. Degree of Infrastructural Development:

- LOT is approachable from the newly designed roads north from the complex, such as: directly to Nova 6 Street, which will connect to Trise Kaclerovica Street via Nova 4 Street, and which will connect to the existing Bulevar Stevana Prvovencanog (Belgrade- Nis Highway) via Nova 7 Street.
- Newly designed Nova 6 and Nova 7 streets will be constructed to include the accompanying infrastructure within their alignments.
- Belgrade Land Development Public Agency is responsible for development of the public building land in accordance with the 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 networks and public lighting on the LOT.

Person who the building land is sold to shall enter into the agreements with all competent public utility institutions and other legal entities and shall 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 price** for the building land was determined based on the land market price assessed by the Secretariat for Finance – Tax Administration of the City of Belgrade, Report I-02 No. 464-109/2014 dated 17<sup>th</sup> June 2014, confirmed by the Tax Administration letter reference XXVI-01 No. 464-109/2014 dated 10<sup>th</sup> May, 2018 and amounts to RSD 130.910,10 per square metre of the land, which totally amounts to RSD 840.573.752,10 for the total area of 6.421 m<sup>2</sup>.

Competitive biddings for the referred LOT were held on 27<sup>th</sup> December 2017 and 17<sup>th</sup> April 2018, when no applications were received. In case of the second time repetition, the above start price shall be reduced by 40% and now amounts to **RSD 504.344.251,26**.

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 Competitive 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 Competitive 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 Competitive Bidding is not considered the first instalment.

In case the Bidder who the building land has 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 has 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 total 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 Competitive Bidding, Bidder shall deposit an amount of 10% of the start price which amounts to RSD **50.434.425,12** 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 deposit mentioned above shall be paid to the Belgrade Land Development Public Agency's account No. 200-2867071601033-49, no later than by 11<sup>th</sup> April 2019.

The amount deposited to the account in the course of the Competitive 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. Deposited amount or the Bank Guarantee submitted by unsuccessful Bidders is



to 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 a refund of the deposit amount, or the Bank Guarantee (if submitted) will be forfeited in case the Bidder who offered the highest price withdraws from the Competitive Bidding once the Chairman of the Building Land Commission had declared the Public Bidding 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 was alienated to fails to make payment within the deadline defined in the Land Alienation Decision;
- If the Bidder who the land was alienated to ceases the alienation once he/she paid the total price amount but prior to Land Alienation Contract signature;
- If the Bidder who the land was 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 Competitive 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, shall be 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 Competitive 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.

Applications shall be submitted no later than until 11<sup>th</sup> April 2019 by 15:30.

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

Competitive Bidding will take place on **12<sup>th</sup> April 2019** in the premises of the Belgrade Land Development Public Agency, 84 Njegoseva Street, fourth floor conference room, starting at **11:00 a.m.**

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

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

The Application is considered incomplete unless it contains all attachments and documents as requested in the Invitation to Competitive 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 Competitive Bidding.

The Commission shall identify the Bidders, the present Bidders and those who submitted the Power of Attorney for participation in the Competitive 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 Competitive Bidding, while late or incomplete Applications shall be rejected.

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

This Invitation to Competitive 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 business day between 7:30 and 15:30.