



**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) and Decision on the Building Land (“Official Gazette of the City of Belgrade”, No. 20/15, 126/16, 2/17 and 43/17) and the Resolution of the Mayor of the City of Belgrade No. 463-3229/18-G dated 19<sup>th</sup> April, 2018, Belgrade Land Development Public Agency, issues the:

**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 on LOT 2 comprising of the cadastral plots 1875/2 and 1875/4, all in the CM of Batajnica, with total area of 518 m<sup>2</sup>, filed in the Land Register Sheet No. 2633 as the public property of the City of Belgrade.

**2. Purpose of the Facility**

Secretariat for Urban Planning and Construction issued for the referred site the Site Information IX-14 No. 350.1-300/2017 on 1<sup>st</sup> February 2017 stating that:

According to the Detailed Regulation Plan of Batajnica, Municipality of Zemun (“Official Gazette of the City of Belgrade” No. 71/16), cadastral plots 1875/2 и 1875/4 in the Municipality of Batajnica are located in the Block 1.32, within the areas intended for individual housing – zone S3. Commercial activities such as trade and services that are environmental friendly and do not make noise are compatible with the individual housing. The main and compatible land use ratio: min. 80% - max. 20%.

Urban planning parameters are as follows:

- Maximum allowed number of floors is GF+1+Loft, maximum building cornice height is 8,5m, and maximum building ridge height is 12,0 m;
- Max. Floor Area Ratio (FAR) shall be up to 1.1;
- Gross Building Area (GBA): 570m<sup>2</sup>;
- Min. 40% of lot area shall be reserved for green areas in direct contact with the ground.

- Parking shall be resolved by constructing a garage or an open parking place within the LOT.
- Only one residential building is allowed to be constructed on the LOT. In case that a separate building lot cannot be formed, construction of another residential or business building is allowed on the LOT provided that parameters referring to the distance between the buildings and other urban parameters referring to the building lot are met.
- Construction of some ancillary buildings (garages, eaves, open swimming pools, fountains, open sports courts, etc.) serving the main building and the purpose of which does not jeopardize the main building or the neighbouring lots is allowed within the LOT.
- Due to engineering - geological site conditions, hydrotechnical protection of the building against groundwater is required. Basement premises shall not be designed or constructed.

### 3. Degree of Infrastructural Development:

- LOT2 is directly approachable from Save Radovanovic Street equipped with Ø100 mm water supply system planned to be reconstructed and replaced by min. Ø150 mm system;
- Construction of Ø250 mm sewerage system and min. Ø300 mm rainwater system is planned for the subject area, but construction of a cesspools is allowed as well.
- Belgrade Land Development Public Agency is responsible for development of the public building land in accordance with the Detailed Regulation Plan and Building Land Development Program;
- Terms and conditions issued by the PUC Belgrade Waterworks and Sewerage for building connection to the existing water supply and sewerage system shall be provided.

4. **Person who the building land is alienated (sold) to** shall perform and execute all the works related to preparation and equipping of the building land within the LOT at his/her own expenses, such as: land survey and remedy, removal of all existing underground utilities, construction of running surfaces, pedestrian paths and parking areas, construction of all required roads approaching the existing public roads including water supply and sewerage infrastructure facilities and 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 alienated (sold) to shall enter into the agreements with all competent public utility institutions and other legal entities and pay fees for connection to the electric power supply system, telecommunication system and facilities, cable television, heating and gas supply system and facilities, etc.

If the LOT consists of more than one cadastral plot, the person who the building land is alienated (sold) to shall merge the cadastral plots into one LOT prior to issuance of the Permit to Use.

5. **Start price** for 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. 464-260/2016 dated 30<sup>th</sup> November 2016, and confirmed by Tax Administration Report XXVI-01 No. 464-260/2016 dated 28<sup>th</sup> August 2017, and amounts to RSD 3.755,22 per square meter of the land, which **totally amounts to RSD 1.945.203,96** for land plot area of 518 m<sup>2</sup>.

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 194.520,39 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> June 2018.

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> June 2018 by 15.30.

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

Competitive Bidding will take place on **12<sup>th</sup> June 2018** 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 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 regular working day, 7:30 to 15:30.