

Building land is alienated, acquired and leased at market terms, in accordance with 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). Exceptionally, building land can be alienated or leased at the price lower than the market price, i.e. excluding the Land Development Fee, if so required by the law and/or by-laws of the Government of the Republic of Serbia. Public building land owned by the City is alienated in the competitive bidding procedure upon publishing of an invitation thereto in the form of a public notice.

BUILDING LAND ALIENATION PROCEDURE

- Belgrade Land Development Public Agency submits an Initiative to the Secretariat for Property and Legal Affairs for entering into the building land alienation procedure through a public notice once all required documents are provided, all acquisition issues resolved and urban planning requirements complied with;
- Mayor reaches a decision on conducting the competitive bidding for building land alienation by publishing a public notice of such alienation;
- Public notice for building land alienation is prepared and published by the Belgrade Land Development Public Agency in the daily newspaper and on its official web site;
- Time for competitive bidding application shall not be less than 30 days as of the date of the public notice;
- In order to participate in the competitive bidding the applicant shall pay a participation deposit in the amount of 10% of the start price of the land or shall 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 application;
- Building land is alienated at market terms to a bidder offering the highest price for the land referred. Start price is assessed and determined by the Tax Administration of the City of Belgrade;
- Competitive bidding procedure is conducted by the Building Land Commission, supported by Beoland's professional and administrative operations, and determines which one of the Bidders has offered the highest price;
- Once the competitive bidding is complete, the Mayor reaches a decision on building land alienation;
- In cases when the public land is successfully alienated in the first-time competitive bidding, 30% discount to the bided amount shall apply if such amount is fully paid within 15 days as of the date of the Building Land Alienation Decision receipt.
- In case the competitive bidding is to be repeated since no application had been received, the start price is reduced by 20%, and in case of another repetition, it is reduced by 40% compared to the start price.
- 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.
- If payment is to be made in instalments, payment of the first instalment in the amount of 10% of the set price shall be made within 15 days as of the date of the Decision on Building Land Alienation receipt, 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 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;
- Building Land Alienation Contract shall be entered into within 30 days as of the date of Decision on Building Land Alienation receipt by the Bidder, and upon payment of the full price amount if payment is to be made in full, or 10% of the price amount if payment is to be made in instalments;
- The amount deposited for participation in the competitive bidding represents a part of the total land price and shall not be considered the first instalment in case the payment is to be made in instalments, and shall be returned to the unsuccessful bidders within 5 (five) days as of the date of Building Land Commission's session.

BUILDING LAND DEVELOPMENT FEE

In addition to the price for the land, the person whom the building land is alienated to shall also pay the Building Land Development Fee. The Fee is determined based on the average price per 1m² of the apartments newly constructed in the city area, total net area of the building, zone coefficient and building purpose coefficient, all in accordance with the Decision on Determining the Building Land Development Fee ("Official Gazette of the City of Belgrade", No. 2/15, 16/15, 74/15, 36/17, 50/18 and 118/18). Building Land Development Fee can be paid either in full, in which case a 30% i.e. 40% discount shall apply (depending on the average price of 1m² of the newly constructed apartment), or in instalments over the 36-month period. Building Land Development Fee shall be paid no later than by the date of the Notice of Commencement of Works. The amounts of the building land development fee are available at our website – the building land section.