



**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, 83/18, 31/19 and 37/19 – state law and 9/20), the Decision on the Building Land ("Official Gazette of the City of Belgrade", No. 20/15, 126/16, 2/17, 43/17, 118/18 and 26/19) and the City of Belgrade Mayor's Resolution No. 463-2501/20-G dated 8 April 2020, 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 near the "Grmec" factory in the Municipality of Zemun, - economic zone north of the highway (site is approachable from Milana Resetara Street), on two separate building plots (LOTs) as follows: LOT1 equivalent to the cadastral plot 1494, the surface area of which is 2.139m² and LOT2 equal to the cadastral plot 1495, the surface area of which is 4.576m² both belonging to the Cadastral Municipality of Zemun Polje, filed in the Land Registry Sheet No. 1295 as the public property of the City of Belgrade.

Site position is shown in the graph below:

PHOTO

2. Purpose of the Facility

For above mentioned LOTs, the Secretariat for Urban Planning and Construction of the City of Belgrade issued the Site Information IX-14, No. 350.1-3280/2019 dated 18 June 2019, stating that:

According to the Detailed Regulation Plan for the "Autoput" economic zone in New Belgrade, Zemun and Surcin ("Official Gazette of the City of Belgrade" No. 61/09)), the referred cadastral plots belong to the spatial unit North2, Zone II, Block 24, the area intended for industrial development.

Urban planning parameters are as follows:

- Max. Floor Area Ratio (FAR) = 1,0;
- Max. Building Coverage Ratio (BCR) = 50%;
- The minimum landscaped area for complexes with the surface area 0.2 - 1 ha is 20%, out of which the compact forested area shall at least cover half of the total landscaped area.
- Exceptionally in Zone II, for specific activities requiring large parking spaces and high LOT coverage (hypermarkets, wholesale, department stores, film studios, etc.), as well as for existing facilities and complexes already built, the percentage of landscaped area can be reduced in accordance with special conditions to be issued by PUC "Zelenilo Beograd" (Greenery Belgrade).
- For structures with usable Gross Floor Area (GFA) up to the ridge, the permissible height shall be maximum 18m, with appropriate number of floors depending on its purpose and technological needs. Also, for individual parts of the building, the allowed ridge height shall be maximum 24m, but above the ground no more than 1/3 of the total GFA.
- Car parks shall be arranged in accordance with the design documentation to be prepared based on the standards and business activity planned the number of customers expected and employees required.

3. Degree of Infrastructural Development:

- LOT is approachable from Milana Rešetara Street, via an approach road positioned on the cadastral plot no. 1493 of the CM of Zemun Polje, to be connected to the planned S10 Road where water supply, storm/wastewater sewage network is planned to be constructed;
- Belgrade Waterworks and Sewerage Public Utility Company's requirements for connection of the facilities to the existing water supply and sewerage systems shall be provided.
- EPS Distribucija and Telekom Srbija a.d. Belgrade requirements shall be provided for building connection to the existing power supply and telecommunication systems.
- 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.

- 4. The person who the building land is alienated (sold) to** shall, at his/her expenses, perform and execute all preparatory works related to infrastructural development and equipping of the LOT such as: land survey and remedy, removal of the existing illegal facility, removal of all existing underground utilities, 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 areas including landscaping, hydrant networks and public lighting on the LOT.

The person who the building land is sold to shall, at own expenses, in the zone of intervention within the cadastral plot 1493 CM of Zemun Polje, construct an access traffic surface approximately 42m long including all required utility lines up to their connections to the existing infrastructure, and obtain all the documentation required for use of the subject service road (location conditions, building permit, a notice of commencement of works, etc.) and register the subject road into the real estate cadastre database.

The person who the building land is sold to shall enter into agreements with all competent public utility institutions and shall pay fees for connection to the electric power supply system, telecommunication system, heating and gas supply systems, etc.

5. **Start price** for the building land was determined based on the City of Belgrade Tax Administration Building Land Market Price Assessment Report XXVI-01 No. 464-682/2017 dated 1 August 2017, confirmed by the letter reference XXVI-01 No. 464-682/2017 dated 1 April 2020 and amounts to RSD 12.925,22 per m² of the land, which for each individual LOT amounts as follows:

| LOT | Cadastral Plot, CM of Zemun Polje | LOT Surface Area (m ²) | Land Market Price dated 1 April 2020 (RSD/m ²) | Start Land Price as per LOT (in RSD) |
|--------------|-----------------------------------|------------------------------------|--|--------------------------------------|
| LOT 1 | 1494 | 2.139 | 12.925,22 | 27.647.045,58 |
| LOT 2 | 1495 | 4.576 | 12.925,22 | 59.145.806,72 |

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

When the building land is alienated (sold) in the public procurement procedure for the first time and the payment is made in full within 15 days as of the date of Land Alienation Decision submission to the most successful Bidder, in this case the bided amount is reduced by 30%.

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 to pay the maximum bid amount.

If payment is to be made in full, the person who the building land is alienated to shall pay the bid amount 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 who 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 due date 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 as the first instalment.

In case the Bidder who the building land is 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 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 **10%** of the start price or provide an irrevocable Bid Guarantee 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 Zemun Polje | Start Price as per LOT (RSD) | Deposit as per LOT (RSD) |
|--------------|-------------------------------------|---------------------------------|-----------------------------|
| LOT 1 | 1494 | 27.647.045,58 | 2.764.704,55 |
| LOT 2 | 1495 | 59.145.806,72 | 5.914.580,67 |

The deposit mentioned above shall be paid to the Belgrade Land Development Public Agency’s account No. 190-20332-04, no later than by 4 June 2020.

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 most successful 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 decides on abrogation of the Land Alienation Decision, in case the Bidder who the land had been alienated to:

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

In all above-referred cases, no deposit repayment shall apply and submitted Bank Guarantee, if any, shall be forfeited and repaid to the Beneficiary.

10. Required Application Contents and the Documents to be Attached

Application to Competitive Bidding shall be submitted in a sealed envelope clearly and visibly marked with the name of the LOT it refers to. Bidder's full name and address shall be noted on the back of the envelope.

Application submitted by a *legal person* shall contain full name and headquarters address and the telephone number and shall be signed by the authorized representative. Application shall be attached with the excerpt from the Business Entities Register with the competent authority not older than 30 days, and a copy of the Tax Identification Number Certificate.

Application submitted by a *natural person (individual)* shall contain full name, address, telephone number and shall be signed. Application shall be attached with a copy of the ID card or a printed copy of the biometric ID card or a photocopy of the passport if Applicant is a foreign citizen.

Application submitted by an *entrepreneur* shall contain business name, headquarters address, telephone number and shall be signed by the authorized representative. Application shall be attached with the excerpt from the competent authority register not older than 30 days, and a copy of the Tax Identification Number Certificate.

In case the Applicant is to be represented by an authorised representative, the letter of authorisation must be issued for this specific purpose and certified by a public notary.

The application shall also be attached with evidence of deposit payment, i.e. a deposit guarantee, as well as the account number for possible deposit refund.

Application shall be attached with the Bidder's Statement on accepting all terms and conditions defined in the Invitation to Competitive Bidding.

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 Njegoševa Street, 11111 Belgrade, PIN Code 126016, or directly to the Agency's ground floor reception desk.

Applications shall be submitted no later than until 4 June 2020 by 15.30.

Application and attached documents must be in Serbian language. In case the previously mentioned documentation is in foreign language, it shall be attached with a certified translation into Serbian language and certified by the court interpreter.

12. Venue and Time of Competitive Bidding

Competitive Bidding will take place on 5 June 2020 in the premises of the Belgrade Land Development Public Agency, 84 Njegoševa Street, fourth-floor conference room, starting at 12.00 (noon).

The Competitive Bidding shall be attended by either the Applicant him/herself or his/her duly authorized representative.

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 business day from 7.30 to 15.30.