



**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 463-3603/21-G dated 24 May 2021, the 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 site located in Brace Vojinovic Street in Batajnica, Urban Municipality of Zemun, the building plot (LOT) made of the cadastral plot 1877/5 CM of Batajnica, with the surface area of 511 m<sup>2</sup> registered in the Land Registry Folio 4452 for CM of Batajnica as the public property of the City of Belgrade.

Site position is shown in the graph below:

**2. Purpose of the Facility**

On 8 July 2020, the Secretariat for Urban Planning and Construction issued the Site Information IX-14 No. 350.1-2753/2020 for the referred site stating that:

According to the Detailed Regulation Plan of Batajnica, Municipality of Zemun ("Official Gazette of the City of Belgrade" No. 71/16), the cadastral plot 1877/5 CM of Batajnica is located in the Block 1.32, within the areas intended for individual housing –S3 Zone.

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 number of floors planned is GF+1+Loft defined by the maximum building cornice height of 8,5m and maximum building ridge height of 12,0 m;
- Max. Floor Area Ratio (FAR) shall be 1.1;
- Min. 40% of lot area shall be reserved for landscaped areas in direct contact with the ground.
- Parking shall be resolved by constructing a garage or an open parking space within the LOT, all according to the norms defined by the Plan.
- Only one residential building shall be constructed within the LOT. In case that a separate LOT cannot be formed, construction of another residential or business building is possible in line with the parameters defining the distance between the buildings, all within the urban parameters applicable for the LOT.
- 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, hydro-technical protection of the building against groundwater is mandatory. Construction of basement premises shall not be planned.

### **3. Degree of Infrastructural Development:**

- LOT is directly approachable from Brace Vojinovic Street
- Brace Vojinovic Street is equipped with Ø110 mm water supply system available to be connected to and planned for reconstruction to Ø150 mm system;
- Construction of Ø250 mm sewage system and min. Ø300 mm stormwater sewer is planned for the subject area. Construction of a cesspool (septic-tank) 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, at their 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, 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.

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 systems and facilities, 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. 464-156/2020 dated 21 September 2020 and amounts to RSD 5.879,68 per square meter, which **totally amounts to RSD 3.004.516,48** for the total surface area of 511m<sup>2</sup>.

Competitive bidding for the referred LOT, at the estimated value, was held on 29 January 2021, at which time no applications were received. In case of the first time repetition of the competitive bidding according to the start price set forth thereto, the above total start price shall be reduced by 20% and now amounts to **RSD 2.403.613,18**.

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 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 which amounts to RSD 240.361,31 or provide an irrevocable Bid Guarantee in favour of the Belgrade Land Development Agency as the Beneficiary for the deposit amount referred above, 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. 190-20332-04, no later than by 6 July 2021.

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, headquarters address, telephone number, the name of the bank and the number of the account the deposit is to be repaid to if applicable, 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 and telephone number, the name of the bank and the number of the account the deposit is to be repaid to if applicable, and shall be signed. Application shall be attached with a copy of the ID card or a printed copy of the biometric ID card, and for foreigners a photocopy of the passport.

Application submitted by an *entrepreneur* shall contain business name, headquarters address, telephone number, the name of the bank and the number of the account the deposit is to be repaid to if applicable, 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.

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.

Required contents of Application and the documents to be submitted while applying for participation in the Competitive Bidding is available at: <https://www.beoland.com/zemljiste/lokacije-za-dodelu/obavezan-sadrzaj-prijave-isprave/> or <https://www.beoland.com/obrasci/>

In case the Applicant is to be represented by an authorised representative, the letter of authorisation must be issued for this special purpose and certified by a public notary and must not be issued more than 30 days prior to the date of the Competitive Bidding (this provision also applies to the cases where the Applicant - participant in the procedure public bidding is represented by a lawyer).

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 17, PAC 126016, or directly to the Agency's ground floor reception desk.

Applications shall be submitted no later than until 6 July 2021 by 15.30.

Application and documents attached must be in Serbian language. In case the previously mentioned documentation is in a 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 7 July 2021 in the premises of the Belgrade Land Development Public Agency, 84 Njegoševa Street, fourth-floor conference room, starting at 11.00 a.m.

The Competitive Bidding shall be attended by either Applicants themselves or their duly authorized representatives.

#### **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 inappropriately 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 <https://www.beoland.com/oglasil/>.

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.