



**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. 463-6395/21-G dated 17 September 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 building land in Block 53 near the "Nikola Tesla" Airport and the Wholesale Market, Municipality of New Belgrade, LOT 5 consisting of the following cadastral plots: 534/76, 534/1, 534/59, 534/60, 534/57, 534/58, 534/35, 6636/15 and 6636/4, all in the CM of New Belgrade. Plots were registered as the public property of the City of Belgrade, such as: cadastral plots 534/76, 534/1, 534/58, 534/35 and 534/57 registered in the Land Registry Folio no. 6891 CM of New Belgrade, cadastral plot 6636/15 registered in the LR Folio no. 4137, CM of New Belgrade, and cadastral plot 6636/4 registered in the LR Folio no. 381, CM of New Belgrade, while the cadastral plots 534/59 and 534/60 were registered in the LR Folio no. 367, CM of New Belgrade as the state property of the Republic of Serbia, whereas the user of the referred cadastral plots is the Municipality of Novi Beograd. For these two plots, the procedure of title registration in favour of the City of Belgrade is in progress. All above-mentioned cadastral plots are forming a building plot (LOT) with a surface area of 22.944m².

Site position is shown in the photo below:

2. Purpose of the Facility

Site is included in the Detailed Regulation Plan for the industrial zone of "Autoput" in New Belgrade, Zemun and Surcin ("Official Gazette of the City of Belgrade" No. 61/09), based on which the Secretariat for Urban Planning and Construction of the City of Belgrade issued the Site Information IX-13 No. 350.1-4677/2021 dated 10 August 2021, according to which the Lot referred above belongs to the spatial unit of Jug, Zone II, Block 42, the areas intended for industrial development. Detailed Regulation Plan mentioned above implies construction of the industrial/production or commercial/business facilities including

accompanying infrastructure. The Amendments to the Detailed Regulation Plan for the Industrial Zone of "Autoput" in New Belgrade, Zemun and Surcin, for the residential blocks 42 and 48 within block 53, Municipality of New Belgrade ("Official Gazette of the City of Belgrade" No. 89/20) are currently in progress.

Urban planning parameters are as follows:

- Floor Area Ratio (FAR): allowed up to 1,0 max.;
- Building Coverage Ratio (BCR): allowed up to 50% max.;
- Green area shall include 25% minimum, at least half of which shall include a compact afforested area.
- For the facilities with usable GFA up to the building ridge, the permitted height shall be 18m max., with an appropriate number of floors depending on the purpose and technological needs. However, allowed height of certain parts of the building such as benchmark parts, towers, places for billboards, special structural parts or technical installations, etc., shall be 24m max. up to the building ridge, provided that such area shall not exceed 1/3 of total GFA.
- Required number of parking spaces shall be provided within the LOT.
- Construction of more than one building is allowed on the Lot.

3. Degree of Infrastructural Development:

- Site is approachable from the existing Prekonoska Street in the length of approximately 40m, which is equipped with Ø150 mm water supply network, Ø300 mm sewerage system and Ø1000 mm stormwater drainage system. The existing S40 Road is planned for redevelopment in the length of 700m and construction of the missing part (up to the end of LOT5) in the length of approximately 350m including the accompanying infrastructure. The existing stormwater drainage system collects the stormwater from the existing road, accordingly, possible connection of the new facilities to the existing drainage system is questionable/uncertain.
- Belgrade Land Development Public Agency is responsible for public building land development in accordance with the Detailed Regulation Plan and Building Land Development Program;
- Compliance with the terms and conditions to be provided from the PUC Belgrade Waterworks and Sewerage for building connection to the existing water supply and sewerage system is required.
- Compliance with the terms and conditions to be provided from EPS Distribucija and Telekom Srbija for buildings connection to the existing power supply and telecommunication systems is required.

- 4. The person whom the building land is to be 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.

The person whom the building land is to be 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.

The person whom the building land is to be alienated to shall at own expense make changes to the cadastre culture and class of the land, if required, in the course of obtaining the building and use permits.

If the LOT included more than one cadastral plot, the person whom the building land is to be sold to shall merge the cadastral plots into one building plot (LOT) prior to issuance of the Use Permit and shall take all necessary actions for provision of both the building and use permits.

- 5. Start price** for the building land has been determined based on the City of Belgrade Tax Administration Building Land Market Price Assessment Report XXVI-01 No. 464-48/2021 dated 04 March 2021, and confirmed by the letter dated 11 August 2021 and amounts to RSD 10.817,30 per square metre, which **totally amounts to RSD 248.192.131,20** for the total surface area of 22.944m².

The 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 competitive bidding 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 some other 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

The person whom 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 24.819.213,12, 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 25 October 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.

Application forms and the documents to be attached to the Application to Competitive Bidding are available at: <https://www.beoland.com/zemljiste/lokacije-za-dodelu/obavezan-sadrzaj-prijave-isprave/> or <https://www.beoland.com/obraci/>

In case the Applicant is to be represented by an authorised representative, the letter of authorisation must be issued for this particular 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 when the applicant/participant in the competitive 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 25 October 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 26 October 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.