



**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 (Corrigendum), 64/10 (CC), 24/11, 121/12, 42/13 (CC), 50/13 (CC), 98/13 (CC), 132/14, 145/14, 83/18, 31/19 and 37/19 – other 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 Deputy Mayor's Resolution No. 463-7635/21-G-01, од 12.11.2021, 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 Radnicka Street, in the immediate vicinity of "Ada Ciganlija" sports and recreation centre, the hippodrome and the cultural-historical and tourist area of Topčider, in the City Municipality of Čukarica, on the building plot (LOT) consisting of the following cadastral plots: 10003/3, 10005/5, 10079/17, 10079/3, 10079/6, 10079/15 and 10079/11 all in the Cadastral Municipality of Cukarica, with the total LOT surface area of 55.169 m². All cadastral plots are registered in the Land Registry as the public property of the City, as follows: cadastral plot no. 10003/3, registered in the Land Registry Folio no. 243 CM of Cukarica; cadastral plot 10005/5 registered in the Land Registry Folio no. 836 CM of Cukarica; cadastral plot 10079/17 registered in the Land registry Folio no. 12729 CM of Cukarica; cadastral plots 10079/3, 10079/6 and 10079/15, all registered in the Land Registry Folio no. 1813 CM of Cukarica and the cadastral plot 10079/11, registered in the Land Registry Folio no. 13175 CM of Cukarica.

Site position is shown in the photo below:



2. Purpose of the Facility

Site is included in the Detailed Regulation Plan for Topcider Cultural and Historical Area - Phase II, Unit 1, Urban Municipalities of Cukarica and Savski Venac ("Official Gazette of the City of Belgrade" No. 98/16), based on which the Ministry of Construction, Transport and Infrastructure issued the Site Information No. 350-02-01807/2020-07 on 04 December 2020.

According to the said Plan, the cadastral plots are located in the area designated for other purposes - commercial zones and city centres (K2).

No commercial activities such as shopping malls, hypermarkets, gas stations, distribution centres, wholesale markets, warehouses, green markets, commercial garages, etc. are allowed. Compatible land use related to cultural or sports facilities and complexes are allowed. Planned basic to compatible land use ratio shall be: 51% : 49%.

The existing facilities of a special importance to the Cultural Monuments Protection Authority are the facilities included in the Category III:

- 19a. The observation tower – video surveillance centre,
- 20. The residential house,
- 21. Former heating plant chimney.

The size and the volume of the existing facilities shall remain as it is, no possible changes to their appearance, no upgrade or construction of superstructure is allowed. Restoration, improvement or revitalization of these facilities is allowed.

All existing facilities that are not of special importance to the Cultural Monuments Protection Authority must be removed.

In case of any intervention within the Plan borders, cooperation with the Cultural Monuments Protection Authority is mandatory.

Urban planning parameters are as follows:

- Minimum surface area of the building plot (LOT) is 9.000 m²;
- Maximum Floor Area Ratio (FAR) =1,2;
- Maximum building cornice height shall be no more than 18 m and maximum number of floors is GF+4+Loft;
- Construction of a single underground floor on the planned building plot is allowed;
- The percentage of open, green areas shall be minimum 50% (minimum 25% of which shall be in direct contact with the ground);
- Parking shall be resolved by constructing an open parking space within the LOT, or an underground garage.
- A public architectural and urban competition, as well as the verification of the preliminary design by the Planning Commission, is required according to the Plan.

3. Degree of Infrastructural Development:

- LOT is approachable from the SAO1 road planned for redevelopment including the accompanying roundabout (turning point) and accompanying infrastructure and goes out to Radnička Street, in the length of about 135 m.
- SAO1 road is equipped with a Ø150mm water supply network on the right-hand side (observing from Radnička Street). Construction of a Ø150mm water supply network on the left-hand side of the road in the length of about 115 m is required according to the Plan.
- For connection of the facility to the water supply and sewerage network, it is necessary to construct a secondary network to the nearest available recipients, all in accordance with the conditions (requirements) to be issued by the PUC "Belgrade Waterworks and Sewerage". The 60/110 collector placed in Radnicka Street is the nearest existing sewage network.
- Radnička Street is equipped with a stormwater sewer. Construction of a minimum Ø300mm stormwater sewer in the SAO1 road in the length of approximately 140 m is required according to the Plan;
- 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;
- Belgrade Waterworks and Sewerage Public Utility Company's requirements for connection of the facilities to the water supply and sewerage systems shall be provided.
- EPS Distribucija and Telekom Srbija a.d. Belgrade requirements shall be provided for buildings connection to the power supply and telecommunication systems.

- 4. Person whom the building land is alienated (sold) to shall, at their own costs, 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**

facilities which are not of special importance to the Cultural Monuments Protection Authority (as stated under Clause 2), removal of all existing underground utilities, such as the existing routes of the four pipelines in accordance with the applicable regulations (the Law on Safety and Health at Work, "Official Gazette of RS", No. 101/2005, 91/2015 and 113/2017- other law), Law on Fire Protection ("Official Gazette of the Republic of Serbia" No. 111/2009, 20/2015, 87/2018 and 87/2018 – other laws, etc.), as well as the 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 obligation of the person whom the building land is alienated to is to provide pyrotechnic supervision over the execution of works.

Person whom the building land is alienated 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.

Person whom the building plot is alienated to shall at own expense make a change of culture and class of land, if required, in the course of obtaining the building and use permits.

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

- 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. 464-269/2020 dated 15 December 2020 and confirmed by the letter dated 13 July 2021 and amounts to RSD 57.605,43 per square metre, which **totally amounts to RSD 3.178.033.967,67** for the total surface area of 55.169 m².

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 whom 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 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 whom 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, 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 317.803.396,76, 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 14 December 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/obrasci/>

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 14 December 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 15 December 2021 in the premises of the Belgrade Land Development Public Agency, 84 Njegoševa Street, fourth-floor conference room, starting at 11.30 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.