



**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. 463-1154/21-G dated 12 February 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 land located in the settlement of Kamendin in Tomice Popovića Street, Urban Municipality of Zemun, on **four individual building plots (LOTS)**, as follows:

LOT1 equivalent to the cadastral plot 143/266, with the surface area of 122 m<sup>2</sup>;  
LOT2 equivalent to the cadastral plot 143/267, with the surface area of 116 m<sup>2</sup>;  
LOT3 equivalent to the cadastral plot 143/268, with the surface area of 118 m<sup>2</sup> and  
LOT4 equivalent to the cadastral plot 143/269, with the surface area of 121 m<sup>2</sup>;  
all registered in the Land Registry Folio 1295 for CM of Zemun Polje as the public property of the City of Belgrade.

Site position is shown in the graph below:

**2. Purpose of the Facility**

For the referred site, the Secretariat for Urban Planning and Construction of the City of Belgrade issued the Site Information IX-14 No. 350.1-2494/2020 on 26 June 2020, stating the following:

According to the Amendment to the Detailed Urban Plan for "Kamendin" residential area in Zemun ("Official Gazette of the City of Belgrade" No. 6/89) cadastral plots referred above are located in the block 1.1.1.6., in the areas planned for terraced housing. The construction of two major types of terraced housing is planned:

**N-Type** – on land plots with a width of 7.0 m and a depth of 28 - 32 m. Building coverage of 70.0 m<sup>2</sup> is allowed;

The Gross Floor Area (GFA) of usable floors should be 140 m<sup>2</sup>, excluding the basement and the loft. Extension of living space in the loft is allowed. The maximum number of floors should be GF+1+Loft, and only one apartment is planned in each building. Accommodation of space for individual commercial activities that would be conducted without noise or adverse environmental impact is also allowed within the building (in the basements or ground floors);

- It is also allowed to withdraw the building into the land plot for no more than 5.0 m from the construction line.
- In the higher parts of the LOT (above level 82.00), the construction of a basement is allowed. Construction of the living space in the basements is not allowed. Construction of the garage within the building or the parking space on the plot is allowed.

**M-Type** – on land plots with a width of 6.0 m and a depth of 17-20 m:

- Building coverage of 48 m<sup>2</sup> is allowed;
- The Gross Floor Area (GFA) of usable floors shall be 96 m<sup>2</sup>;
- No direct road access to the land plots is planned, neither construction of garages within the buildings. No deviation/departure from the construction line is allowed.
- Other conditions apply as for the previous type.

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

- LOT1 and LOT2 are directly approachable from Tomice Popivića Street, while LOT3 and LOT4 are approachable from the existing service (vehicle/pedestrian) road.
- Tomice Popovića Street is equipped with Ø100 mm water supply, Ø250 sewage and Ø300 stormwater drainage systems available for connection.
- Service road is not equipped with a water supply/sewer system, so for LOT3 and LOT4 connection purposes, it is necessary to construct the connections to the existing network placed in Tomice Popovića Street.
- Belgrade Land Development Public Agency is responsible for development of the public building land in accordance with the Detailed Urban 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 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 and facilities, 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. 464-164/2020 dated 28 September 2020.

The start price is shown in the last column on the right for each **LOT individually**:

<b>LOT</b>	<b>Cadastral Plot, CM of Zemun Polje</b>	<b>Land Market Price dated 28 September 2020 (RSD/m<sup>2</sup>)</b>	<b>LOT Surface Area (m<sup>2</sup>)</b>	<b>Start Land Price as per LOTs (in RSD)</b>
<b>LOT 1</b>	143/266	6.467,56 din/m <sup>2</sup>	122,00	<b>789.042,32</b>
<b>LOT 2</b>	143/267	6.467,56 din/m <sup>2</sup>	116,00	<b>750.236,96</b>
<b>LOT 3</b>	143/268	6.467,56 din/m <sup>2</sup>	118,00	<b>763.172,08</b>
<b>LOT 4</b>	143/269	6.467,56 din/m <sup>2</sup>	121,00	<b>782.574,76</b>

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 paying 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 raise 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.

The price shall be calculated in EURs on the date of Contract at the middle RSD exchange rate of the National Bank of Serbia, with the 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, the Bidder shall deposit **10%** of the start price, which as per individual LOTS amounts to as follows:

LOT	Cadastral Plot CM of Zemun Polje	Start Price as per LOTS (RSD)	Deposit as per LOTS (RSD)
<b>LOT 1</b>	143/266	789.042,32	78.904,23
<b>LOT 2</b>	143/267	750.236,96	75.023,69
<b>LOT 3</b>	143/268	763.172,08	76.317,20
<b>LOT 4</b>	143/269	782.574,76	78.257,47

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 01 April 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/obraci/>

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

Applications shall be submitted no later than until 01 April 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 02 April 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/oglas/>.

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.