



**BELGRADE LAND  
DEVELOPMENT PUBLIC AGENCY**

**Sites Analysis, Marketing and IT Department**

Number:

Date:

Pursuant to 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 and 54/2021), 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. 463-6092/22-G dated 18 August 2022, 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** is a co-ownership share in the building plot 53-11 located in Diane Budisavljevic Street, Municipality of Savski Venac, with a total surface area of 983,00 m<sup>2</sup>, 862,875 m<sup>2</sup> of which is owned by the City of Belgrade, and 120,125 m<sup>2</sup> of which is owned by the legal persons/individuals, such as follows:

- Co-ownership share in the cadastral plot **21579/1, CM of Savski Venac**, with a total surface area of 536 m<sup>2</sup>, filed in the Land Registry as the public property of the City of Belgrade with a share of 14/16 (469.00 m<sup>2</sup>) and the private property of "Visokogradnja Inženjering" d.o.o, Belgrade, with a share of 1/16 (33.50 m<sup>2</sup>) and Puljević (Danica) Milan with a share of 1/16 (33.50 m<sup>2</sup>). The cadastral plot is filed in the Land Registry Sheet No 5845 CM Savski Venac.
- Co-ownership share in the cadastral plot **21579/4, CM of Savski Venac**, with a total surface area of 425 m<sup>2</sup>, filed in the Land Registry as the public property of the City of Belgrade with a share of 14/16 (371,88 m<sup>2</sup>) and the private property of "Visokogradnja Inženjering" d.o.o, Belgrade, with a share of 1/16 (26,56 m<sup>2</sup>) and Puljević (Danica) Milan with a share of 1/16 (26,56 m<sup>2</sup>). The cadastral plot is filed in the Land Registry Sheet No. 156 CM Savski Venac.
- The cadastral plot no. **21579/13, CM of Savski Venac**, with a total surface area of 11m<sup>2</sup>, is filed in the Land Registry Sheet No. 156 CM Savski Venac as the public property of the City of Belgrade with a share of 1/1;

- The cadastral plot no. **21579/17, CM of Savski Venac**, with a total surface area of 11m<sup>2</sup>, is filed in the Land Registry Sheet No. 156 CM Savski Venac as the public property of the City of Belgrade with a share of 1/1

## **2. Purpose of the Facility**

The site is included in the Regulation Plan for the Spatial Unit of Dedinje, ("Official Gazette of the City of Belgrade" No. 1/2000), based on which the Secretariat for Urban Planning and Construction of the City of Belgrade issued the Site Information IX-10 No. 350.1-2936/2021 on 19 May 2021.

According to the above-mentioned Plan, the referred cadastral plots belong to the area intended for residential use including commercial activities in "Lisicji Potok" area, B1 Zone, Block 53, forming the LOT 53-11.

B1 Zone is intended for high standard low density housing with higher number of units (apartments) and land plots with the surface area ranging between 600m<sup>2</sup> to 1200m<sup>2</sup>, where residential to commercial use share shall be – more than 80% residential : no more than 20% commercial activities.

The construction of residential buildings or buildings intended for trade, catering, craft, welfare, education, health, culture, sports and recreation or other businesses not interfering with the basic purpose (residential) is allowed.

Construction of swimming pools, sports courts, greenhouses, fountains, porches, outbuildings and garages is allowed.

Urban planning parameters are as follows:

- Max. no. of floors is GF+1+Loft, and max. no. of floors for the garage and other outbuildings includes Ground Floor (GF) only;
- Building Coverage Ratio (BCR): 35% maximum
- Floor Area Ratio (FAR) for B1 Zone: 0.7;
- Parking shall be resolved either by constructing a garage or an open parking space within the LOT.

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

- LOT is approachable from Diane Budisavljevic Street, which is equipped with Ø150mm water supply network, Ø250mm sewer and A400 stormwater drainage system.
- Belgrade Land Development Public Agency is responsible for public building land development in accordance with the 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 co-ownership share of 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 co-ownership share of the building land is to be alienated to shall at own expenses make changes to the cadastre culture and class of the land, if so required in the course of obtaining the building and use permits, as well as to delete the buildings which actually do not exist in the field from the Land Registry database, if needed.

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

5. **Start price** for the co-ownership share of the building land was determined based on the land market price assessed by the Tax Administration of the City of Belgrade, Report XXVI-01 No. 464-159/2021 dated 23 June 2021 and further confirmed by the letter reference XXVI-01 No. 464-159/2021-2, dated 04 July 2022 and amounts to RSD 49.303,63 per m<sup>2</sup> of the land, which **totally amounts to RSD 42.543.116,25** for the share surface area of 862,88m<sup>2</sup> (469,00 m<sup>2</sup> + 371,88 m<sup>2</sup> + 11,00 m<sup>2</sup> + 11,00 m<sup>2</sup>).

Public building land shall be alienated 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.

Other co-owners, referred to in paragraph 1 of this Initiative, are entitled to pre-emption at the price determined in the competitive bidding.

If the co-owner waives his right to pre-emption, the contract will be entered into with the most successful Bidder within 15 (fifteen) days as of the date of the Building Land Alienation Decision by the Mayor.

## 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

Building 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 Building Land Alienation Decision.

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 Building Land Alienation Decision, 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 date of payment 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 has been alienated to in accordance with the above Land Alienation Decision fails to pay the amount within the period set forth therein, the Mayor, upon Beoland'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**

A 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 full payment or payment of 10% of the total amount when payment is made in instalments.

In case the person who the building land has 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 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 Bidders shall deposit **10%** of the start price which amounts to RSD 4.254.311,62 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 27 September 2022.

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 is not 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 Biding 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

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

The 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. The Application shall be attached with the excerpt from the Business Entities Register of the competent authority issued no more than 30 days prior to the date of application, and a copy of the Tax Identification Number Certificate.

The 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. The 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.

The 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. The Application shall be attached with the excerpt from the competent authority register issued no more than 30 days prior to the date of application, and a copy of the Tax Identification Number Certificate.

The Application shall also be attached with an evidence of deposit payment, i.e. a deposit guarantee.

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

The 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).

Applications can be made neither by the Chairmen of the Commission nor any of the members thereto.

## **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 27 September 2022 by 15.30.

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

## **12. Venue and Time of Competitive Bidding**

Competitive Bidding will take place on 28 September 2022 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.