



**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), 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. 463-2253/22-G-01 dated 03 March 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 (sale) is the building land near the “Grmec” factory in the economic zone north of the highway, in Milana Resetara Street, Municipality of Zemun, the building plot LOT1, with the surface area of 4.470m², consisting of the following cadastral plots: 960/13, 960/14, 960/107 and 960/109, Cadastral Municipality of Zemun, all filed in the Land Registry Sheet No. 1295 as the public property of the City of Belgrade, with the scope of right 1/1.

Site position is shown in the photo below:

PHOTO

2. Purpose of the Facility

The site is included in the Detailed Regulation Plan for the “Autoput” economic zone 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 Administration issued the Site Information IX-14, No. 350.1-5523/2021 dated 20 September 2021.

According to the referred Plan, major part of the cadastral plots 960/13 and 960/14, CM of Zemun Polje is located in the Zone II, while the smaller part is located in the Zone III, within the areas intended for industrial development, in Block 23, within the railway protection corridor (meaning that the construction in

this area is subject to the approval by the competent authority) while the cadastral plots 960/107 and 960/109, CM of Zemun Polje, are located in the Zone II, within the areas intended for industrial development, in Block 23, within the railway protection corridor (meaning that the construction in this area is subject to the approval by the competent authority).

The main land use includes economic activities and economic zones where compatible land use with a share rate of 0-100% is allowed: commercial zones and city centres, public buildings and complexes, sports facilities and complexes, green areas, communal and infrastructural areas and traffic surfaces. Within the planned land use, the activities that, according to their environmental load, correspond to the categories A, B and C can be performed.

In cases of need for merging parts or whole cadastral plots belonging to Zone III with cadastral plots or parts of cadastral plots within Zone II, the parameters and conditions applicable for Zone II shall apply to the newly formed building plots.

Urban planning parameters for Zone II are as follows:

- Floor Area Ratio (FAR): 1,0;
- Building Coverage Ratio (BCR): up to 50% max.
- Minimum landscaped areas for complexes with the surface area over 5ha - 30%; for complexes 1-5ha - 25%; for complexes 0.2-1ha - 20% the compact afforested area of which should cover at least half of the total landscaped area;
Exceptionally in Zone II, for specific activities requiring large parking spaces and high LOT coverage (hypermarkets, wholesale, distribution centres, film studios, etc.), as well as for existing, already built facilities and complexes, the percentage of landscaped area can be reduced following the special conditions to be issued by PUC "Zelenilo Beograd" (Greenery Belgrade).
- For structures with usable Gross Floor Area (GFA) up to the building ridge, the permissible height shall be maximum 18m, with appropriate number of floors depending on its purpose and technological needs, provided that the maximum allowed absolute building height is 140 m.a.s.l.. In addition, for individual parts of the building, the allowed ridge height shall be maximum 24m, but above the ground no more than 1/3 of the total GFA.
- Car parks shall be defined in accordance with the design documents to be prepared based on the standards and business activity planned, the number of customers expected and employees required, following the issuance of the conditions and approvals by the competent authorities.

3. Degree of Infrastructural Development:

- LOT is approachable from Milana Rešetara Street, which is planned to be widened;
- Milana Rešetara Street is equipped with Ø200mm water supply network;
- The nearest sewage system is located in Milana Rešetara Street, approximately 240m away from the referred site. Connection to the existing sewage system is not possible due to its depth, so it needs to be reconstructed.

- The nearest stormwater drainage system is located within the T6 Road, approximately 700m away from the referred site.
- EE and TT installations have been constructed in Milan Rešetar Street.
- Belgrade Land Development Public Agency is responsible for development of the public building land in accordance with the Detailed Regulation Plan and the Building Land Development Program.
- Belgrade Waterworks and Sewerage Public Utility Company's requirements for connection of the facilities to the existing water supply and sewerage systems shall be provided taking into consideration the real needs of the land plot users.
- EPS Distribucija and Telekom Srbija a.d. Belgrade terms and conditions for connection to the power supply and telecommunication systems shall be provided and met taking into consideration the real needs of the land plot users.

4. A person whom 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, demolition of all existing illegal buildings if any, 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.

A person whom the building land is sold to shall enter into agreements with all competent public utility institutions and other legal entities and shall pay fees for connection to the electric power supply system, telecommunication system and facilities, cable television, heating and gas supply systems and facilities, etc.

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

If the LOT included more than one cadastral plot, a 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. 464-298/2021 dated 22 October 2021, **which totally amounts to RSD 41.522.768,70** for the LOT surface area of 4.470m².

The public building land shall be sold to the 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.

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 on the date of payment.

In case of payment in instalments, the deposit paid in the course of Competitive Bidding is not considered 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, the Bidders shall deposit **10%** of the start price which amounts to RSD 4.152.276,87 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 18 April 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 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

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 18 April 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 19 April 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.