



**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. 463-7997/22-G dated 28 October 2022, the Belgrade Land Development Public Agency issues the followings:

**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)** are two building plots (LOTs) in Stevana Sindjelica Street, Municipality of Mladenovac, as follows:

- LOT1, corresponding to the cadastral plot No. 3599/6, surface area 466m<sup>2</sup> and
  - LOT2, corresponding to the cadastral plot No. 3599/7, surface area of 491m<sup>2</sup> both registered in the Land Registry Folio No. 6883, Cadastral Municipality of Mladenovac, as the public property of the City of Belgrade.
- Site position is shown in the photo below:

**2. Purpose of the Facility**

Construction, Urban and Communal Affairs Department of the Municipal Administration of Mladenovac issued the Site Information No. III-07-350-456/2022 on 17 May 2022, according to which the referred LOTs are included in the General Plan of Mladenovac 2021 (“Official Gazette of the City of Belgrade” No. 9/05). According to the referred Plan, the cadastral plots are located in the zone designated for the land use other than public, family housing in the central city area with limited infrastructure - protective corridor of the existing 35kV overhead power cable line.

A single-family building is allowed to be constructed on a single Building plot (LOT).

Urban planning parameters are as follows:

- Floor Area Ratio (FAR): 1-1,5;
- Building Coverage Ratio (BCR): 40%;
- Maximum number of floors: GF+1+Loft up to GF+2+Loft;
- No. of parking spaces: 1PS per a residential unit
- Residential use to commercial use ratio: over 80% to no more than 20%

### 3. Degree of Infrastructural Development:

- Site is approachable from the planned II Category Road – Stevana Sindjelica Street, the construction of which is subject to the development of the Detail Regulation Plan. In the meanwhile, before the planned street is constructed, the site is approachable from the existing Stevana Sindjelica Street.
- To connect the facility to the water supply and sewage system the construction of the secondary network up to the nearest recipient is required all in accordance with the conditions issued by the PUC Mladenovac. The nearest available Ø80 water supply system is located in Stevana Sindjelica Street up to the end of cadastral plot 3599/15 CM of Mladenovac (Varos). To form a ring network, it is necessary to build approximately 180 m of Ø80 water supply network. The nearest Ø250 sewer is placed in the second part of Stevan Sinđelića Street, which could technically be the recipient of the future sewer. Wastewater should be temporarily collected by septic tanks until the conditions for the street sewage system construction are met;
- The protective corridor of the existing 35kV overhead power cable line is located in the immediate vicinity of the referred cadastral plots. The width of the corridor belts is 15m each, looking from the vertical projection of the conductor, all in accordance with the Energy Law Article 218 ("Official Gazette of RS", no. 145/2014 and 85/2018 - other law) and does not intersect with the cadastral plots.
- Belgrade Land Development Public Agency is responsible for the development of the public building land in accordance with the planning document that has not been decided to be developed yet, and the Building Land Development Program;
- PUC Mladenovac terms and conditions for facility connection to the water supply and sewage systems shall be provided and met.
- 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.

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 utility lines, construction of running surfaces, pedestrian paths and parking areas, construction of required service roads including water supply and sewage 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 so required for obtaining 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. 464-122/2021 dated 26 May 2021 and confirmed by a Letter dated 06 June 2022, and amounts to RSD 5.401,33 per square metre of the land. Start price per each building plot (LOT) is shown in the last column to the right.

Competitive bidding for the referred LOT was held on 15 April 2022, when no applications were received. In cases when the competitive bidding is to be repeated for the first time, the start prices calculated as stated above shall be reduced by 20%, and amounts accordingly reduced are shown in the last column on the right to the table below:

LOT	Cadastral Plot, CM of Mladenovac (Varos)	Land Market Price dated 06 June 2022 (RSD/m <sup>2</sup> )	Cadastral Plots Surface Area (m <sup>2</sup> )	20% Reduced Start Price (in RSD)
LOT1	3599/6	5.401,33 RSD/m <sup>2</sup>	466	<b>2.013.615,82</b>
LOT2	3599/7	5.401,58 RSD/m <sup>2</sup>	491	<b>2.121.642,42</b>

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

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, Bidder shall deposit 10% of the start price 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 exact deposit amount as per individual LOT is shown in the table below:

LOT	Cadastral Plot CM of Mladenovac (Varos)	20% Reduced Start Price (RSD)	Deposit as per LOT (RSD)
LOT 1	3599/6	2.013.615,82	201.361,58
LOT 2	3599/7	2.121.642,42	212.164,24

The deposit amounts referred above shall be paid to the Belgrade Land Development Public Agency’s account no. 190-20332-04, no later than by 06 June 2023.

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/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).

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 14 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 15 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.