



**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 and 145/14), the Decision on the Building Land ("Official Gazette of the City of Belgrade", No. 20/15, 126/16, 2/17 and 43/17), and the City of Belgrade Mayor's Resolution No. 463-3200/18-G dated 18th April 2018, 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 located in Knezevac-Kijevo residential area, in the trade area close to the Ibarska Arterial Road in the Municipality of Rakovica, LOT 1 with the total area of 1.432m² comprising of the following cadastral plots: 13225/10 with an area of 35m² filed in the Land Registry Sheet No. 3288 CM of Knezevac; 13226/10 with an area of 1.252m² filed in the Land Registry Sheet No. 3319 CM of Knezevac; 224/6 with an area of 52m² and 222/5 with an area of as 93m², filed in the Land Registry Sheet No. 3077 CM of Knezevac, all filled as the public property of the City of Belgrade.

Site is shown in the graph below:

PHOTO

2. Purpose of the Facility

Site is included in the Regulatory Plan for Knezevac-Kijevo residential area ("Official Gazette of the City of Belgrade" No. 1/00), based on which the Secretariat for Urban Planning and Construction of the City of Belgrade issued the Site Information IX-09 No. 350.1-1705/2017 on 7th April 2017 amended on 15th June 2017, according to which the lot referred above belongs to the areas intended for TPC-5 business and commercial centre.

Urban planning parameters:

- Maximum allowed Building Coverage Ratio (BCR): up to 70%;
- Maximum allowed Floor Area Ratio (FAR): 1.5;
- Approximate GFA: 1.600m²;
- Number of floors planned: Ground Floor (GF) or GF+Loft;

- Required number of parking spaces shall be determined based on the purpose and type of activities. Garage of the buildings shall be designed as underground garage space within the building limits. The areas of the underground garage space are not included in the FAR.

3. **Infrastructural Development Degree:**

- LOT is planned to be directly approachable from the existing road – Patrijarha Joanikija Street by newly designed approach road;
- Site is equipped with primary water supply and sewerage system constructed in Partijarha Joanikija Street.
- In order to provide access to the referred LOT an approach road with all required accompanying infrastructure such as: water supply system minimum Ø150mm in diameter, sewerage system minimum Ø250mm in diameter and drainage system minimum Ø300mm in diameter needs to be constructed.
- In order to provide conditions for building connection to the existing power supply, sewerage and heating systems the requirements of the competent authorities such as PUC “Belgrade Waterworks and Sewerage Company”, EPS Distribucija, Telekom Srbija and PUC “Beogradske Elektrane” shall be provided.
- Belgrade Land Development Public Agency is responsible for development of the public building land in accordance with the Regulatory Plan and the Building Land Development Program.

4. **Person who the building land is alienated (sold) to shall perform and execute all the works related to preparation and equipping of the building land within the LOT at his/her own expenses, such as: land survey and remedy, removal of all existing underground utilities, construction of running surfaces, pedestrian paths and parking areas, construction of all required roads approaching the existing public roads including water supply and sewerage infrastructure facilities and connections to the general public water supply and sewerage system outside the LOT, as well as development of open green areas including landscaping, hydrant networks and public lighting on the LOT.**

Person who the building land is alienated (sold) to shall at his/her own expenses, and within the intervention area on the cadastral plots 222/9, 222/6, 222/4 and 13226/11 all in CM of Knezevac, construct the approach road including landscaping works and all required utilities up to the place of their connection to the existing utility infrastructure.

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

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

5. **Start price** for 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. 464-717/2017 dated 30th August 2017, and amounts to RSD 16.090,11 per square metre of the land, **which totally amounts to RSD 23.041.037,52** for the LOT area of 1.432 m².

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 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 specify the method of payment by signing a Statement in which he/she shall specify that he/she is accepting 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 commit to pay the maximum bid amount.

In case the payment is to be made in full, the person building land is alienated to shall make payment 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 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 Contract, provide an irrevocable Bank Guarantee, payable at first demand and with no entitlement to rise any objections whatsoever, for the outstanding amount, 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 on the date of Contract in EURs 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 to the deposit account in the course of public bidding is not considered the first instalment.

In case the Bidder who the building land had 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 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 the Bank Guarantee was submitted, it will be forfeited.

7. Deadline for Entering into a Land Alienation Contract and Consequences in Case of Failure to Do So

Bidder 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 Bidder 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 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, 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 an amount of 10% of the start price which amounts to RSD 2.304.103,75 or provide an irrevocable Bank Guarantee for the deposit amount referred, 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. 200-2867071601033-49, no later than by 7th June 2018.

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 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 Biding closed, but prior to issuance of the Land Alienation Decision.

Mayor shall decide on abrogation of the Land Alienation Decision, and the Bidder shall not be entitled to a refund of the deposit in the following cases as well:

- If the Bidder who the land was alienated to fails to make payment within the deadline defined in the Land Alienation Decision;

- If the Bidder who the land was alienated to ceases the alienation once he/she paid the total price amount but prior to Land Alienation Contract signature;
- If the Bidder who the land was alienated to fails to enter into a Land Alienation Contract within 30 days as of the date of Land Alienation Decision receipt.

10. Required Application Contents and the Documents to be Attached

Application to Competitive Bidding shall be submitted in the sealed envelope clearly and visibly marked with the name of the site it refers to, and the Bidder's full name.

Application submitted by a *legal person* shall contain full name and address and shall be signed by an authorized representative and stamped. Application shall be attached with the excerpt from the Business Entities Register with the competent authority as well as with the Tax Identification Number Certificate.

Application submitted by an *individual* shall contain full name, address, ID No., and shall be signed. Application shall be attached with a copy of the Bidder's ID Card.

Application submitted by an *entrepreneur* shall contain business name and address, shall be signed by an authorized representative and stamped. Application shall be attached with the excerpt from the competent authority register and 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 and shall specify the Time for Completion of Construction Works.

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 Njegoseva Street, 11111 Belgrade, PAC 126016, or directly to the Agency's ground floor reception desk.

Applications shall be submitted no later than until 7th June 2018 by 15:30.

12. Venue and Time of Competitive Bidding

Competitive Bidding will take place on **8th June 2018** in the premises of the Belgrade Land Development Public Agency, 84 Njegoseva Street, fourth floor conference room, starting at **12:00 noon**.

Either the Bidder him/herself or his/her duly authorized representative shall attend the Competitive Bidding.

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 not appropriately 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 <http://www.beoland.com>

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 working day, 7:30 to 15:30.