



**BELGRADE LAND  
DEVELOPMENT PUBLIC AGENCY**

Sites Analysis, Marketing and IT Department

Number:

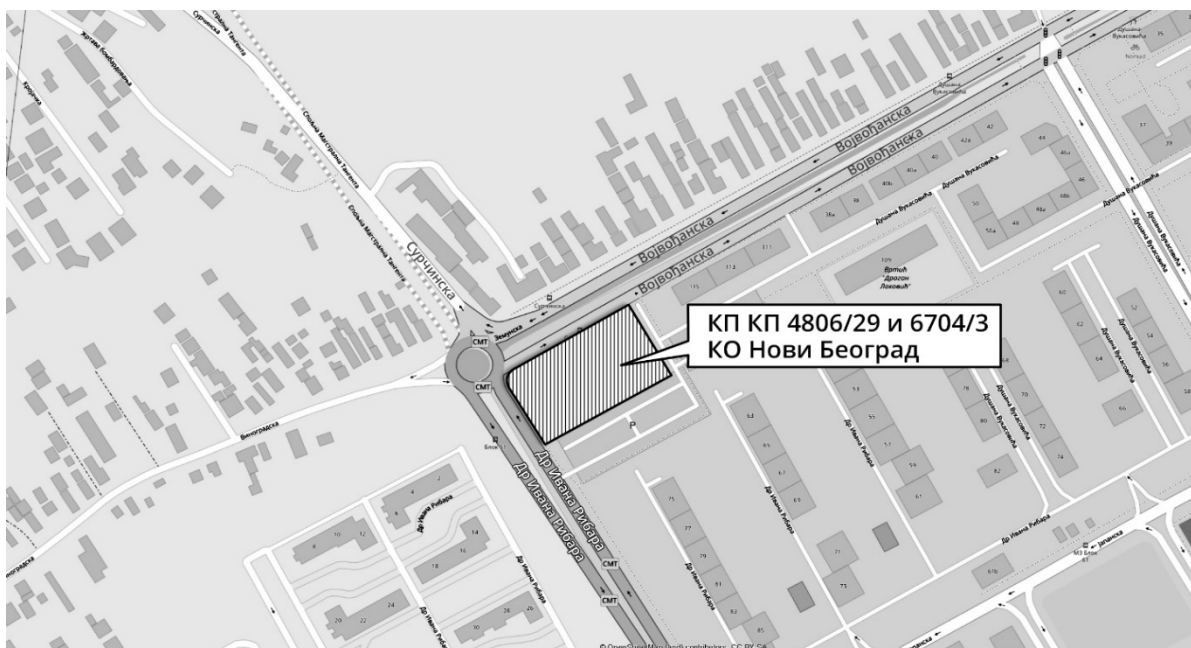
Date:

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) and Decision on the Building Land (“Official Gazette of the City of Belgrade”, No. 20/15, 126/16 and 2/17) and the Resolution of the Mayor of the City of Belgrade No. 463-6049/17-G dated September 26, 2017, Belgrade Land Development Public Agency, issues the:

**INVITATION TO PUBLIC BIDDING  
FOR ALIENATION OF THE PUBLIC BUILDING LAND  
OF THE CITY OF BELGRADE**

**1. Building Land Data**

**Subject to alienation** is the building land in Block 61, corner of Vojvodjanska Street and Dr Ivana Ribara Street, Municipality of New Belgrade, on the building lot including cadastral plots No. 4806/29 and 6704/3, CM of New Belgrade, with an area of 5.913m<sup>2</sup>, filed in the Land Registry, Sheet No. 6645, CM of New Belgrade, as the public property of the City of Belgrade, as shown in the graph below:



## 2. Purpose of the Facility

Site is included in the "General Regulation Plan for the Building Area of the Local Self-Government Unit - City of Belgrade (Units I-XIX), ("Official Gazette of the City of Belgrade" No. 20/2016), based on which the Secretariat for Urban Planning and Construction of the City of Belgrade issued the Site Information IX-13 No. 350.1-148/2017 on January 19, 2017, according to which cadastral parcel referred above belongs to the area designated for multi-storey mixed land use city centres.

Urban planning parameters are as follows:

- Urban centres of mixed land use imply combination of commercial and residential land use in the following ratio: residential : commercial 0-80% : 20%-100%. Commercial space must be provided on the ground floor.
- Compatible land use is allowed up to 80%, except for the public areas which are allowed up to 100%
  - Max. building coverage ratio: „3“ = 50%,
  - Approximate GFA: 13.600 m<sup>2</sup>,
  - For part of Block 61, corner of Vojvodjanska Street and Dr Ivana Ribara Street, cornice height shall be 16m, and maximum building ridge height shall not exceed 19.5m, thus defining the approximate number of floors as follows: GF+3+Loft,
  - Minimum green areas ratio: 40%,
  - Parking shall be resolved by construction of a garage or an open parking lot within the Lot.
  - Parking capacity shall be doubled to compensate the lack of parking space in Block 61.
  - Maximum underground garage coverage is 85% of the plot area.
  - Construction of a multi-storey collective garage only is also allowed on the Lot.

## 3. Degree of Infrastructural Development:

- Site is approachable from the existing Dr Ivana Ribara Street.
- Site is equipped with water supply and sewerage pipeline (both wastewater and stormwater) which the planned building can connect to.
- The limiting factor is the primary Ø1300mm watermain for raw water supply, which passes along one part of the Lot towards Dr. Ivana Ribara Street (as well as Ø400mm and Ø200mm watermain, and Ø300mm, Ø250mm sewers) which are not included in any planning document for relocation. Therefore, underground and ground lines of the future building should be minimum 2.5m away from the nearest installations.
  - PUC Belgrade Waterworks and Sewerage Company's Requirements shall be provided for building connection to the existing water supply and sewerage system.
  - Electric power supply and telecommunication cable lines are constructed in the existing roads, which the building can connect to.
  - Belgrade Land Development Public Agency is responsible for development of the public building land in accordance with the Detailed Regulation Plan and 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 roads, pedestrian paths and parking areas, water supply and sewerage 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 merge the cadastral plots into one LOT in accordance with the Planning and Construction Law, prior to issuance of the Permit to Use.

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 distribution systems, heating and gas supply system and facilities, etc.

5. **Start price** for the building land was determined based on the land market price assessed by the Secretariat for Finance - Tax Administration, Report I-02 No. 464-127/2016 dated June 21, 2016, and confirmed by the Tax Administration in their letter reference XXVI-01 No. 464-127/2016, dated April 7, 2017 and amounts to 37.155,72 RSD/m<sup>2</sup>, **which totally amounts to RSD 219.701.772,36** for land plot area of 5.913m<sup>2</sup>.

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 Public 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 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 Public 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 Public Bidding, a Bidder shall deposit an amount of **10%** of the start price, which amounts to RSD 21.970.177,23 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 ----- 2017.

The amount deposited to the account in the course of the Public 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 5 (five) days as of the date of Building Land Commission's session.

The Bidder is not entitled to a refund of the deposited amount, or the Bank Guarantee (if submitted) will be forfeited in case the Bidder who offered the highest price withdraws from the Public Bidding once the Chairman of the Building Land Commission declares the Public Bidding closed, but prior to issuance of the Land Alienation Decision.

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

- If the Bidder who the land has been alienated to fails to make payment within the deadline defined in the Land Alienation Decision;
- If the Bidder who the land has been alienated to ceases the alienation once he/she had paid the total price amount but prior to Land Alienation Contract signature;
- If the Bidder who the land has been 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 Public Bidding shall be submitted in the sealed envelope clearly and visibly marked with the name of the location 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 signed. Application shall be attached with a copy of the Bidder's ID Card.

Application submitted by an *entrepreneur* shall contain a business name and address, 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 the terms and conditions defined in the Invitation to Public 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 ground floor reception desk, no later than until November 2, 2017, by 15.30 a.m.

**12. Venue and Time of Public Bidding**

Public Bidding will take place on November 3, 2017. in the premises of the Belgrade Land Development Public Agency, 84 Njegoseva Street, 4<sup>th</sup> floor conference room, starting at 12:00 noon.

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

**13. Incomplete and Late Applications**

Application is considered incomplete unless includes all attachments and documents as requested in the Invitation to Public Bidding, or if the given information is not in compliance with the requirements specified therein.

The Application is considered timely if submitted by the date and time specified in the Invitation to Public Bidding.

The Commission shall identify the Bidders, the present Bidders and those who submitted the Power of Attorney for participation in the Public 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 Public Bidding, while late or incomplete Applications shall be rejected.

If the Bidder whose Application is not late or incomplete fails to attend the Public Bidding, he/she shall be deemed to have withdrawn from the Public Bidding.

This Invitation to Public 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 a.m. to 15.30 p.m.