



**BELGRADE LAND  
DEVELOPMENT PUBLIC AGENCY**

**Sites Analysis, Marketing and IT Department**

Number:

Date:

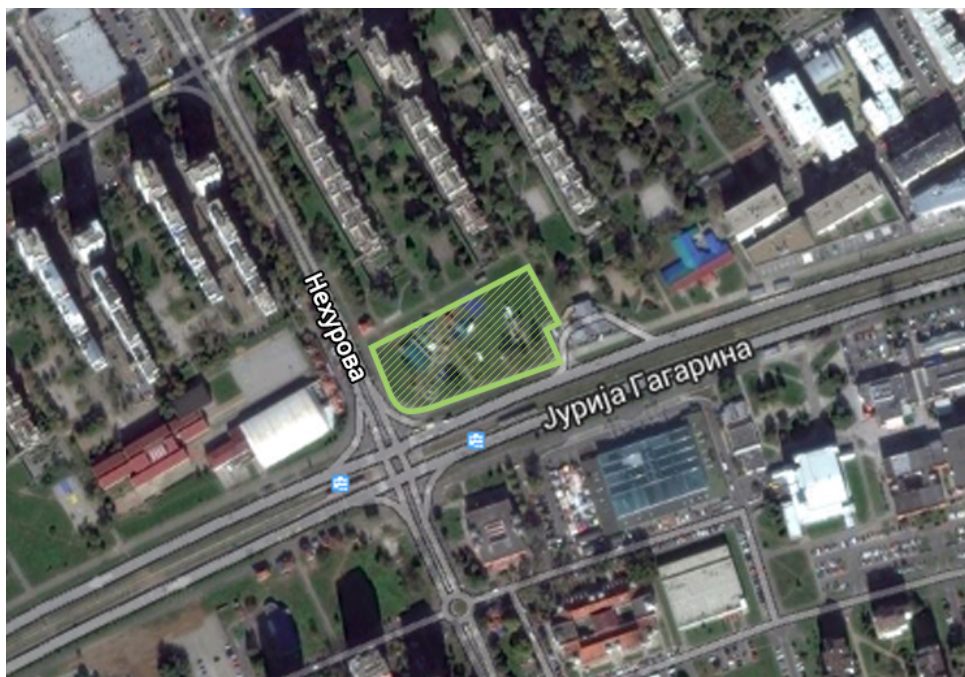
Based on the Planning and Construction Law (Official Gazette of the Republic of Serbia, No. 72/09, 81/09 - correction, 64/10 – Constitutional Court Decision, 24/11, 121/12, 42/13 – Constitutional Court Decision, 50/13 – Constitutional Court Decision, 98/13 – Constitutional Court Decision, 132/14 and 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. 463-1434/17-G dated 7<sup>th</sup> March, 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 LOT 1 consisting of the cadastral plot No. 3347/70 in CM of New Belgrade, with an area of 8.328 m<sup>2</sup>, filed in the Land Register Sheet under No. 3543, CM of New Belgrade as the public property of the City of Belgrade.

Site is located on the corner of Jurija Gagarina St and Nehruova St in Block 63, Municipality of New Belgrade, as shown below:



## 2. Purpose of the Facility

Site Information IX-13 No. 350.1-5418/2016, dated 28<sup>th</sup> October 2016 was issued by the Secretariat for Urban Planning and Construction, quoting that:

According to the General Regulation Plan for the City of Belgrade local community building area, sections I-XIX ("Official Gazette of the City of Belgrade", No. 20/16), cadastral plot No. 3347/70 CM of New Belgrade is located within the zone of urban centers of mixed land use, within a multistory zone. Urban centers of mixed land use imply that commercial land use is combined with the residential use in the following ratio: residential: business 0-80% : 20%-100%. Ground floor commercial facilities are mandatory.

Construction of a multistory collective garage only is allowed in the referred land plot as well. Compatible land use is allowed up to 80%, except for public areas which are allowed up to 100%.

Urban planning parameters are as follows:

- Max. building coverage ratio: „3“=50%,
- Building cornice height shall not exceed 32 meters, and maximum building ridge height shall not exceed 37m, thus defining the approximate number of floors as follows: GF+8+Loft,
- Minimum green areas ratio: 15%,
- Total GBA: 41.640 m<sup>2</sup>,
- Total net area: 33.312 m<sup>2</sup>.

Parking shall be resolved by construction of a garage or an open parking lot within the land plot. Maximum underground garage coverage amounts to 85% of the plot area.

In order to construct the facility, an urban-planning design development and approval thereof is required for further urban planning and technical elaboration of the site.

Approved and accepted urban planning design shall be further implemented by issuance of the Location Conditions in accordance with the Planning and Construction Law, Article 53a.

## 3. Degree of Infrastructural Development:

- Site is approachable partially from Jurija Gagarina St over a C1 approach road in the cadastral plot No. 3347/71 CM of New Belgrade, and indirectly from Nehruova St via the new designed approach roads C2 and PS1;
- Water supply, sewerage and heating pipeline, electric power and telephone lines are constructed alongside the site.
- Site is equipped by a 10kV power supply cable line and Ø133/225 mm heating pipeline.

- Terms and Conditions issued by the Public Utility Companies such as BVK, EPS Distribucija, Telekom Srbija, PUC Beogradske Elektrane and PC Srbijagas need to be provide for connecting the facility to water supply and sewerage system, power supply network, heating and gas supply pipelines.
- 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. Responsibility of a person who the building land is to be alienated to** is to perform and execute all the works related to preparation and equipping of the land plot at his/her own expenses, such as: land survey and remedy, construction of roads, 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 land plot, as well as development of open green areas including landscaping, hydrant network and public lighting on the site.

Responsibility of a person who the building land is to be alienated to is to, at his/her own expenses and within the zone of intervention on cadastral plots No. 3347/72 and 3347/73, construct the approach road C2 including landscaping works and the approach road PS1 including all required utilities and connections to the existing utility infrastructural network, as well as to construct the approach road to Nehruova Street, and once completed, to handle it over to the competent authority of the City of Belgrade for further management and maintenance.

Responsibility of a person who the building land is to be alienated to is to enter into agreements with all competent public utility institutions and to pay for being connected to the public utility network: electric power supply, telecommunication system, heating and gas supply system, etc.

Part of the land plot subject to alienation is also a subject to restitution of confiscated property pursuant to Law on Property Restitution and Compensation ("Official Gazette of the Republic of Serbia" No. 72/2011, 108/2013, 142/2014 and 88/2015 – Constitutional Court Decision), but it cannot be restituted in natural form since there are AE133/225mm heating pipeline and electric power supply line going over the subject land plot which are considered an inseparable part of the cadastral plot, as confirmed in the letter issued by the Agency for Restitution reference 446-006/021/002430/2016/01, dated 12<sup>th</sup> January 2017.

**5. Start price** for the building land was determined based on the land market price assessment by the Secretariat for Finance – Tax Administration of the City of Belgrade, Report I-02 No. 464-258/2016 dated 30<sup>th</sup> November 2016, and amounts to RSD 61.599,60 per square meter of the land, which totally amounts to RSD **513.001.468, 80** for land plot area of 8.328m<sup>2</sup>.

Public building land shall be alienated to a person 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. Deadline for Payment and Consequences in Case of Failure to Pay**

When building land price exceeds RSD 1,200,000.00, it can be paid either in full or in no more than 12 monthly installments. The most successful Applicant is obliged to specify the method of payment once the Chairman of the Commission declares the bidding closed.

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 installments, the person building land is alienated to shall pay 10% of the bided amount within 15 days as of the date of receipt of the Decision on Building Land Alienation, while the outstanding amount shall pay in equal monthly installments upon conclusion of the Contract for Land Alienation.

When payment is to be made in installments, 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 installment, or the buyer shall, in favor of the City of Belgrade, mortgage another property worth at least 30% more than the total amount of outstanding installments.

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 installments repayment 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 installments, the deposit paid to a deposit account in the public bidding process is not considered a first installment.

In case the person 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, or 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**

Person 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 making payment in installments.

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 upon payment of 10% of the total amount if making payment in installments, 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)**

In order to participate in the Public Bidding, an Applicant shall deposit an amount of **10%** of the start price which totally amounts to **RSD 51,300,146.88**, or shall provide an irrevocable Bank Guarantee for the referred deposit amount, without any “objections“ and payable “at first demand” and valid for no more than 180 days as of the date of application.

The above referred deposit shall be paid to the Belgrade Land Development Public Agency’s account No. 200-2867071601033-49, no later than by 12<sup>th</sup> April 2017.

The amount deposited to the account in the course of the Public Bidding represents a part of the total price and is to 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 Applicants is to be returned to them within no more than 5 (five) days as of the date of Building Land Commission’s session.

The Applicant is not entitled to a refund of the deposited amount, and the Bank Guarantee (if submitted) will be forfeited in case the Applicant who had offered the highest price withdrew from the Public Bidding after Chairman of the Building Land Commission had declared the Public Bidding closed, and prior to issuance of the Land Alienation Decision.

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

- If the Person who the land has been alienated to fails to make payment within the deadline defined in the Land Alienation Decision;
- If the Person who the land has been alienated cease alienation once he/she had paid the total price amount but prior to Land Alienation Contract signature;
- If the Person who the land has been alienated to fails to enter into Land Alienation Contract within 30 days as of the date of receipt of the Land Alienation Decision.

## **10. Required Application Contents and the Documents to be Attached**

Public Bidding Application shall be submitted in the sealed envelope clearly and visibly marked with the name of the location it refers to, and the Applicant'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 Certificate on the Tax Identification Number.

Application submitted by *an individual* shall contain full name, address, ID No., and signed. Application shall be attached with a copy of the Applicant'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 Applicant's Statement on accepting all terms and conditions defined in the Invitation to Public Bidding, and the Time for Construction Completion.

Application cannot be made by the Chairmen of the Commission nor any of its members.

## **11. Application Deadline**

Applications shall be delivered by mail to the Belgrade Land Development Public Agency, 84 Njegoseva Street, 11111 Belgrade, PAC 126016, or submitted directly to the Agency ground floor reception desk, no later than until 12<sup>th</sup> April, 2017, by 15.30 a.m.

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

Public Bidding will take place on 13<sup>th</sup> April, 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.

Public Bidding shall be attended either by the Applicant him/herself or his/her duly authorized representative.

### **13. Incomplete and Late Applications**

Application is incomplete if does not contain all the attachments and documents as requested in the Invitation, or if the given information is not in compliance with the terms and conditions specified therein.

The Application is considered to be submitted on time if submitted by the date and time specified in the Invitation.

The Commission shall identify the Applicants, which Applicants are present and submitted the Power of Attorney to participate in the Public Bidding and what Applications are late or incomplete.

The Applicant whose Application was late or incomplete, or a representative of an Applicant whose Application wasn't late or incomplete but whose Power of Attorney was not appropriately issued, shall not be entitled to participate in the Public Bidding, and late or incomplete Applications shall be rejected.

If the Applicant whose Application wasn't late or incomplete fails to attend the Public Bidding, he/she shall be deemed to have withdrawn from the Public Bidding.

This Invitation 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, Monday to Friday, from 7.30 a.m. to 15.30 p.m.