



АМБАСАДА НА РЕПУБЛИКА МАКЕДОНИЈА
VELEPOSANIŠTVO REPUBLIKE MAKEDONIJE
EMBASSY OF THE REPUBLIC OF MACEDONIA

Veleposlaništvo Republike Makedonije
Rožna dolina, Cesta IV / 2
1000 Ljubljana

Zadeva: Javna dražba za odkup gradbenega zemljišča za izgradnjo podzemne prometnice v Občini Center (Skopje).

Spoštovani,

Veleposlaništvo Republike Makedonije Vas vabi, da se udeležite Javne dražbe za odkup gradbenega zemljišča za izgradnjo podzemne prometnice v občini Center (Skopje), ki smog a prejeli s strani Ministrstva za promet in Zveze Republike Makedonije, ki bi vas morda zanimala.

V kolikor mislite, da bi ta dražba zanimala še koga, vas vljudno prosimo, da jo distribuirate naprej.

V prilogi vam dostavljamo razpisno dokumentacijo

S spoštovanjem,

Veleposlanik

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MINISTRY OF TRANSPORT AND COMMUNICATIONS

ANNOUNCEMENT No9 (12.01.2012)
for sale of construction land
in ownership of the Republic of Macedonia, through an electronic public bidding procedure,
in Municipality Centar

SUBJECT OF ELECTRONIC PUBLIC BIDDING

Subject to electronic public bidding is the undeveloped construction land owned by the Republic of Macedonia, provided with a detailed urban plan as "Old Railway station", of Municipality of Centar with purpose-construction of communal infrastructure-E1, communal superstructure - E2, small commercial and business units-B1, big trade units-B2, large catering units-B3, business premises-B4 and hotel complexes-B5, with compatible purpose classes (the compatible purpose classes will be determined through the selection of the basic purpose class by the investor of the construction lot, according to the Rulebook for standards and norms for urban planning) pursuant the chart review containing the data on the construction lot, number of the cadastre parcel, maximum height, total area of the construction lot, area foreseen for construction, percentage of construction, coefficient of utilization, total planned individual compatible purpose classes, initial price per square meter and deposit for participation in the public bidding.

Chart review

Number of construction lot	Number of cadastre parcel Cadastre Municipality Centar	total area of the construction lot	area foreseen for construction	Maximum allowed height up to attic	percentage of construction	coefficient of utilization	total planned individual compatible purpose classes	initial price per square meter (Denars)	Deposit for participation at the public bidding (Denars)
CL: No.1.1	2908/9, 2904/2, 2904/5, 112/2, 151/7, 118/2, 151/6, 113/4, 136/10, 2904/6, 143/2, 136/3, 117/2, 114/6, 144/3, 136/12, 151/1, 143/3, 136/13, 144/8, 136/9, 133, 98/1, 104/4, 105/3, 108/1, 109/3,	31.929	1487	16 metres and 17 metres (P+2 - P+20)	29.742 m2	213.156	the compatible purpose classes will be determined through the selection of the basic purpose class by the investor of the construction lot, according	6000 denars	20.000.000,00 denars

	152/1, 144/9, 136/14, 145/1, 134, 136/11, 116 and 114/2						to the Rulebook for standards and norms fro urban planning		
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RIGHT TO PARTICIPATION

Right to participation at the public bidding have the following:

1. Natural entities: citizens of the Republic of Macedonia, citizens of EU member states and OECD as well as citizens of countries that are not members of EU and of OECD and that under reciprocal conditions may acquire right to ownership of the construction land on the territory of the Republic of Macedonia.
2. Legal entities: domestic legal entity, legal entity in joint ownership, legal entity established by foreign natural and legal entity, registered in Central register of Republic of Macedonia, foreign legal entities residents of EU member states and OECD, as well as foreign legal entities residents of countries that are not members of EU and OECD, that under reciprocal conditions may acquire right to ownership of construction land on the territory of the Republic of Macedonia.

CONDITIONS FOR PARTICIPATION AT ELECTRONIC THE PUBLIC BIDDING

Interested natural and legal entities shall submit application for participation at the public bidding accompanied by the following evidences:

1. Application by the applicant, stating out data for the applicant, stating out the construction land that it refers to, what documents are enclosed in the application (list of documents), and phone contact from the applicant.
2. Proof for paid deposit in original (naming the number of the announcement)
3. For the natural entities- certificate for citizenship
4. For the legal entities-proof for registration of the legal entity in the competent Register
5. Bank guarantee in amount of 500.000,00 EUR in Denar counter value, proving the seriousness of the offer and this guarantee shall have validity period **by 25.03.2012**, guarantying that the last price for sale of construction land following the public bidding shall be paid, within a period of 15 days from the day of receiving the written notification for selection, otherwise it shall be activated and it will be considered that the land is not sold, there will be no conclusion of the contract and the deposit will not be returned to the highest bidder and he will also not be able to take part in any future public bidding for the lot in question.
6. E-mail address of the applicant that shall be used to register at the procedure for electronic public bidding, i.e. at which he will be sent the user name and the password that shall provide him/her with access to the web site foreseen for the electronic public bidding. For those applicants that shall submit wrong e-mail address, the Ministry of Transport and Communications is not obliged to receive and make further corrections).
7. Balance sheet and Income statement issued by a competent authority or a revised income statement confirmed by a audit firm for 2008, 2009 and 2010, original or photocopy notary certified, with a notary certified translation by a court interpreter.
8. Photocopy of personal transaction account which will be refunded the deposit for participation in the electronic public bidding.

The incomplete applications (those lacking the above mentioned proofs) shall not be granted participation at the electronic public bidding and the applicants of such incomplete applications shall be notified by e-mail.

OBLIGATIONS OF THE MOST FAVOURABLE BIDDER

1. The most favorable bidder is obliged, with own expenses, to build the underground road, provided in accordance with detailed urban plan "Old railway station" and after the construction, without charge, to give in the possession of city of Skopje.
2. The most favorable bidder is obliged before the conclusion of the contract for sale of the construction lot which is subject of this announcement, no longer than 20 days after the conclusion of the procedure for public bidding, to sign a contract with the city of Skopje to regulate the relations for construction of underground road that will be obligation of the most favored bidder, provided in accordance with detailed urban plan "Old railway station", otherwise it will be considered that the land is not sold, there will be no agreement for transfer and the deposit by the favorable bidder will not be refunded, and he will also not be able to take part in any future public bidding for the lot in question.
3. The most favorable bidder is obliged before the conclusion of the contract for sale of construction land which is the subject of this announcement, no longer than 15 days from the moment of receiving the procedure for public bidding, to submit the bank guarantee in amount of 500.000 euro, with validation period till the end of the date to complete the construction of buildings subject of the contract for sale of the construction land, otherwise it will be considered that the land is not sold, there will be no agreement for transfer and the deposit by the favorable bidder will not be refunded, he will also not be able to take part in any future public bidding for the lot in question.
4. The most favorable bidder is obligated before the conclusion of the contract for sale of the construction land which is a subject of this announcement, no longer than 15 days after the conclusion of the public bidding procedure, to submit a notary certified statement confirming that he agrees that a right of easement in favor of the City of Skopje is established on the construction land planned for construction of an underground road, otherwise it will be considered that the land is not sold, there will be no conclusion of the contract and the deposit will not be returned to the most favorable bidder and he will also not be able to take part in any future public bidding for the lot in question.
5. The realization of the construction in the scope of the construction lot 1.1, in accordance to the provisions for realization of the detailed urban plan "Old Railway station" may take place in multiple stages, with the preparation of the architectural-urban project, for which it is necessary for the City of Skopje to give a positive opinion, for which the most favorable bidder is obligated to build at least 10% of the coefficient of utilization of the construction lot, with the obligation for the construction to present a logic and justified architectural whole and to prove with the project documentation that the realization of the first part of the area foreseen for construction does not prevent the complete realization of the area foreseen for construction and to record it in the real estate cadastre.

SPECIAL ADDITIONAL CONDITION

1. Annual turnover of the capital of the legal person for participation in the electronic public bidding no less than 100 million euros in the last three years (2008/2009/2010 year) for each year.

(To proof this condition is necessary to apply a submit balance sheet and income statement issued by the competent authority or revised income statement certified by authorized auditors house, in original or notarized copy with notarized translation by certified court interpreter.)

INITIAL PRICE

The initial price of the electronic public bidding for the construction lots stated in the Chart review is **MKD 6.000,00 per square meter**.

Total initial price of the electronic public bidding for the construction lots 1.1 is MKD 191.574.000, 00.

DEPOSIT

1. The Deposit for participation at the electronic public bidding for each construction lot separately is defined pursuant the Chart review part of this Announcement.

2. The deposit is paid by transfer or by mail to the Budget of the Republic of Macedonia, National Bank of the Republic of Macedonia, account No. 100000000063095, budget user account 130010025669613, income code and program 733111-10 with designation "deposit for public bidding on sale of building land" for each construction lot separately; (to indicate the number of announcement and number of the construction lots in the order of payment);

3. The deposit shall be returned in its entirety to the public bidding applicants within a period of 15 days of the day of holding the public bidding, except for the participant at the public bidding who has offered the most favorable price who after the payment of the total price reached at the public bidding shall be reimbursed the paid deposit reduced for the costs of the procedure amounting to 10% from the deposited funds;

DEADLINES

Applications for participation at the public bidding may be submitted by **15.02.2012**, at the address of the Ministry of Transport and Communications: "Crvena Skopska Opstina" Street No. 4, in Skopje or directly in the archives office of the Ministry.

The public bidding shall be held electronically at the following web site www.gradezno-zemjiste.mk

The public bidding shall take place on 21.12.2012 at 11:00, and it shall last for one (1) hour.

PROCEDURE

1. The Commission shall notify the applicants on the completeness of their applications by e-mail, within a period of three days of the day of their submission, whereby those applicants that have submitted complete applications shall receive user name and password for participation at the electronic public bidding and to those applicants that have submitted incomplete applications shall receive notification containing explanation that they will not be able to participate at the electronic public bidding.
2. On the day of the electronic public bidding the participants should access the web site with the user name and password received by e-mail address enclosed in the application for participation at the electronic public bidding.
3. Electronic public bidding can commence if there is at least one participant at the public bidding.
4. Electronic public bidding is monitored by Commission established by the Minister of Transport and Communications.
5. Electronic public bidding starts by announcement of the initial price of the land subject of the announcement and it is obtained with bidding by the participants.
6. The bidding procedure is carried out step by step with increasing the value in each step for not less than MKD 300.00.
7. The electronic public bidding is considered to be completed at the expiry of the foreseen time limit, whereby if in the last two minutes the participants made a bid, the time limit is extended by two more minutes. The time limit is allowed to be extended three times in the duration of the public bidding.
8. The bidder who offered the highest price at the bidding gains the status of the most suitable bidder.
9. At the end of the public bidding, the Commission prepares Minutes for the implemented public bidding and sends it by e-mail to all the participants of the public bidding.
10. The most favorable bidder is obliged within 15 days after the public bidding is closed to pay the total final amount reached at the public bidding procedure.
11. If the most favorable bidder does not pay the funds within the determined time limit, it shall be considered that the building land is not sold, the contract on sale shall not be concluded and the deposited funds shall not be refunded and this applicant cannot take part at any future public bidding for the subject construction lot.
12. If the most favorable bidder does not sign contract with the City of Skopje in period not longer than 20 days from the closing of the public bidding procedure, before the signing of the agreement for alienation of construction land, where he will define the relations for construction of the underground thoroughfare under the Detail urban plan "Old Railway Station", there will be no signing of the agreement for alienation and the deposited amount of the most favorable bidder will not be returned and he cannot take part in any future public bidding for the subject construction lot.
13. If the most favorable bidder don't submit a bank guarantee of 500.000 euro for timed and quality finishing of the works in period not longer than 15 days from the closing of the public bidding procedure, with validity up to the deadline for completing construction of the buildings subject of the agreement, the land will not be alienated, there will be no signing of the agreement for alienation and the deposited amount of the most favorable bidder will not be returned and he cannot take part in any future public bidding for the subject construction lot.
14. If the most favorable bidder does not submit notarized statement to verify that he agrees to a right of servitude in favor of the City of Skopje on the construction land planned for building of the underground thoroughfare, it will be considered that the construction land is not

alienated, there will be no signing of the agreement for alienation and the deposited amount of the most favorable bidder will not be returned and he cannot take part in any future public bidding for the subject construction lot.

15. After fulfilling the obligations of point 10, 12, 13 and 14 of the section PROCEDURE from this announcement, the Minister of Transport and Communications signs agreement with the most favorable bidder for alienation of construction land owned by the Republic of Macedonia.

16. With the agreement, the buyer is obliged in period not longer than 30 days from the day of the signing to deliver it to a notary for solemnization and in period of 12 months from the solemnization of the agreement to obtain the building permit for the object according to the urban plan under which the land is alienated, for construction plot 1.1 (for at least 10% from the developed land for construction in one construction plot, with commitment to build a logical and reasonable architectural building and with the project documentation to prove that the realization of the first part of the construction plot does not stop the realization of the planed land for construction); Failure to meet the obligations from point 16 is ground for unilateral termination of the contract, where 20% of the amount for alienation will not be returned to the buyer.

17. With the agreement the most favorable bidder is obliged to build the objects under the urban plan under which the land is alienated, for construction plot 1.1 (at least 10% from the developed land for construction in one construction plot, with commitment to build a logical and reasonable architectural building and with the project documentation to prove that the realization of the first part of the construction plot does not stop the realization of the planed land for construction) in period not longer than 6 years from the day of the final approval of the building permit and to register it in the real estate cadastre. If the objects are not built in the specified period because of a fault from the buyer, he will have an obligation to pay contractual penalty in amount of 2% from the final price of the public bidding for the land for every passing month.

18. If the most favorable bidder is foreign legal entity resident in member state of the European Union or OECD, as well as foreign legal entity resident of states who are not member states of the European Union or OECD, under the conditions of reciprocity it may acquire title to construction land on the territory of the Republic of Macedonia, has a right to transfer/ alienate the construction land to a legal entity that will be formed in the Republic of Macedonia and in which until the fulfilling of the obligations from this agreement he has to be dominant owner in it, with obligation to transfer the rights and obligations of the agreement for alienation of construction land to the legal entity that will be formed in the Republic of Macedonia.

19. The most favorable bidder shall be obliged to pay the sales tax that shall arise as an obligation under the concluded contract on sale of the building land.

20. The price of the building land does not include development of the building land.

21. The costs for the notary procedure and the registration of the real estate in the Agency for real estate cadastre shall be on the account of the buyer of the building land.

22. The participants at the public bidding who are not satisfied can lodge a complaint to the Commission within 3 days after the date when the public bidding has taken place. The Commission takes a decision concerning the complaint within 5 days of the receipt of the complaint.

This announcement shall be also posted on the web site of the Ministry of Transport and Communications, www.mtc.gov.mk

