



MINISTRY OF TRANSPORT AND COMMUNICATIONS

ANNOUNCEMENT

on public bidding for selling building land in ownership of the Republic of Macedonia
in Municipality Aerodrom, foreseen for construction of an education facility

SUBJECT TO PUBLIC BIDDING

Subject to public bidding is land which is not constructed, in ownership of the Republic of Macedonia, as foreseen in the Detailed urban plan for Municipality Aerodrom – locality Novo Lisice UE A adopted with general act decision No. 07-7800/4 from 27.11.2007 foreseen for construction of an education facility, B1-2.1 . The land is part of Construction Lot (CL) No 899/2, CL No.900, CL No. 924/3 and CL No. 6670/3 for CM Kisela Voda 2 with total area of 14.277m² as described in Table 1.

DATA ON THE CONSTRUCTION LOT

The subject construction lot is foreseen in the Detailed urban plan for Municipality Aerodrom – locality Novo Lisice UE A with purpose education B1-2.1. The area of the construction lot is 14277m². The area for construction is 7729,50m², the area of the construction lot is 14321m², maximum gross developed area is 23188,5m², the height from the level of the protective pavement to the attic H=10,2m, Ground floor+2 floors and pursue to the Detailed Urban Plan the parquet should be solved within the construction lot.

The public announcement and the details on the construction lot subject to public bidding along with an Excerpt of the DUP are published on the website of the Ministry of Transport and Communications, www.mtc.gov.mk.

The interested entities can ask for further details in the competent municipality Aerodrom.

TABLE

Ordinary number	Number of cadastre lot and CM	Purpose of the lot	Area in m ²	Initial price (Denars)	Total initial price (Denars)	Deposit (Denars)
1.	CL No. 899/2, CL No.900, CL No.924/3 and CL No.6670/3 CL Kisela Voda 2	Education, B1-2.1	14.277	1.300,00	18.560.100,00	1.856.010,00

THE RIGHT TO PARTICIPATION

Right to participation to this public bidding have:

- natural entities - nationals of the Republic of Macedonia and
- legal entities: domestic legal entity, legal entity in joint ownership and legal entity established by a foreign natural and legal entity, registered in the Central Register of the Republic of Macedonia

INITIAL PRICE

The initial price of the construction land subject to public bidding per square meter is given in the Table 1.

DEPOSIT

1. The deposit for participation at the public bidding is 10% of the initial price at the public bidding for the defined area of the construction lot from the Table, for each construction lot individually, as given in the Table.
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 130010025669613, income code and program 733111-10 addressed as "deposit for public bidding for the sale of construction land", for the construction lot subject to bid;
3. The deposit of the public bidding applicants shall be refunded, in case they give up from the participation at the public bidding, as well as to those who did not offer the most suitable price, reduced for the costs of the procedure amounting to 10% from the deposit.
4. To the bidders whose bids will not be accepted, their personal details will be registered in the Minutes, which will later serve to refund the deposit, according to the Announcement, in a way the payment was performed.
5. The deposit should not be refunded to the most favourable bidder in case he/she does not act in line with point 7 of the chapter PROCEDURE

CONDITIONS FOR PARTICIPATION AT THE PUBLIC BIDDING

The interested natural and legal entities submit their application for participation at the public bidding procedure (in written form, for each construction lot individually, in which it is pointed out for which lot the application refers to and which documents are part of the application, as well as a copy of the transaction account, Denar current account or Denar savings account, to which the deposit can be reimbursed), pursuant to the conditions in the Announcement, in a closed envelope, addressed "For public bidding for the sale of undeveloped land reserved for construction of a hotel" accompanied with the following proofs(enclosed in original or copy, certified at a notary):

1. Application for participation at the public bidding, for each construction lot, marked to which lot it refers to.
2. Proof for paid deposit;
3. For the natural entities-Citizenship certificate;
4. For the legal entities-Registration proof of the legal entity in the suitable register;
5. Properly certified power of attorney for the representative of the legal entity;

The applications that do not contain these proofs would not be subject to analyses and the bidders would not be entitled to take part at the public bidding.

DEADLINES

The deadline for submission of the bids at the public bidding is **08.07.2009**, at the address of the Ministry of Transport and Communications: Pl. Crvena Skopska Opstina 4, in Skopje, or directly in the archive of the Ministry.

The public bidding will take place on **15.07.2009** at **10 o'clock** (local time) at the premises of the Ministry of Transport and Communications.

BIDDING PROCEDURE

1. On the day of the public bidding the participants should legitimate themselves by showing personal identification document (ID or passport) and neat proxy for the proxies.
2. The public bidding can start with minimum two participants at the public bidding, for each construction lot individually.
3. The public bidding is carried out by the Commission, established by the Minister of Transport and Communications.
4. The bidding starts by public announcing of the initial price by the Commission, as defined in the Announcement.
5. The procedure for bidding is carried out "in steps", by increasing the amount of each next step by not less than MKD 300,00.
6. The bidder who offered the highest price at the bidding, which was announced for the third time without other bids to follow, gains the status of the most suitable bidder.
7. The most suitable bidder is responsible, within a period of 15 days from the moment of receiving the written information and the Minutes, issued by the Commission after the public bidding completion, to submit the bank guarantee in amount of 200.000,00 Euro by a renowned Bank with good classification and credit rating paid unconditionally paid at first call for timely and quality completion of the facility foreseen for construction at the undeveloped land, subject to public bid, and these guarantee shall be valid till the completion of the facility. In the price, the already paid deposit is being calculated, reduced by the procedure expenses amounting to 10% from the deposit.
8. In case when the most suitable bidder does not pay the funds within the defined deadline, the construction land will not be considered as sold; there will be no Contract for sale and the deposit by the most suitable bidder shall not be refunded.
9. After the payment within the defined deadline, the Minister of Transport and Communications shall sign a Contract with the most suitable bidder for sale of the construction land, subject of this announcement. The contract shall oblige the most favourable bidder to provide the approval for construction of the foreseen object with the urban plan from the competent municipality within a period of 6 months and that shall build the object within a period of 2 years after the received approval for construction. In case the object is not completed in the defined deadline, the contract shall be terminated.
10. The most suitable bidder is obliged to pay the profit tax that shall arise as an obligation from the concluded agreement for sale of the construction land.
11. The construction land price does not include the construction land development fee.
12. The costs for the notary procedure and registering of the real estate in the Agency for cadastre of real estate are responsibility of the buyer of the construction land.

13. The unsatisfied participants in the public bidding can lodge a complaint to the Minister of Transport and Communications within a period of 3 days after the public bidding was held. The Minister of Transport and Communications will bring a decision regarding the complaint.

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