



## MINISTRY OF TRANSPORT AND COMMUNICATIONS

### NOTICE

on sale of building land through competitive bidding,  
in ownership of the Republic of Macedonia, located in the Municipality of Aerodrom,  
intended for construction of a building for the purpose of education and science

### SUBJECT TO THE COMPETITIVE BIDDING

Subject to the competitive bidding is building land in ownership of the Republic of Macedonia, foreseen in the Detailed Urban Plan of the Municipality of Aerodrom - Locality Jane Sandanski - UE B adopted by a general act Decision No.: 07-7800/2 dated 27.11.2007, intended for construction of a building for the purpose of education and science. This building land represents building lot (BL) No.: 870/5 for KO Kisela Voda 2 covering total area of 13.540m<sup>2</sup>.

### BUILDING LOT PARTICULARS

The subject building lot is foreseen in the Detailed Urban Plan for the Municipality Aerodrom – Locality Jane Sandanski – UE-B for construction of a building intended for education and science. The total area of the building lot is 13.540m<sup>2</sup>.

This Notice, as well as the detailed particulars for the building lot subject to the competitive bidding is announced on the WEB site of the Ministry of Transport and Communications: [www.mtc.gov.mk](http://www.mtc.gov.mk)

All interested parties may, for more detailed information, also address to the Competent Municipality of Aerodrom.

TABLE

Ord. No.	Number of Cadastre lot and KO	Purpose of lot	Area in m <sup>2</sup>	Initial price (denars)	Total initial price (denars)	Deposit (denars)
1.	BL No. 870/5 KO Kisela Voda 2	Education and Science	13.540	1.500,00	20.310.000,00	2.031.000,00

### RIGHT TO PARTICIPATION

The following entities have the right to participate to the competitive bidding:

1. Natural persons, nationals of the Republic of Macedonia

2. Legal persons: any domestic legal entity, legal entity with joint ownership and legal entity established by foreign natural person and legal entity registered in the Central Register of the Republic of Macedonia.

#### INITIAL PRICE

Initial price per square meter of building land subject to the competitive bidding is 1500,00 denars and it is described in the Table.

#### DEPOSIT

1. Deposit for participation at the competitive bidding amounts to 10 % of the initial price at the public bidding for the building lot areas as set in the Table, for each building lot respectively as presented in the Table.
2. Deposit shall be paid by transfer or through post-office window to the Budget of the Republic of Macedonia, National Bank of the Republic of Macedonia, account No. 130010025669613, Incoming code 733111-10 and with the indication "deposit for competitive bidding for sale of building land", for the building lot being subject of bidding;
3. Deposit shall be returned to those applicants to the competitive bidding who are going to withdraw from the participation to the competitive bidding, as well as to the participants in the competitive bidding who have not offered most favourable price, in the reduced amount for the costs of the procedure in the amount of 10% of the deposited funds.
4. Particulars about the bidders whose offers are not accepted are taken in a minutes and they shall be used for the deposit to be returned, in accordance with the Notice in a manner in which the payment has been made.
5. Deposit shall not be returned to the most favourable bidder if this bidder does not comply with item 7 from the chapter PROCEDURE.

Each participant should, together with its application to participate to the competitive bidding, also give it own transaction account as in order to be available for the deposit, paid for participation to the competitive bidding, to be returned if it is not selected as most favourable bidder.

#### CONDITIONS FOR PARTICIPATION IN THE PUBLIC BIDDING

Interested natural persons and legal entities submit application for participation in the public bidding (in written form, for each building lot respectively, stating the building lot for which this particular application refers to and what are the documents integral part to the application submitted, as well as copy of transaction account, denar current account or denar saving bank account, for return of the deposit), in accordance with the conditions of the Public Notice, in closed envelope with designation on the envelope "for public bidding" and which lot the application refers to, accompanied with the following evidences (enclosed in original or photocopies certified by a notary public):

1. Application for participation in the competitive bidding, for each building lot respectively, with a designation which lot the application refers to
2. Evidence for deposit paid
3. For the natural persons citizenship certificate
4. Evidence for registration of the legal entity, issued by an appropriate register
5. Regular Full Powers for the authorized representative representing the legal person, i.e. an evidence for the capacity of the authorized person of the legal entity.

Applications which are not accompanied by these evidences shall not be subject to consideration and the bidders shall not be allowed to participate at the public bidding.

#### DEADLINES

Applications to participate in the competitive bidding may be submitted by **09.07.2009 at latest**, to the address of the Ministry of Transport and Communications: Ul. "Crvena Skopska Opstina" No.4, in Skopje or directly in the archive of the Ministry.

Competitive bidding shall take place on **17.07.2009**, in the premises of the **Ministry of Transport and Communications**, starting at **11 a.m.**

#### PROCEDURE

1. At the day of competitive bidding, the participants are identified by identity papers (identity card or passport) and regular full powers for the authorized representatives.
2. Competitive bidding may start with at least two participants present at the public bidding, for each building lot respectively.
3. Public bidding is carried out by a Commission, established by the Ministry of Transport and Communications.
4. Public bidding starts by reporting the initial price set in the Notice by the Commission.
5. Bidding is carried out step by step, increasing the value by each step not less than **300.00** denars.
6. A participant in the bidding who has offered highest price, which is not, after three times reported, bid up acquires the status of the most favourable bidder.
7. The most favourable bidder is bound within 15 days after the receipt of the written notification which is issued by the Commission upon completion of the Competitive bidding to do the payment of the funds in accordance with the final price reached in the bidding and present a bank guarantee amounting to euro **200.000,00**, issued by a renowned bank with good classification and credit rating, unconditionally payable at first call for timely and quality completed building as provided for construction at the incomplete building land, subject to the competitive building, and this guarantee shall last until completion of the building. The price also includes the deposit paid, reduced for the costs of the procedure amounting to 10% from the funds deposited.
8. If the most favourable bidder does not pay the funds within the deadline set, it shall be considered that the building land is not sold, a sale contract shall not be signed and the funds deposited shall not be returned to this bidder.
9. Upon the payment made within the deadline set, the Minister of Transport and Communications signs a contract with the most favourable bidder on sale of the building land, subject to this Notice. The most favourable bidder is bound by this contract, within six months after the solemnization of the contract is made, to provide building permission for the building as foreseen by the urban plan of the competent municipality, and build it within 2 years from the date of the permission obtained. If the building is not built within the deadline set, the contract shall be terminated.
10. The most favourable bidder shall also be bound to pay sales tax which shall arise as an obligation under the contract signed on sale of the building land.
11. The price for the building land does not include the fee for preparation of the building land.

12. Costs for the notary public procedure and for the entry into the Agency real estate registry files are born by the purchaser of the building land.
13. Unsatisfied participants in the public bidding may make a complaint to the Minister of Transport and Communications within 3 days from the date of completion of the competitive bidding. Decision concerning a complaint is made by the Minister of Transport and Communications.

Contact person in the Ministry of Transport and Communications: Violeta Samardziska, tel.: 02-3145-447