

Public Call 4/21 – Lukoran Cadastral Municipality, Mačjak-Šumljak Hospitality-Tourism Zone on the Island of Ugljan



SLIKA/PICTURE

In line with the decision of the Croatian Government, CLASS: 022-03/20-04/460, REFNO: 50301-05/14-21-4 of 20 May 2021, the Ministry of Physical Planning, Construction and State Assets hereby publishes the following:

PUBLIC CALL no. 4/21

For the submission of bids for purchasing the property in the ownership of the Republic of Croatia in the Lukoran cadastral municipality on the island of Ugljan

SUBJECT OF THE PUBLIC CALL

The sale of property recorded in land title folio 2709 in the Lukoran cadastral municipality before Zadar Municipal Court in the ownership of the Republic of Croatia, designated as land title plot number 1234/30, defined as pasture land with an area of 94,473 square meters and land title plot number 1889/11, defined as pasture land with an area of 212,843 square meters, in nature it is a landsite located within the boundaries of a construction zone outside of the settlement.

The total area of the land is 307,316 square meters.

STARTING PRICE: HRK 79,820,000.00

BID GUARANTEE: in the form of a bank guarantee amounting to HRK 4,000,000.00.

In addition to the sales price, the buyer of the respective property is obliged to pay the fee for valuation of the property amounting to HRK 9,250.00 and a lump-sum payment for withdrawing the forest and forest land from the forest-economic zone of the Republic of Croatia which, according to calculations by the company Hrvatske šume d.o.o., amounts to HRK 1,852,294.03.

The respective property, according to the Preko Municipality Physical Development Plan (Preko Municipality Official Herald no. 4/05, 4/07, 6/10, 7/12 and 1/19), Urban Development Plan for the Mačjak-Šumljak Hospitality-Tourism Zone (Preko Municipality Official Herald no. 2/08) and the Detailed Development Plan for the Mačjak-Šumljak Hospitality-Tourism Zone (Preko Municipality Official Herald no. 2/08) is located within the area for development of the area outside of the settlement, zoned as hospitality-tourism, and which mostly lies within the zones hotel – T1 and tourist resort – T2, and to a lesser extent within the protected green – Z zone, sport and recreation – R2 zone, lungomare – foreshore walkway zone, zone for tourist resorts without accommodation capacities, infrastructural systems – IS zone and berthing/landmass section – LI.

The respective property directly borders with maritime demesne in the area in which the maritime demesne boundary has been defined on particular cadastral plots. The maritime demesne is not the subject of this Public Call.

BID SUBMISSION DEADLINE

10.00 am on 15 September 2021

PUBLIC OPENING OF BIDS

12.00 pm on 15 September 2021

Information via email: natjecaj@midim.hr

An expression of interest must be sent to the email address natjecaj@midim in order to inspect the property, and those interested will be informed of the inspection time via email, and the actual inspection will be organized in line with current epidemiological measures.

SUBMISSION OF BIDS

In submitting a bid, the bidder explicitly agrees that the Ministry of Physical Planning, Construction and State Assets may collect, use and further process given data for the purpose of conducting the public procedure for collecting bids, in accordance with the laws on protection of personal data.

Bids and associated attachments are to be submitted in a sealed envelope.

The following is to be written on the front side and back side of the envelope: **“BID FOR PURCHASING PROPERTY, PUBLIC CALL 4/21 – DO NOT OPEN by 12.00 pm on 15 September 2021.**

Bids are to be submitted to the clerk’s office (“*urudžbena pisarnica*”) at the Ministry of Physical Planning, Construction and State Assets or via postal service addressed to: Ministry of Physical Planning, Construction and State Assets, Ulica Republike Austrije 20, 10000 Zagreb by 12.00 pm on 15 September 2021.

The date of submission is deemed to be the date of receiving the bid at the Ministry of Physical Planning, Construction and State Assets.

Bids received at the Ministry of Physical Planning, Construction and State Assets after 10.00 am on 15 September 2021 will be deemed as late bids and will not be taken into consideration.

The public opening of bids will take place at the Ministry of Physical Planning, Construction and State Assets, Zagreb, Ulica Ivana Dežmana 10, at 12.00 pm on 15 September 2021.

CONDITIONS OF THE TENDER

The property is sold in its current state “AS IS WHERE IS” basis.

Bids are to be submitted for both of the respective cadastral plots. Bids for only one of the cadastral plots are invalid and will not be taken into consideration.

The right to participate in the public procedure for collecting bids is given to all natural persons who have citizenship of the Republic of Croatia, citizenship of a country belonging to the European Economic Area and citizens of those countries with which the Republic of Croatia has a reciprocity agreement for acquisition of property.

The right to participate in the public procedure for collecting bids is given to all legal persons who have their registered headquarters in the Republic of Croatia or in a country belonging to the European Economic Area.

The bid guarantee may only be in the form of a bank guarantee.

The most economically advantageous bid is deemed to be that bid that offers the highest price and which must exceed the starting price, or is equivalent to the starting price expressed in the currency of Croatian kuna. Bids submitted in other currencies will not be taken into consideration.

In the event that the same bidder submits multiple bids for the same property, the bid considered as valid is solely the bid with the highest offered price.

In the event that the most economically advantageous bid is withdrawn, the most

economically advantageous bid will be the next bid that offers the highest price under the condition that it exceeds the starting price.

After selecting the most economically advantageous bid, the Ministry of Physical Planning, Construction and State Assets will return to the bidders their bank guarantees, without any liability for subsequent costs associated with the guarantees.

If a bidder withdraws his most economically advantageous bid or fails to respond to the call to conclude a sales contract within the set deadline, that bidder loses the right to receiving back his bid guarantee submitted for the respective bid, and the Ministry of Physical Planning, Construction and State Assets is authorized to collect payment from it.

The Ministry of Physical Planning, Construction and State Assets retains the right to withdraw from selling the property at any time prior to signing the sales contract. In the event that the Ministry of Physical Planning, Construction and State Assets withdraws from selling the property, the bank guarantees will be returned to the bidders and subsequently the respective Ministry is not materially liable or liable in any other way towards the bidders, nor does it have an obligation to inform the bidders of reasons for such action. In such cases, bidders are not entitled to any compensation for costs due to the bank guarantees nor are they entitled to any other costs in the procedure for the submission of bids.

The bidder with the selected most economically advantageous bid is obliged within a period of eight (8) days of delivery of the sales contract, to sign and deliver the sales contract to the Ministry of Physical Planning, Construction and State Assets. Otherwise, the Ministry of Physical Planning, Construction and State Assets is not obligated by its decision on the selection of the most economically advantageous bid.

The bid guarantee in the form of a bank guarantee is returned to the bidder with the selected most economically advantageous bid as the buyer within a period of 8 days after payment of the sales price is recorded on the giro account of the State Budget.

CONTENT OF THE BID AND ATTACHMENTS

a) Bid

The bid must contain:

- Offered sales price in Croatian kuna
- Information on the bidder providing the bid (address or headquarters of the bidder if a legal person, telephone number, email address)
- Tax identification number (OIB/TIN),
- Address for returning the bank guarantee in the event of not accepting the bid or halting the sales procedure

b) Attachments

- Domestic legal and natural persons are obliged to attach the original or certified copy of the confirmation from the relevant Tax Administration as to settlement of tax debt, any which may not be older than 30 days
- Domestic legal and natural persons are obliged to attach a copy of their valid personal identity card, whereas physical persons a copy of their passport

- Domestic legal and natural persons are obliged to attach an official company registration excerpt/record from the court registry, whereas legal persons a company registration excerpt/record from the domicile registry along with a certified translation by a court interpreter for the Croatian language
- Bank guarantee amounting to HRK 4,000,000.00.

The bank guarantee must be in its original form, irrevocable, unconditional and payable at first call, issued in favor of the Ministry of Physical Planning, Construction and State Assets of the Republic of Croatia from a bank which in the year prior to the year in which the Public Call is published, has a credit rating of at least BBB according to Standard and Poor's Bank Rating Guide or a bank operating in the Republic of Croatia and which based on a revised financial report dated 31 December 2020 has expressed a total value of assets exceeding HRK 10,000,000,000.00, with a validity period of 6 months.

- A declaration by the bidder and certified by a notary public that the bidder entirely accepts the tender conditions and that the bidder will, in the event of acceptance of his bid, conclude the sales contract at the bidder's cost and that the bid remains in force for 90 days, counting from the date of opening the bid.

The bid along with the entire documentation for participating in the public tender also includes the bank guarantee which must be inserted into a transparent plastic envelope (attachments), must be bound as a whole such that the bid along with the entire documentation is perforated and bound by a ribbon (e.g., notary thread), and each page of the bid and documentation is numbered such that each page of the bid and documentation is numbered (e.g., 1/3, 2/3, 3,3, and so on).

Bids received but not bound and numbered in the above-mentioned manner, will be deemed invalid and will not be subject to consideration.