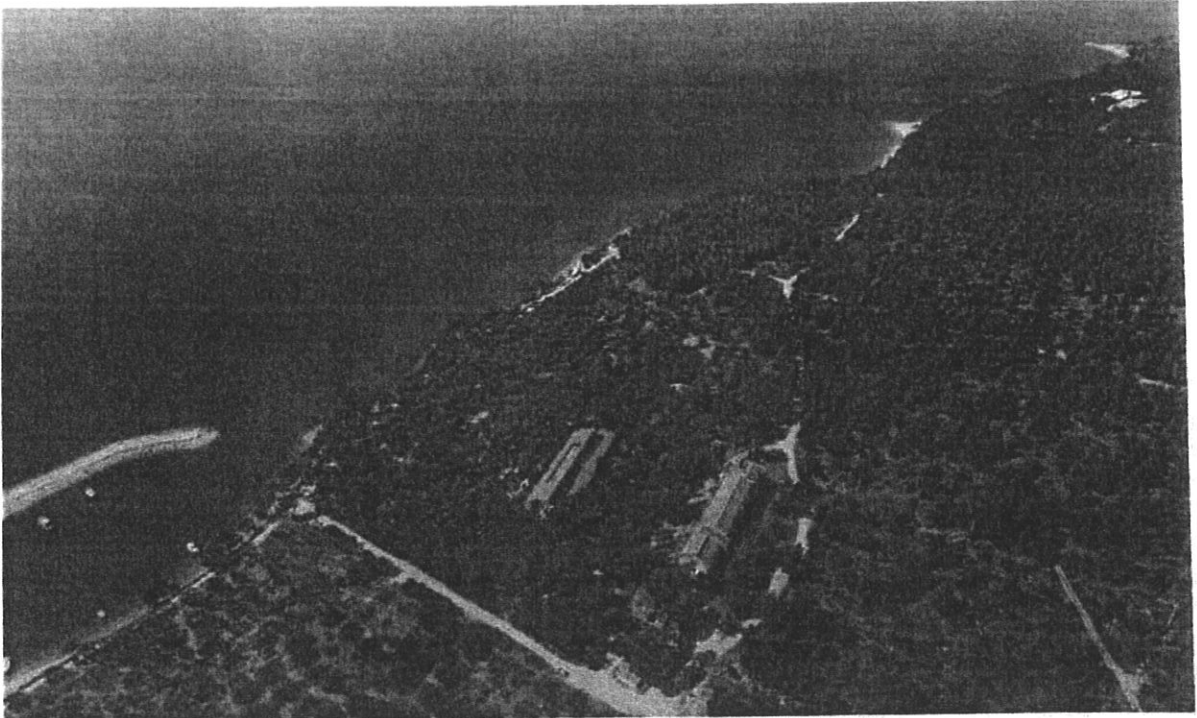


Public Call 5/21 – Promajna Children’s Village, Bast – Baška Voda cadastral municipality



Pursuant to the Decision of the Croatian Government, CLASS: 022-03/20-04/72, REFNO: 50301-26/09-20-2 of 19 March 2020, the Ministry of Physical Planning, Construction and State Assets announces

PUBLIC CALL no. 5/21

For submission of bids for the purchase of property in the ownership of the Republic of Croatia in Bast – Baška Voda cadastral municipality

SUBJECT OF THE CALL

The sale of a property in the ownership of the Republic of Croatia in Bast – Baška Voda cadastral municipality, designated as land registry cadastral plot no. 2988/77, forest with an area of 68,273 m², registered in land title folio 3598, on which are located in essence devastated facilities belonging to the former children’s sanatorium for respiratory diseases called the “Children’s Village”.

STARTING PRICE: 108.420.000,00

BANK GUARANTEE: in the amount of HRK 2.200.000,00

The respective property is located to a large extent within the boundaries of the extracted construction area outside of the settlement of Promajna, planned for urban transformation of intended economic use, hospitality tourism (T1 - hotels), and to a lesser extent within the corridor of the roadways and within the planned zone of intended sports-recreational use, designation R6 – developed beach, in an area for which drafting an urban development plan is mandatory.

The capacity of the tourist zone is 800 beds. The existing facilities may be reconstructed, or demolished and new ones constructed, where high-level hospitality-tourism services must be provided in the constructed or reconstructed facilities.

The respective property is located in direct proximity to the sea foreshore, in an area in which the boundary of maritime demesne has not been defined and part of which may represent maritime demesne by application of law, in which case that part is not the subject of the sale, and the selected bidder is obliged to accept implementation of the procedure for defining the boundaries of maritime demesne on the respective plot in accordance with the maritime demesne management plan from the relevant administration body in the Split-Dalmatia County, or may independently seek these in accordance with its plans, but without the possibility of reducing the sale price.

DEADLINE FOR SUBMISSION OF BIDS

10:00 a.m. on 20 September 2021

PUBLIC OPENING OF BIDS

12:00 p.m. on 20 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 the bid, the Bidder provides explicit consent that the Ministry of Physical Planning, Construction and State Assets may collect, use and further process given data for the purpose of conducting the procedure to publicly collect bids, in accordance with laws on the protection of personal data.

The bid and attachments accompanying the bid are to be submitted in a closed envelope.

The front side and back side of the envelop must contain **"BID FOR THE PURCHASE OF PROPERTY, PUBLIC CALL 5/21 – DO NOT OPEN until 12:00 p.m. 20 September 2021"**.

Bids are submitted to the Clerk's Office at the Ministry of Physical Planning, Construction and State Assets or by postal mail to the following address: Ministry of Physical Planning, Construction and State Assets, Ulica Republike Austrije 20, 10000 Zagreb by 10:00 p.m. on 20 September 2021.

The date of submission is deemed 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 p.m. on 20 September 2021 are deemed to be 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 p.m. on 20 September 2021.

CONDITIONS OF THE TENDER

The property is sold in its current condition "AS IS WHERE IS BASIS".

Persons permitted to participate in the procedure for the public collection of bids are any natural persons who have Croatian citizenship, citizenship of countries within the European Economic Area and citizens of those countries with which the Republic of Croatia has a reciprocity agreement for acquiring real property titles.

All legal persons who have their headquarters in the Republic of Croatia or in a country within the European Economic Area may participate in the procedure for the public collection of bids.

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

The most economically advantageous bidder is deemed to be the bidder who offers the highest price which must be higher than the starting price, or equivalent to the starting price and expressed in Croatian kuna, whereas bids submitted in other currencies will not be taken into consideration.

In that event that the same bidder submits a number of bids for the same property, only the bid with the highest offered price will be taken into consideration.

In the event that the first most economically advantageous bidder withdraws from the tender, the economically advantageous bidder is deemed to be the next bidder who has offered 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 is obliged 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 delivery 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

a) Offer:

- The bid must contain the sales price in Croatian kuna, whereas bids submitted in other currencies will not be taken into consideration.
- Data on the submitter of a bid (bidder's permanent residence or headquarters if a legal person, telephone number, email address)
- Tax identification number (TIN/OIB)
- Address for returning the bank guarantee in the event of not accepting the bid or halting the sales procedure

b) Attachment to the offer:

- Domestic legal and natural persons are obliged to submit the original or certified copy of the confirmation from the relevant Tax Administration on settlement of tax liabilities, and which must have been issued within the last thirty days.
- Domestic natural persons are obliged to attach a copy of a currently valid personal identity card, whereas foreign nationals a copy of their passport
- Domestic legal persons must attach a company record from the commercial court register, whereas foreign legal persons a company record from their domicile commercial register along with a certified translation from a court interpreter for the Croatian language
- Bank guarantee amounting to HRK 2.200.000,00

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.

- Statement from the bidder certified by a notary public whereby the bidder is obliged, in the event that his bid is accepted, to conclude the sale contract at the bidder's cost, to fully accept conditions of the tender, and that his bid remains in force for 90 days, counting from the day of opening the actual bid.

The bid along with the entire documentation for participating in the public tender must be numerated such that each page of the bid and documentation is designated (e.g., 1/3, 2/3, 3/3), and must be bound as a whole such that the bid along with the entire documentation is tied and joined by a ribbon (e.g., legal thread). Bids that are received, and not bound or numerated as in the above described manner, will be considered invalid and such bids will not be taken into consideration.