

Pursuant to the Article 10 of the Decision on the conditions of public sale of city construction land owned by the City of Bijeljina, within the scope of the regulation plan "Industrial zone 2", number: 01-022-26 / 16 from 05.04.2016 and Article 62 of the Statute of the City of Bijeljina ("Official Gazette of the City of bijeljina", No.8 / 13 and 27/13), announces

PUBLIC CALL

for expressions of interest for the purchase of building land within the scope of the regulation plan "Industrial zone 2" in Bijeljina

1. City of Bijeljina owns city construction land within the scope of the regulation plan "Industrial zone 2" in Bijeljina, in an area of 44 hectares intended for construction of business-production zone (industry, small industry and handicrafts production as well as commercial, handicraft and service activities), located between the Stefan Decanski Street in the southeast and the city bypass road in the north and west. Regulatory plan "Industrial zone 2" ("Official Gazette of the municipality of Bijeljina", No. 23/07) is flexible in terms of the possibilities for splitting the existing building plots and the formation of the new ones, in accordance with the expressed interest of potential investors for the purchase of building land.

2. The Letter of interest of potential investors for the purchase of construction land should contain:

- Basic Information about the interested entity (name, activity, contact),
- Short description of the planned investments (activity to be performed, required building plot size, the planned size of the object in m², the planned number of newly employed workers, the planned investments),
- Required infrastructure (electricity-kw, water-1L / sec., and similarly.),
- The deadlines for construction of planned object from the date of signing contract for the purchase of land, as well as start of using of object.

3. The initial bid price of the building plots is determined according to the Plan subareas, as follows:

- **subzone 1** building plots that are contiguous to the street Stefan Decanski and exit to the first parallel road, according to the regulatory plan 30,00KM / m²
- subzone 2** building plots bordering the road from the street Stefan Decanski to exit the Bypass.....15,00KM/m²
- subzone 3** others building plots 10,00KM / m²

4. The selling price of building plot/s shall be paid through one-time payment, with the proviso that purchase price shall be reduced by 10%, or through installment payments in 60 equal monthly installments. The first installement shall be paid at the bank account of the seller within the 15 days from Contract conclusion. The land handing over in the possession of buyer shall be

made upon payment of the first installement, and the minutes on the land handing over shall be made.

By paying of the total purchase price, the buyer acquires the right to register the ownership on the land in Public records of real estate.

5. If the buyer within the deadline of two years from the date of conclusion of the contract does not begin construction of the planned object, the Contract for sale of building plot will be terminated as follows:

- If it was agreed payment in 60 monthly installments, The City shall reserved and deposed the customer with 40% of the paid purchase price of the building plot
- If it was agreed one-time payment, The City shall returned to the buyer 60% of the paid purchase price of the building lot, while 40% shall reserved and deposed from the customer, all based on notarial documents and more pledges.

6. Herewith, all legal entities and individuals are invited to express their interest in buying the construction land **in the first term until 28.04.2016**, by sending duly enveloped letter of interest, with a note "Expression of Interest for the purchase of building land within the scope of the regulation plan" Industrial zone 2 "in Bijeljina". The letter of interest may be submitted in person or by mail to City Administration Bijeljina, Trg Kralja Petra I Karadjordjevica 1, Department of housing and utilities and environmental protection.

7. The City will review the received letters of interest, expressed by potential investors through this Public call, and on base on that, start forming the new building plots. The new building plots will be subject to sale or bid procedures, in accordance with the laws and regulations in this area. The public call will remain pending after the first term, until further notice, while the Bijeljina City administration will continuously review received expressions of interest.

8. All interested legal entities and individuals may have insight at the regulatory plan and get all the necessary information at the premises of JP "Directorate for Construction and Development" ltd Bijeljina, Karadjordjeva 33, every working day from 08.00 to 16.00 hours, the e-mail address **direkcijabn@gmail.com** or contact phone: 055 208 085.

Public call will be published in the weekly newspaper "Semberske Novine", daily newspaper "Nezavisne novine", Bulletin board of City of Bijeljina and the official web page of the City of Bijeljina.

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