

Pursuant to the Article 35, Subsection 2, and Article 391, Subsection 1 of the Law of Property (Croatian Government Gazette *NN*, No. 91/96, 68/98, 137/99, 73/00, 114/01, 79/06, 141/06, 146/08 and 38/09), pursuant to the Article 48, Subsection 2 of the Law on Local and Regional Administration (Croatian Government Gazette *NN*, No. 33/01, 60/01, 129/05, 109/07, 125/08 and 36/09) and pursuant to the Article 23 of the Statute of the Town of Ogulin (County of Karlovac Gazette *GKŽ*, No. 25/09) the Town Council of the Town Ogulin on its session held on this 11th day of March, 2011. has agreed to make a

Public Invitation to Tender for Real Estate in the Business Park (Trading Estate) of Ogulin

(1) The purpose of this Tender shall be the sale of real estate (plots of land) within the boundaries of the Business Park of Ogulin on the area which has been marked as part I1 and K1 according to the Development and Town Planning Scheme of the Business-Industrial Park in Otok Oštarijski (County of Karlovac Gazette *GKŽ*, No. 44/05)

The plots that are to be sold have been temporarily designated the parcel identifiers as follows:

Z 5 - a plot of 6530 sq meters; Z 6 - a plot of 6290 sq meters; Z 7 - a plot of 6070 sq meters; Z 10A - a plot of 4700 sq meters; Z 15 – a plot of 8400 sq meters; Z 21 - a plot of 8160 sq meters; Z 22 - a plot of 9100 sq meters; Z 23 – a plot of 7900 sq meters; Z 24 – a plot of 8600 sq meters; Z 26 - a plot of 3100 sq meters; Z 27 – a plot of 3100 sq meters; Z 28 – a plot of 4000 sq meters; Z 31 - a plot of 4120 sq meters; Z 32 - a plot of 3000 sq meters; Z 34 – a plot of 48887 sq meters and Z 37 - a plot of 65500 sq meters, all plots registered in the Local Cadastral Unit of Otok Oštarijski.

The location and the ground view of all the proposed building plots, which shall be offered for sale as single units, could be viewed on the map drawing - graphic presentation made by company *GEO-ing d.o.o.*, Alojzija Stepinca 2, Ogulin, if you come as an interested investor or a tenderer to the headquarters of the Business Park of Ogulin *Poduzetnička zona Ogulin d.o.o.*, Otok Oštarijski 4e, Ogulin.

This graphic presentation with all the plots offered for sale as mentioned above is a part of tender documents.

Tenderers (bidders) can submit their tender just for a part of a plot or a part of several plots as designated in the map drawing - graphic presentation, in which case they should precisely define in their tenders the boundaries and the size of the plot(s) they propose to purchase.

(2) The aforementioned real estate shall be offered for sale for the purposes of business activities of production, trade and services.

The intended purposes, land-use planning and management of the aforementioned plots have been defined by the Development and Town Planning Scheme of the Business-Industrial Park in Otok Oštarijski (County of Karlovac Gazette *GKŽ*, No. 44/06).

The real estate in the Business Park of Ogulin is offered for sale in its natural not built-up condition with appropriate access road leading up to the plot boundaries and with the possibility of connection to electricity supply, water supply and telecommunication services.

The Town of Ogulin has been granted the planning permits for the plots of land with temporarily designated parcel identifiers Z 26 and Z 31.

- (3) A tenderer can be a natural or legal person of Croatian or of foreign citizenship if he fulfils all the necessary requirements of the right of ownership over real estate.
- (4) The starting-price cannot be less than 8.00 euros for 1 sq meter of land (future building sites) converted into kunas according to the mean rate of exchange of the National Bank of Croatia on the payment day, this being in accordance with the Decision on Sales and Price Conditions for Real Estate in the Business Park of Ogulin made by the Town Council of the Town of Ogulin (County of Karlovac Gazette No. 08/10) and pursuant to the Decision on the Amendment to the Decision on Sales and Price Conditions for Real Estate in the Business Park of Ogulin under Classification No. 023-01/11-01/2, Reg. No. 2133/02-02-11-1, (hereinafter referred to as the Decision).

The purchase price of the real estate in the Business Park of Ogulin shall be paid in full upon the conclusion of the purchase contract with the possibility of payment by instalments over the period of 3 years at maximum as pursuant to the Article 4 of the Decision.

The purchaser of the real estate in the Business Park of Ogulin shall be entitled to the interest-free reimbursement of the part of the purchase price depending on the number of the employees he recruits as registered with Croatian Employment Service, Branch Office of Ogulin, for an unlimited period of time in the area of the Business Park as pursuant to the Article 4 of the Decision.

(5) The tenders should include the following:

- 5.1. (Organisation) name, address, telephone number, and other important data
- 5.2. Excerpt from the Commercial Register or Trade Licence
- 5.3. Outlines of the intended project
- 5.4. Investment plan with the contents as set by the provisions of the Decision
- 5.5. Exact parcel identifiers of the plots as temporarily designated or the exact size and form of the plot that shall be the subject of the purchase
- 5.6. The offered price per a square meter and as the total sum for the complete size of the land the tenderer intends to purchase
- 5.7. Proof for deposition of caution-money

The Town of Ogulin reserves the right to ask for any further explanations and amendments to the otherwise valid tenders, before the final decision on tender acceptance has been made.

Tenders should be delivered to the following address: Grad Ogulin, Bernardina Frankopana 11, 47300 Ogulin, specifying: *Ponuda za kupnju neketnine u poduzetničkoj zoni Ogulin* (Tender for real estate purchase in the Business Park of Ogulin).

The bid opening starts at 12:00 o'clock on the 10 of June 2011 in Ogulin at the Town Hall of Ogulin, B. Frankopana 11, and shall be performed by the Committee as appointed by the Mayor of the Town of Ogulin.

Tenders not complying with the requirements shall be rejected and will not be considered. This Public Invitation to Tender for Real Estate shall be considered valid also in case that only one tender has been submitted.

The submission of a tender is a sign of agreement with all the conditions of this Invitation to Tender and with tender documents on the part of the tenderer.

(6) This Public Invitation to Tender for Real Estate shall be announced in the daily newspaper *Večernji list*, on the display panel of the Town Hall of Ogulin, on the display panel at the headquarters of the Business Park of Ogulin (*Poduzetnička zona, d.o.o.*) as well as on the web-site on the Town of Ogulin and the web-site of the Business Park of Ogulin.

(7) Each tenderer must deposit the caution-money in the amount of 5 % of the starting-price of the real estate, i.e. of the part of the real estate a tenderer intends to purchase on the bank giro account of the Town of Ogulin No.: 2340009-1829700009 with *Privredna Banka Zagreb d.d.*, under the designation No.: 68 7706 – identification number *OIB...*, for the purposes of depositing the caution-money.

In case that the successful tenderer concludes a purchase contract the amount of the purchase price shall be decreased for the sum of the deposited caution-money, whereas the unsuccessful tenderers shall be paid back in full the sum of the deposited caution-money, as soon as a particular tender has been accepted.

If the successful tenderer withdraws his bid or in case that he does not conclude a purchase contract within the time limit set by the terms of this Public Invitation to Tender for Real Estate, he shall relinquish his right on reimbursement of the deposited caution-money.

(8) The purchaser of the real estate in the Business Park of Ogulin shall not be due to pay the fees to connect to local utilities and he will be entitled to pay lesser charges in the process as pursuant to the Article 5 of the Decision.

(9) The Town of Ogulin as the seller of the real estate mentioned above in the Article 1 reserves the right of first refusal to buy back the very same property under the very same conditions as set by the Decision in case such a situation should arise.

(10) The decisions concerning the acceptance of the successful tenderer and all other decisions relevant to this subject matter shall be made by the Town Council of the Town of Ogulin.

The Town Council of the Town of Ogulin reserves the right (without being obliged to give any explanation) not to accept any of the submitted tenders or to accept tenders just for particular plots, to invalidate the complete procedure of tendering, or to invalidate just the part of the procedure relating to particular plots, with no obligation whatsoever to compensate for the possible damage to tenderers, but being obliged to reimburse the caution-money to the them.

- (11) It shall be the obligation of the successful tenderer to have the land parcelled and to conclude the purchase contract for the newly formed building lot within the time limit of 8 months after his tender has been accepted. In case of the successful tenderer's failure to conclude the purchase contract with the Town of Ogulin as the seller within the time limit of 8 months after his tender has been accepted, the Town of Ogulin reserves the right to revoke the Acceptance of the successful tenderer with no obligation whatsoever to compensate for the possible damage to the tenderer or to reimburse him any expenses incurred.
- (12) Tenderers can obtain the tender documents after depositing a charge of 300.00 KN on the bank giro account of the Town of Ogulin No.: 2340009-1829700009 with *Privredna Banka Zagreb d.d.*, under the designation No.: 68 7706 – identification number *OIB*...The tender documents can be obtained at the headquarters of *Poduzetnička zona Ogulin, d.o.o.*, Otok Oštarijski 4e, Ogulin. Should you have any queries you can visit us at our headquarters at the address *Poduzetnička zona Ogulin, d.o.o.*, Otok Oštarijski 4e, Ogulin, or you can contact us for further information on the telephone number: 047 584 168, 047 584 173, mobile phone number: 099 3366 320.
- (13) Other conditions of selling/purchasing the real estate in the area of the Business Park of Ogulin have been stipulated by the Decision on Sales and Price Conditions for Real Estate in the Business Park of Ogulin made by the Town Council of the Town of Ogulin (County of Karlovac Gazette *GKŽ*, No. 08/2010) and by the Decision on the Amendment to the Decision on Sales and Price Conditions for Real Estate in the Business Park of Ogulin under Classification No. 023-01/11-01/2, Reg. No. 2133/02-02-11-1, of 11th day of March, 2011., which are the part of the tender documentation.
- (14) This Decision shall enter into force on this 11th day of March, 2011.

Classification No.: 023-01/11-01/3
Reg. No.: 2133/02-02-11-1
In Ogulin on 11th day of March, 2011.

**TOWN COUNCIL OF THE TOWN OF OGULIN
PRESIDENT OF THE TOWN COUNCIL**

Milan Sabljak, M. Eng.