

GOVERNMENT OF MONTNEGRO
COUNCIL FOR PRIVATIZATION AND CAPITAL
PROJECTS



Tender Commission for Privatization announces:

THE PUBLIC CALL

for participation in the tender („**Tender**”) for sale and lease of

THE PART OF THE LOCALITY OF THE PLANT
„GORNJI IBAR”- LOCATION 1, ROŽAJE,
MONTENEGRO

1. The Government of Montenegro, by the public call, invites for submission of bids („**the Bid**”), the experienced domestic and international investors, with financial ability and experience in the industrial production, who are interested in valorization of the part of the locality of the plant „GORNJI IBAR” Rožaje, which consists of two locations, as follows:
 - i. **Location 1A** intended for purchase, which comprises of land and buildings, stated in the Title Deed 305 of the Cadastral Municipality Rožaje, more closely marked as the cadastral plot 932/20, with total square area of 24,693 m², and
 - ii. **Location 1B** envisaged for lease, which comprises of land and facilities, stated in the Title Deed 305 of the Cadastral Municipality Rožaje, more closely marked as the cadastral plot 932/23, with total square area of 11,628 m²,
together „Location 1”.

2. Subject to sale and lease:
 - i. **Location 1A - sale**
 - i.a. Information on plots

Cadastral plot no 932/20 CM Rožaje, total square area of 24,693 m², which includes land:

 - next to the business building, area of 15,172 m²;
 - under the building – business building in non-commercial sector no1, area of 7,063 m²;

- under the building – auxiliary building in non-commercial sector no 2, area of 556 m²;
- under the building – auxiliary building in non-commercial sector no 3, area of 572 m²;
- under the building – auxiliary building in non-commercial sector no 4, area of 648 m²;
- under the building – auxiliary building in non-commercial sector no 5, area of 576 m²;
- under the building – auxiliary building in non-commercial sector no 26, area of 15 m²;
- under the building – auxiliary building in non-commercial sector no 28, area of 73 m²;
- under the building – auxiliary building in non-commercial sector no 29, area of 18 m².

i.b. Facilities and special parts of facilities

Cadastral plot no 932/20 CM Rožaje:

- business building in non-commercial sector, marked as the building no 1, no of floors „G”, area of 7,063 m²;
- auxiliary building in non-commercial sector, marked as the building no 2, no of floors „G”, area of 556 m²;
- auxiliary building in non-commercial sector, marked as the building no 3, no of floors „G”, area of 572 m²;
- auxiliary building in non-commercial sector, marked as the building no 4, no of floors „G”, area of 648 m²;
- auxiliary building in non-commercial sector, marked as the building no 5, no of floors „G”, area of 576 m²;
- auxiliary building in non-commercial sector, marked as the building no 26, no of floors „G”, area of 15 m²;
- auxiliary building in non-commercial sector, marked as the building no 28, no of floors „G”, area of 73 m²;
- auxiliary building in non-commercial sector, marked as the building no 29, no of floors „G”, area of 18 m².

ii. Location 1B - lease

ii.a. Information on plots

Cadastral plot no 932/23 CM Rožaje, total area of 11,628 m², which includes the land

- next to the business building, area of 5,397 m²;
- under the building - auxiliary building in non-commercial sector no 14, area of 160 m²;
- under the building - auxiliary building in non-commercial sector no 15, area of 141 m²;
- under the building - auxiliary building in non-commercial sector no 16, area of 4,598 m²;

- under the building - auxiliary building in non-commercial sector no 17, area of 935 m²;
- under the building - auxiliary building in non-commercial sector no 18, area of 35 m²;
- under the building - auxiliary building in non-commercial sector no 20, area of 344 m²;
- under the building - auxiliary building in non-commercial sector no 25, area of 18 m².

ii.b. Facilities and special parts of facilities

Cadastral plot no 932/23 CM Rožaje:

- auxiliary building in non-commercial sector, marked as the building no 14, no of floors „G”, area of 160 m²;
- auxiliary building in non-commercial sector, marked as the building no 15, no of floors „G”, area of 141 m²;
- auxiliary building in non-commercial sector, marked as the building no 16, no of floors „G”, area of 4,598 m²;
- auxiliary building in non-commercial sector, marked as the building no 17, no of floors „G”, area of 935 m²;
- auxiliary building in non-commercial sector, marked as the building no 18, no of floors „G”, area of 35 m²;
- auxiliary building in non-commercial sector, marked as the building no 20, no of floors „G”, area of 344 m²;
- auxiliary building in non-commercial sector, marked as the building no 25, no of floors „P”, area of 18 m².

On the Location 1 the Spatial Urban Plan of the Rožaje Municipality from 2020 (SUP) plans reconstruction of the existing and/or construction of new structures for industrial use and of mixed facilities.

The detailed information on the location are provided in the Tender Documents and will be available to Tender participants upon signing the Confidentiality Statement and purchase of Tender Documentation.

3. Participation to Tender will be provided to all interested parties (including consortiums) who have purchased the Tender Documentation and signed the Confidentiality Statement, in accordance with the section 6 and 7 of this Public Call („**Tender Participant**”).
4. Tender Participant who has purchased the Tender Documentation may form consortium with other entities and such consortium may submit a Bid, under condition that the Consortium Agreement contains provisions that clearly and unequivocally stipulate and define unlimited joint and several liability of all members of the consortium for obligations arising from the Bid, the Tender, Agreement on Sale and Purchase and Investment and Agreement on Lease.
5. The Tender Participant is to submit the Bid in accordance with the regulations and procedures stipulated by the Instructions to Bidders, which are contained in the Tender Documentation.

6. The Tender Commission for Privatization („**the Tender Commission**“), hereby invites interested parties to submit a written request for purchase of the Tender Documentation ("**the Request**"), clearly marked with „Zahtjev za otkup Tenderske dokumentacije/ The Request for purchase of Tender Documentation”.
7. Upon receiving the Request, the Secretary of the Tender Commission will provide the interested parties with instructions for payment of the fee for the Tender Documentation in the amount of EUR 7,000.00 ("**Tender Documentation Fee**"), by mail, e-mail or fax, as well as with the Confidentiality Statement. The Tender Participants shall, without delay, return a duly signed Confidentiality Statement to the Secretary of the Tender Commission and pay the Tender Documentation Fee. Immediately upon receiving a duly signed Confidentiality Statement and confirmation from the Council for Privatization and Capital Projects that the Tender Documentation Fee has been paid, the Advisor shall provide the Tender Participants with the Tender Documentation by e-mail. The Tender Participant is obliged to submit to the Secretary of the Tender Commission a written confirmation on receipt of the Tender Documentation.
8. The Tender Participant will be provided with the opportunity to visit the Location 1 in the period from 10 June 2015 to 20 June 2015, upon the agreement with the Advisor.
9. A Bid for the Tender must be submitted in accordance with the rules and procedures prescribed by the Tender Documentation and such Bid must arrive to the address of the Tender Commission not later than **29 June 2015 at 12:00** (local time).
10. Along with submission of the Bid, A Tender Participant must pay a deposit or submit a bid bond in favor of the Council for Privatization and Capital Projects, in the amount of EUR 200,000.00 (two hundred thousand Euro), in the form of an unconditional bank guarantee, payable on first demand, issued by bank with at least BBB credit rating according to Standard and Poor's Agency or by a bank approved by the Tender Commission at its sole discretion, upon previously submitted request by the Tender Participant.
11. The Bidder with whom the Agreement on Sale and Purchase and Investment and Agreement on Lease will be signed shall be obliged to pay the amount of the purchase price and the lease amount for the first 7(seven) years of the lease in cash, within the deadline determined in the Agreement on Sale and Purchase and Investment and Agreement on Lease. At the same time, the offered lease amount shall not be less EUR 0.60 (sixty euro cents) per year.
12. The Tender Commission reserves the right to amend particular provisions of this Public Call, including the provisions that prescribe certain deadlines.
13. All inquiries regarding this Public Call, interested parties should address to the Tender Commission and the Advisor to the following addresses:

THE TENDER COMMISSION

**Branko VUJOVIĆ, President of the
Tender Commission for Privatization**

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