



Pursuant to Article 2 and 26 of the Law on Privatisation of Enterprises ("Official Gazette of FBiH", number: 27/97, 8/99, 32/00, 45/00, 54/00, 61/01, 27/02, 33/02, 28/04, 44/04, 42/06 and 4/09), Article 51 of the Rulebook on the Procedure of Sale of Property and Shares or Stakes of Enterprises ("Official Gazette of the Federation of BiH" number: 28/05 - Consolidated text, 53/07 and 76/09), Approval of the FBiH Tax Administration - Cantonal Tax Office Sarajevo number: 13-9-01-12-27-2028-5/20 A.L./V.AR of 20/05/2021, and the Decision of the Government of Sarajevo Canton number: 02-04-32766-30/21 of 02/09/2021, the Cantonal Agency for Privatisation Sarajevo announces

PUBLIC INVITATION
for sale by public bidding method (tender)

Name of the subject: Hotel "IGMAN" with the belonging land, as follows:

- c.p. 3119, area 188 m², c.p. 3118/1, area 31 639 m², c.p. 3117/1, area 3 341 m², c.p. 3120, area 85 m², all registered in the land registry slip no. 589 CM Presjenica, owned by KJP ZOI '84 Olimpijski centar Sarajevo d.o.o. Sarajevo with a share of 1/1, without encumbrances, which correspond to c.p. 3119, c.p. 3118/1, c.p. 3117/1 and c.p. 3120 CM Presjenica, Municipality of Trnovo (new survey);
- c.p. 3013/60, area of 4 800 m², registered in the land registry slip no. 939 CM SP Hrasnica, state ownership with a share of 1/1, with the registered holder of the right to dispose of ZOI '84 Olimpijski centar Sarajevo d.j.l., the legal mortgage for plot 3013/60 in the amount of 999,682.66 KM has been registered in the land register, which will be increased by the amount of interest rate of 0.04% per day until the day of payment of the debt, in favour of the FBiH Tax Administration - Cantonal Tax Office Sarajevo. The said plot corresponds to c.p. 3358/2 CM Hrasnica, Municipality of Ilidža (new survey);
- c.p. 3142/2, area of 600 m², registered in the land registry slip no. 1285 CM SP Hrasnica, state ownership with a share of 1/1, with the registered holder of the right to dispose of ZOI '84 Olimpijski centar Sarajevo d.j.l., the legal mortgage for plot 3142/2 in the amount of 999,682.66 KM has been registered in the land register, which will be increased by the amount of interest rate of 0.04% per day until the day of payment of the debt, in favour of the FBiH Tax Administration - Cantonal Tax Office Sarajevo. The said plot corresponds to c.p. 3412/2 CM Hrasnica, Municipality of Ilidža (new survey).

NUMBER: 730

Item code: 090200885
Item address: Igman – Veliko Polje
Starting price: 9,234,920.00 KM
Deposit: 100,000.00 KM
Participation fee: 9,234.90 KM
Seller: KJP „ZOI 84 – Olimpijski centar Sarajevo” d.o.o. Sarajevo, Street Alipašina bb, Sarajevo



CRITERIA FOR SELECTION OF THE BEST BID:

a) Starting price 9,234,920.00 KM, will be awarded 350 points or 35%.

The starting price was determined on the basis of the Report on Appraisal of the hotel "IGMAN", the annex to the hotel "IGMAN" on Igman mt. and the appraisal of the land next to the hotel "IGMAN", the annex to the hotel "IGMAN", made by a permanent court expert in construction of 19/02/2021.

Bids below the starting price will not be considered or evaluated.

Payment will be made 100% in cash.

b) Investments in the amount of 4,500,000.00 KM within 3 (three) years from the date of conclusion of the Contract and they will be made in accordance with the Business Plan of the bidder which will be an integral part of the Purchase Contract, will be awarded 350 points or 35%, as follows:

- 1,000,000.00 KM in the first year from the date of conclusion of the contract, will be awarded 80 points or 8%;
- 2,000,000.00 KM in the second year from the date of conclusion of the contract, will be awarded 160 points or 16%;
- 1,500,000.00 KM in the third year from the date of conclusion of the contract, will be awarded 110 points or 11%.

The bidder is obliged to submit a Business Plan with the bid.

c) Retaining in the hotel the accommodation and catering, sports and recreational activities or activities in the field of health services, will be awarded 300 points or 30%.

The bidders are obliged to declare in writing that they will perform accommodation and catering, sports and recreational activity or activity in the field of health services in the building.

Total (a+b+c): 1000 points or 100%.

All costs of registration of the subject of sale will be borne by the Buyer.

Prior to concluding the purchase contract, the bidder is obliged to submit a bank guarantee in the amount of 35% of the total value of the planned investments. The bank guarantee must be unconditional, irrevocable and payable on first demand of the Cantonal Agency for Privatisation Sarajevo and it must contain consent that the commercial bank will pay the Cantonal Agency for Privatisation Sarajevo the amount of the bank guarantee if the buyer fails to make the planned investments. The bank guarantee refers to the investments from item b) of the Criteria, so the bidder is obliged to submit individual bank guarantees for each year of the planned investments and they are valid until the moment of fulfilment of the planned investments for that year.

Public announcement of the five best ranked bids, i.e., of all if there are less than five in total, will be held on **October 26th, 2021. starting at 10:00** in the premises of the Cantonal Agency for Privatisation Sarajevo Street Aleja Bosne Srebrene bb, Sarajevo.

TENDER RULES:

1. Individual encrypted bids (without revealing the identity of the bidder) for the subject of sale must be submitted **no later than October 15th 2021. until 16:00 hrs**, directly or by registered mail to the address of the Cantonal Agency for Privatisation Sarajevo, Street Aleja Bosne Srebrene bb, Sarajevo. Bids submitted by mail will be considered timely if the date of dispatch of mail is in accordance with the deadline for submission of bids and if received by the Cantonal Agency for Privatisation Sarajevo within

5 (five) working days from the deadline for submission of bids.

The content and manner of submitting the bids are defined by the Rulebook on the Procedure of Sale of Property and Shares or Stakes of Enterprises ("Official Gazette of FBiH", No. 28/05 - consolidated text 53/07 and 76/09) - hereinafter: the Rulebook.

Incomplete and untimely bids, as well as bids submitted in a manner different from the one prescribed by the Rulebook, will not be considered, evaluated, or ranked.

2. All domestic and foreign natural and legal persons have the right to participate in the tender in accordance with Article 12 of the Law on Privatisation of Enterprises ("Official Gazette of FBiH", number: 27/97, 8/99, 32/00, 45/00, 54/00, 61/01, 27/02, 33/02, 28/04, 44/04, 42/06 and 4/09)
3. The bidder is obliged to pay deposit for participation in the tender in the amount of **100.000,00 KM** to the account of the Cantonal Agency for Privatisation Sarajevo: Deposits, auctions and tenders, number: 1601110000009525 at Vakufska banka d.d. Sarajevo, by the date defined as the deadline for submission of bids (October 15th, 2021.). Payments in foreign currency (equivalent to the amount of the deposit of 100,000.00 KM at the current exchange rate of the Central Bank of BiH) are made with Vakufska banka d.d. Sarajevo, to the account of the Cantonal Agency for Privatisation Sarajevo, Street Aleja Bosne Srebrenice bb, Sarajevo, number: (IBAN)BA391601120000050798, SWIFT CODE: VAKUBA22 (bank conversion costs are borne by the bidder). The bidder may submit, instead of the deposit, a bank guarantee for the amount of the deposit which must be unconditional, irrevocable and payable on first demand of the Cantonal Agency for Privatisation Sarajevo with a validity period of at least 90 days from the deadline for submission of bids.

If the first ranked bidder fails to fulfil the obligation referred to in Article 66, paragraph 2 or Article 68 of the Rulebook, it will be considered that he has given up the purchase of the subject of the tender in which case the bidder is not entitled to a refund of the deposit and the same will be retained by the Agency, in accordance with Article 70 of the Rulebook.

4. The bidder is obliged to pay fee for participation in the tender in the amount of **9,234.90 KM** to the account of the Cantonal Agency for Privatisation Sarajevo, Street Aleja Bosne Srebrenice bb, Sarajevo, number: 1601110000008846 at Vakufska banka d.d. Sarajevo, by the date defined as the deadline for submission of bids (October 15th, 2021.) Payments in foreign currency (equivalent to the amount of the fee for participation of 9,234.90 KM at the current exchange rate of the Central Bank of BiH) are made with Vakufska banka d.d. Sarajevo, to the account of the Cantonal Agency for Privatisation Sarajevo, Street Aleja Bosne Srebrenice bb, Sarajevo number: (IBAN)BA391601120000050798, SWIFT CODE: VAKUBA22 (bank conversion costs are borne by the bidder).
5. The bidder is obliged to submit an envelope marked „Prijava na Javni poziv za prodaju Hotela Igman“ („Application for the Public Invitation for the sale of the Hotel Igman“) which indicates the code of the bidder (which is determined by the bidder). The envelope should contain three (3) separate envelopes with the bidder's codes, as follows:
 - 5.1. An envelope marked “Ponuda” (“Bid”) and a code, which contains an encrypted bid (without revealing the identity of the bidder);
 - 5.2. An envelope marked “Dokazi o uplati” (“Proof of payment”) and a code, which should contain a payment slip on the paid deposit (or guarantee) and a payment slip for the participation fee;
 - 5.3. An envelope marked “Identitet ponuđača” (“Identity of the bidder”) and the code, which contains:
 - for legal entities, a certified copy of the Court Decision on Registration, and for natural persons a certified photocopy of the identity card,
 - in case the bidder is more than one person, a signed, notarized and certified Partnership Agreement with the determined ratio of the partners' participation in the purchase must be submitted,
 - A statement that under full moral, material and criminal liability there are no obstacles in terms of Article 12 of the Law on Privatisation of Enterprises ("Official Gazette of FBiH", number: 27/97, 8/99, 32/00, 45/00, 54/00, 61/01, 27/02, 33/02, 28/04, 44/04, 42/06 and 4/09). The statement for natural persons should be certified by the competent authority, and for legal entities with the seal of the company,Before concluding the purchase contract, the winner of the tender is obliged to submit evidence related to the Statement pursuant to Article 12 of the Law, in original copies.

6. Determining the formal correctness of bids, ranking and selection of the most favourable bid will be performed by the Agency's Commission according to the criteria specified in the Public Invitation, in accordance with the Rulebook and the Law.
7. After the submission of the bid, until the expiration of the deadline set for the submission of bids, the bidder has the right to supplement the bid, in the form and manner determined for the submission of bids, as prescribed by the Rulebook.
8. The Law on Privatization of Enterprises, the Rulebook on the Procedure of Sale of Property and Shares or Stakes of Enterprises, and other laws and bylaws regulating this matter shall apply to all regulations not specified in the Public Invitation and other accompanying tender documents.
9. For all additional information related to the subject of sale, visit to the subject of sale, how to submit bids and the sale procedure, please contact:
 - Cantonal Agency for Privatisation Sarajevo, contact person: Emina Idrizović, tel. 033/560-034.
 - KJP „ZOI 84 – Olimpijski centar Sarajevo” d.o.o. Sarajevo, contact person: Kaljić Amra, tel. 061/715-955;

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