

Pursuant to Article 391 Paragraph 1 of the Act on Ownership and Other Real Rights (The Official Gazette of the Republic of Croatia no. 91/96., 68/98., 137/99., 22/00., 73/00., 114/01., 79/06., 141/06., 146/08., 38/09. and 153/09.) the Prefect of the County of Međimurje announces:

INVITATION TO BID
for sale of property owned by Međimurje County
(Southern part of former military complex in Čakovec)

I. Subject of the Invitation:

Subject of the Invitation is a sale of property registered at the Municipal Court in Čakovec, land register sheet no. 7374, cadastral department Čakovec, land registry plot no. 1134/2/2 (cadastral plot 1729/2), **by nature seven built lands and courtyard in Street Bana Josipa Jelačića, overall surface area of 25 002 m²**. Property is combined of built land, surface area 126 m², built land, surface area 896 m², built land, surface area 275 m², built land, surface area 26 m², built land, surface area 188 m², built land, surface area 39 m², built land, surface area 46 m², yard, surface area 23 406 m².

According to regulations of Detailed Arrangement Plan of part of former military complex in Čakovec ("The Official Gazette of the City of Čakovec" no. 4/11), detailed purpose is economic purpose - business, mostly trade commercial, identification K2.

II. Conditions for the property purchase:

The right to buy this property have all citizens of the Republic of Croatia who have reached legal age and legal persons registered in the Republic of Croatia. Foreign persons (natural and legal) have the right to buy if they comply with all legal conditions for acquiring right of ownership in the Republic of Croatia.

III. The initial property bidding price and a bid security:

The initial bidding price is 65 € per 1/m², i.e. all together 1.625.130,00 €, payable in kuna counter value according to the middle exchange rate of the Croatian National Bank on the date of payment.

Interested bidders are required to furnish a bid security in the amount of 8.125,00 € in kuna counter value according to the middle exchange rate of the Croatian National Bank on the date of payment to the Međimurje County business account no: 2392007-1800020004 in Međimurska bank d.d. Čakovec, V. Morandinija 37, payment code no. 68 7307 - OIB, (Pers.Id.No.) payment purpose: „jamčevina za kupnju nekretnine“ (for foreign bidders SWIFT: MBCKHR2X, IBAN: HR8023920071000000013).

Bid securities furnished by bidders who have not been selected shall be released within 8 days as of the day of the selection of the most successful bidder, in its nominal amount without interest rates, while the amount of bid security shall be calculated into purchase price as far as the successful bidder is concerned.

The bidder, who refrains from the purchase upon being selected as the most successful bidder, or the bidder who fails to pay the whole sum of the purchase price within scheduled date, shall forfeit the right to the bid security retrieval.

IV. Obligatory contents of the bid and the proof of solvency:

1. Name, surname, Personal identification number (OIB) and address of the bidder (if natural person), i.e. company name and company registered location (if legal person);
2. Copy of an identity card or passport, i.e. copy of certificate of registration at the company or crafts or any other appropriate register;
3. The amount of bidding price (in numbers and in words) and deadline for payment;
4. Binding letter of intention of business bank that it will issue bank guarantee to bidder with clause “on first call and without reclamation” on 10 % of the amount of bidding price, decreased for the amount of furnished bid security as a guarantee to County for duly fulfilment of contract obligations if the contract on property purchase is concluded with bidder;
5. Proof of the bid security payment and bidder’s account number with all needed data and the name of a bank to which the bid security shall be returned.

V. Deadline and address for submission of bid:

The bidder shall submit the written bid along with the enclosures in a sealed envelope to the following address: Međimurska županija, Ruđera Boškovića 2, 40 000 Čakovec specifying the bid reference: “Ponuda za kupnju nekretnine – južni dio vojarne u Čakovcu”.

Bids must be received by the deadline, 15th September 2011 at 12.00 hrs, no matter what type of delivery is chosen. Late and incomplete bids will automatically be rejected.

VI. Selection of most favourable bid, contracting and conditions for transfer of property rights:

Decision on selling the property to most favourable bidder will be made by Assembly of Međimurje County on its first next meeting.

The selected bidder must sign the purchase contract within 8 days after the decision of Assembly of Međimurje County is made. Method and deadlines for payments will be defined in the contract. Document on transfer of property rights (tabular statement) will be given to buyer after payment of whole amount of subject price. Payment within deadline will be an important term of the contract. Property transfer tax and other costs related to transfer of ownership shall be borne by the buyer.

VII. Final provisions

The seller reserves the right to cancel this invitation to bid without any justification.

Sale is made on the principle of “seen-bought” what excludes retrospective complaints. All information on this Invitation to bid, property and record of abrogation term can be given in Department for Assembly and General Affairs of Međimurje County (Doris Srnec 040/374-005 and Vjeran Vrbanec 040/374-004); e-mail: info@medjimurska-zupanija.hr .

In a case of any disputes the Croatian version shall prevail.

CLASS: 406-01/11-02/8

REFERENCE NUMBER: 2109/1-01-11-02

Čakovec, 28th July 2011

County Prefect
Ivan Perhoč