



According to the Decision of the Board of the Banking Agency of the Federation of Bosnia and Herzegovina number: MB-63-5/14 from 21.10.2014 on the sale of business premises and according to the Decision of the Board of the Banking Agency of the Federation of Bosnia and Herzegovina number: MB-90-9/16 from 27.12.2016, the Banking Agency of the Federation of Bosnia and Herzegovina publishes a

## **PUBLIC NOTICE**

### **on the sale of business premises through tendering**

#### I The Seller

The Seller of the business premises is the Banking Agency of the Federation of Bosnia and Herzegovina (hereinafter: the Agency), headquartered at Zmaja od Bosne no. 47b, 71000 Sarajevo.

On behalf of the Agency, the sales process is conducted by the Commission for conducting the sales process of business premises (hereinafter: the Commission).

#### II Subject of the Sale

The subject of the sale are the business premises owned by the Agency, which are situated in a commercial/residential building located at the corner of the streets Koševo and Danijela Ozme, with an entrance from the street Koševo no. 3, Municipality Centar – Sarajevo, registered in the cadastral municipality: SP\_SARAJEVO-MAHALA LV, with a total area of 1,209.88 m<sup>2</sup>, which consists of:

- A basement room with a total area of 165.51 m<sup>2</sup> (LR slip 38, z.c. 280/E1);
- A business room on the ground floor with a total area of 32.68 m<sup>2</sup> (LR slip 51, z.c. 280/R14);
- The first floor with a total area of 276.69 m<sup>2</sup> (LR slip 39, z.c. 280/E2 and LR 8670, z.c. 8670/1);
- The second floor with a total area of 196.99 m<sup>2</sup> (LR slip 40, z.c. 280/E3);
- The third floor with a total area of 273.02 m<sup>2</sup> (LR slip 41, z.c. 280/E4 and LR 15136 z.c. 15136/1);
- The fourth floor with a total area of 264.99 m<sup>2</sup> (LR slip 42, z.c. 280/E5).

#### III Price of the Business Premises

The starting price of the business premises referred to in Section II of the Public Notice on the sale of business premises through tendering (hereinafter: Public Notice) amounts to a total of 3,048,426.00 KM.

#### IV Manner of Sale

The sale of the business premises will be carried out through tendering – collecting written bids (closed system applications). The public opening of bids will take place on 06.02.2017 in the Agency's building, Zmaja od Bosne 47b, XIII floor, starting at 10.00, with the possibility of bidders' representatives attending with written authorisation.

The main criterion for the selection of the best bidder is the height of the price offered in the tendering process, and the sale is conducted on an „as is“ basis, which excludes all subsequent appeals.

If two or more bidders offer the identical price, the Agency will publish a new public notice for these bidders.

#### V Tendering Participants

All legal entities and natural persons have the right to participate in the tendering. Interested parties may conduct: a review of the state of the property, the documentation of the property, a tour of the property being sold, as well as obtain any other information related to this Public Notice in the Agency, on weekdays from 09.00 to 15.00 and in the period from the Public Notice being published until the deadline for submitting applications. The contact person in the Agency is Omar Hašimbegović, telephone number: 033/721-401.

#### VI Registration for the Tendering

The registration for the tendering shall be submitted in writing and must contain the following:

- For legal entities: full name, address, a certified copy of the court registration of the legal entity, ID and VAT number, signature of an authorised person, contact person and phone number;
- For natural persons: name and surname, address, certified copy of ID card or decision on the performing independent activities/trades, the person's signature, contact phone number.

Enclosed with the application shall be proof of a paid deposit in the amount of 30,000 KM to the Agency's account, number: 102050000027061, opened at Union Bank, d.d. Sarajevo.

For the tendering participant whose bid is selected as the best, the paid deposit amount will be included in the purchase price of the property.

If a tendering participant whose bid is selected as the best withdraws from the bid and from concluding the contract for any reason, he loses the right to a refund of the deposit.

The tendering participant who is not elected as the best shall be refunded the deposit in full within 7 days from the date of the opening of bids.

Legal entities and natural persons who have not paid the deposit cannot participate in the tendering.

In the course of the tendering procedure – the collection of written bids, participants make their bids with a price that cannot be lower than the initial purchase price of the property. A protocol will be made on the tendering procedure, with it containing the entire course of the procedure, as well as possible objections by participants.

#### VII Deadline for Submitting Applications for Participation in the Tendering

The deadline for submitting applications for participation in the tendering is 30 (thirty) days from the date of the Public Notice being published.

The application can be submitted directly in the Agency or by regular mail in a sealed envelope to the following address:

**Banking Agency of the Federation of Bosnia and Herzegovina**  
**Zmaja od Bosne 47b, 71000 Sarajevo**  
with the note:  
**Commission for conducting the sales process of business premises**  
**„do not open“**

If the application is not submitted within the specified period, or if it does not contain the elements as specified, the application will be considered untimely or incomplete.

#### VIII Other

Upon the completion of the tendering, the Director of the Banking Agency of the Federation of B&H will conclude a notarised contract on the purchase of the property referred to in Section II of the Public Notice with the best bidder (the tendering participant who offers the highest price). The tendering participant who is named the most successful, with whom a purchase agreement will be concluded, is obliged to pay the purchase price of the property to the Agency's account within the agreed upon period of time, but no more than 60 (sixty) days from the date of signing the contract. The handover of the property to the buyer will be carried out after the payment of the entire amount of the purchase price.

The buyer bears the costs of drafting the notarised purchase agreement, the real estate tax, registration fees and all other costs related to the sale.

**DIRECTOR**

**Zlatko Barš**