



**MUNICIPALITY
RAVNE NA KOROŠKEM**
Gačnikova pot 5, 2390 RAVNE NA KOROŠKEM
Tel. 02 82-160-00, Fax: 02 82-160-02
OFFICE FOR ADMINISTRATIVE AND OPERATIONAL
MATTERS
Department for communal and housing activity,
environment and space and
regulation of building sites

Number: 478-0-0062/2009

Date: 19. 02. 2010

Based on Article 21 of the Act on Physical Assets of the State, Regions and Municipalities (Official Journal RS, no. 14/07), Article 44 of the Decree on Physical Assets of the State, Regions and Municipalities (Official Journal RS, nos. 84/07 and 94/07) and decision of the Municipal Council of the Ravne na Koroškem Municipality no. 032-0-0007/2009 of July 1 2009, the Ravne na Koroškem Municipality hereby publishes the call for

PUBLIC INVITATION TO TENDER FOR THE SALE OF REALESTATE AND MINERAL WATER SPRING

1. Name and registered office of the vendor and organiser of the public invitation to tender is the Ravne na Koroškem Municipality, ID no. :5883628, tax no.: SI 48626244, Gačnikova pot 5, 2390 Ravne na Koroškem.
2. Subject of sale are realstates parc. nos. 374, 375, 376, 377, 378, 379, 407, 419, 420, 421, 424, 425, 430/2, 431/2, 433/2, 434, 435, 436, 437, 438/2, 439/2 and 442, entered in the Land Register Entry no. 244, all in the cadastral commune of Kotlje, in the total size of 16.940 m², which represent the "Rimski Vrelec" (Roman Spring) Complex.
3. The Rimski Vrelec Complex includes building sites in the size of 16,940 m² and structures in the size of 1,168.97 m², which include hotel, ancillary facilities, parking spaces and other infrastructure, which also include wells with the spring and accumulation of medicinal mineral water. The municipality holds the water rights for water sources, which is also the subject of sale.
4. The type of legal operation, subject to this public invitation to tender is sale.
5. The tender must include a receipt on the paid security in the amount of 10% of the tendered price. The security is paid to the Ravne na Koroškem Municipality, Gačnikova pot 5, Ravne na Koroškem, transaction account no. 01303-0100009987, with indication "Security – Public Invitation to Tender for the Rimski Vrelec Complex".
6. The binding tender must include and the tenderer shall fulfil and accept the following conditions:
 - Information on the tenderer (name and surname or business name, address or registered office, ID number, tax number, transaction account number, name and address of the bank for the return of the paid security), receipt on the paid security in the amount of 10% of the tendered price and exact indication of the tendered price.
 - Tenderer or group of tenderers must submit the tender by April 26 2010 at the latest, in a sealed envelope, to the address Ravne na Koroškem Municipality, Gačnikova pot 5, 2390 Ravne na Koroškem, with indication "Tender for the Purchase of the Rimski Vrelec Realestates – do not open." The sender's address must be indicated on the back of the envelope. In the case of the consortium (joint tender), the group of operators shall act as tenderers with joint and several liability. These tenderers must submit the concluded Joint

- Action Agreement, wherein they designate the managing party of the joint tender. The application shall be deemed to arrive on time, if it is submitted at the post office with registered mail on the last day of the term for submitting tenders.
- The selected tenderer must conclude the sale-purchase contract, drawn up by the vendor, in 15 days upon the receipt of the decision on the selected tenderer; otherwise, the owner may call the next most advantageous tenderer to sign the contract and shall keep the security of the tenderer, who refuses to sign the contract.
 - Statement on the acceptance of tender specifications and fulfilment of mandatory conditions.
7. Mandatory conditions, which must be fulfilled by the tenderer are the following:
- a. The starting value of the real estate, acceptable for the vendor, shall be 690,000 EUR.
 - b. The buyer shall undertake to provide an appropriate form of insurance to prove seriousness and capacity for the required conditions and tendered contents – anticipated investments in accommodation capacities, offered in the tender or shall submit the irrevocable first-call bank guarantee, issued by a first-class bank or insurance company in the amount of 800,000 EUR for the period of 5 years, for the account of tenderer or his legal successor.
 - c. The buyer shall undertake to enable minimal access and maintenance of the mineral water spring. Thereby the tenderer must indicate the method of use and maintenance of the water source in his tender.
The minimal investment input is 400,000 EUR.
 - d. The latest deadline to begin with construction is 3 years after signing the contract.
 - e. The latest deadline to start with operation is the 5th year after signing the contract.
 - f. Location purpose for the purpose of tourism and recreation for at least 10 years after the beginning of the operation.
 - g. The buyer must submit a business plan or a résumé thereof, which shall contain minimal contents, evaluated under this public tender.
8. Criteria: The selection of the most advantageous tender shall be performed based on the selection criteria. At all the criteria, the best tender shall be evaluated by the maximum number of points, pertaining to the individual criterion, while the worst tender shall be evaluated by 0 points. All the rest intermediate values shall be calculated based on linear interpolation.
- a. The amount of the purchase price: maximum 25 points.
 - b. The amount of the capital, invested in the adaptation or construction: maximum 30 points.
 - c. Positive impact on the tourism development (in total maximum 30 points) shall be evaluated on the basis of the business plan, which must be enclosed to the tender in the form of a mandatory annex, whereby the following shall be evaluated:
 - number of daily visitors after the investment,
 - number of new jobs,
 - increase of quality and variety of the tourist offer,
 - compliance with the municipality's development directions, inclusion in the local environment,
 - d. Number of tourist accommodation capacities in the period of 5 years: maximum 15 points.
- The maximum total number of points shall be 100. The tenderer, who fulfils the mandatory conditions and raises the biggest number of points, shall be selected.
9. Payment of the purchase price in due term is an essential component of this legal operation. According to the Article 37 of the Decree on Physical Assets of the State, Regions and Municipalities, the term for the payment of the purchase price shall be 8 (eight) days after the conclusion of the contract. Payment by instalments shall also be possible, whereby the unpaid part of the purchase price must be insured by the irrevocable first-call bank guarantee. The Ravne na Koroškem Municipality shall issue the land registry permission to the buyer, for the entry of the ownership right to real estates, after the receipt of the total purchase price.
10. The tender must be valid until June 24 2010. Tenderers shall be bound by their tender until the conclusion of procedure of the public invitation to tender.
11. In the case of more equal tenderers (the same number of points), additional negotiations may be carried out with the most advantageous tenderers.

12. The publication of the public invitation to tender shall not bind the vendor to conclude the sale-purchase contract for the subject of this public tender with the most advantageous tenderer. The vendor may suspend and annul the sale procedure until the contract is signed, while tenderers may not claim any compensation for damages for this reason, however, their security shall be returned to them.
13. Other provisions:
- the realestate shall be sold according to the principle "what you see is what you get",
 - after the formal review of tenders, only tenders that shall fulfil the required conditions shall be considered and evaluated,
 - tenders shall be processed by a special commission, which shall propose the conclusion of the contract with the most advantageous tenderer to the Mayor,
 - all the tenderers shall be notified on the selection in 30 days after the opening of tenders,
 - the paid security of the successful tenderer shall be included in the purchase price, while the securities of other tenderers shall be returned to them, without interests, in 8 days after the receipt of the selection notice.
14. The interested parties may acquire information on the subject of sale and other documentation (presentational catalogue, water analysis report, location information...) in order to form the tender for the purchase on the web site www.ravne.si or personally on Monday, Tuesday or Thursday from 7.30 to 10.00 and from 11.00 to 15.00, on Wednesday from 7.30 to 10.00 and from 11.00 to 17.00 and on Friday from 7.30 to 10.00 and from 11.00 to 13.00 in the Secretariat of the Mayor's Office on the phone number 02 82 16 009 (Mrs. Katja Burja). The inspection shall be possible with prior announcement by phone or e-mail: obcina@ravne.si
15. The vendor retains the right to suspend the procedure at any time and not to conclude the contract with any of the tenderers and is not obliged to return any of their expenses.
16. The opening of tenders, which shall be closed for the public, shall be on April 29 2010 at 09.00 hours in the conference room of the Ravne na Koroškem Municipality.

Ravne na Koroškem Municipality
Mayor
Tomaž ROŽEN, MSc.