



JOINT STOCK COMPANY FOR CONSTRUCTION AND
MANAGEMENT OF RESIDENTIAL AND COMMERCIAL PROPERTY
SIGNIFICANT TO THE COUNTRY – SKOPJE



No. 138 Orce Nikolov Str., Skopje, post. 474, telephone: 3111-387

Our ref.

Your ref.

Date

Pursuant to the Decision for sale of business asset – equipment that contains precious materials located in “Ohis-ges” Gostivar no. 02-8400/7 adopted by the Board of Directors of JSC for construction and management of residential and commercial properties significant to the Country – Skopje on 22.07.2013, the Conclusions of the 128th session of the Government of the Republic of Macedonia held on 02.04.2013 and the Conclusions of the Government of the Republic of Macedonia on item 37 of the 144th session held on 06.07.2013

**JOINT STOCK COMPANY FOR CONSTRUCTION AND MANAGEMENT OF RESIDENTIAL AND
COMMERCIAL PROPERTIES SIGNIFICANT
TO THE COUNTRY**
138 Orce Nikolov Str., in Skopje

ANNOUNCES:

CALL no. 3 – SDST/2013

For sale of business assets – equipment that contains precious materials located on “Ohis ges” Gostivar (former factory for production of non-alkali fibre glass) through a

Public bidding

1. OBJECT OF SALE:

Object of the sale through public bidding is movable property – equipment that contains precious metals located at the former factory for production of non-alkaline glass fibre “Ohis ges” Gostivar in nn Industrska zona, CM Zdunje, Gostivar and the same is contained in the Specification – List of assessed business equipment.

2. RIGHT TO PARTICIPATION:

The right to participation on the public call for bids have the domestic and foreign individuals and legal entities that fulfill the criteria for purchase of real estate property in the Republic of Macedonia and who fulfill the criteria referred to in the Call.

3. CRITERIA FOR PARTICIPATION AT THE PUBLIC BIDDING

The equipment is sold as a whole i.e. sale of separate positions is not allowed.

The property is sold on the principle sold-bought without the right to additional objections.

The property – object of sale is not owned by the seller.

The selected tenderer can see the equipment 2 days before signing the Pre-Agreement on sale-purchase with a previous announcement on the contact telephone 3216-340 or 070 385 926.

If the selected tenderer, after seeing the equipment, resigns from signing the Pre-Agreement on sale-purchase it will mean denouncement of the Sale-Purchase Agreement and will present a condition for annulment of the public call. In that case, the paid participation deposit will be returned to the tenderer.

The forms for Application for participation at the public bidding as well as the list of the assessed equipment – specification, can be collected by the interested buyers from the referents at the Sector on business assets based on transformation within JSCMRCP, telephone **3216 340 or 070 385 926**.

The interested individuals and legal entities submit an Application for participation at the public bidding in written pursuant the terms of the Call in a sealed envelope with a note “**do not open**” addressed to the Committee, completed with the following annexes:

- Application filled and signed personally by the submitter that states the information of the tenderer (name/call, correct address, with a hand signed statement that if they are not found at the stated address, the delivery will be considered successful if efforts have been made to deliver the document to the stated address, and the delivery failed, contact telephone), statement for which object of sale the application is submitted, which documents are attached to the application; transaction account of the submitter of the application to which the paid deposit should be returned and a statement that the most appropriate tenderer will pay the price within **30 days**, pursuant the terms in the Call;
- Proof for paid deposit for participation at the public bidding (original or copy certified by Notary Public)
- Identity proof

- For legal entity, proof of the registration of the legal entity in the appropriate registry and ZP form (in case of foreign tenderer, appropriate document should be submitted for the place of registration issued by an authorized body or a notary statement certified by a competent body)
- Statement certified by Notary Public in the Republic of Macedonia that the tenderer fully acknowledges the terms of the Call;
- If the tenderer is a foreign person the overall documentation should be translated into Macedonian.
- The untimely applications and the applications that are not complete and do not contain these proofs will not be subject of review and the tenderers will not be granted the right to participate at the public call for tenders.

4. ADDITIONAL CRITERIA TO WHICH THE BUYER COMMITS:

1. The buyer, within one month, starting from the day when the sale-purchase agreement is signed shall need to employ for an indefinite period 240 people of different professional profiles – with professions that shall be necessary for the organization and maintenance of the planned technological process of production.
2. The buyer cannot terminate the employment with a lay-off to some of these 240 employees in the following five years except in cases when there is a proof for committed criminal deed or other violations of the work and general discipline.
3. Exception to this would be a contractual termination of the employment before the expiration of the period of five years. That shall be possible and contractually allowed only if within the first eight months of the beginning of the employment the buyer (future employer) provides consent and signs agreements for termination of the employment with part or with all 240 people that they were obliged to employ. Thereto, the buyer (employer) in the same period shall do the following:
 - a. Projection for the increased expenditures that would arise from the conditions that dictate the momentum of construction and equipping the capacities;
 - b. assessment of the factors and risks that may impede or question the beginning of the business venture;
 - c. proposal for contractual termination of the employment agreements;
 - d. proposal of the plan for payment of social package;
 - e. proposal criteria and proposal for the methodology of forming individual amounts of payment;
 - f. separate review of individual amounts of payment;

These documents shall serve the employer to inform all 240 people where upon at least half of them should accept and confirm with a signature on the following documents:

- Projection of the increased expenditures;
- Assessment of the factors and risks for the business venture;
- Proposal for contractual termination of the employment;
- Proposal plan for payment of social package;

When it comes to the proposed criteria and methodology for forming individual amounts of payment, after the adoption of the previous four documents, there is a possibility, based on additional agreements between the employees and the employer, to agree upon them.

4. In this case, the buyer, within 3-21 days, starting from the day when the agreement for termination of the employment were signed, shall pay single recompense appropriate to the number of users, amounting no more than 2,000,000.00 EUR. Each user of the single compensation shall receive appropriate individual amount, determined based on separate criteria upon which the users will agree with the buyer; this individual amount cannot be lower than 1,000.00 EUR.

5. Pursuant the analysis of the factors and risks for the business venture, the buyer will freely pay minimal wage to the employees who will not sign agreements for termination of the employment and who are part of the 240 people whom the buyer had to employ; the buyer will be able to send them to a mandatory vacation, as well as to include them in the Redundancy program, pursuant to the Law on employment and all the other positive regulations in the Republic of Macedonia.

5. STARTING PRICE

The starting price for the overall equipment (pursuant to the specification) is **5,886,562.52 EUR VAT not included**.

The value of the equipment is expressed in EURO and paid in MK denars currency calculated upon the mean value of the National Bank of the Republic of Macedonia at the day on the payment.

6. CRITERIA FOR SELECTION OF THE BEST TENDERER:

Highest tender price without VAT.

7. DEPOSIT:

The deposit as a guarantee for participation is **60,000.00 MK Denars**.

With the paid deposit of 60,000.00 MK Denars the tenderer receives the right to purchase the equipment if selected as the best tenderer.

The deposit is paid with a bank order or through bank/post, in MK Denars calculated by the mean value of the National Bank of the Republic of Macedonia on the day when the payment is made on transaction account.

JOINT STOCK COMPANY FOR CONSTRUCTION AND MANAGEMENT OF RESIDENTIAL AND COMMERCIAL PROPERTIES SIGNIFICANT TO THE COUNTRY – Skopje

Transaction account – 210 0 670122101 93 UTN 4080011521612, deponent of NLB Tutunska Banka AD Skopje

With a note “**deposit for public call for tenders pursuant to the Call no. 3-SDST/2013**”. The paid deposit will be returned to the participants at the public call who did not offer the best tender within 7 days since the public opening took place.

The deposit is returned in nominal value.

If the best tenderer does not pay the funds on behalf of the sale-purchase price within the determined deadline, it will be considered that the real estate is not sold, and the Sale and Purchase agreement will not be signed; the paid funds for guarantee for participation at the public call will not be returned.

The paid amount of the deposit of the best tenderer is calculated in the reached price.

8. DEADLINE FOR SUBMISSION OF AN APPLICATION:

The application with the accompanying documents for participation at the public call can be delivered by **27.09.2013 (Friday)** at 138 Orce Nikolov Str., or directly at the Archive of the Joint Stock Company for Construction and management of residential and commercial properties significant to the Country – Skopje.

The public opening of the tenders will be on 04.10.2013 (Friday) at 14.00 hours in the facilities of the Joint Stock Company for Construction and management of residential and commercial properties significant to the Country – 138 Orce Nikolov Str., Skopje, meeting room, barrack no. 4

9. PROCEDURE:

On the day of the public opening the participants will prove their identity with:

- Personal identification documents (ID card or passport);
- Original power of attorney certified by Notary Public if the interested tenderer is not answering personally to the public call;
- Statement certified by a Notary Public in the Republic of Macedonia that confirms the capacity the person if the legal representative answers the public call.

The public bidding will be held even if only one person that meets the criteria of the Public call has answered the call.

The public bidding is implemented by the Committee established by the Manager of the Joint Stock Company for construction and management of residential and commercial properties significant to the country – Skopje.
Minutes will be kept for the procedure of the public bidding.

10. DEADLINE FOR PAYMENT OF THE PURCHASE PRICE:

The payment of the public call will be made in **cash with 100% payment within 30 days** as of the day when the Pre-Agreement was registered in the Archive of the seller.

All the taxes pursuant to the legal regulations and the expenses for sale, transfer of ownership and expenses for certification within the Notary public will be paid by the Buyer.

After the selection of the tenderer they will be invited to sign a Sale-Purchase Agreement where, besides the other provisions, the issue of realization of the additional term referred to in item 4 of this public call will be settled.

*Due to providing publicity and transparency of the procedure, as well as for the needs of the Joint Stock Company for Construction and Management of residential and commercial property significant to the Country – Skopje, the public bidding will be recorded.

**Joint Stock Company for construction and management of residential
and commercial properties significant to country – Skopje**

Потврдувам дека преводот, што го
извршив од македонски на англиски
јазик е точен.

Судски преведувач, Билјана Размоска

I, Biljana Razmoska, confirm that this
translation I have performed from
Macedonian into English is correct.

Biljana Razmoska, Authorized Court
Translator