



## CALL FOR TENDERS

Pursuant to the relevant sections of Act CVI of 2007 on state-owned property and the Government Decree no. 254/2007. (X. 4.) on the management of state-owned property (hereinafter referred to as Gov. Decree), the **Hungarian State Holding Company** (1133 Budapest Pozsonyi út 56. – hereinafter referred to as the Caller) sells, in the framework of a

### **one-round, public tender**

the real estates of the former military airport in Taszár, registered under the following topographical lot numbers: Kaposhomok outskirts 037/3, Kaposhomok inner city area 325, 449, 508/2, Kaposkeresztúr outskirts 0107/2, 0107/3, Kaposkeresztúr inner city area 1314/2, Orci outskirts 024/2, 025, 026/3, Taszár outskirts 012, 014, 015, 016/2, 020, 022/2, 022/4, 026/3, 036/2, 037/1, 043/2, 06, Taszár inner city area 224/4, 376, and Zimány outskirts 011/2, 012, 013, 014/2, 014/3, 018, 048/2, 048/3, 058, 064/2, 065 (hereinafter referred to as the group of real estates) all owned by the Hungarian State and managed by the Hungarian State Holding Company.

A bid can only be submitted for the entire complex of real estates, otherwise, the bid shall be null and void.

No alternative or conditional bids can be submitted, otherwise the bid shall be null and void.

### **Bids can be made for following parts:**

The bid security is HUF 100 million, i.e., one hundred million forints.

The bid security will be included in the purchase price payable by the winning bidder. The rest of the purchase price over and above the bid security will be payable in one lump sum, in Hungarian forint (HUF).

### **Detailed information:**

The basic condition of participation in the tender is the purchase of the detailed information material from the Caller.

The Detailed Information Material is available after the transfer of 200,000 HUF + 40,000 HUF (20 % VAT), i.e. **240,000 HUF that is two hundred and forty thousand forints** to the Caller's account no. 10032000-01034303 kept with MÁK (Hungarian State Treasury) and against the signing of a declaration of secrecy, at the Caller's address (at the customer service department –

phone: 00 36 1 2374190) personally or through an authorised representative from Monday to Thursday between 9<sup>00</sup> and 16<sup>00</sup> and on Friday between 9<sup>00</sup> and 13<sup>00</sup> until the working day preceding the date of submission of the bids. The authorised representative is obliged to certify his/her right of representation and its scope by an official document or a private deed of full probative force.

The taking over of the detailed information material is subject to the presentation of the certificate of transfer of its counter-value.

### **The submission of the bids:**

The **bids** related to the purchase have to be submitted in 8 counterparts (1 original and 7 copies) in Hungarian language, in a sealed envelope without any company marking and with the code-word 'Taszár Airport' indicated on it, personally or through an authorised representative at the Caller's address at the Sales Directorate in such a way that the Caller receives them by the expiration of the date of submission.

**Date of submission of the bids: 24<sup>th</sup> April 2009, 10<sup>00</sup>.**

The sealed envelopes containing the bids received by the deadline will be opened by the Caller at 10<sup>15</sup> on the day of the expiration of the date of submission, at its seat, in camera, in the presence of a notary public.

### **Evaluation of the bids:**

The submitted bids, which are regarded as valid, will be ranked on the basis of the following evaluation criteria:

- Offered buying price (HUF) – weight: 6
- Professional elaboration, suitability and feasibility of the development intended to be realized – weight: 4
- Grounding and suitability of the financing plan of the development intended to be realized – weight: 4
- Guarantees undertaken to be granted to the owner Hungarian State and to the Caller in addition to the compulsory guarantees specified in the Detailed Information Material – weight: 4
- Job creation and participation in training – weight: 1
- Extent of participation in the development of the neighbouring infrastructure (on the real estates that are not subject of this tender) – weight: 1
- Nature of the planned co-operation with the municipalities competent according to the situation of the real estates – weight: 1
- The Bidder's references from the preceding 10 years, the similarity of the projects presented as references to the project included in the bid (function, magnitude, period of completion, operation) and the number of references that can be taken into account in this manner – weight: 2

The sub-criteria to be examined by the Evaluation Committee within the framework of the evaluation criteria and the method of evaluation are included in the detailed call for tenders.

**Binding period:**

The Bidder is bound by his/her bid for a period of 120 days, which he/she is obliged to extend by maximum 30 days upon the Caller's written request. In case the Bidder withdraws his/her bid during the original or the extended binding period the bid security will be lost.

**The Caller reserves the right**

- to ask for written information from the bidders through the Evaluation Committee – without the possibility of any significant modification of the bids – or consult with the individual bidders subject to the drawing of minutes – in the interest of the evaluation and comparison of the bids,
- to extend the date of submission of the bids by another 60 days,
- to declare the tender procedure as unsuccessful pursuant to Paragraph (6) of Section 41 of the Gov. Decree,
- to declare the tender procedure as unsuccessful with reference to the Pont b) Paragraph (6) of Section 41 of the Government Decree, as the tender did not fulfil the expectations associated with it in terms of revenues, economic development, regional development, job creation, etc., as the conclusion of the sale and purchase agreement with the winning bidder based on the above scoring method would be economically disadvantages for the Hungarian State,
- to conclude a contract with the bidder placed next in case the winning bidder withdraws, pursuant to Paragraph (4) of Section 41 of the Gov. Decree,
- to withdraw the call for tenders prior to the expiration of the date of submission of the bids pursuant to Paragraph (3) of Section 34 of the Gov. Decree, of which the Caller publishes announcements prior to the expiration of the date of submission of the bids at the same places as the publication of the call for tenders. In this case the Caller will repay the counter-value of the Detailed Information Material within 10 working days following the publication of the withdrawal of the call for tenders, against the returning of the information material in full.

**The bid is valid if:**

- 1.) it has been submitted by the date of submission specified in the call for tenders or extended in conformity with the relevant rules,
- 2.) the Bidder has made the bid security available in conformity with the stipulations,
- 3.) the Bidder has purchased the Detailed Information Material,
- 4.) the Bidder has signed all the printed forms included in the Detailed Information Material in conformity with the rules and without setting any conditions (with proper signature in the case of a bidder who is not a private person),
- 5.) it meets the requirements specified in the conditions of participation, and the bid has been submitted together with the specified supplements (with respect to the possibilities of supplying missing items),
- 6.) it is submitted with continuous numbering (including also empty pages) and a table of contents, in Hungarian language, bound or stitched in a manner unopenable without damage, keeping the specified requirements of form.

The call for tenders, the detailed tender announcement and the printed forms to be submitted are also available on the homepage [www.mnvzrt.hu](http://www.mnvzrt.hu). Further information regarding the tender is available at the Caller from Dr. Béla Németh counsellor (phone: + 36 1 237-4280, e-mail: [nemethbela@mnvzrt.hu](mailto:nemethbela@mnvzrt.hu), fax: + 36 1 237-4281).