

# INVITATION TO PARTICIPATE

**Land allocation for construction on municipal land**

Ljungs-Kärr 1:214



# Invitation to participate in land allocation

for Ljungs-Kärr 1:214

**Uddevalla municipality wants with this invitation to investigate the interest to exploit the land for housing on Utsiktsvägen in Ljungskile and therefore invites interested parties to participate in the competition for land allocation.**

We are curious to see what developers with experience and ability to implement similar housing have to offer this nice area which is less than a kilometer from Ljungskile center and has a strategic location with close proximity to the E6, public transport, schools and nature. The municipality will in the selection process take into account parameters such as design, innovation and environmental profile.

In this area we would like to see proposals for rental units

Proposals must be submitted to the Municipality of Uddevalla according to instructions in this tender outline. Bids shall be submitted to Uddevalla municipality no later than 2016-03-30.

Documents referred to in this invitation are available on the municipal website <http://www.uddevalla.se/byggabomiljo/markanvisning>



## Utsiktsvägen

Utsiktsvägen is located about 850 meters north of Ljungskile center and has recently received a lot of new buildings in the form of townhouses, condominiums and a preschool. The area is a few steps away from scenic nature walks. Proximity to the E6 motorway and public transport provide good commuting opportunities.

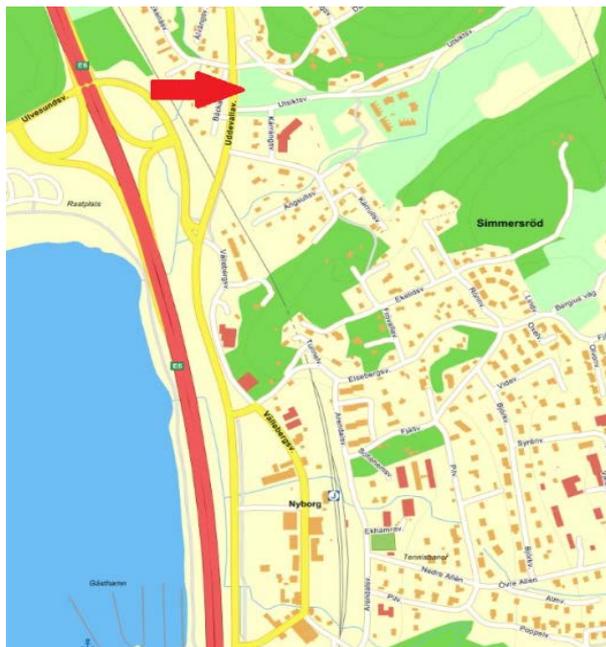
### Area of land allocation

The property Ljung-Kärr 1: 214 is between Dalahöjdsvägen and Utsiktsvägen and is denoted by 2 according to the map below.

Utsiktsvägen has over the past six years received a lot of new buildings in the form of pre-school, townhouses and condominiums.

Proposed construction must comply with current planning regulations, which roughly states that the new buildings will be constructed as residential, commercial or office space. Proposals for housing are requested, preferably for rental housing.

Not more than a quarter of the plot area shall be built, which means a building of about 950 square meters BTA (total buildable area). Maximum building height for the main building is 6.5 meters. The proposal shall follow Uddevalla Municipality's parking standard which is 14.3 parking places / 1000 BTA. The property will be connected to the municipal sewage network, which is paid for by the developer. The property is burdened by rights of way as shown in the map below.





## Building Design / Requirements

The builder who is chosen to continue to work on their idea for housing on Utsiktsvägen will get a temporary agreement with the exclusive right to exploit the specified area. The agreement also involves a clarification in terms of commitment and responsibility, and the allocation of costs associated with construction. The idea is that this agreement will then be followed by a property transfer deed. If an agreement on the transfer is not met during the term of the agreement, the municipality has the right to sign agreements with another developer. The municipality also has the right to withdraw the contract without compensation if the client is obviously not intending to or is unable to complete the project within the time limits regulated by the contract. The client may not assign the contract to someone else without the written approval of the municipality.

Proposed construction must comply with current zoning.

In addition, the municipality has certain preferences:

- Innovation with clear environmental ambition that includes quality and environmental awareness in both the long and short term. This is a prerequisite for housing and living environments to achieve the desire for quality and health.
- That you will work for a sustainable and attractive residential area by demonstrating the economic stability of the company and an estimated housing costs for construction.
- References showing previous projects. In that way, we can see your profile and quality of previous work, and also your interest and commitment to creating beautiful neighborhood and living environments.

## Evaluation

The purpose of the application of interest is that interested developers submit a notification of interest for the specified plot.

The process for choosing the developer follows the municipality's land policy manual. The municipality's policy for land allocation is available on the municipal website. The municipality reserves discretionary right.



## Plot price

The price of the land is the market value, which will be based on an valuation made by an authorized appraiser.

The estimated value for the area is 950 SEK / square meter BTA for rental apartments and 1 100 SEK / square meter BTA for condominiums.

## Municipal fees

In addition to the purchase price of the land, the developer is to pay all subscription fees, for example connecting to the municipal sewer and water, according to the current tariffs. In connection with the grating of the building permit there will also be a flat fee for the zoning plan.

## Preliminary timeline

1984-06-19	The zoning was ratified
2016-02-29	Start date of the invitation to the land allocation
2016-03-30	Last date for submission of interest specification / tender
April 2016	Estimated time for selection of developer
May 2016	Signing of land allocation agreements
Autumn 2016	Project planning complete
2016/17	Granted building permits
February 2017	Construction start



## Submission of interest

Submission of interest must be delivered to Uddevalla Municipality no later than 2016-03-30. The documents should be labeled with *Invitation to land allocation for Ljungs-Kärr 1:214* and should include the tenderer's company name. Expressions of interest must be submitted in digital and analog form and sent to:  
Uddevalla Municipality  
Technical office  
451 81 Uddevalla

alternatively delivered in person to Uddevalla Municipality Varvsvägen 1, Uddevalla. The digital material should be sent to [tekniska@uddevalla.se](mailto:tekniska@uddevalla.se) or submitted on a USB memory or the like.

The proposal shall include:

- \* The builder's name, address, telephone number and registration number
- \* The developer's contact person and contact person's telephone number and e-mail address
- \* Sketches and illustrations of the design of buildings, facades, perspective, outdoor environment with parks, plants, trees, etc.
- \* Description of the proposal including choice of materials, colors and other things that can facilitate the understanding of the proposal.
- \* Description of the proposed settlement, indicating the number and sizes of apartments and estimated housing costs (rental cost).
- \* Information on tenure
- \* References (completed or planned)
- \* Company's financial status and business concept.
- \* General timetable

All sketches and illustrations of buildings, facades, outdoor environment, etc. are to be presented in A3 format.

