

656567-2026 - Състезателна процедура

Норвегия – Посреднически услуги на агенции за недвижими имоти – Framework agreement for the sale of flats

OJ S 184/2026 23/09/2026

Обявление за поръчка или концесия – стандартен режим

Услуги

1. Купувач

1.1. Купувач

Официално наименование: Stortinget

Електронна поща: innkjop.postmottak@stortinget.no

Правна категория на купувача: Публично предприятие

Дейност на възлагащия орган: Услуги по общофункционално управление на държавата

2. Процедура

2.1. Процедура

Заглавие: Framework agreement for the sale of flats

Описание: The Norwegian Parliament Administration shall sell up to 11 flats in the centre of Oslo over a period of four years. Stortingets administrasjon shall enter into an agreement with one provider of estate agent services who can offer professional services with a high degree of service, both to the Norwegian Parliament's administration as a seller and to potential buyers. The contract shall cover all associated services until the sale is completed and a flat has been handed over, including acquisition of valuations, announcements, presentations and bid rounds.

Идентификатор на процедурата: 0180cec4-e833-4a2b-9277-af5bbbbc515e

Вътрешен идентификатор: 2025/6363

Вид процедура: Открита

Процедурата се ускорява: не

Основни характеристики на процедурата: See above

2.1.1. Цел

Естество на поръчката: Услуги

Основна класификация (cpv): 70300000 Посреднически услуги на агенции за недвижими имоти

2.1.2. Място на изпълнение

Административно-териториална единица на държавата (NUTS): Oslo (NO081)

Държава: Норвегия

2.1.3. Стойност

Прогнозна стойност, без да се включва ДДС: 3 500 000,00 NOK

2.1.4. Обща информация

Правно основание:

Директива 2014/24/ЕС

Anskaffelsesforskriften - The procurement is carried out in accordance with the Public Procurement Regulations (FOA) part II, as the procurement's estimated value is above the national threshold and below the EEA threshold.

2.1.6. Основания за изключване

Източници на основанията за изключване: Уведомление

Корупция: Is the tenderer himself or a person, who is a member of the tenderer's administration, management or supervisory body or has the competence to represent or control or make decisions in such bodies, by enforceable judgement been convicted of corruption by a verdict handed down not more than five years ago, or a rejection period determined directly in the judgement that still applies? Corruption as defined in Article 3 of the Convention on Combating Corruption, involving European Communities or European Union member states (EUT C 195 of 25.6.1997, s. 1), and in Article 2, point 1, in the Council's framework decision 2003/568/RIA of 22 July 2003 on combating corruption in the private sector (EUT L 192 of 31.7.2003, p. 54). This rejection reason also includes corruption as defined in national law for the contracting authority or supplier.

Измами: Is the tenderer himself or a person, who is a member of the tenderer's administration, management or supervisory body or has the competence to represent or control or make decisions in such bodies, at the time a legally convicted of fraud has been convicted of fraud by a verdict handed down not more than five years ago, or a rejection period determined directly in the judgement that still applies? Fraud included in Article 1 of the Convention on protection of the Financial Interests of the European Communities (EFT C 316 of 27.11.1995, p. 48).

Изпиране на пари или финансиране на тероризма: Is the tenderer himself or a person, who is a member of the tenderer's administration, management or supervisory body or has the competence to represent or control or make decisions in such bodies, in the event a legal verdict has been convicted of money laundering or financing terrorism by a verdict handed down no more than five years ago, or a rejection period set out directly in the judgement that still applies? Money laundering or financing terrorism As defined in Article 1 of the European Parliament and Council Directive 2005/60/EF of 26 October 2005 on preventive measures against the use of the financial system for money laundering and financing terrorism (EUT L 309 of 25.11.2005, p. 15).

Участие в престъпна организация: Is the tenderer himself or a person, who is a member of the tenderer's administration, management or supervisory body or has the competence to represent or control or make decisions in such bodies, at the time a legally convicted verdict of participation in a criminal organisation by a verdict handed down no more than five years ago, or a rejection period set out directly in the judgement that still applies? Participation in a criminal organisation as defined in Article 2 of the Council's framework decision 2008/841/RIA of 24 October 2008 on control of organised crime (EUT L 300 of 11.11.2008, p. 42)

Терористични престъпления или престъпления, които са свързани с терористични дейности: Is the tenderer himself or a person, who is a member of the tenderer's administration, management or supervisory body, or has the competence to represent or control or make decisions in such bodies, in the event a legal verdict has been convicted of acts of terrorism or criminal acts connected to terrorist activities by a verdict handed down no more than five years ago, or a rejection period set directly in the judgement that still applies? Acts of terrorism or criminal acts relating to terrorist activity as defined in Article 1 and 3 of the Council's framework decision 2002/475/RIA of 13 June 2002 on combating terrorism (EFT L 164, af 22.6.2002, p. 3). This rejection reason also includes incitement to, participation or attempts to commit such actions as included in Article 4 in the mentioned framework decision.

Детски труд и други форми на трафик на хора: Is the tenderer himself or a person, who is a member of the tenderer's administration, management or supervisory body or has the competence to represent or control or make decisions in such bodies, in the event a legal verdict has been convicted of child labour and other forms of human trafficking by a verdict handed down no more than five years ago, or a rejection period determined directly in the judgement that still applies? Child labour and other forms of human trafficking as defined in Article 2 of the European Parliament and council directive 2011/36/EU of 5. 1 April 2011 on the prevention and control of human trafficking and the protection of its victims and for compensation of the Council's framework decision 2002/629/RIA (EUT L 101 of 15.4.2011, p. 1).

Нарушение на задължения в областта на екологичното право: Is the tenderer aware of breaches of environmental provisions as stated in national law, the relevant notice or procurement documents or Article 18 (2) of Directive 2014/24/EU.

Нарушение на задължения в областта на трудовото право: Is the tenderer aware of breaches of provisions on working conditions as stated in national law, the relevant notice or procurement documents or Article 18 (2) of Directive 2014/24/EU.

Нарушение на задължения в областта на социалното право: Is the tenderer aware of breaches of provisions on social conditions as stated in national law, the relevant notice or procurement documents or Article 18 (2) of Directive 2014/24/EU.

Споразумения с други икономически оператори за нарушаване на конкуренцията: Has the tenderer entered into agreement(s) with other tenderers with the intention of turning the competition?

Тежко професионално нарушение: Has the tenderer committed serious errors in professional practice? If relevant, see the definitions in national law, the relevant notice or procurement documents.

Неверни данни, укриване на информация, непредставяне на придружаващи документи или получаване на поверителна информация във връзка с процедурата: Have the tenderer: a) given grossly incorrect information when notifying the information required to verify that there is no basis for rejection, or of the qualification requirements being met, b) failed to provide such information, c) subject to immediately submitting the supporting documents requested by the Contracting Authority, or d) improperly affecting the Contracting Authority's decision process to acquire confidential information that could give this an unlawful advantage in connection with competition, or negligently has given misleading information that can have a significant influence on decisions on rejection, selection or award?

Конфликт на интереси, свързан с участието в процедурата за възлагане на обществена поръчка: Are tenderers aware of a conflict of interest as stated in national law, the relevant notice or procurement documents?

Пряко или косвено участие в подготовката на процедурата за възлагане на обществена поръчка: Has the tenderer or an entity associated with the supplier advised the contracting authority or in another way been involved in the planning of the competition?

Предсрочно прекратяване на договор и налагане на обезщетения или други подобни санкции: Has the tenderer committed significant breaches of contract in connection with the fulfilment of a previous public contract, a previous contract with a public contracting authority or a previous concession contract, where the breach has led to the cancellation of the contract, compensation or other similar sanctions?

Неизпълнение на задълженията, установено на базата на специфични национални основания за изключване: The contracting authority shall state that in Norway there are national rejection reasons. These shall be described in the procurement documents.

Tenderers must respond to whether they are in one or more of the situations described in the national rejection reasons. Will the purely national rejection reasons, as stated in the relevant notice or in the procurement documents, apply?

Неизпълнение на задължение, свързано с плащането на социалноосигурителни вноски: Have tenderers failed to fulfil all their social security obligations in the country where they are established and in their member state, if this is a different country than what he is established in?

Неизпълнение на задължение, свързано с плащането на данъци: Has the tenderer not fulfilled his tax and duty obligations in the country in which he is established, and in the contracting authority's member state, if this is a different country than what he is established in?

Прекратена стопанска дейност: Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers made mandatory in accordance with the current national law without the possibility for exceptions.

Банкрут: Is the tenderer in a bankruptcy situation? Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers made mandatory in accordance with the current national law without the possibility for exceptions.

Споразумение с кредиторите: Is the supplier in a situation where he has been forced debt arrangement? Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers made mandatory in accordance with the current national law without the possibility for exceptions.

Неплатежоспособност: Is the tenderer in an insolvency situation? Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers made mandatory in accordance with the current national law without the possibility for exceptions.

Администриране на активите от ликвидатор: Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers made mandatory in accordance with the current national law without the possibility for exceptions.

Аналогична на несъстоятелност ситуация съгласно националното законодателство: Is the supplier in a situation where he has been forced debt arrangement? Specify why, under the mentioned circumstances, one is able to carry out the contract, considering the current national provisions and measures for continuing the business activities? It is not necessary to provide this information if rejection of tenderers made mandatory in accordance with the current national law without the possibility for exceptions.

5. Обособена позиция

5.1. Обособена позиция: LOT-0000

Заглавие: Framework agreement for the sale of flats

Описание: The Norwegian Parliament Administration shall sell up to 11 flats in the centre of Oslo over a period of four years. Stortingets administrasjon shall enter into an agreement with one provider of estate agent services who can offer professional services with a high degree of

service, both to the Norwegian Parliament's administration as a seller and to potential buyers. The contract shall cover all associated services until the sale is completed and a flat has been handed over, including acquisition of valuations, announcements, presentations and bid rounds.

Вътрешен идентификатор: 2025/6363

5.1.1. Цел

Естество на поръчката: Услуги

Основна класификация (cpv): 70300000 Посреднически услуги на агенции за недвижими имоти

5.1.2. Място на изпълнение

Административно-териториална единица на държавата (NUTS): Oslo (NO081)

Държава: Норвегия

5.1.3. Очаквана продължителност

Начална дата: 29/11/2026

Крайна дата на продължителността: 30/11/2030

5.1.5. Стойност

Прогнозна стойност, без да се включва ДДС: 3 500 000,00 NOK

5.1.6. Обща информация

Запазено участие:

Участието не е запазено.

Трябва да се посочат имената и професионалната квалификация на служителите, на които ще бъде възложено изпълнението на поръчката: Все още не е известно

Проект за възлагане на обществена поръчка, който не е финансиран със средства от ЕС
Поръчката попада в приложното поле на Споразумението за държавните поръчки (СДП)
: да

5.1.9. Критерии за подбор

Източници на критерии за избор: Уведомление

Критерий: Регистрация в търговски регистър

Описание на критерия за подбор: The tenderer is registered in a company register or a trade register in the member state in which the tenderer is established. As described in annex XI of directive 2014/24/EU; suppliers from certain member states may have to fulfil other requirements in the mentioned annex.

Критерий: Необходимост от разрешение или членство в конкретна организация за договори за услуги

Описание на критерия за подбор: Is a specific authorisation required from a particular organisation to provide the service in the tenderer's home country? Minimum qualification requirements Tenderers must have authorisation from the Financial Supervisory Authority of Norway. Documented.

Критерий: Други икономически или финансови изисквания

Описание на критерия за подбор: Regarding any other economic and financial requirements that have been stated in the notice or in the procurement documents, the tenderer declares that: Minimum qualification requirements Tenderers are required to have satisfactory financial

implementation ability. The Norwegian Parliament will carry out a credit rating of tenderers, this must show that the tenderer is considered to be credit worthy without security (i.e. rating B or better).

Критерий: Референции за определени услуги

Описание на критерия за подбор: Only for services: In the reference period, the tenderer has carried out the following important goods deliveries of the requested type, or the following important services of the requested type. The contracting authority can require up to three years experience and allow experience from the previous three years to be taken into consideration. Minimum qualification requirements Use the attached form.

5.1.11. Документация за възлагане на обществена поръчка

Езици, на които документацията за обществената поръчка е официално достъпна: норвежки

Краен срок за искане на допълнителна информация: 28/10/2026 11:00:00 (UTC+00:00) западноевропейско време

Адрес на документацията за обществената поръчка: <https://permalink.mercell.com/290289953.aspx>

5.1.12. Условия за възлагане на обществена поръчка

Условия за подаване:

Електронно подаване: Задължително

Адрес за подаване: <https://permalink.mercell.com/290289953.aspx>

Езици, на които могат да се подават оферти или заявления за участие: норвежки

Електронен каталог: Разрешено

Изисква се усъвършенстван или квалифициран електронен подпис или печат (съгласно определенията в Регламент (ЕС) № 910/2014)

Варианти: Забранено

Краен срок за получаване на оферти: 04/11/2026 11:00:00 (UTC+00:00) западноевропейско време

Продължителност, през която офертата трябва да остане валидна: 3 Месеци

Информация, която може да бъде допълнена след крайния срок за подаване:

По преценка на купувача някои липсващи документи, отнасящи се до оферентите, могат да бъдат подадени по-късно.

Допълнителна информация: The contracting authority can, within the framework of the procurement regulations, ask tenderers to submit, supplement, clarify or supplement the received information and documentation. This particularly applies to documentation connected to the qualification requirements, certificates, declarations and other formal information. Changes cannot be submitted or made that involve an improvement or change of the tender offer, or that affect the tender relationship between the tenderers.

Информация за обществената поръчка:

Дата на отваряне: 04/11/2026 11:00:00 (UTC+00:00) западноевропейско време

Условия на договора:

Изпълнението на договора трябва да се извършва в рамките на програми за създаване на защитени работни места: Не

Изисква се споразумение за неразкриване на информация: да

Електронно фактуриране: Задължително

Ще се използва електронно поръчване: да

Ще се използва електронно плащане: да

5.1.15. Техники

Рамково споразумение:

Рамково споразумение без подновяване на състезателната процедура

Обосновка на срока на действие на рамковото споразумение: The framework agreement period is 4 years.

Информация за динамичната система за покупки:

Няма динамична система за покупки

5.1.16. Допълнителна информация, медиация и преразглеждане (обжалване)

Организация, отговаряща за преразглеждането (обжалването): Oslo Tingrett

Информация за крайните срокове за преразглеждане: Tenderers who believe that the procurement regulations are breached can petition for a temporary injunction or bring legal proceedings before the ordinary courts. The petition for a temporary injunction must be submitted by the end of the waiting period if the contract is stopped. Damages lawsuits must be filed within the deadlines arising from Norwegian law.

Организация, предоставяща повече информация за процедурите за преглед (обжалване) : Stortinget

8. Организации

8.1. ORG-0001

Официално наименование: Stortinget

Регистрационен номер: 971524960

Пощенски адрес: Karl Johans gate 22

Град: OSLO

Пощенски код: 0026

Административно-териториална единица на държавата (NUTS): Oslo (NO081)

Държава: Норвегия

Звено за контакт: Seksjon for innkjøp

Електронна поща: innkjop.postmottak@stortinget.no

Телефон: 23313000

Интернет адрес: <http://www.stortinget.no/>

Роли на тази организация:

Купувач

Организация, предоставяща повече информация за процедурите за преглед (обжалване)

8.1. ORG-0002

Официално наименование: Oslo Tingrett

Регистрационен номер: 984195796

Град: Oslo

Пощенски код: 0164

Административно-териториална единица на държавата (NUTS): Oslo (NO081)

Държава: Норвегия

Роли на тази организация:

Организация, отговаряща за преразглеждането (обжалването)

Информация за обявлението

Идентификатор/версия на обявлението: 41d7ca01-4130-47c6-bb3f-def3a9bca814 - 01

Вид на формуляра: Състезателна процедура

Вид обявление: Обявление за поръчка или концесия – стандартен режим

Подвид на обявлението: 16

Дата на изпращане на известието: 22/09/2026 08:19:51 (UTC+00:00) западноевропейско време

Дата на изпращане на обявлението (електронен подател): 22/09/2026 08:43:01 (UTC+00:00) западноевропейско време

Езици, на които настоящото известие е официално достъпно: английски

Номер на публикуване на обявлението: 656567-2026

Номер на броя на ОВ S: 184/2026

Дата на публикуване: 23/09/2026