

656567-2026 - Konkurrencevilkår

Norge – Ejendomsmæglervirksomhed på honorar- eller kontraktbasis – Framework agreement for the sale of flats

OJ S 184/2026 23/09/2026

Udbuds- eller koncessionsbekendtgørelse – standardordningen

Tjenesteydelser

1. Køber

1.1. Køber

Officielt navn: Stortinget

E-mail: innkjop.postmottak@stortinget.no

Køberens retlige status: Offentlig virksomhed

Den ordregivende myndigheds aktivitet: Generelle offentlige tjenesteydelser

2. Procedure

2.1. Procedure

Titel: Framework agreement for the sale of flats

Beskrivelse: 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.

Identifikator for proceduren: 0180cec4-e833-4a2b-9277-af5bbbbc515e

Intern ID: 2025/6363

Udbudsprocedure: Offentligt udbud

Proceduren er en hasteprocedure: nej

Hovedpunkterne i proceduren: See above

2.1.1. Formål

Kontraktens hovedformål: Tjenesteydelser

Primær klassifikation (cpv): 70300000 Ejendomsmæglervirksomhed på honorar- eller kontraktbasis

2.1.2. Udførelsessted

Landsdel (NUTS): Oslo (NO081)

Land: Norge

2.1.3. Værdi

Anslået værdi eksklusiv moms: 3 500 000,00 NOK

2.1.4. Generelle oplysninger

Retsgrundlag:

Direktiv 2014/24/EU

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. Udelukkelsesgrunde

Kilder til grundlag for udelukkelse: Bekendtgørelse

Korruption: 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.

Svig: 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).

Hvidvaskning af penge eller finansiering af terrorisme: 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).

Deltagelse i en kriminel organisation: 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)

Terrorhåndlinger eller strafbare handlinger med forbindelse til terroraktivitet: 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.

Børnearbejde og andre former for menneskehandel: 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. 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).

Tilsidesættelse af forpligtelser på miljølovgivningsområdet: 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.

Tilsidesættelse af forpligtelser på det arbejdsretlige område: 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.

Tilsidesættelse af forpligtelser på sociallovgivningsområdet: 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.

Aftaler med andre økonomiske aktører med henblik på konkurrencefordrejning: Has the tenderer entered into agreement(s) with other tenderers with the intention of turning the competition?

Alvorlige forsømmelser i forbindelse med udøvelsen af erhvervet: Has the tenderer committed serious errors in professional practice? If relevant, see the definitions in national law, the relevant notice or procurement documents.

Afgivelse af urigtige oplysninger, tilbageholdelse af oplysninger, ude af stand til at fremlægge de dokumenter, der anmodes om, eller indhentede fortrolige oplysninger i forbindelse med denne procedure: 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?

Interessekonflikt som følge af deltagelse i udbudsproceduren: Are tenderers aware of a conflict of interest as stated in national law, the relevant notice or procurement documents?

Direkte eller indirekte involvering i forberedelsen af denne udbudsprocedure: 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?

Ophævelse eller en lignende sanktion: 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?

Tilsidesættelse af forpligtelser i henhold til rent nationale udelukkelsesgrunde: 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?

Tilsidesættelse af forpligtelser vedrørende betaling af bidrag til sociale sikringsordninger: 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?

Tilsidesættelse af forpligtelser vedrørende betaling af skatter og afgifter: 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?

Erhvervsvirksomheden er indstillet: 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.

Konkurs: 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.

Tvangsakkord uden for konkurs: 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.

Insolvens: 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.

Aktiver, der administreres af en kurator: 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.

En situation, der svarer til konkurs i henhold til national ret: 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. Delkontrakt

5.1. Delkontrakt: LOT-0000

Titel: Framework agreement for the sale of flats

Beskrivelse: 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.

Intern ID: 2025/6363

5.1.1. Formål

Kontraktens hovedformål: Tjenesteydelser

Primær klassifikation (cpv): 70300000 Ejendomsmæglervirksomhed på honorar- eller kontraktbasis

5.1.2. Udførelsessted

Landsdel (NUTS): Oslo (NO081)

Land: Norge

5.1.3. Anslået varighed

Startdato: 29/11/2026

Varigheds slutdato: 30/11/2030

5.1.5. Værdi

Anslået værdi eksklusiv moms: 3 500 000,00 NOK

5.1.6. Generelle oplysninger

Reserveret deltagelse:

Deltagelse uden forbehold.

Navnene på og de faglige kvalifikationer for det personale, der skal udføre kontrakten, skal angives: Endnu ikke kendt

Indkøbsprojekt, der ikke finansieres med EU-midler

Udbuddet er omfattet af aftalen om offentlige udbud (GPA): ja

5.1.9. Udvalgelseskriterier

Kilder til udvalgelseskriterier: Bekendtgørelse

Kriterium: Tilmelding i et handelsregister

Beskrivelse af udvalgelseskriterium: 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.

Kriterium: Godkendelse eller medlemskab af en bestemt organisation nødvendig for servicekontrakter

Beskrivelse af udvalgelseskriterium: 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.

Kriterium: Andre økonomiske eller finansielle krav

Beskrivelse af udvalgelseskriterium: 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).

Kriterium: Referencer på specificerede tjenester

Beskrivelse af udvælgelseskriterium: 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. Tilbudsdokumenter

Sprog, som udbudsdokumenterne er officielt tilgængelige på: norsk

Frist for anmodning om yderligere oplysninger: 28/10/2026 11:00:00 (UTC+00:00) vesteuropæisk tid, GMT

Adresse på udbudsdokumenterne: <https://permalink.mercell.com/290289953.aspx>

5.1.12. Tilbudsvilkår

Vilkår for indgivelse:

Elektronisk indgivelse: Påkrævet

Indgivelsesadresse: <https://permalink.mercell.com/290289953.aspx>

Sprog, som tilbud og ansøgninger om deltagelse kan indgives på: norsk

Elektronisk katalog: Tilladt

Avanceret eller kvalificeret elektronisk signatur eller segl (jf forordning (EU) nr 910/2014) er påkrævet

Alternative tilbud: Ikke tilladt

Frist for modtagelse af tilbud: 04/11/2026 11:00:00 (UTC+00:00) vesteuropæisk tid, GMT

Varighed, hvor tilbuddet skal forblive gyldigt: 3 Måneder

Oplysninger, der kan suppleres efter indgivelsesfristen er udløbet:

Køberen kan beslutte, at visse manglende tilbudsrelaterede dokumenter kan indsendes senere.

Yderligere oplysninger: 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.

Oplysninger om offentlig iværksættelse:

Åbningsdato: 04/11/2026 11:00:00 (UTC+00:00) vesteuropæisk tid, GMT

Betingelser for kontraktens udførelse:

Udførelsen af kontrakten skal ske inden for rammerne af programmer for beskyttet beskæftigelse: Nej

Der kræves en fortrolighedsaftale: ja

Elektronisk fakturering: Påkrævet

Der vil blive anvendt elektronisk bestilling: ja

Der vil blive anvendt elektronisk betaling: ja

5.1.15. Teknikker

Rammeaftale:

Rammeaftale uden fornyet iværksættelse af konkurrence

Begrundelse for rammeaftalens varighed: The framework agreement period is 4 years.

Oplysninger om det dynamiske indkøbssystem:

Intet dynamisk indkøbssystem

5.1.16. Yderligere oplysninger, mægling og gennemgang

Organisation med ansvar for klager: Oslo Tingrett

Oplysninger om klagefrister: 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.

Organisation, der leverer yderligere oplysninger om klageprocedurerne: Stortinget

8. Organisationer

8.1. ORG-0001

Officielt navn: Stortinget

Registreringsnummer: 971524960

Postadresse: Karl Johans gate 22

By: OSLO

Postnummer: 0026

Landsdel (NUTS): Oslo (NO081)

Land: Norge

Enhed: Seksjon for innkjøp

E-mail: innkjop.postmottak@stortinget.no

Telefon: 23313000

Internetadresse: <http://www.stortinget.no/>

Denne organisations roller:

Køber

Organisation, der leverer yderligere oplysninger om klageprocedurerne

8.1. ORG-0002

Officielt navn: Oslo Tingrett

Registreringsnummer: 984195796

By: Oslo

Postnummer: 0164

Landsdel (NUTS): Oslo (NO081)

Land: Norge

Denne organisations roller:

Organisation med ansvar for klager

Oplysninger om bekendtgørelsen

Bekendtgørelsens ID: 41d7ca01-4130-47c6-bb3f-def3a9bca814 - 01

Formulartype: Konkurrencevilkår

Bekendtgørelsestype: Udbuds- eller koncessionsbekendtgørelse – standardordningen

Bekendtgørelsesundertype: 16

Afsendelsesdato for bekendtgørelsen: 22/09/2026 08:19:51 (UTC+00:00) vesteuropæisk tid, GMT

Dato for afsendelse af bekendtgørelsen (eSender): 22/09/2026 08:43:01 (UTC+00:00) vesteuropæisk tid, GMT

Bekendtgørelsens officielle sprog: engelsk

Bekendtgørelsesnummer: 656567-2026

EUT-S-nummer: 184/2026

Offentliggørelsesdato: 23/09/2026

