

656567-2026 - Wettbewerb

Norwegen – Diverse Dienstleistungen von Immobilienbüros gegen Einzelhonorar oder auf Vertragsbasis – Framework agreement for the sale of flats

OJ S 184/2026 23/09/2026

**Auftrags- oder Konzessionsbekanntmachung – Standardregelung
Dienstleistungen**

1. Beschaffer

1.1. Beschaffer

Offizielle Bezeichnung: Stortinget

E-Mail: innkjop.postmottak@stortinget.no

Rechtsform des Erwerbers: Öffentliches Unternehmen

Tätigkeit des öffentlichen Auftraggebers: Allgemeine öffentliche Verwaltung

2. Verfahren

2.1. Verfahren

Titel: Framework agreement for the sale of flats

Beschreibung: 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.

Kennung des Verfahrens: 0180cec4-e833-4a2b-9277-af5bbbbc515e

Interne Kennung: 2025/6363

Verfahrensart: Offenes Verfahren

Das Verfahren wird beschleunigt: nein

Zentrale Elemente des Verfahrens: See above

2.1.1. Zweck

Art des Auftrags: Dienstleistungen

Haupteinstufung (cpv): 70300000 Diverse Dienstleistungen von Immobilienbüros gegen Einzelhonorar oder auf Vertragsbasis

2.1.2. Erfüllungsort

Land, Gliederung (NUTS): Oslo (NO081)

Land: Norwegen

2.1.3. Wert

Geschätzter Wert ohne MwSt.: 3 500 000,00 NOK

2.1.4. Allgemeine Informationen

Rechtsgrundlage:

Richtlinie 2014/24/EU

Anschaffensvorschriften - 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. Ausschlussgründe

Quellen der Ausschlussgründe: Bekanntmachung

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.

Betrug: 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).

Geldwäsche oder Terrorismusfinanzierung: 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).

Beteiligung an einer kriminellen Vereinigung: 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)

Terroristische Straftaten oder Straftaten im Zusammenhang mit terroristischen Aktivitäten: 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.

Kinderarbeit und andere Formen des Menschenhandels: 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).

Verstoß gegen umweltrechtliche Verpflichtungen: 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.

Verstoß gegen arbeitsrechtliche Verpflichtungen: 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.

Verstoß gegen sozialrechtliche Verpflichtungen: 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.

Vereinbarungen mit anderen Wirtschaftsteilnehmern zur Verzerrung des Wettbewerbs: Has the tenderer entered into agreement(s) with other tenderers with the intention of turning the competition?

Schwerwiegendes berufliches Fehlverhalten: Has the tenderer committed serious errors in professional practice? If relevant, see the definitions in national law, the relevant notice or procurement documents.

Täuschung, Zurückhaltung von Informationen, Unfähigkeit zur Vorlage erforderlicher Unterlagen oder Erlangung vertraulicher Informationen zu dem Verfahren: 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?

Interessenkonflikt aufgrund seiner Teilnahme an dem Vergabeverfahren: Are tenderers aware of a conflict of interest as stated in national law, the relevant notice or procurement documents?

Direkte oder indirekte Beteiligung an der Vorbereitung des Vergabeverfahrens: 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?

Vorzeitige Beendigung, Schadensersatz oder andere vergleichbare Sanktionen: 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?

Verstoß gegen die in den rein innerstaatlichen Ausschlussgründen verankerten Verpflichtungen: 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?

Verstoß gegen die Verpflichtung zur Entrichtung von Sozialversicherungsbeiträgen: 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?

Verstoß gegen die Verpflichtung zur Entrichtung von Steuern: 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?

Einstellung der gewerblichen Tätigkeit: 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.

Vergleichsverfahren: 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.

Zahlungsunfähigkeit: 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.

Verwaltung der Vermögenswerte durch einen Insolvenzverwalter: 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.

Der Zahlungsunfähigkeit vergleichbare Lage gemäß nationaler Rechtsvorschriften: 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. Los

5.1. Los: LOT-0000

Titel: Framework agreement for the sale of flats

Beschreibung: 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.

Interne Kennung: 2025/6363

5.1.1. Zweck

Art des Auftrags: Dienstleistungen

Haupteinstufung (cpv): 70300000 Diverse Dienstleistungen von Immobilienbüros gegen Einzelhonorar oder auf Vertragsbasis

5.1.2. Erfüllungsort

Land, Gliederung (NUTS): Oslo (NO081)

Land: Norwegen

5.1.3. Geschätzte Dauer

Datum des Beginns: 29/11/2026

Enddatum der Laufzeit: 30/11/2030

5.1.5. Wert

Geschätzter Wert ohne MwSt.: 3 500 000,00 NOK

5.1.6. Allgemeine Informationen

Vorbehaltene Teilnahme:

Teilnahme ist nicht vorbehalten.

Die Namen und beruflichen Qualifikationen des zur Auftragsausführung eingesetzten

Personals sind anzugeben: Noch nicht bekannt

Auftragsvergabeprojekt nicht aus EU-Mitteln finanziert

Die Beschaffung fällt unter das Übereinkommen über das öffentliche Beschaffungswesen: ja

5.1.9. Eignungskriterien

Quellen der Eignungskriterien: Bekanntmachung

Kriterium: Eintragung in das Handelsregister

Beschreibung des Eignungskriteriums: 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: Genehmigung oder Mitgliedschaft in einer bestimmten Organisation erforderlich für Dienstleistungsverträge

Beschreibung des Eignungskriteriums: 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: Andere wirtschaftliche oder finanzielle Anforderungen

Beschreibung des Eignungskriteriums: 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: Referenzen zu bestimmten Dienstleistungen

Beschreibung des Eignungskriteriums: 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. Auftragsunterlagen

Sprachen, in denen die Auftragsunterlagen offiziell verfügbar sind: Norwegisch

Frist für die Anforderung zusätzlicher Informationen: 28/10/2026 11:00:00 (UTC+00:00)

Westeuropäische Zeit, GMT

Internetadresse der Auftragsunterlagen: <https://permalink.mercell.com/290289953.aspx>

5.1.12. Bedingungen für die Auftragsvergabe

Bedingungen für die Einreichung:

Elektronische Einreichung: Erforderlich

Adresse für die Einreichung: <https://permalink.mercell.com/290289953.aspx>

Sprachen, in denen Angebote oder Teilnahmeanträge eingereicht werden können: Norwegisch

Elektronischer Katalog: Zulässig

Fortgeschrittene oder qualifizierte elektronische Signatur oder Siegel (im Sinne der Verordnung (EU) Nr 910/2014) erforderlich

Varianten: Nicht zulässig

Frist für den Eingang der Angebote: 04/11/2026 11:00:00 (UTC+00:00) Westeuropäische Zeit, GMT

Dauer, während der das Angebot gültig bleiben muss: 3 Monate

Informationen, die nach Ablauf der Einreichungsfrist ergänzt werden können:

Nach Ermessen des Käufers können einige fehlenden Bieterunterlagen nach Fristablauf nachgereicht werden.

Zusätzliche Informationen: 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.

Informationen über die öffentliche Angebotsöffnung:

Eröffnungstermin: 04/11/2026 11:00:00 (UTC+00:00) Westeuropäische Zeit, GMT

Auftragsbedingungen:

Die Auftragsausführung muss im Rahmen von Programmen für geschützte

Beschäftigungsverhältnisse erfolgen: Nein

Es ist eine Geheimhaltungsvereinbarung erforderlich: ja

Elektronische Rechnungsstellung: Erforderlich

Aufträge werden elektronisch erteilt: ja

Zahlungen werden elektronisch geleistet: ja

5.1.15. Techniken

Rahmenvereinbarung:

Rahmenvereinbarung ohne erneuten Aufruf zum Wettbewerb

Begründung der Laufzeit der Rahmenvereinbarung: The framework agreement period is 4 years.

Informationen über das dynamische Beschaffungssystem:

Kein dynamisches Beschaffungssystem

5.1.16. Weitere Informationen, Schlichtung und Nachprüfung

Überprüfungsstelle: Oslo Tingrett

Informationen über die Überprüfungsfristen: 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, die weitere Informationen für die Nachprüfungsverfahren bereitstellt: Stortinget

8. Organisationen

8.1. ORG-0001

Offizielle Bezeichnung: Stortinget

Registrierungsnummer: 971524960

Postanschrift: Karl Johans gate 22

Stadt: OSLO

Postleitzahl: 0026

Land, Gliederung (NUTS): Oslo (NO081)

Land: Norwegen

Kontaktperson: Seksjon for innkjøp

E-Mail: innkjop.postmottak@stortinget.no

Telefon: 23313000

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

Rollen dieser Organisation:

Beschaffer

Organisation, die weitere Informationen für die Nachprüfungsverfahren bereitstellt

8.1. ORG-0002

Offizielle Bezeichnung: Oslo Tingrett

Registrierungsnummer: 984195796

Stadt: Oslo

Postleitzahl: 0164

Land, Gliederung (NUTS): Oslo (NO081)

Land: Norwegen

Rollen dieser Organisation:

Überprüfungsstelle

Informationen zur Bekanntmachung

Kennung/Fassung der Bekanntmachung: 41d7ca01-4130-47c6-bb3f-def3a9bca814 - 01

Formulartyp: Wettbewerb

Art der Bekanntmachung: Auftrags- oder Konzessionsbekanntmachung – Standardregelung

Unterart der Bekanntmachung: 16

Datum der Übermittlung der Bekanntmachung: 22/09/2026 08:19:51 (UTC+00:00)

Westeuropäische Zeit, GMT

Bekanntmachung — eSender-Übermittlungsdatum: 22/09/2026 08:43:01 (UTC+00:00)

Westeuropäische Zeit, GMT

Sprachen, in denen diese Bekanntmachung offiziell verfügbar ist: Englisch

Veröffentlichungsnummer der Bekanntmachung: 656567-2026

