

**Norway-Oslo: Real estate agency services on a fee or contract basis**

OJ S 88/2017 06/05/2017

Contract notice

Services

**Legal Basis:**

Directive 2014/24/EU

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Oslo kommune, Eiendoms- og byfornyelsesetaten

National registration number: 874 780 782

Postal address: Postboks 491 Sentrum

Town: Oslo

NUTS code: NO Norge

Postal code: 0105

Country: Norway

Contact person: Christine Frølich-Braathen

E-mail: [postmottak@eby.oslo.kommune.no](mailto:postmottak@eby.oslo.kommune.no)

Telephone: +47 21802180

**Internet address(es):**Main address: <https://www.oslo.kommune.no/politikk-og-administrasjon/etater-og-foretak/eiendoms-og-byfornyelsesetaten/>Address of the buyer profile: <https://kgv.doffin.no/ctm/Company/CompanyInformation/Index/3582>**I.3. Communication**The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://kgv.doffin.no/ctm/Supplier/Documents/Folder/153912>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted to the abovementioned address

**I.4. Type of the contracting authority**

Regional or local agency/office

**I.5. Main activity**

Other activity: urban development and property administration

**Section II: Object**

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**II.1. Scope of the procurement****II.1.1. Title**

Framework agreement for the procurement of real-estate services.

Reference number: 17/1037

**II.1.2. Main CPV code**

70300000 Real estate agency services on a fee or contract basis

**II.1.3.**

## **Type of contract**

Services

### **II.1.4. Short description**

The objective of the contract is to cover the contracting authority's continuous requirement for real estate agent services through the establishment of a framework agreement.

The framework agreement shall include the following categories:

- Category 1: Sales of residences and leisure homes
- Category 2: Sales of business properties (including property company/Ltd.)
- Category 3: Consultancy services in connection with purchases, sales and hire of properties
- Category 4: Settlement assignments
- Category 5: Market search assignments

The Contracting Authority intends to enter into parallel framework agreements with two tenderers per category, presuming that there are two suitable tenderers and tenders.

Tenderers are invited to submit tenders for as many categories as they want. However, alternative tenders will not be accepted.

The contract will be priced in accordance with the set price form. In certain cases provision can come in addition. This is then set in advance by the contracting authority. See the attached requirement specifications for further information.

### **II.1.5. Estimated total value**

### **II.1.6. Information about lots**

This contract is divided into lots: yes

Tenders may be submitted for all lots

## **II.2. Description**

### **II.2.1. Title**

Sales of residences and leisure homes

Lot No: 1

### **II.2.2. Additional CPV code(s)**

70100000 Real estate services with own property, 70300000 Real estate agency services on a fee or contract basis, 70120000 Buying and selling of real estate, 70122110 Vacant-land sale services, 70123000 Sale of real estate, 70123100 Sale of residential real estate, 70123200 Sale of non-residential estate, 70310000 Building rental or sale services, 70311000 Residential building rental or sale services, 70000000 Real estate services, 75231000 Judicial services, 79100000 Legal services, 70121000 Building sale or purchase services, 70121100 Building sale services

### **II.2.3. Place of performance**

NUTS code: NO Norge

Main site or place of performance: Oslo.

### **II.2.4. Description of the procurement**

See the tender documentation for further details.

### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

### **II.2.6. Estimated value**

## **II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Start: 01/08/2017 End: 31/07/2019

This contract is subject to renewal: no

## **II.2.10. Information about variants**

Variants will be accepted: no

## **II.2.11. Information about options**

Options: yes

Description of options:

The contract has an option for a 1+1 year extension, to the advantage of the contracting authority. The total framework agreement period is 4 years.

## **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

## **II.2.14. Additional information**

Tenderers are made aware that the contract can be signed in week 29/30.

This will be agreed with the winning tenderer after the waiting period has expired. Tenderers are also made aware that the date for the start-up of the contract (and the end of the contract) can be equivalently changed.

## **II.2. Description**

### **II.2.1. Title**

Sales of business properties (including property company/Ltd.)

Lot No: 2

### **II.2.2. Additional CPV code(s)**

70100000 Real estate services with own property, 70300000 Real estate agency services on a fee or contract basis, 70120000 Buying and selling of real estate, 70121000 Building sale or purchase services, 70121100 Building sale services, 70122110 Vacant-land sale services, 70123000 Sale of real estate, 70123100 Sale of residential real estate, 70123200 Sale of non-residential estate, 70310000 Building rental or sale services, 70311000 Residential building rental or sale services, 70000000 Real estate services, 75231000 Judicial services, 79100000 Legal services

### **II.2.3. Place of performance**

NUTS code: NO Norge

Main site or place of performance: Oslo.

### **II.2.4. Description of the procurement**

See the tender documentation for further details.

### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

### **II.2.6. Estimated value**

## **II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Start: 01/08/2017 End: 31/07/2019

This contract is subject to renewal: no

#### **II.2.10. Information about variants**

Variants will be accepted: no

#### **II.2.11. Information about options**

Options: yes

Description of options:

The contract has an option for a 1+1 year extension, to the advantage of the contracting authority. The total framework agreement period is 4 years.

#### **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

#### **II.2.14. Additional information**

Tenderers are made aware that the contract can be signed in week 29/30.

This will be agreed with the winning tenderer after the waiting period has expired. Tenderers are also made aware that the date for the start-up of the contract (and the end of the contract) can be equivalently changed.

### **II.2. Description**

#### **II.2.1. Title**

Consultancy services in connection with purchases, sales and hire of properties

Lot No: 3

#### **II.2.2. Additional CPV code(s)**

85312300 Guidance and counselling services, 85312320 Counselling services, 79342000 Marketing services, 79413000 Marketing management consultancy services, 70000000 Real estate services, 70322000 Vacant-land rental or sale services, 70120000 Buying and selling of real estate, 70110000 Development services of real estate, 70121100 Building sale services, 70122110 Vacant-land sale services, 70123000 Sale of real estate, 70123100 Sale of residential real estate, 70123200 Sale of non-residential estate

#### **II.2.3. Place of performance**

NUTS code: NO Norge

Main site or place of performance: Oslo.

#### **II.2.4. Description of the procurement**

See the tender documentation for further details.

#### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6. Estimated value**

#### **II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Start: 01/08/2017 End: 31/07/2019

This contract is subject to renewal: no

#### **II.2.10. Information about variants**

Variants will be accepted: no

#### **II.2.11. Information about options**

Options: yes

Description of options:

The contract has an option for a 1+1 year extension, to the advantage of the contracting authority. The total framework agreement period is 4 years.

#### **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

#### **II.2.14. Additional information**

Tenderers are made aware that the contract can be signed in week 29/30.

This will be agreed with the winning tenderer after the waiting period has expired. Tenderers are also made aware that the date for the start-up of the contract (and the end of the contract) can be equivalently changed.

### **II.2. Description**

#### **II.2.1. Title**

Settlement assignments

Lot No: 4

#### **II.2.2. Additional CPV code(s)**

75231000 Judicial services, 79100000 Legal services, 70100000 Real estate services with own property, 70300000 Real estate agency services on a fee or contract basis, 70120000 Buying and selling of real estate, 70121100 Building sale services, 70122110 Vacant-land sale services, 70123000 Sale of real estate, 70123100 Sale of residential real estate, 70123200 Sale of non-residential estate, 70310000 Building rental or sale services, 70311000 Residential building rental or sale services, 70322000 Vacant-land rental or sale services, 70000000 Real estate services

#### **II.2.3. Place of performance**

NUTS code: NO Norge

Main site or place of performance: Oslo.

#### **II.2.4. Description of the procurement**

See the tender documentation for further details.

#### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6. Estimated value**

#### **II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Start: 01/08/2017 End: 31/07/2019

This contract is subject to renewal: no

#### **II.2.10. Information about variants**

Variants will be accepted: no

#### **II.2.11. Information about options**

Options: yes

Description of options:

The contract has an option for a 1+1 year extension, to the advantage of the contracting authority. The total framework agreement period is 4 years.

### **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

### **II.2.14. Additional information**

Tenderers are made aware that the contract can be signed in week 29/30.

This will be agreed with the winning tenderer after the waiting period has expired. Tenderers are also made aware that the date for the start-up of the contract (and the end of the contract) can be equivalently changed.

## **II.2. Description**

### **II.2.1. Title**

Market search assignments

Lot No: 5

### **II.2.2. Additional CPV code(s)**

79310000 Market research services, 70000000 Real estate services, 70100000 Real estate services with own property, 70300000 Real estate agency services on a fee or contract basis, 70120000 Buying and selling of real estate, 79311200 Survey conduction services

### **II.2.3. Place of performance**

NUTS code: NO Norge

Main site or place of performance: Oslo.

### **II.2.4. Description of the procurement**

See the tender documentation for further details.

### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

### **II.2.6. Estimated value**

### **II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Start: 01/08/2017 End: 31/07/2019

This contract is subject to renewal: no

### **II.2.10. Information about variants**

Variants will be accepted: no

### **II.2.11. Information about options**

Options: yes

Description of options:

The contract has an option for a 1+1 year extension, to the advantage of the contracting authority. The total framework agreement period is 4 years.

### **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

### **II.2.14. Additional information**

Tenderers are made aware that the contract can be signed in week 29/30.

This will be agreed with the winning tenderer after the waiting period has expired. Tenderers are also made aware that the date for the start-up of the contract (and the end of the contract) can be equivalently changed.

## **Section III: Legal, economic, financial and technical information**

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### **III.1. Conditions for participation**

#### **III.1.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions:

— Tenderers shall be a legally established company.

If a tenderer is a working partnership (several legal subjects who submit a tender with joint cost and risk, c.f. the tender documentation point 3.6), each supplier in the working partnership is required to be a legally established company.

— Qualification requirements for the residence/leisure, business and settlement assignment categories:

Tenderers must have the right to operate estate agent services in Norway in accordance with the Estate Agent Act and accompanying regulations.

If a tenderer is a working partnership, each of the suppliers in the working partnership is required to have the right to carry out estate agent services.

— Qualification requirements for the residence/leisure, business and settlement assignment categories:

Tenderers shall have a minimum of three persons who fulfil the qualification requirements in the Estate Agent Act §4-1, i.e. three persons who fulfil the requirements as professionally responsible or responsible estate agent.

If a tenderer is a working partnership, the requirement for the number of persons with the requested qualifications is to be fulfilled in the partnership.

— Qualification requirement for the consultancy services and market survey search categories: Tenderers shall have a minimum of three employees.

If a tenderer is a working partnership, the requirement for the number of persons is to be fulfilled in the partnership.

All categories:

— Experience is required from similar\* assignments to those that are tendered for.

\*Suppliers are not required to have experience as a framework agreement supplier.

If a tenderer is a working partnership, each of the suppliers shall fulfil the requirement.

See the tender documentation for detailed information.

#### **III.1.2. Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3. Technical and professional ability**

Selection criteria as stated in the procurement documents

### **III.2. Conditions related to the contract**

#### **III.2.1. Information about a particular profession**

Execution of the service is reserved to a particular profession Reference to the relevant law, regulation or administrative provision:

Services included in sub-contracts 1, 2 and 4 are regulated by the Act and regulations on estate agents.

### **III.2.2. Contract performance conditions**

The tenderer is required to offer electronic invoices in Electronic Commerce Format (ECF) from the date of contract signing. A separate contract with an access point must be signed as a supplier. See the tender documentation and annexes for further information.

The tenderer is obliged to meet the requirements regarding payment and working conditions in public contracts, dated 08.02.2008.

The contract requires authority to obtain an extended tax certificate.

### **III.2.3. Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

## **Section IV: Procedure**

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### **IV.1. Description**

#### **IV.1.1. Type of procedure**

Open procedure

#### **IV.1.3. Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

Framework agreement with several operators Envisaged maximum number of participants to the framework agreement: 10

#### **IV.1.8. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: yes

### **IV.2. Administrative information**

#### **IV.2.2. Time limit for receipt of tenders or requests to participate**

Date: 14/06/2017 Local time: 12:00

#### **IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates**

#### **IV.2.4. Languages in which tenders or requests to participate may be submitted**

Norwegian

#### **IV.2.6. Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 3 (from the date stated for receipt of tender)

#### **IV.2.7. Conditions for opening of tenders**

Date: 14/06/2017 Local time: 12:00

## **Section VI: Complementary information**

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### **VI.1. Information about recurrence**

This is a recurrent procurement: no

### **VI.2. Information about electronic workflows**

Electronic invoicing will be accepted

Electronic payment will be used

### **VI.3. Additional information**

This procurement has been announced previously. The Doffin reference for this competition is 2017-037993. The contest was cancelled.

#### **VI.4. Procedures for review**

##### **VI.4.1. Review body**

Official name: Eiendoms- og byfornyelsesetaten

Postal address: Postboks 490, Sentrum

Town: Oslo

Postal code: 0105

Country: Norway

E-mail: [postmottak@eby.oslo.kommune.no](mailto:postmottak@eby.oslo.kommune.no)

##### **VI.5. Date of dispatch of this notice**

05/05/2017