

**B-Ghent: real estate services**  
**OJ S 108/2012 08/06/2012**  
**Contract notice**  
**Services**

**Directive 2004/18/EC**

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**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Autonoom Gemeentebedrijf Stadsontwikkelingsbedrijf Gent

Postal address: Sint-Jacobsnieuwstraat 17

Town: Gent

Postal code: 9000

Country: Belgium

Contact person: Schotte Brenda Miriam

E-mail: [info@sob.gent.be](mailto:info@sob.gent.be)

Telephone: +32 92696900

Fax: +32 92696999

**Internet address(es):**

General address of the contracting authority: [www.agsob.be](http://www.agsob.be)

Address of the buyer profile: <https://enot.publicprocurement.be/enot-war/preViewNotice.do?noticeId=122181>

**Additional information can be obtained from:**

the abovementioned address

**Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:**

the abovementioned address

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

**I.2. Type of the contracting authority**

Regional or local authority

**I.3. Main activity**

Other: stadsontwikkeling

**I.4. Contract award on behalf of other contracting authorities**

The contracting authority is purchasing on behalf of other contracting authorities: no

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**Section II: Object of the contract**

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**II.1. Description**

**II.1.1. Title attributed to the contract by the contracting authority**

Bestek 2012/18 Makelaarsopdracht tot bemiddeling bij verkoop van nieuwbouw wooneenheden van het AG SOB, met: -'basis schijf': marktconforme appartementen van project KAAI 24 -'voorwaardelijke schijf 1': bescheiden appartementen van project KAAI 24 -'voorwaardelijke schijf 2': wooneenheden op afroep voor een periode van 5 jaar, jaarlijks opzegbaar.

**II.1.2. Type of contract and place of performance or delivery**

Services  
Service category No 27: Other services  
Main site or place of performance: BE234.  
NUTS code

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

The notice involves a public contract

**II.1.4. Information about framework agreement**

**II.1.5. Short description of the contract or purchase(s)**

Bestek 2012/18 Makelaarsopdracht tot bemiddeling bij verkoop van nieuwbouw wooneenheden van het AG SOB, met:

- 'basis schijf': marktconforme appartementen van project KAAI 24,
- 'voorwaardelijke schijf 1': bescheiden appartementen van project KAAI 24,
- 'voorwaardelijke schijf 2': wooneenheden op afroep voor een periode van 5 jaar, jaarlijks opzegbaar.

**II.1.6. CPV code(s)**

70000000 Real estate services

**II.1.7. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: yes

**II.1.8. Lots**

This contract is divided into lots: no

**II.1.9. Information about variants**

Variants will be accepted: no

**II.2. Scope of the procurement**

**II.2.1. Total quantity or scope**

**II.2.2. Information about options**

**II.2.3. Information about renewals**

**II.3. Duration of the contract or time limit for completion**

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

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**III.1. Conditions related to the contract**

**III.1.1. Deposits and guarantees required**

Zie bestek.

**III.1.2. Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them**

**III.1.3. Legal form to be taken by the group of economic operators to whom the contract is to be awarded**

**III.1.4. Contract performance conditions**

The performance of the contract is subject to particular conditions: yes

Description of particular conditions: Opdracht voor erkend makelaar.

## **III.2. Conditions for participation**

### **III.2.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions: RSZ-attest.

### **III.2.2. Economic and financial ability**

### **III.2.3. Technical and professional ability**

List and brief description of conditions:

1. Bekwaamheid (zie verder in bestek);
2. Referenties op Gents grondgebied (zie verder in bestek);
3. Referentie verkoopdossier nieuwbouw residentieel (zie verder in bestek);
4. Beroepsaansprakelijkheidsverzekering (zie verder in bestek).

### **III.2.4. Information about reserved contracts**

## **III.3. Conditions specific to services contracts**

### **III.3.1. Information about a particular profession**

Execution of the service is reserved to a particular profession: yes

Reference to the relevant law, regulation or administrative provision: Erkend makelaar met BIV nummer, KB van 6.9.1993 tot bescherming van de beroepstitel en van de uitoefening van het beroep van vastgoedmakelaar.

### **III.3.2. 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: yes

## **Section IV: Procedure**

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### **IV.1. Type of procedure**

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

Negotiated

Some candidates have already been selected (if appropriate under certain types of negotiated procedures) no

#### **IV.1.2. Information about the limits on the number of candidates to be invited**

#### **IV.1.3. Information about reduction of the number of solutions or tenders during negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated no

### **IV.2. Award criteria**

#### **IV.2.1. Award criteria**

The most economically advantageous tender in terms of Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **IV.2.2. Information about electronic auction**

An electronic auction will be used: no

### **IV.3. Administrative information**

**IV.3.1. File reference number attributed by the contracting authority**

AG SOB Gent-2012-18-F02\_0

**IV.3.2. Previous publication concerning this procedure**

no

**IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document**

Time limit for receipt of requests for documents or for accessing documents: 14.8.2012 - 16:00

Payable documents: yes

Price: 0,00 EUR

Terms and method of payment: Het bestek is gratis te downloaden via onze website [www.agsob.be](http://www.agsob.be).

**IV.3.4. Time limit for receipt of tenders or requests to participate**

14.8.2012 - 16:00

**IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates**

**IV.3.6. Languages in which tenders or requests to participate may be submitted**

Dutch.

**IV.3.7. Minimum time frame during which the tenderer must maintain the tender**

**IV.3.8. Conditions for opening of tenders**

**Section VI: Complementary information**

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**VI.1. Information about recurrence**

**VI.2. Information about European Union funds**

**VI.3. Additional information**

**VI.4. Procedures for review**

**VI.4.1. Review body**

Official name: Raad van State

Postal address: Wetenschapsstraat 33

Town: Brussel

Postal code: 1040

Country: Belgium

Telephone: +32 22349611

Internet address: <http://raadvst-consetat.be>

**VI.4.2. Review procedure**

**VI.4.3. Service from which information about the review procedure may be obtained**

Official name: Raad van State

Postal address: Wetenschapsstraat 33

Town: Brussel

Postal code: 1040

Country: Belgium

Telephone: +32 22349611

Internet address: <http://raadvst-consetat.be>

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

4.6.2012