

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

OJ S 144/2023 28/07/2023

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 v/ Eiendoms- og byfornyelsesetaten

National registration number: 874 780 782

Postal address: Christian Krohgs gate 16

Town: Oslo

NUTS code: NO081 Oslo

Postal code: 0186

Country: Norway

Contact person: Ole Magnus Mostad

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

Telephone: +47 21802180

**Internet address(es):**Main address: [www.oslo.kommune.no](http://www.oslo.kommune.no)Address of the buyer profile: <https://eu.eu-supply.com/ctm/Company/CompanyInformation/Index/330542>**I.3. Communication**The procurement documents are available for unrestricted and full direct access, free of charge, at: [http://eu.eu-supply.com/app/rfq/rwlenrance\\_s.asp?PID=375804&B=OSLO](http://eu.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=375804&B=OSLO)

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: [http://eu.eu-supply.com/app/rfq/rwlenrance\\_s.asp?PID=375804&B=OSLO](http://eu.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=375804&B=OSLO)

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

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

Regional or local authority

**I.5. Main activity**

General public services

**Section II: Object**

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

Framework agreement for estate broker services

Reference number: 23/1299

**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 Agency for Planning and Building Services (EBY) assignment is to procure and sell real estate. The properties that are sold must be sold at an independently set value or to the highest bidder in an open bidding round. The properties that are sold on the market are normally sold through estate agents.

The Agency for Planning and Building Services (EBY) therefore needs to enter into an agreement with a tenderer of different types of brokerage services through a framework agreement.

The framework agreement includes the following areas of brokerage services:

- Lot 1: Urban business premises
- Lot 2: Residential and leisure homes
- Lot 3: Consultancy services
- Lot 4: Settlement brokerage services

The Contracting Authority intends to enter into parallel framework agreements with up to three tenderers per lot, presuming that there are at least three suitable tenders from qualified tenderers

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

Value excluding VAT: 25 000 000,00 NOK

### **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**

Lot for Residential and leisure home brokerage services

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

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

NUTS code: NO081 Oslo

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

The Agency conducts the sale of city treasury properties for various urban development purposes. The Agency sells property administered by other municipal enterprises. The purchasers are both consumers and businesses.

The sale is carried out in accordance with the instructions for sale of real estate approved by the City Council on 05.04.2006, case 123.

There will be a need for regular real estate services related to the sale of properties. Regular real estate agency services are in this context defined as support in the sale of all types of real estate. This may include both developed and unbuilt real estate.

This lot includes residential and leisure homes brokerage service.

### **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**

Duration in months: 48

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: no

### **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**

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

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

Lot for industrial property brokerage

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

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

NUTS code: NO081 Oslo

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

The Agency conducts the sale of city treasury properties for various urban development purposes. The Agency sells property administered by other municipal enterprises. The purchasers are both consumers and businesses.

The sale is carried out in accordance with the instructions for sale of real estate approved by the City Council on 05.04.2006, case 123.

There will be a need for regular real estate services related to the sale of properties. Regular real estate agency services are in this context defined as support in the sale of all types of real estate. This may include both developed and unbuilt real estate.

This lot applies to business property brokerage.

##### **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**

Duration in months: 48

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: no

**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****II.2. Description****II.2.1. Title**

Lot for consultancy services

Lot No: 3

**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

**II.2.3. Place of performance**

NUTS code: NO081 Oslo

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

The lot includes support in the purchase and sale of property that does not naturally fall under ordinary brokerage services listed under lots 1 and 2, as well as market searches, early-stage support and other counsel.

**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**

Duration in months: 48

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: no

**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****II.2. Description****II.2.1. Title**

Lot for settlement brokerage services

Lot No: 4

**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

**II.2.3. Place of performance**

NUTS code: NO081 Oslo

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

The settlement assignment applies to the purchase and sale of residences, business properties or leisure homes. For this type of assignment, the contracting authority carries out the entire purchase/sale process itself up until the contract is signed. The contracting authority also prepare a purchase contract. The broker is then responsible for the actual implementation of the agreement.

**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**

Duration in months: 48

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: no

**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**

**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 must be a legally established company

- Norwegian tenderers: Company registration certificate
- Foreign tenderers: Verification that the tenderer is registered in a trade register or company register as prescribed by the law of the country where the tenderer is established.

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

List and brief description of selection criteria:

- Tenderers must have satisfactory creditworthiness, solidity and liquidity

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

List and brief description of selection criteria:

- The tenderer must have good, relevant experience for the lot for which a tender is given.
- The tenderer must have the opportunity to carry out real estate brokerage against remuneration, cf. Eiendomsmeglingsloven ( the Estate agency business law) § 2-1

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

#### **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: 12

#### **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: 30/08/2023 Local time: 13:00

#### **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: 30/08/2023 Local time: 13:00

## **Section VI: Complementary information**

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

This is a recurrent procurement: no

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

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

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

Official name: Oslo Tingrett

Postal address: Postboks 2106 Vika

Town: Oslo  
Postal code: 0125  
Country: Norway  
E-mail: [oslo.tingrett@domstol.no](mailto:oslo.tingrett@domstol.no)  
Telephone: +47 22035200  
Internet address: <https://www.domstol.no/no/domstoler/tingrett/oslo-tingrett/>

**VI.4.2. Body responsible for mediation procedures**

Official name: KOFA  
Postal address: Zander Kaaes gate 7  
Town: Bergen  
Postal code: 5015  
Country: Norway  
E-mail: [post@knse.no](mailto:post@knse.no)  
Telephone: +47 55193000  
Internet address: <https://www.klagenemndssekretariatet.no/klagenemda-for-offentlige-anskaffelser-kofa>

**VI.4.4. Service from which information about the review procedure may be obtained**

Official name: Eiendoms- og byfornyelsesetaten  
Postal address: Postboks 491 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**

24/07/2023