

656567-2026 - Javni razpis

Norveška – Storitve nepremičninskih agencij za plačilo ali po pogodbi – Framework agreement for the sale of flats

OJ S 184/2026 23/09/2026

Obvestilo o koncesiji ali naročilu – standardna ureditev

Storitve

1. Kupec

1.1. Kupec

Uradno ime: Stortinget

E-naslov: innkjop.postmottak@stortinget.no

Pravna vrsta kupca: Javno podjetje

Dejavnost javnega naročnika: Javna uprava

2. Postopek

2.1. Postopek

Naslov: Framework agreement for the sale of flats

Opis: 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 postopka: 0180cec4-e833-4a2b-9277-af5bbbbc515e

Notranji identifikator: 2025/6363

Vrsta postopka: Odprti postopek

Postopek je pospešen: ne

Glavne značilnosti postopka: See above

2.1.1. Namen

Vrsta javnega naročila: Storitve

Glavna klasifikacijska oznaka (cpv): 70300000 Storitve nepremičninskih agencij za plačilo ali po pogodbi

2.1.2. Kraj izvajanja

Podregija države (NUTS): Oslo (NO081)

Država: Norveška

2.1.3. Vrednost

Ocenjena vrednost brez DDV: 3 500 000,00 NOK

2.1.4. Splošne informacije

Pravna podlaga:

Direktiva 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. Razlogi za izključitev

Viri izključitvenih razlogov: Obvestilo

Korupcija: 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.

Goljufije: 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).

Pranje denarja ali financiranje terorizma: 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).

Sodelovanje v hudodelski združbi: 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)

Teroristična kazniva dejanja ali kazniva dejanja, povezana s terorističnimi dejavnostmi: 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.

Delo otrok in druge oblike trgovine z ljudmi: 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).

Kršitev obveznosti na področju okoljskega prava: 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.

Kršitev obveznosti na področju delovnega prava: 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.

Kršitev obveznosti na področju socialnega prava: 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.

Dogovori z drugimi gospodarskimi subjekti z namenom izkrivljanja konkurence: Has the tenderer entered into agreement(s) with other tenderers with the intention of turning the competition?

Huda kršitev poklicnih pravil: Has the tenderer committed serious errors in professional practice? If relevant, see the definitions in national law, the relevant notice or procurement documents.

Napačno prikazovanje, prikrivanje informacij, nezmožnost predložitve zahtevane dokumentacije ali pridobivanje zaupnih informacij o tem postopku: 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?

Nasprotje interesov zaradi njegovega sodelovanja v postopku oddaje javnega naročila: Are tenderers aware of a conflict of interest as stated in national law, the relevant notice or procurement documents?

Neposredno ali posredno sodelovanje pri pripravi tega postopka oddaje javnega naročila: 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?

Predčasna odpoved pogodbe, odškodnina ali druge primerljive sankcije: 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?

Kršitev obveznosti, določenih na podlagi izključno nacionalnih razlogov za izključitev: 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?

Kršitev obveznosti v zvezi s plačilom prispevkov za socialno varnost: 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?

Kršitev obveznosti v zvezi s plačilom davkov: 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?

Poslovne dejavnosti so začasno ustavljene: 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.

Stečaj: 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.

Dogovor z upniki: 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.

Plačilna nesposobnost: 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.

Sredstva upravlja stečajni upravitelj: 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.

Položaj, ki je v skladu z nacionalno zakonodajo podoben stečaju: 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. Sklop

5.1. Sklop: LOT-0000

Naslov: Framework agreement for the sale of flats

Opis: 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.

Notranji identifikator: 2025/6363

5.1.1. Namen

Vrsta javnega naročila: Storitve

Glavna klasifikacijska oznaka (cpv): 70300000 Storitve nepremičninskih agencij za plačilo ali po pogodbi

5.1.2. Kraj izvajanja

Podregija države (NUTS): Oslo (NO081)

Država: Norveška

5.1.3. Predvideno trajanje

Datum začetka: 29/11/2026

Datum zaključka trajanja: 30/11/2030

5.1.5. Vrednost

Ocenjena vrednost brez DDV: 3 500 000,00 NOK

5.1.6. Splošne informacije

Pridržana udeležba:

Udeležba ni pridržana.

Navedi je treba imena in poklicne kvalifikacije osebja, ki izvaja javno naročilo: Še ni znano

Projekt javnega naročanja se ne financira s sredstvi EU

Javno naročilo je zajeto v Sporazumu o javnih naročilih: da

5.1.9. Merila za izbor

Viri izbirnih kriterijev: Obvestilo

Merilo: Vpis v trgovski register

Opis merila za izbor: 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.

Merilo: Potrebno dovoljenje ali članstvo v določeni organizaciji za servisne pogodbe

Opis merila za izbor: 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.

Merilo: Druge ekonomske ali finančne zahteve

Opis merila za izbor: 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).

Merilo: Reference o določenih storitvah

Opis merila za izbor: 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. Dokumenti v zvezi z oddajo javnega naročila

Jeziki, v katerih so uradno na voljo dokumenti v zvezi z oddajo javnega naročila: norveščina
Rok za zahtevanje dodatnih informacij: 28/10/2026 11:00:00 (UTC+00:00) Zahodnoevropski čas, GMT

Naslov dokumentov v zvezi z oddajo javnega naročila: <https://permalink.mercell.com/290289953.aspx>

5.1.12. Pogoji javnega naročila

Pogoji za predložitev:

Elektronska predložitev: Obvezno

Naslov za predložitev: <https://permalink.mercell.com/290289953.aspx>

Jeziki, v katerih se lahko oddajo ponudbe ali prijave za sodelovanje: norveščina

Elektronski katalog: Dovoljeno

Potreben je napredni ali kvalificirani elektronski podpis ali žig (v skladu z Uredbo (EU) št. 910 /2014)

Variantne ponudbe: Ni dovoljeno

Rok za prejem ponudb: 04/11/2026 11:00:00 (UTC+00:00) Zahodnoevropski čas, GMT

Obdobje, v katerem mora ponudba ostati veljavna: 3 Meseci

Informacije, ki se lahko dodajo po roku za predložitev:

Po presoji kupca se lahko nekateri manjkajoči dokumenti v zvezi s ponudbo predložijo pozneje.

Dodatne informacije: 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.

Informacije o javnem odpiranju:

Datum odprtja: 04/11/2026 11:00:00 (UTC+00:00) Zahodnoevropski čas, GMT

Pogoji javnega naročila:

Izvajanje javnega naročila je treba zagotoviti v okviru programov zaščitenega zaposlovanja: Ne
Zahteva se sporazum o nerazkrivanju podatkov: da

Elektronsko izdajanje računov: Obvezno

Uporabljeno bo elektronsko naročanje: da

Uporabljeno bo elektronsko plačevanje: da

5.1.15. Tehnike

Okvirni sporazum:

Okvirni sporazum brez ponovnega odpiranja konkurence

Obrazložitev trajanja okvirnega sporazuma: The framework agreement period is 4 years.

Informacije o dinamičnem nabavnem sistemu:

Ni dinamičnega nabavnega sistema

5.1.16. Dodatne informacije, mediacija in revizija

Organizacija za revizijo: Oslo Tingrett

Informacije o rokih za revizijo: 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.

Organizacija, ki daje dodatne informacije o revizijskih postopkih: Stortinget

8. Organizacije

8.1. ORG-0001

Uradno ime: Stortinget

Registrska številka: 971524960

Poštni naslov: Karl Johans gate 22

Mesto: OSLO

Poštna številka: 0026

Podregija države (NUTS): Oslo (NO081)

Država: Norveška

Kontaktna točka: Seksjon for innkjøp

E-naslov: innkjop.postmottak@stortinget.no

Tel.: 23313000

Spletni naslov: <http://www.stortinget.no/>

Vloge te organizacije:

Kupec

Organizacija, ki daje dodatne informacije o revizijskih postopkih

8.1. ORG-0002

Uradno ime: Oslo Tingrett

Registrska številka: 984195796

Mesto: Oslo

Poštna številka: 0164

Podregija države (NUTS): Oslo (NO081)

Država: Norveška

Vloge te organizacije:

Organizacija za revizijo

Informacije o obvestilu

Identifikator/različica obvestila: 41d7ca01-4130-47c6-bb3f-def3a9bca814 - 01

Vrsta obrazca: Javni razpis

Vrsta obvestila: Obvestilo o koncesiji ali naročilu – standardna ureditev

Podvrsta obvestila: 16

Datum pošiljanja obvestila: 22/09/2026 08:19:51 (UTC+00:00) Zahodnoevropski čas, GMT

Datum pošiljanja obvestila (ePošiljatelja): 22/09/2026 08:43:01 (UTC+00:00) Zahodnoevropski čas, GMT

Jeziki, v katerih je uradno dostopno to obvestilo: angleščina

Številka objave obvestila: 656567-2026

Številka izdaje UL S: 184/2026

Datum objave: 23/09/2026