



COMUNE DI CANTIANO

Provincia di Pesaro e Urbino

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CANTIANO - CASE A 1 EURO ANNOUNCEMENT OF PROPERTY ALIENATION BALBANO DI SOTTO (cod. 102B636)

RESPONSIBLE FOR THE TERRITORY USE AND ASSET SECTOR

Given that:

- the Municipal Administration has set itself the objective of revitalizing and upgrading the historical Center of the Capital and its districts planning a series of measures aimed to favor the repopulation and the development of tourism;
- the initiative called "CASE A 1 EURO" aims the urban regeneration of the entire area whose decor is also compromised by the fact that now many abandoned houses have become receptacle of material that could compromise the healthiness of the environment;
- by the resolution of the City Council n. 9 of 03/29/2019 have been approved:
 - the *"Guidelines for the regulation of the project for the recovery and enhancement of the historical center and its districts and all the real estate of the Municipality of Cantiano - CASE A 1 EURO"*;
 - Attachment A *"Expression of interest in the sale, even at a symbolic price, of owned properties located in the historical center and its districts and all the real estate of the Municipality of Cantiano"*;
 - Attachment B *"Expression of interest in the purchase even at a symbolic price of owned properties located in the historical center and its districts and all the real estate of the Municipality of Cantiano"*;
- the buildings owned by the municipality that are part of this project, and can be sold with the initiative "CASE A 1 EURO", have been inserted, according to art. 58 of Law 133/2008, in the *"list of assets buildings subject to enhancement or disposal"* approved by the Municipal resolution n. 7 of 29/03/2019;
- the private buildings subject to disposal, are made available by the owners participating in the initiative "CASE A 1 EURO" by signing the form mentioned above, Annex A;
- the sale of the property is carried out in the body, in the state of fact and law in which it is located, with all the related dependencies, accessions, appliances and easements active and passive of any species;

NOTIFIES THAT:

the Municipal Administration of Cantiano (PU) has decided to proceed with the sale of the following property owned by the "CASE A 1 EURO" project:

degraded real estate site (ruin), called "Balbano di Sotto", located in the district of San Crescentino, in Balbano, and distincted by the land register on Sheet 32 Particle 121.

(identification code: 102B636 "Balbano di Sotto")

DESCRIPTION OF THE PROPERTY

The property subject to disposal is described in **sheet n. 102B636** attached to this call for tenders e available on the Municipality website and / or at the Municipal Technical Office (Piazza Luceoli n. 3 - Cantiano).

AUCTION BASED PROCES

The auction price is **Euro 1.00** (one).

METHOD OF PARTICIPATION

For participation in the auction, interested parties must send, under penalty of exclusion, **by 12:00 noon 31/07/2019** (thirtieth day from the publication on the online register), to the Protocol Office of the Municipality of Cantiano, located in Piazza Luceoli n. 3 - 61044 Cantiano (PU), a closed envelope bearing the indication of the sender with the wording:

Contains manifestation of interest in the purchase of the property CASE A 1 EURO
code 102B636 "Balbano di Sotto"

The manifestation of interest in the purchase of the property must be included, according to the scheme of "ANNEX B", attached to this call for tenders. The form must be completed in its entirety and accompanied by the attachments requested in the application form and which results to be the following:

- a) a brief technical-explanatory report of the recovery proposal that the proposer intends to implement, indicating the type of intervention in relation to the priorities defined by the Municipal administration: the intended use of the recovered building and the building work necessary .
- b) unauthenticated copy of the declarant's identity document;
- c) any certification / report relating to the inspection of the building.

The visit of the property is not mandatory and, if requested, it must be agreed with the Municipal Technical Office, with a prior appointment to be fixed in due time

AWARD CRITERIA

The award is made by public auction with the method of technical-economic offers, such as indicated in the "Guidelines". For the awarding of the asset in question, a special ranking will be drawn up bidders, formulated on the basis of the technical and economic offer, based on the following scores:

TECHNICAL AND ECONOMIC OFFER		
CRITERIA		SCORING
a) Commitment for the conclusion of the work, from the issue of the permit	within n. 6 months	3
	within n. 1 year	2
	within n. 2 years	1
	within n. 3 years	0
b) Destination of the real estate	First house	5
	Receptive, commercial, artisan	3
	Second house	1
c) Use of local workers (design-execution)	YES	5
	NO	0
d) Real estate inspection	YES	2
	NO	0
e) Improved offer compared to the starting price of € 1	€ _____ (in numbers) € _____ (in letters)	maximum 15 (*)

(*) As regards the economic criterion, the bid-offer improvement offer will be evaluated equal to € 1; to the most convenient offer, the maximum score set at 15 points will be assigned, while to the other competitors the score will be attributed by applying the following algorithm:

$$\text{SCORE} = 15 \times Y$$

$$\text{where } Y = \frac{\text{proposed offer}}{\text{cheapest offer}}$$

In the case of an equivalent score, the property is assigned based on the chronological order of acquisition of the expression of interest to the body's protocol.

The property will be assigned to the applicant who made the best offer (highest score).

AWARD PROCEDURE

The procedure chosen for the award is that provided with a secret offer based on the technical-economic criteria set out in the "Guidelines". A Commission will carry out the tender for the purpose appointed.

OBLIGATIONS OF THE AWARD

The contractor must, no later than n. 2 (two) months from the approval of the assignment deeds, finalizes the signing of the sale contract with the seller and set up a surety policy banking or insurance in favor of the Municipality of Cantiano for an amount of € 4.000,00 (four thousand), valid for 4 years and 6 months (four years and six months), renewable upon request by the Municipality at the time of concessions of any extensions.

The successful tenderer also has the following obligations:

- prepare and file the renovation project with the competent Municipality Office restoration, restoration and/or renovation and redevelopment of the acquired building, in compliance with the current regulations of the time and according to the chosen destination, no later than n. 6 (six) months from the signing of the sales contract with the seller, unless duly justified extensions and authorized by the Municipality;
- start work no later than n. 12 (twelve) months from the issuance of the building permit, or equivalent act according to the law, and complete them by the deadline of n. 4 (four) years from the date of contract stipulation, unless extensions duly justified and authorized by the Municipality.

In the event of failure to sign the purchase contract within the assigned term, the Administration will proceed to assign the property to those who follow in the ranking and in the absence of a new public auction.

In the event of non-fulfillment by the purchaser or non-compliance with the commitments assumed and declared, the Municipality will provide for the deposit with a banking or insurance policy of guarantee.

All the costs for the stipulation, registration, transcription of the deed of sale and whatever else is necessary for the stipulation of the deed of sale, will be the sole responsibility of the buyer.

The company awarded the contract is also required to reimburse the seller for the expenses incurred during this period availability of the asset to the Municipality (taxes and fees, both local and state).

FURTHER INFORMATION

For the matters not covered in this Notice, reference is made to the provisions of administrative measures issued in this regard by the Entity and the legal provisions in force on the subject.

This Notice has been published in full, together with the technical annex (form) and the manifestation of interest in the purchase (Annex B), to the online Praetorian Register of the Municipality and in the site (www.comune.cantiano.pu.it) in the "Amministrazione Trasparente" section "Bandi e gare" and in the section "Vivere Cantiano" - "CASE A 1 EURO".

Information for this call and for applications can be obtained calling the Municipal Technical Office in Cantiano (PU), Piazza Luceoli n. 3, during the following hours: Monday to Friday from 9.00 to 13.00; +39 0721 789933 or e-mail case1euro@comune.cantiano.pu.it.

ATTACHMENTS

The following sections are attached to this announcement:

1. the card of the property subject to disposal;
2. the expression of interest in the purchase of the property (Annex B).

Cantiano, li 01/07/2019

The Head of the Land Use and Development Sector
(dott. ing. Alessandro Piccini)



Central Italy

Marche Region-Provincia Pesaro e Urbino

Municipality of Cantiano-Balbano

Google Coordinate: (N) 43.471381

(E) 12.584101

Masonry Building completely to rebuild located at the Entrance of the natural park of the Forest of Tecchie

In use until the beginning of 1900 as a farmhouse.

Typical Harmonies of the marches countryside constituted by a single factory body with regular plan placed on two levels.

The total area is of about M2 200.

Neighboring lands are available to be shortened to the building.

Vendita subordinata a frazionamento a carico della parte acquirente.

The reconstruction of the building must be Carried out with traditional typologies and materials, techniques and finishes typical of the places.

The relative permits will be subordinated by clearance issued by third parties and in any case in compliance with all the regulations.

The locality is in the scenic areas of the central Apennines just a few kilometers from Umbria and a short distance from the main fast-sliding road.

Distances from cities of Art: Gubbio 15 min, Urbino 30 min, Perugia 45 min Distances from the Sea: Adriatic Sea (Fano) 30 min., Rimini 1 hour

Main Airports: Rome and Bologna nearest smaller Airports: Perugia, Forlì, Ancona



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MANIFESTATION OF INTEREST IN THE PURCHASE AT A SYMBOLIC PRICE OF BUILDINGS AND OF ALL THE REAL ESTATE LOCATED IN THE HISTORIC CENTER AND DISTRICTS OF THE MUNICIPALITY OF CANTIANO

(Declaration in substitution of an act of notoriety according to article 47 of Presidential Decree no. 4545/2000 and smi)

ATTACHED FILEB

AL COMUNE DI CANTIANO

The undersigned			
born in		on	
Fiscal Code			
residency		postal code	
address		n.	
contacts	tel.	mail	

According to the note published by the Municipal Administration of Cantiano (PU) concerning the "CANTIANO - CASE A 1 EURO" initiative, by which the Municipality intends to pursue the objective of urban-building recovery and redevelopment as well as the housing revitalization in the historical center and the district of Cantiano (PU);

Considering that this public initiative is fully supported by the writer, it appears worthy and for these reasons, it is the intention of the undersigned to actively sustain it, showing the interest in the purchase of a property to be used for the purposes listed by the Guidelines approved by resolution of the City Council n° 9 of 29/03/2019;

Aware of the penal sanctions, in the case of untruthful statements and the creation or use of false documents, referred to the art. 76 of the D.P.R. 445 of December 28, 2000;

DECLARES

A) to express its will to join the public initiative called "**CANTIANO - CASE A 1 EURO**" approved by the Municipality of Cantiano (PU) with resolution of the City Council n° 22 of 29/03/2019 and with the aim of urban-building recovery and redevelopment as well as housing revitalization in particular, in the historic center and the districts of Cantiano (PU)

B) to be in possession of the qualifications required to be able to contract legitimately with the public administration, as (indicate the item of interest)

PHYSICAL PERSON;

Legal Representative of the following LEGAL SUBJECT named:

with Registered Office located in _____

in Via/Piazza (address) _____

C.F./P.IVA _____.

With this declaration, compiled by the Legal Representative, the same declares that, the eventual shareholders having the administration of the juridical subject, are in possession of the requisites for being able to contract legitimately with the public administration;

C) to express the will to acquire the property, marked with the code n. _____ of the "**CASE A 1 EURO**"

and that, adhering to the request of the private owner, I undertake and oblige myself to support and / or refund the expenses incurred in the period of the availability of the asset to the Municipality (taxes and fees, local and state), as well as the expenses, none excluded, in any case connected to the regular passage of ownership of the property (notaries, tax, transfer, succession, even late, any building amnesties, etc.)

D) to undertake the finalize of the signing of the purchase and sale agreement with the private seller, as well as set up the guarantee policy as per letter G) below, **within no. 2 (two) months** from the approval of the assignment deeds, by the Municipality, unless the extensions duly justified and authorized by the Municipality, under penalty of forfeiture;

E) to undertake the preparation and the deposit in the Office of the Municipality of the project for the restructuring, restoration, restoration and/or renovation and redevelopment of the property acquired, according to the existing regulations at the time and according to the chosen destination, **within and no more than n. 6 (six) months** from the signing of the sales contract with the seller, unless the extensions duly justified and authorized by the Municipality;

F) to undertake the start the works **no later than n. 12 (twelve) months** from the issue of the building permit, or equivalent act according to the law, and the conclusion by and **no later than the deadline of n. 4 (four) years** from the date of stipulation of the contract, unless the extensions duly justified and authorized by the Municipality;

G) to undertake the stipulation of a specific surety policy, within the terms referred in the letter D) in favor of the Municipality of Cantiano in the amount of **€ 4,000.00 valid for n. 4 (four) years and six months**, and renewable at the request of the Municipality at the time of granting of any extensions, to guarantee the effective compliance with the obligations referred in the previous letters E) and F). This guarantee must expressly provide for the waiver of the benefit of the prior enforcement of the principal debtor, the waiver of the exception pursuant to Article 1957, paragraph 2, of the Civil Code, as well as the operation of the guarantee within fifteen days, upon simple written request of the Municipality.

In the event of non-fulfillment by the purchaser or non-compliance with the commitments assumed and declared, the Municipality will proceed to forfeit the deposit.

H) to be aware of the fact that the Municipality of Cantiano, as part of the initiative, plays the role of principal bearer of the public interests described in point n. 1) and guarantor of compliance of the clauses provided by the Guidelines to protect the interests involved.

I) to be also informed, according to and for the purposes of the D.Lgs.n. 196/2003, that the personal data collected will be processed, even with IT tools, exclusively in the context of the procedure for which this declaration is made;

L) that in order to allow the Municipality of Cantiano to draw up a special ranking for the assignment of the building, based on the provisions of point n. 4) of the Guidelines, the following offer will be produced indicating its manifestation of intention and commitment in this regard (for criteria **a), b), c), d)** sign with a cross the column "OFFERING", according to the criterion **e)** and indicate the improvement of the offer both in numbers and letters):

TECHNICAL AND ECONOMIC OFFER			
CRITERION		OFFERING	BY MUNICIPAL OFFICE
a) Commitment for the conclusion of the work, from the issue of the permit	within n. 6 months		
	within n. 1 year		
	within n. 2 years		
	within n. 3 years		
b) Destination of the real estate	First house		
	Receptive, commercial, artisan		
	Second house		
c) Use of local workers (design-execution)	YES		
	NO		
d) Real estate inspection (*)	YES		
	NO		

