



MUNICIPALITY OF RAVNE NA KOROŠKEM  
MAYOR'S OFFICE

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Number: 478-0061/2019-0013

Date: 29/10/2019

**TO ALL CONCERNED**

**MATTER: Roman Spa (Rimski Vrelec) – answers to questions regarding the competitive tendering of real estate**

Respected,

On October 27, 2019, you have sent us an e-mail with questions regarding the published competitive tendering of real estate, the Roman Spa complex. Below we send you answers in bold font with your questions.

You have asked the following:

*1. Is the building protected as cultural heritage or maybe in the protection process?*

**With the Decree on the Proclamation of Cultural Monuments of Local Importance in the Area of the Municipality of Ravne na Koroškem (Lex localis - Journal of Local Self-Government, No. 58/2015) the area is not protected as a monument, but under the Cultural Heritage Protection Act (ZVKD-1, Official Gazette of the Republic of Slovenia, No. 16/08 with amendments) it is protected as archaeological heritage or site (record number 28085 Kotlje - Archaeological site Rimski Vrelec; <http://giskd2s.situla.org/rkd/Opis.asp?ESD=28085>). Cultural protection approval must be obtained for researching and removing archaeological remains. Cultural protection approval for researching and removing archaeological remains is issued by the Minister.**

*2. Free access to water - a more precise formulation?*

**The invitation to tender states in point 6h: "The buyer undertakes to provide the inhabitants of the Municipality of Ravne na Koroškem access to mineral water to use it free of charge in limited quantities for personal use."**

**This means that the tenderer would, by submitting the tender in accordance with the tender conditions and later with the contract, undertake to provide the inhabitants of the Municipality of Ravne na Koroškem with free water for personal use (e.g., 1 liter per day). There are several possible technical solutions to this condition and for the municipality, access to free water for personal use is an important goal. This does not necessarily mean access to the source, the facility, but only the right to mineral water for personal use.**

*3. Is it possible for the municipality to make a written commitment to enable or define the property for the purpose of building a filling station as soon as possible?*

**The municipality may commit in writing that, at the initiative of the investor, it will in accordance with its competences and upon provided funds under the Spatial Planning Act (ZUreP-2, Official Gazette of the Republic of Slovenia, No. 61/17) start the procedure of amendments and supplements of the municipal spatial plan of the Municipality of Ravne na Koroškem. As this is a lengthy and complicated procedure, because the process involves spatial planning institutions at the national level, unfortunately we cannot predict in advance when the process can be completed, nor can we predict the outcome or final solution in advance.**



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*4. What is the municipality's debt to the previous owner and how soon will the mortgage be withdrawn after payment of the purchase price?*

**According to the information in the tender - point 6g - the municipality will, within 30 days after receiving the whole purchase price, together with the land registry license, also deliver the cancellation license of the mortgagee, which will allow the entry of ownership rights to the free real estate in favour of the buyer.**

*5. Is it possible for the municipality to make a written statement that there are no other land register burdens or such processes taking place?*

**Only the burdens referred to in point 6g of the invitation to tender are indicated on the real estate subject to the sale, as can also be seen from the land register, which is a public official record.**

*6. What will be the costs and taxes in the first two years and later in operation?*

**It is difficult for the municipality to estimate the costs of managing the facility (electricity, heating, maintenance, services, etc.) because they depend on the type of activity in the facility, as well as on its size and the execution. The cost of the Compensation for the Use of Building Land - NUSZ- by the Municipality of Ravne for the existing surfaces of the facility and the remaining building land is in approx. EUR 20,000.**

*7. Can a complex be built by a foreign firm (legal issue)?*

**We do not have this information at the moment, we will obtain it shortly.**

*8. Would the municipality be prepared to co-finance the relocation of the road to Lake Ivarčko?*

**The municipality does not have the relocation of the road in the financial plan, but an agreement on municipal equipment is possible in the event that the reconstruction of the facilities would constitute an additional public utilities charge. Therefore, if the buyer's plans were so ambitious that the public utilities charge would represent a sum that would enable at least partial financing for the road relocation, the Municipality would be prepared to do so. In practice, this means that the buyer should also carry out new construction, not just renovation of the existing facility, in order for us to agree on co-financing the relocation of the road.**

*9. Will the buyer have to pay any additional fees for the adaptation, or what is the case with NUSZ, utility fees, electro-approvals, etc.?*

**The compensation for the use of building land is paid annually and is not linked to the adaptation itself. At the time of adaptation/reconstruction/new construction, a public utilities charge is paid if the net floor area of the building (NTP) is increased. This charge has already been settled for the existing facility and its surface. New utility costs (e.g. electricity, gas, etc.) that are not part of the municipality's public economic infrastructure will occur with renovations/reconstructions/new constructions.**

*10. What is the status of the communal underground infrastructure and what are the options for gas installations?*



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**The public water supply system is on the plot, public sewage is approximately 500m away, while the gas pipeline is located in the Kotlje village.**

*11. Is there a broadband optical network or is it planned?*

**The telecommunication broadband network is not on the plot, but it is planned in the Kotlje settlement.**

*12. Does the investor need any further approval from neighbors or anyone who might be impeding the revitalization of the complex after the purchase?*

**V In the process of obtaining a building permit (the intermediate owner has already obtained a building permit for the reconstruction of the Rimski Vrelec facility), the provisions of the Municipal Spatial Plan of the Municipality of Ravne na Koroškem must be observed (Lex localis - Journal of Local Self-Government 7/2013, 20/2019, hereinafter referred to as the OPN) - <http://www.lex-localis.info/UradnoGlasiloObcin/VsebinskaDokumenta.aspx?SectionID=050391ef-5e47-4290-87cf-331829ad5377>, <http://www.lex-localis.info/KatalogInformacij/PodrobnostiDokumenta.aspx?SectionID=80f624fa-39ad-4270-960b-219ff1dab1f5>**

**- e.g. 4m distance from parcels owned by other owners of adjacent parcels or a smaller distance with written consent. Infrastructure managers (consignees) need to be procured. terms and conditions. opinions on the project (municipality, utility company, electric company, ...).**

*13. Will it be possible to build in addition to the hotel building smaller units, bungalows or something like that? What can be built on this 17000 m2?*

**It is possible to build new facilities on the plots in accordance with the provisions of the OPN. The whole area is dedicated to tourism in the OPN - the BT mark - area for tourism.**

*14. Is it possible to have a qualified translation of the terms or contract into English?*

**Yes. The municipality will order it and it takes at least a week to sort it out.**

*15. Would it be possible to purchase municipal plots over the stream for access and parking purposes later?*

**That land is not municipal property. It is owned by the Farmland and Forest Fund of the RS, which has been ready to sell land in the past. However, all municipal land in the vicinity of Rimski Vrelec (Roman Spa) can be purchased.**

*16. Is there any other tender documentation to pick up at the municipality?*

**No, there is no tender documentation other than the published tender.**

Respectfully,

Prepared by:  
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