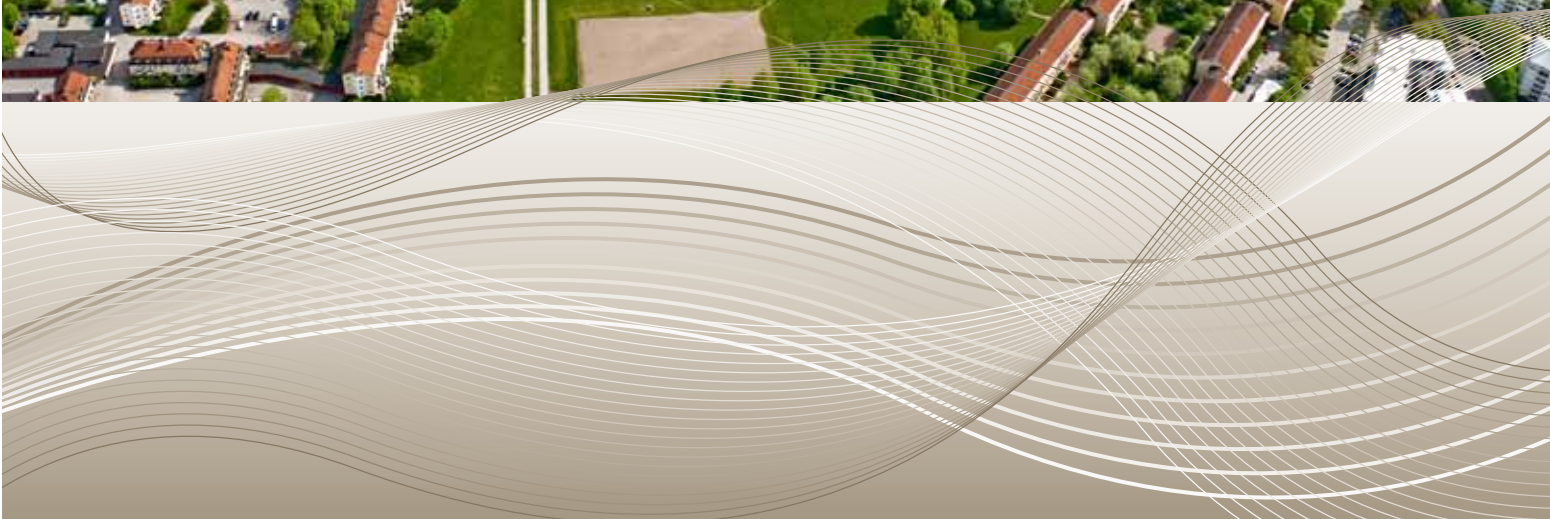


# Invitation to land allocation



As a building contractor you are welcome to apply for a land allocation in Östra Sala backe phase1. Land allocation means a sole right, for a limited period of time, to work on developing a project within part of the phase area so as to later purchase and develop the land.

## CONDITIONS FOR LAND ALLOCATION ÖSTRA SALA BACKE PHASE 1


- Approximately 55 000 m<sup>2</sup> total floor area of dwellings and premises are planned within the area.
- There is to be space for a nursing home, combined with a nursery school, within the area and this land will be allocated in a separate tender procedure.
- There may be a communal need to rent premises for services and special housing within several properties in the area.
- The total proportion of leasehold dwellings within the area should be at least 30%.
- The ambition is that the buildings within the area will contain a mixture of housing types for different target groups.
- Land allocations may be granted to projects of different sizes in larger or smaller units. Large projects may be split up into smaller units for, among other things, variation in terms of form.
- Developed areas will be acquired once the detailed plan has become legally binding. The land price that will apply at the time of acquisition of commonholds and freeholds in blocks of flats are SEK 3 500 per m<sup>2</sup> total floor area, for leaseholds SEK 1 900 per m<sup>2</sup> total floor area, and SEK 700 000 per plot of land for townhouses.
- There are no known land pollutions within the area.
- Retention stores for rainwater are to be arranged within developed areas.
- The Municipality will meet the expenses of and carry out project planning and the construction of streets and parks in the area.
- An annual land allocation fee of SEK 15 000 + SEK 3 per m<sup>2</sup> total floor area is payable, based on the approximate building right stated in the land allocation decision.
- The building contractor is responsible for land registration costs and connection charges for water and drainage etc. The building contractor is also responsible for planning costs and will sign a separate planning agreement with the Municipality.

# Your responsibility as a building contractor

## COOPERATION ON QUALITY AND SUSTAINABILITY

- Contributing to the development of a socially, economically and ecologically sustainable urban development.
- Taking part in workshops with the Municipality and other selected building contractors prior to the land allocation with a view to:
  - developing forms of cooperation and functioning constellations of building contractors.
  - establishing land allocations.
  - developing joint quality and sustainability criteria for the area.
  - advanced studies on townscapes and form.
- Together with other building contractors, engaging and meeting the expenses for joint quality and sustainability coordinators for the planning, implementation and follow-up of the project.
- Together with other building contractors and the municipality, developing a common quality and sustainability contract linked to purchasing agreements.
- Together with other building contractors, meeting the costs of and implementing the other analyses required in order for planning work and for a purchase agreement with terms for land readjustment to be signed with the Municipality.
- Taking responsibility for a follow-up plan for all sustainability aspects.


## COOPERATION ON IMPLEMENTATION

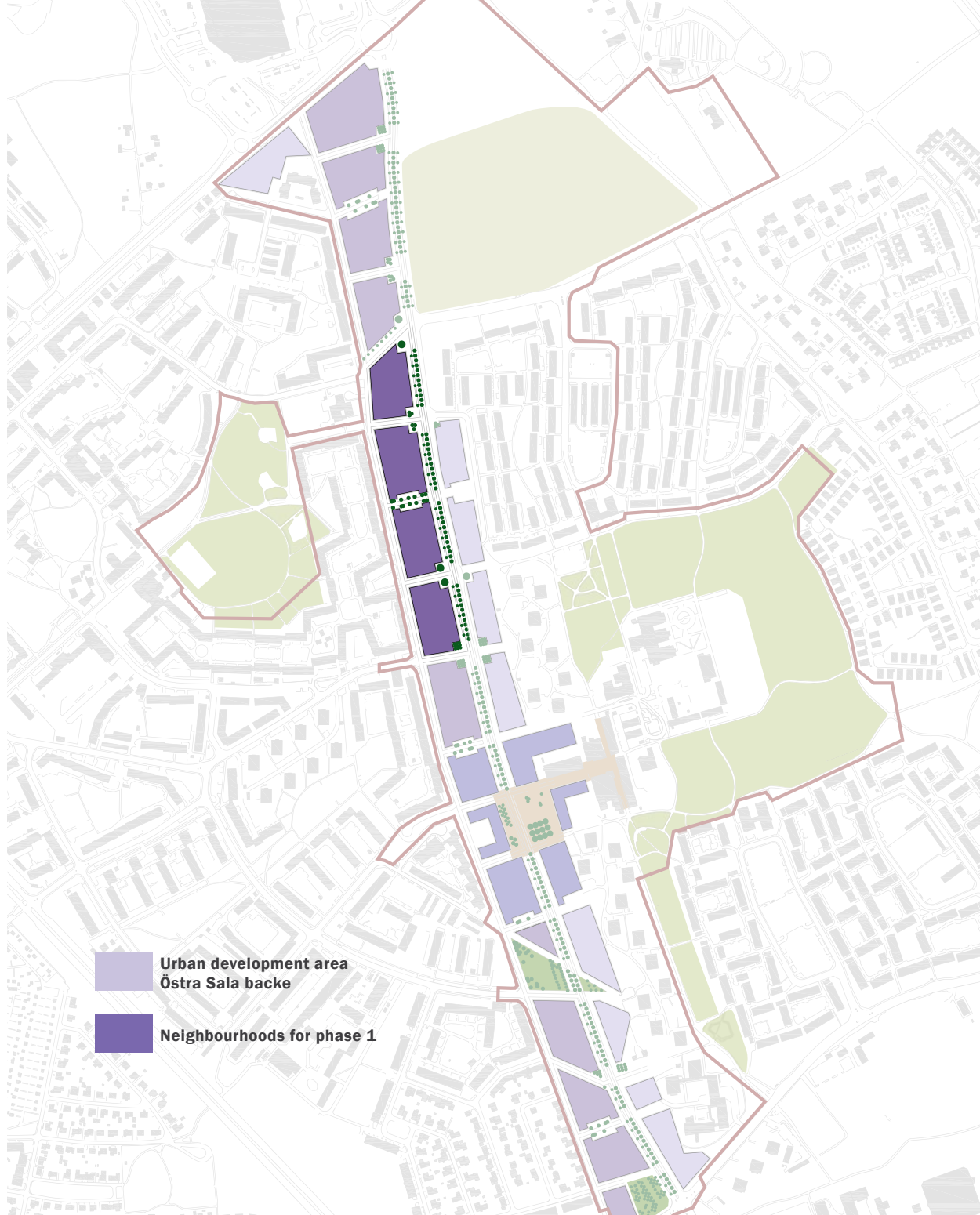
- Together with other building contractors, meeting the costs of and implementing project planning and building constructions at developed areas, including connections to surrounding general open space land.
  - Coordinating parking, courtyards, rainwater management and waste management with other property owners through, for example, joint constructions.
  - Coordinating timetables for implementation, logistics and coordination during the construction period with other building contractors and the Municipality.
- 

## The following should be described in the land allocation application:

- ☐ How you plan to comply with the overall visions regarding sustainability in the project, with particular regard to innovative quality and sustainability solutions.
- ☐ How long-term sustainable urban development and quality in city planning and form can be achieved.
- ☐ Your view of premises in the area and how you can contribute to a mixed-function city and the use of public spaces.
- ☐ Energy efficiency of the buildings, shown in kWh/m<sup>2</sup> per year as well as in W/m<sup>2</sup>.
- ☐ Energy balance and the proportion of respectively renewable and recovered energy.
- ☐ Profiles or target groups, if applicable, e.g student, young people's or elderly housing.
- ☐ Idea of which consultants will take part in the project.
- ☐ Desired project size (approximate number of flats or m<sup>2</sup> total floor area).
- ☐ Form of tenure and desired distribution, if applicable, of forms of tenure (leaseholds/common-holds/freeholds).
- ☐ About leaseholds – how will they be managed and who will do this in the long term.
- ☐ Your own opinion on the level of the land price.
- ☐ Company name and CIN.
- ☐ Contact person and contact details.

Also study the texts in "Urban development Östra Sala backe" and perform an evaluation of what further information could be of value in order for us to decide to cooperate with you in particular in this process.





Urban development area  
Östra Sala backe

Neighbourhoods for phase 1

# The land allocation process Phase 1

## FORUM

**Seminar** – 14 April 2011  
**Applications for land allocation**  
– not later than 11 May 2011  
**Selection** – 22 June 2011

## ARENA

**Workshop series** – autumn 2011  
**Land allocation agreements and decisions** – winter 2011/2012

## COURT

**Detailed planning work** – 2012-2013  
**Implementation** – from 2014 onwards

The evaluation of applications will be performed by a group of officials from Uppsala Municipality. The group may bring in outside experts to assist. Applications received will be evaluated on the basis of previously stated criteria and on the basis of how well they match visions and objectives for the area.

Once the evaluation has been completed, all applicants will be informed of who will be involved in the selection of stakeholders that are allowed to take part in the deepening work (arena) during the autumn of 2011. The building contractors taking part in the work and following the intentions expressed in the planning programme and "Urban development Östra Sala backe" will thereby have qualified for a land allocation in the winter of 2011/2012.

Along with the conditions laid down in the arena jointly with other stakeholders, the application will form the basis for land allocation agreements and the municipality's decisions on land allocation.

**APPLICATIONS SHOULD BE RECEIVED BY NOT LATER THAN 11 MAY 2011 AND BE SENT TO:**

Uppsala Municipality  
Real Estate Office  
753 75 Uppsala

NB! Mark the envelope "Land allocation Östra Sala backe, ref. FSN-2011-0067"

[www.uppsala.se/ostrasalabacke](http://www.uppsala.se/ostrasalabacke)

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Land allocation invitations  
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