

LAND ALLOCATION APPLICATION

(Please note that this is translated version of the application, the legally binding document and future contracts will be in Swedish)

Applicant company :

Contact person :

Application concerns:

THE APPLICATION OF LAND ALLOCATION REFERS TO

- Housing only
- Housing and retail/business premises
- Retail/business premises only
- Other

PLANNED CONTENT	APPLICABLE AREAS	REQUESTED GROSS LAND AREA
Rental housing		
Tenant-ownershipowned housing		
Condominium housing		
Student housing		
Special needs housing		
Other alternative forms of housing		
Mixed use premises		
Offices		
Food & Convenience/ Durable Goods		
Hotels		
Industrial		
Culture/Sport		
Non-profit organisations		
Schools/Nursery schools		
Other. Please specify		



INTRODUCTION

This application is in two parts and will form the basis for the forthcoming selection process.

PART 1. Land Allocation Policy terms. The purpose is to ensure that all developers that are allocated land satisfy the terms set out in the Land Allocation Policy.

PART 2. Project-specific requirements. The purpose is to find a mix of companies which together can contribute to satisfying the different project requirements set to achieve the strategic objectives for Frihamnen.

PART 1: LAND ALLOCATION POLICY TERMS

The terms for the Land Allocation Policy are divided into three parts:

1. THE PROPERTY MANAGEMENT COMMITTEE'S TERMS

In accordance with the City of Gothenburg's Land Allocation Policy, can the City Authority make certain demands on developers. These demands will not be relevant to every project but in order to be considered for land allocation, it is assumed that if a party submit a application they also accepts these demands. Please indicate in the box below to confirm that these demands are accepted.

- 1.1 The City Authority can make demands regarding the construction/provision of special housing for different categories and mixed use premises for social services, such as premises for the child welfare and eldercare sectors.
- 1.2 Sign and comply with the terms in a collaboration agreement with the City Authority regarding providing for special needs (applies only to rental housing).
- 1.3 The project will be implemented in accordance with the terms laid down in the Environmentally Adapted Construction Programme. (Applies to housing only). Additional project-specific terms may apply.

2. OTHER TERMS

In order to be considered for land allocation, it is assumed that the party submitting the application accepts the following demands. Please tick in the boxes below to confirm that you accept these terms.

- 2.1 The applicant company is aware that the City Authority is required by law to sell land at the market price.
- 2.2 The applicant company must have a sufficiently stable finance, as the development of Frihamnen will take place over a long period of time. Älvstranden will assess the financial stability of the applicant company by obtaining a credit rating from AAA Soliditet. To be deemed sufficiently stable in financial terms, the applicant company must have a minimum credit rating of A (creditworthy) according to the AAA Soliditet rating scale. The applicant company accepts that if a tendering party does not achieve the required rating, Älvstranden could request additional information in order to assess the financial stability and organisational conditions.



- 2.3** The applicant company accepts that within the framework of the project there could be a use of 3D property units * and that they are prepared to accept this.

** A property unit can be divided both horizontally and vertically. Property may consist of three-dimensional confined spaces in buildings to develop a mixed use and different types of ownership rights.*

3. ASSESSMENT CRITERIA

In order to be considered for this land allocation are all applicants expected to describe how they intend to work with the matters listed below. Based on the company's description, an assessment will be made of whether it can live up to the aims of the Land Allocation Policy and be considered for land allocation.

NON-RESIDENTIAL PREMISES

3.1 Describe in text form, or through a reference assignment from a previous project, how you work to develop the type of non-residential premises that you are interested in constructing as part of this project. *(Applies only to parties that have shown an interest in constructing non-residential premises.)*

3.2 All applicant companies must provide a description or a reference assignment from a previous project showing how they intend to create ground-floor, non-residential premises within the project in question.

SOCIAL COMMITMENTS

3.3 Does the applicant company have a policy or similar document that refers to their Corporate Social Responsibility? If the answer is yes, describe in general how you intend to work with social responsibility in this project.

ECOLOGICAL SUSTAINABILITY

3.4 Describe in text form, or through a reference assignment from a previous project, how you intend to satisfy the terms in the Environmentally Adapted Construction Programme in the project in question. For interested parties that have been granted a land allocation previously within the City of Gothenburg, and who have already carried out a construction project, this assessment will also be based upon the follow-up made by the Property Management Administration. *(Applies only to parties that have shown an interest in housing construction.)*

3.5 Describe your work related to tackle environmental issues and how you work with ecological sustainability. State also if you hold any form of environmental certification.



PART 2: PROJECT-SPECIFIC REQUIREMENTS

This part contains a presentation of the selection criteria that are specific to Frihamnen, the Phase 1 project. The aim, based on what the different applicant companies can contribute, is to evaluate and select the developers, which collectively have the greatest potential to achieve the strategic objectives for Frihamnen. The project-specific selection criteria are divided into three parts: Content and variation, Team and Innovative concepts and ideas. Definitions and further information about the meaning of the different concepts can be found in the section 'Project-specific requirements and selection criteria' in the "Invitation to Land Allocation for Frihamnen Phase 1".

CONTENT AND VARIATION

The applicant company must indicate in the table below the areas in which the company can contribute to the expansion of Frihamnen, Phase 1. The applicant company can choose up to five of the 13 selection criteria. The areas that are picked and ticked must then be described, based on the way in which the applicant company intends to contribute within each area.

NO.	SELECTION CRITERIA	INDICATE BELOW THE AREAS IN WHICH YOU FEEL YOU CAN MAKE A CONTRIBUTION
4A	Economic variation – meeting the needs of different target groups	
4B	Socially mixed housing	
4C	Test arena – new business models and housing concepts	
4D	Reference/ideas for designing vibrant meeting places between buildings and on ground floors	
4E	Flexibility over time – phased expansion of retailing/service provision, ground-floor flexibility	
4F	Reference/ideas, joint utilisation	
4G	Reference/ideas for multifunctional buildings	
4H	Reference/ideas for 3D property units	
4I	Reference/ideas for varied property division within blocks	
4J	Reference/ideas for smart mobility solutions	
4K	Reference/ideas for smart city logistics solutions	
4L	Reference/ideas for handling surface water	
4M	Reference/ideas for how greenery can be utilised in a multifunctional way	

For each area that has been ticked in the table above (up to a maximum of five), the applicant company must describe in text or by a reference assignment how they intend to contribute to the area in question.



TEAM COMPOSITION (KEY PERSONS, EXPERTISE AND REFERENCE PROJECTS)

Describe the composition of the team (key areas of expertise and reference/collaboration projects). Clarify how you can contribute to the consortium to ensure that the project will achieve the strategic objectives for Frihamnen.

INNOVATIVE CONCEPTS AND IDEAS

Describe other innovative ideas/references for which there is no appropriate section in the application form.

Thank you for your application for land allocation at Frihamnen, Phase 1. We will reply with a decision regarding the allocation after the selection process has been completed and a land allocation decision has been reached by the Board of Directors of Älvstranden Utveckling AB.

MISCELLANEOUS

I am interested in future land allocations and/or being a member of a reference group to follow the work in Phase 1.

