



Illustration: Okidoki Arkitekter

# **Invitation Land Permit Competition Block 5, Fixfabriken area**

The land permit competition for housing in the Fixfabriken area block 5 will open on 19 September 2019.



# From buses to housing

The next step in the land permit competition will be the development of the Fixfabriken area block 5, known as Bussgaraget, which will be converted into a mixed urban environment with housing and commercial activities.

Map of the area on page 6

“It’s an exciting step, now that we have started the process with the first plot for land permits, block five. Fixfabriken is one of the most interesting areas in Gothenburg at the moment, with its excellent location and size for a total of around 1200 apartments,” says Mikaela Löndén, project manager at the City of Gothenburg’s Real Estate Office.

The transformation of Fixfabriken has already started, from an industrial area into a residential area that will bring together different blocks into a new whole. Balder and HSB have already built housing in this area. Block 5 is part of the Bussgaraget area, which consists of six blocks in total. The scale of the buildings in the blocks will vary between 3-4 and 6-7 floors. The new buildings will follow the existing style, with inner gardens to give space for social life and interaction. Block 5 will consist of around 140 apartments.

## Unusually large area

It is unusual these days for an area of this size to be offered for land permits; they are usually smaller areas in central parts of the city. The detailed plan

for the Fix area allows a high density of buildings with a high level of exploitation. It covers a total of 6 hectares and in addition to about 1200 apartments it will also provide space for shops, offices, elderly accommodation, a school and so on. The goal is for the new buildings to be a novel element among the surrounding architecture, which both interacts and stands out.

## Part of an extended inner city

The area is located in the city districts of Sandarna and Kungsladugård, near to Mariaplan - which is the centre of Majorna with all its shops, services and restaurants. It is close to recreational facilities in Slottsskogen and Klippan with Röda sten. The tram lines 3, 9 and 11 come here too. The area is characterised by historic governor’s houses and has a strong local tie for many of those who live there.

The industrial historical heritage will also be carried through into the future when these parts are preserved. The area is part of what is known as the “extended inner city” which characterises an expanding Gothenburg with a demand for housing.



Visualisation of the street Ostindiegatan

Illustration: Okidoki Arkitekter

## About the Land Permit Competition

### Scale

The type of building in the land permit is housing with tenant owner rights. The building rights are expected to be 12,990 sq.m. lit gross area according to the detailed plan.

### Land permit method and selection procedure

The Real Estate Office (Fastighetskontoret) advertises the land permit at [www.goteborg.se/markanvisning](http://www.goteborg.se/markanvisning) and evaluates applications on the basis of a selection model related to project specific requirements and qualification requirements, as well as the specified price per square metre of lit gross area for housing with tenant owner rights.

To be eligible for the land permit, applications must meet formal requirements, the actor must accept the specific requirements for the project, meet the qualification requirements, accept the land permit agreement (markanvisningsavtal) as presented in the competition documents and state the price per square metre of lit gross area for tenant owner apartments.

The land permit agreement will be signed with the actor who

- has accepted the specific requirements for the project which apply to the land permit and
- has accepted the format and content of the competition documents' land permit agreements (markanvisningsavtal) and
- is considered to meet the qualification requirements for the land permit and
- on the basis of the price stated by the actor per square metre of lit gross area (ljus BTA) for tenant-owner apartments, submits the highest sum total calculated according to the formula:

SEK 12,990 x price per sq.m. lit gross area of tenant owner apartments

A prerequisite for a land permit is that a decision for such is made by the Real Estate Board (Fastighetsnämnden).

### **Specific requirements for the project**

To be eligible for a land permit the actor must accept the following specific requirements for the project.

#### **Ecological sustainability**

The project must be carried out in accordance with the requirements in the City of Gothenburg's programme for environmentally friendly construction (programmet för miljöanpassat byggande).

#### **Performance of the agreement**

The actor must fully accept the content and format of the competition documents presented in the Land Permit Agreement (markanvisningsavtal) and attachments. The actor undertakes to sign the same Land Permit Agreement (markanvisningsavtal), after supplementing it with the actor's corporate information, if the actor is granted a land permit.

### **Qualification requirements**

In order to be eligible for a land permit, the actor must comply with the following requirements.

#### **Organisational conditions**

The actor must have the organisational capacity to carry out the project and have experience of similar projects completed with good results. In his land permit application the actor must include a report of the company's project organisation for implementation and CVs for the project manager and site manager.

The CVs must describe the persons' comparable projects that were previously implemented in the same posts. In addition, the actor must describe at least two comparable projects which the actor's company has carried out. In order to meet the organisational qualification requirement, the actor's company and its stated project organisation must have both carried out at least two comparable projects with good results.

#### **Financial conditions and stability**

The actor must have the financial capacity to be able to carry out the project in question. For the assessment of whether the financial qualification requirement is met by the actor or not, credit information about the actor will be sought from Creditsafe i

Sverige AB or an equivalent credit information company.

In order to meet the qualification requirement, the applicant company must have a good credit rating after risk assessment.

### **Criteria for comparison**

#### **Price**

The price must be stated in SEK/sq.m. gross area for tenant owner apartments.

If there are more than one applications that fulfil all the requirements with an identical price in SEK/sq.m. gross area, the land permit will be granted to the actor judged to have the best ability to carry out the project.

### **APPLICATION**

**The application must be submitted in accordance with the instructions below by 31 October 2019 at the latest.**

Send any questions by e-mail to Fredrik Mellberg or Mikaela Löndén by 17 October 2019 at the latest. Contact details are given below.

Questions and answers will be continuously presented on [www.goteborg.se/markanvisning](http://www.goteborg.se/markanvisning). Any further information will be published here too.

### **Formal requirements for applications submitted**

Formal requirements must be fulfilled for the application to be considered.

The application must be submitted in an anonymous, sealed A4 envelope marked:

- FNML1/19

The A4 envelope must contain:

- A completed application form including any

attachments. The company registration number for the applicant company.

**Application forms are available for download at [www.goteborg.se/markanvisning](http://www.goteborg.se/markanvisning)**

- Description of the company's project organisation with CVs for the project manager and site manager.
- A report of completed reference projects for the project organisation and the applicant company.

### **Copyright and usufruct**

The submission of documents means that the City of Gothenburg is given the right, without compensation to the author or the tenderer, to present and /or otherwise publish the applicant's application documents and reproduce them for processing within the city for the project in such a way that does not conflict with copyright rules.

The City of Gothenburg reserves the right of free consideration and has the right to reject all tenders received without compensation.

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### **Timetable**

	<b>19 September 2019</b>	Start land permit competition
	<b>31 October 2019</b>	Closing date
	<b>November 2019</b>	Feedback on applications
	<b>November 2019</b>	Allocation and land permit agreement
	<b>November/December 2019</b>	Decision on land permit by the Board
	<b>January 2022</b>	Planned construction start

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### **Contacts**



#### **Land permit**

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#### **Detailed plan**

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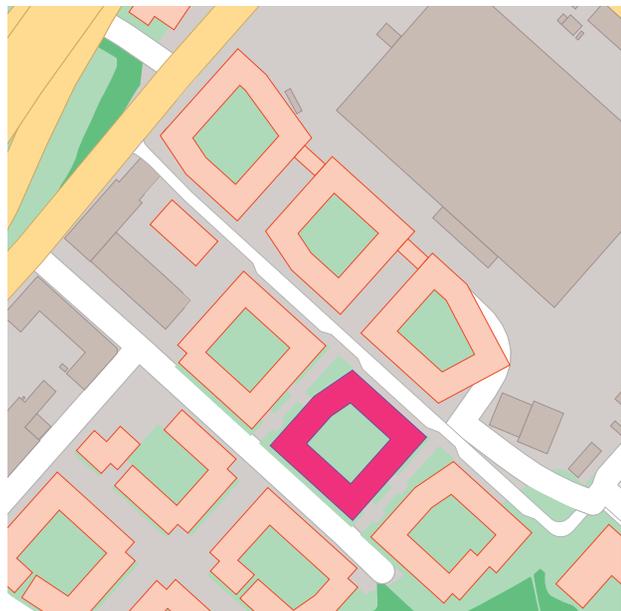
# Overview, Block 5 Fixfabriken



The location of the Fixfabriken area makes it one of the most interesting areas in Gothenburg



The location in Gothenburg.



Location of Block 5 in the area.