

Republic of Tunisia

Ministry of Foreign Affairs

Embassy of Tunisia in Belgrade



التكريم 60 لاحتفاء وزارة الشؤون الخارجية  
60<sup>th</sup> Anniversary of the Ministry of Foreign Affairs  
60<sup>th</sup> Anniversaire du Ministère des Affaires Étrangères

**N°74/2017**

The Embassy of the Republic of Tunisia in Belgrade presents its compliments to the Ministry of Foreign Affairs of the Republic of Bulgaria and has the honor to inform that the Ministry of Equipment, Housing and Territory Planning launched a Call for expression of interest for the realization and exploitation of the project of development, planning and landscaping of the site of "Taparura" Project in Sfax (Tunisia).

All private companies, financial or banking actors and innovating companies in the field of the "sustainable towns", "Eco-Constructions" and "intelligent town" are eligible for this Call. The deadline to submit a file is set for September 15th, 2017 at 4pm.

The Embassy would be grateful to the Ministry if it could to convey these information to the Bulgarian relevant Institutions and Business Community which would be interested by this Call.

Herewith attached, a document related to the above-mentioned Call.

The Embassy of the Republic of Tunisia in Belgrade thanks the Ministry of Foreign Affairs of the Republic of Bulgaria for its valuable cooperation and avails itself of this opportunity to renew to the Esteemed Ministry the assurances of its highest consideration.



**Belgrade, July 6th, 2016**

**MINISTRY OF FOREIGN AFFAIRS**

**OF THE REPUBLIC OF BULGARIA**

**- SOFIA -**



**TUNISIAN REPUBLIC**  
**MINISTRY OF EQUIPMENT, HOUSING AND TERRITORY PLANNING**  
 The Company for the Studies and Development of the Northern Coasts of the City of Sfax  
 "Taparura Project"



## CALL FOR EXPRESSION OF INTEREST

**Realization and exploitation of the project of development, planning and landscaping of the site of TAPARURA project**  
 June 2017

### PREAMBLE

The Tunisian State, having rehabilitated the zone of Taparura, which allowed obtaining a surface of approximately 420 Hectares of ground on the sea and a coastline of 6 km, intends to develop this zone so to reconcile the city of Sfax with its littoral, in partnership with one or more private investors.

The expenses of the depollution phase were financed via the budget of the State, a loan from the European Investment Bank (EIB) and complementary financing in the form of public financial loans, and Belgian and French purchasing (All the loans were signed between the financing organization and the Tunisian State, which remains the official borrower of funds and the guarantor of the loans).

In December 2014, the Taparura project was the first project of the Mediterranean basin to obtain the "UIM" (Union For the Mediterranean) label. This shall facilitate the financing of the project. The project was also selected by the UIM within the framework of the project of the identification of the urban project financing initiation "UPFI", through which it profited from a grant for the financing of a technical assistance in particular for the urbanistic and financial studies.

### OBJECT OF THE CALL FOR EXPRESSION OF INTEREST

The principle of partnership shall be based on a contribution in kind with currently private property grounds by the State and a cash subscription by the potential investors that shall respond to the selection criteria, through SEACNVS company, the project initiator.

This Call for Expression of Interest aims at selecting a strategic or financial investor to whom shall be entrusted, under avoidance clauses, the realization and the exploitation of the planning, landscaping and development project of the site of TAPARURA Project in Sfax.

### OVERVIEW OF THE SEACNVS

The SEACNVS is a limited company with public participation abiding by the Tunisian law, created in 1985, and operative under the supervision of the Ministry for the Equipment, Habitat and Regional planning (MEHAT). Its authorized capital is of 2 250,000 TND.

The company was created to ensure the depollution of the northern coasts of the city of Sfax and the creation of an area of 420 ha of land called "Taparura site". Since 2013, its principal object has been the development and the management of the site. It is responsible for the studies, programming for technical studies of execution, (i) the realization of infrastructure and equipment works of the zone (including superstructure equipment), and (ii) the sale of the rights to build: the company is also responsible for (iv) the management of the site as a whole, until the handing-over of the works and equipment to the State and the city of Sfax.

Its capital is currently distributed as follows:

Shareholders	Participation (in %)
National Agricultural Bank	11,11 %
Tunisian Company of Bank	11,11 %
Tourist Land Agency	8,88 %
The regional Council of Sfax Governorate	5,56 %
City Council of Sfax	5,56 %
<b>Total Public Participation</b>	<b>42,22 %</b>
The Universe Participation Company SICAF	11,11 %
Attijari Bank	11,11 %
Arab International Bank of Tunisia	11,11 %
Stusid Bank	11,11 %
Investment company of the group of the Tunisian Company of Bank	6,67 %
Banking Union of Trade and Industry	6,67 %
<b>Total Private Participations</b>	<b>57,78 %</b>

### OVERVIEW OF THE TAPARURA SITE DEVELOPMENT PROJECT

The TAPARURA Site is declared opened to urbanization. The beaches are also declared opened to bathing.

The Taparura site development project is a mixed project intended to involve housing, offices and trade, leisure zones and structural equipment with urban and regional vocation. Its implementation shall be carried out in successive phases within the framework of a subdivision procedure.

The project subscribes within the framework of upgrading the Urban Development Plan of the City of Sfax. It is the principal component of a broader urban project including: the development of the North-South access road bordering the site, the restoration of the popular districts and the industrial park of Poudrière and the reorganization of the harbour zone.

### CALL FOR EXPRESSION OF INTEREST

All private companies, financial or banking actors and innovating companies in the field of the "sustainable towns", "Eco-Constructions" and "intelligent town" shall be eligible to the present Call for Expression of Interest (CEI). The companies should not necessarily be established on the Tunisian territory. All the forms of companies are eligible (Corporation, limited liability company...). Associations and the co-operative companies are not eligible.

The interested Funding Bodies, Investors, Managers, Manager Investors or Joint Investor-Managers can manifest in a "team project" including project managers, urban operators, tourist operators.....

### SELECTION PROCESS

The process of tender to the present call for expression of interest (CEI) shall proceed through the presentation by the tenderers of a sealed file with the heading: "Tender File - Realization and exploitation of the development, landscaping and planning of the site of TAPARURA project"

The investor selection process shall proceed on the basis of evaluation of two files presented simultaneously (at the same time) and separately (in distinct files) in the offer of the tenderer including:

• The preselection file: Its evaluation represents the first stage of the selection process. It shall make it possible to preselect the candidates according to their references, their technical management experience, as well as their financial capability for the realization and the exploitation of the project.

• The selection file: Its evaluation shall be based, inter alia, on the study of the business plan, the relevance of the concept to be developed and on the offer of the round value and the scheduling of the release of the shares into the capital. The investor selected shall be bound to conform to the regulations of the contractual documents and the required procedures, relating to the realization of the project.

### WITHDRAWAL AND SUBMISSION OF THE FILE

The file of the call for expression of interest can be downloaded from the following Websites: <http://www.taparura.com> and <http://www.equipement.tn> or withdrawn at the SEACNVS in the address below, after signing a confidentiality commitment.

The procedures shall adhere to the following planning:

- Launching of the CEI notice: 02 / 06 / 2017
- File withdrawal starting date: 02 / 06 / 2017
- File submission deadline: 15 / 09 / 2017 at 4 p.m. (authenticated by the seal of the registry office. Any offer emanating after this date shall not be retained).

The tender file must be sent by rapid post or handed in directly to the registry office of the SEACNVS and addressed to Mr. Chairman and Managing Director of the Company for Studies and Development of the Northern Coasts of the City of Sfax (SEACNVS) at the address mentioned below and tagged "Do not open, Call for Expression of Interest: Realization and exploitation of the project of development, landscaping and planning of the Taparura project site, Sfax- TUNISIA".

The official language of the file is French (As indication, an English copy can be presented to the participating tenderers and, in the event of discordance between the versions, the French language precedes) and the only currency is the Tunisian Dinar (TND).

All the complementary requests for information and the handing-over of the files of this Call for Expression of Interest have to be addressed to SEACNVS.

**La Société d'Etudes et d'Aménagement des Côtes Nord de la ville de Sfax**  
**(SEACNVS)**

**Address: Route Sidi Mansour Km 3.5 - 3002 Sfax / BP 1086 - 3018 Sfax**

**Telephone: (+216) 74 286 613 / (+216) 74 286 614 - Fax: (+216) 74 286 602**

**Email: [projet.taparura@seacnvs.com.tn](mailto:projet.taparura@seacnvs.com.tn) - Website: <http://www.taparura.com>**