⑹　落札者の決定方法　本調達は、価格と価格以外の要素を総合的に評価して落札者を決定する総合評価方式で行うものとする。

上記３⑷の提案書及び⑹の入札書を提出した者のうち、予算決算及び会計令第79条の規定に基づいて作成された予定価格の範囲内であり、かつ、評価値の最も高い者を落札者とする。ただし、落札者となるべき者の入札価格によっては、その者により当該契約内容に適合した履行がなされないおそれがあると認められるとき、又はその者と契約を締結することが公正な取引の秩序を乱すおそれがあって著しく不適当であると認められるときは、予定価格の制限の範囲内の価格をもって入札した他の者のうち評価値の最も高い者を落札者とすることがある。

⑺　手続における交渉の有無　無。

⑻　証明書等の提出、質問書の提出、入札書の提出及び開札等の手続きに関して、ポータルにおいて障害等が発生し、ポータルによる処理ができない場合、各手続きについては別途通知する日時、方法等に変更する場合がある。

⑼　その他　詳細は、入札説明書による。

5　Summary

⑴　Official in charge of disbursement of the procuring entity : HIRAI Kiichiro, Deputy Director of General Affairs Department, Kinki Local Finance Bureau

⑵　Classification of the services to be procured : 42, 78

⑶　Nature and quantity of the services to be required : The outsourcing of unused state-owned land management services, 1 set.

⑷　Fulfillment period : From The day of concluding a contract through 31 March 2029.

⑸　Fulfillment place : As in the tender documentation.

⑹　Qualification for participating in the tendering procedures : Suppliers eligible for participating in the proposed tender are those who shall :

①　Not come under Article 70 of the Cabinet Order concerning the Budget, Auditing and Accounting. Furthermore, Minors, Persons under Conservatorship or Persons under Assistance who have obtained the consent necessary for concluding a contract may be applicable under cases of special reasons within the said clause.

②　Not come under Article 71 of the Cabinet Order concerning the Budget, Auditing and Accounting.

③　Not fall under the Corporate Reorganization Act (Act No. 154 of 2002) or the Civil Rehabilitation Act (Act No. 225 of 1999). Furthermore, those who have filed a petition for commencement of reorganization proceedings or commencement of rehabilitation proceedings shall obtain the authorization for restoration of the qualification to participate in the tender after the commencement of proceedings.

④　Not be suspended by government offices or agencies from participating in tendering procedures and winning nomination for a successful bidder.

⑤　Have not received suspension of designated contractor status, etc. from any ministry or agency (including person specially qualified by officials in charge of disbursement of the procuring entity).

⑥　A supplier who has no delinquent tax liabilities.

⑦　A supplier whose business situation or trustworthiness is deemed not to have significantly deteriorated and whose proper performance of a contract can be guaranteed.

⑧　A supplier who shall retain a qualified staff member licensed as Real Estate Notary (Article 18 of the Real Estate Brokerage Act).

⑨　A supplier who shall have obtained designation as a designated investigation institution based on the Soil Contamination Countermeasures Act (Act No. 53 of 2002).

⑩　A supplier who shall be specified by Minister of Health, Labor and Welfare based on Article 3, Paragraph (4) and (6) of the Ordinance on Prevention of Health Impairment due to Asbestos (Notification No. 276 of the Ministry of Health, Labor, and Welfare on July 27, 2020 and No. 277 of the Ministry of Health, Labor, and Welfare on July 27, 2020).

⑪　A supplier who shall have Grade "A, B, C or D" for the classification of "provision of services, etc." in the qualification for participating in tenders by organizations related to the Ministry of Finance (single qualification for every ministry and agency) in the fiscal years 2025, 2026 and 2027, and be eligible to participate in tendering procedures in the Kinki area.

⑫　A supplier who shall have Grade "A, B or C" for the classification of "Construction Consultant" in the qualification for participating in tenders by organizations in the Kinki area related to the Ministry of Finance in the fiscal years 2025 and 2026.

⑬　Fulfill business listed in Article 3, Paragraph (1), item (i) (ii) (iii) and (iv) of the Land and Building Investigator Act (Act No. 228 of 1950) without violating of Article 68 of the same act.

⑭　Submission of Tender by Tendering group.

(i)　In cases where, due to geographical locations or other factors, a single supplier is unable to implement all the services, a tender may be submitted by a group of two or more suppliers capable of properly implementing the services in the relevant service area (hereinafter the "tendering group"). In such case, one of the tendering group members, acting as the representative of the group, shall submit the proposal and take the tender procedures in such representative's name. For making an application for participation in tender procedures, a tendering group is required to prepare and submit a written agreement for the creation of a tendering group. For implementing the services, the representative of the tendering group shall be responsible for coordination and liaison with the government. In addition, the tendering group members shall also periodically coordinate with the government so that the services will be implemented in a smooth and efficient manner. A tendering group member may not, solely or jointly with another tendering group participating in the same tender, submit the tender.

(ii)　A representative shall satisfy all of the requirements specified in items ① to ⑦ above and ⑮, and members of the group shall satisfy all of the requirements specified in items ① to ⑦ above. The tendering group as a whole shall satisfy all of the requirements specified in items ⑧ to ⑬ above ; however the representative and each members of the group shall satisfy at least one requirement specified in items ⑪ to ⑫ above.

⑮　A supplier who has participated in the tender explanation meeting.

⑺　Time-limit for the submission of application forms and the proposal : 4 : 30 pm, December 22, 2025.

⑻　Time-limit for the submission of tenders : 4 : 30 pm, February 10, 2026.

⑼　Contact point for the notice : NAGATA Ryoji, National property management division of Kinki Local Finance Bureau, Osaka National Government Building No. 4, 4—1—76 Otemae Chuo-ku Osaka City 540—8550 Japan. Tel 06—6949—6389.

⑽　Language for making inquiries : Japanese