

Special terms of reservation for Makasiiniranta at the South Harbour, draft 19 March 2021

[Through negotiations and based on these draft terms of reservation, the City and the winner of the competition will agree upon a reservation concerning the competition area for developing the project and ensuring the conditions of implementation.]

1. In the further planning and implementation of the project, the recipient of the reservation will be obligated to comply with the competition programme attached to the reservation proposal as Appendix [●], the competition entry attached as Appendix [●], the further planning instructions given for this purpose as well as at least the quality level and basic solutions presented in them.
2. The planning concerning the reserved area will be carried out as partnership planning. For their part, the recipient of the reservation will undertake to actively promote planning and detailed planning of the reserved area and produce materials required to support detailed planning at their own expense.
3. Through negotiations and based on the draft implementation agreement attached as Appendix [●], the recipient of the reservation and the City will draw up an implementation agreement, which will be signed within six (6) months of the reservation decision.
4. The recipient of the reservation is obligated to plan and implement the project at their own expense on an overall responsibility basis.
5. Any aboveground and/or underground structures serving the project that will be placed in street areas or other public areas, as well as their implementation, must be agreed upon separately with the City of Helsinki. The recipient of the reservation is obligated to take care of planning and building these types of structures, facilities, access routes and other similar structures at their own expense on an overall responsibility basis.
6. The recipient of the reservation is obligated to take care of preparing the easement and/or joint arrangement agreements and other similar arrangements required by the project and to present them to the City for approval.
7. The recipient of the reservation is obligated to obtain approval for any cooperation partners from the Land Property Development and Plots service.

The approved cooperation partners must comply with the terms of reservation.

8. The recipient of the reservation must obtain assent for the project from the City's regional project and coordination group prior to applying for a building permit.

9. Conveyance of the reserved area requires the detailed plan revision prepared based on the competition to come into force.

The City is not liable for any damage, inconveniences or costs caused to the recipient of the reservation or a third party if the detailed plan is not approved, its approval or entry into force is delayed, or the detailed plan does not come into force in full or in part in the manner required by the recipient's project.

10. The recipient of the reservation must prepare a logistical plan for the construction of the reserved area, taking into account smooth traffic and safety and minimising any adverse effects caused by the construction and the traffic related to it to the area, its residents, operators and traffic.

The recipient of the reservation is responsible for making the temporary arrangements required for construction.

The plans must be submitted to the City for approval well before the implementation of traffic and other arrangements.

11. The planning of the area must comply with the objectives and targets set by the Carbon-neutral Helsinki 2035 Action Plan.

12. *[To be added based on the solutions presented in the competition entry.]*