



MINISTRY OF TOURISM
REPUBLIC OF MALDIVES

IFB No: (IUL)88-PS/88/2024/64

Date: 21st October 2024

INVITATION FOR BIDS (THE "IFB") FOR THE LEASE OF THE 71,832 SQUARE METRE PLOT OF LAND IN BAARAH IN HAA ALIFU ATOLL FOR THE DEVELOPMENT, OPERATION AND MANAGEMENT OF A TOURIST HOTEL

1. The Government of Maldives (hereinafter referred to as the "**Government**") represented by the Ministry of Tourism (hereinafter referred to as the "**Ministry**") hereby announces public tendering for the lease of the 71,832 Square Metre of land in Baarah in Haa Alifu Atoll for the development, operation and management of a Tourist Hotel (hereinafter referred to as the "**Plot of Land**"), with a minimum of 75 rooms (a copy of the map of the Plot of Land is attached as **Annex III**).
2. The Ministry now invites sealed bids from eligible bidders, local and foreign (hereinafter referred to as the "**Bidder**") for the acquisition of the leasehold rights of the above.
3. The plot of land shall be leased for a period of 50 (Fifty) years pursuant to Section 8 of the Law Number 2/99 (Maldives Tourism Act).
4. The Plot of Land shall be granted a maximum construction period of 24 (Twenty-Four) months from the date of signing the lease agreement.
5. The Bidder is required to propose an amount of no less than USD 200,000 (Two Hundred Thousand United States Dollars) which shall be paid to an account or fund determined by the Secretariat of Baarah Council in Haa Alifu Atoll (hereinafter referred to as the "**Council**"), as the lease acquisition cost (hereinafter referred to as the "**LAC**") of the Plot of Land, to be paid, on or before 60 (Sixty) days from date of the Letter of Award for the acquisition of the leasehold rights of the Plot of Land (hereinafter referred to as the "**LOA**").
6. The Bidder is required to submit a bank guarantee as a bid security (hereinafter referred to as the "**Bid Security**") amounting to USD 25,000 (Twenty-Five Thousand United States Dollars), issued by a reputable financial institution approved by MMA or the relevant financial





regulatory authority in the country of issuance, valid for 150 (One hundred and Fifty) calendar days beyond the Bid Opening Date.

7. The Ministry shall evaluate and compare Substantially Responsive Bids and the Highest Bidder shall be selected based on the below criteria for the Plot of Land.

No #	Category	Marks (%)
1	<p><u>Pre-requisite:</u> Proof of financial capacity- 20% Equity of projected investment to be calculated from USD 3,750,000</p> <ul style="list-style-type: none"> - Minimum number of rooms - 75 rooms (150 beds) - Minimum Investment Value per room – USD 50,000 	Yes/No
2	Agrees to complete all the Corporate Social Responsibility (CSR) mentioned in the Clause 3.11 of the ITB.	Yes/No
3	Price (Lease Acquisition Cost (LAC)) (Proposed LAC by the bidder / Highest proposed LAC x 25) (Minimum LAC: USD 200,000/- (Two Hundred Thousand United States Dollars))	35
4	Rent (per square metre per annum) (Proposed rent by the bidder / Highest proposed Rent x 20) (Minimum: USD 2 per square metre per annum)	35
	3 y – 14 y - Minimum USD 2 Per square metre per annum 15 y – 29 y – Increment Percentage 10% 30 y – 50 y - Increment Percentage 15%	
5	Sustainable Practices <ul style="list-style-type: none"> a) Up to 60.1% to 70% Renewable Energy Usage (10 Marks) <ul style="list-style-type: none"> - 0 – 10% (0 Mark) - 10.1 – 20% (1 Marks) - 20.1% – 30% (2 marks) - 30.1% – 40% (4 marks) - 40.1% – 50% (6 marks) - 50.1% – 60% (8 marks) - 60.1% – 70% (10marks) b) Sustainable propositions; 2 marks per each proposition (up to 10 marks) (eg. Waste management/etc) 	20
6	Socio- Economic: <ul style="list-style-type: none"> ▪ Proposed local Staff Parity up to 70% of locals (5 marks) <ul style="list-style-type: none"> - 45% - 55%; (1 marks) 	10





	<ul style="list-style-type: none">- 55.1% - 65%; (3 marks)- 65.1% - 70%; (5 marks)• Gender Parity (5 marks)<ul style="list-style-type: none">- Up to 10% of local female staff (2.5 marks)- Up to 10% of local female in management level (2.5 marks)	
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8. The Highest Bidder shall pay the LAC pursuant to the terms of the LOA and failure of which will result in the following;
- a) Cancellation of the LOA; and
 - b) Forfeiture of the Bid Security; and
 - c) Awarding a new LOA to the next Highest Bidder under the terms of clause 7.
9. Interested parties may obtain further information, inspect and purchase the Bidding Documents from **22nd October 2024** to **04th December 2024**, between **09:00hrs to 13:00 hrs**, at the following address:
- Ministry of Tourism**
K. Male'
Republic of Maldives
T: +960 3022200
E: info@tourism.gov.mv
10. An application form must be completed and submitted to the Ministry for the purposes of this IFB (hereinafter referred to as the "**Application Form**"). This Application form is available with the announcement or from the Ministry's website.
11. A set of the bidding documents for the purposes of this IFB (hereinafter referred to as the "**Bidding Documents**"), can be purchased from the Ministry. The price of the Bidding Documents will be USD 500 (Five Hundred United States Dollars) and this payment is non – refundable. This amount to be paid to an account or fund determined by the Council.
12. The Application Form shall be accompanied by:
- a) If the Bidder is a registered business, a power of attorney granted to the person who will be signing the application form and tender documents. This however, will not be applicable to individual bidders signing their application forms and their own bids.





- b) If the Bidder is an individual a copy of their national identity card or passport. If the applicant is a registered business a copy of the registration certificate.
- c) Payment for the Bidding Documents as specified in Clause 11, which shall be paid to an account or fund determined by the Ministry.
13. Upon payment for Bidding Documents, Ministry shall issue a payment receipt and a unique bid serial number to the Bidder (hereinafter referred to as the “**Bid Serial Number**”).
14. The Bidding Documents and the Bid Serial Number are non-transferable.
15. Each bidder shall submit only one bid for the plot of land.
16. A Bid will not be disqualified or deemed invalid for the reason that it is the only Bid submitted for the purposes herein.
17. A pre-bid meeting to provide information for interested parties shall be held virtually via ZOOM at **1100 hrs Monday, 28th October 2024**.
18. Bids must be delivered at **10:00 hrs on Thursday, 05th December 2024** to the address in IFB Clause 9 or any other venue that the Ministry may announce.
19. Bids will be opened in the presence of bidders or their representatives who choose to attend the event at **10:00 hrs on Thursday, 05th December 2024** at the office of the Ministry or at any other venue that the Ministry may announce.
20. Any change to the venue for the event pursuant to IFB Clause 9 will be announced through electronic media and posted on the website of the Ministry. No further notification of the time, date and/or the venue for the events will be issued by the Ministry.
21. For the avoidance of doubt, please note that all payments made pursuant to the IFB, Bid and ITB shall be made in the currencies specified in the ITB.

