



MINISTRY OF TOURISM
REPUBLIC OF MALDIVES

IFB No: (IUL)88-PS/88/2023/2

Date: 23rd January 2023

Invitation for Bids (hereinafter referred to as the "IFB") for the Lease, Development, Operation and Management of a Tourist Resort

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, development, operation and management of a Tourist Resort in the below mentioned uninhabited islands or plot of lagoons (hereinafter referred to as the "Islands"), with the specified number of beds (a copy of the map of the islands and plot of lagoons are attached as **Annex IV**).

No#	Atoll	Island name	Est. Size (Ha)	Proposed minimum number of beds	Available for reclamation (Yes/No)	GPS Coordinates
1	Haa Alif	Alidhuffarufinolhu	3.00	100	Yes	6°51'39"N 73°6'16"E
2	Haa Alif	Medhafushi	10.90	200	No	7°0'38"N 72°56'2"E
3	Haa Dhaal	Kudafarufasgan' du	1.20	100	Yes	6°42'43"N 72°55'30"E
4	Raa	Eh'thigili (with 10 Hectares from R. Alifushi Lagoon)	10.90 + 10	200	Yes	5°58'43"N 72°56'17"E
5	Kaafu	Plot of Lagoon from K. Kaashidhoo	10	100	Yes	4°58'5.86"N 73°26'57.14"E
6	Meemu	Boahura <i>*Access to Boahura is to be maintained and arranged through the inhabited island of Muli in Mulaku Atoll. An agreement between the Secretariat of the Muli Council and the Lessee will be signed for the purpose at agreed terms</i>	2.00	50	No	2°55'33"N 73°35'8"E



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7	Faafu	Plot of Lagoon 01 from F. Nilandhoo	10	100	Yes	3°5'9.01"N 72°50'44.92"E
8	Faafu	Plot of Lagoon 02 from F. Nilandhoo	10	100	Yes	3°4'36.80"N 72°51'19.37"E
9	Thaa	Olhufushi	3.00	200	Yes	2°21'57"N 72°54'31"E
		Olhufushifinolhu	0.54			2°22'17"N 72°54'30"E
10	Gaaf Alif	Beyramaaddoo	3.08	100	Yes	0°47'43.089"N 73°13'29.371"E
11	Gaaf Alif	Funadhooviligilla	5.00	100	No	0°27'41"N 73°33'50"E
12	Gaaf Dhaal	Kalhehuttaa	7.61	100	No	0°19'44.641"N 73°1'32.593"E
13	Gaaf Dhaal	Haadhuaa	7.42	100	No	0°14'20.968"N 73°7'19.600"E
14	Gaaf Dhaal	Fereythavilin'gili (as a cluster)	1.4	200	Yes	0°22'19"N 73°1'26"E
		Dhekaan'baa (with Fereythavilin'gili)	2.39			0°22'25"N 73°1'21"E
		Koderataa (with Fereythavilin'gili)	2.5			0°22'4"N 73°1'31"E
		Island on coordinate number 0°22'12.86"N 73°1'28.98" E (with Fereythavilin'gili)	2.97			0°22'12.86"N 73°1'28.98"E

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 islands shall be leased for a period of 50 (Fifty) years pursuant to Section 8 of the Law Number 2/99 (Maldives Tourism Act).



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4. The islands shall be granted a construction period of 36 (Thirty Six) months from the date of signing the lease agreement. Islands eligible for reclamation may be granted an additional period of up to 18 months based on their proposed development concept.
5. The Bidder is required to propose an amount of no less than below specified amounts which shall be paid to the Government as the lease acquisition cost (hereinafter referred to as the "LAC") of the Islands, 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 islands(hereinafter referred to as the "LOA").

No#	Atoll	Island name	Est. Size (Ha)	Minimum LAC (USD)
1	Haa Alif	Alidhuffarufinolhu	3.00	350,000
2	Haa Alif	Medhafushi	10.90	875,000
3	Haa Dhaal	Kudafarufasgan'du	1.20	200,000
4	Raa	Eh'thigili (with 10 Hectares from R. Alifushi Lagoon)	10.90 + 10	250,000
5	Kaafu	Plot of Lagoon from K. Kaashidhoo Lagoon	10	2,250,000
6	Meemu	Boahura <i>*Access to Boahura is to be maintained and arranged through the inhabited island of Muli in Mulaku Atoll. An agreement between the Secretariat of the Muli Council and the Lessee will be signed for the purpose at an agreed terms</i>	2.00	288,500
7	Faafu	Plot of Lagoon 01 from F. Nilandhoo	10	2,250,000
8	Faafu	Plot of Lagoon 02 from F. Nilandhoo	10	2,250,000
9	Thaa	Olhufushi	3.00	700,000
		Olhufushifinolhu	0.54	
10	Gaaf Alif	Beyramauddoo	3.08	431,200
11	Gaaf Alif	Funadhooviligilla	5.00	700,000
12	Gaaf Dhaal	Kalhehutta	7.61	575,300
13	Gaaf Dhaal	Haadhuaa	7.42	560,900
14	Gaaf Dhaal	Fereythavilin'gili (as a cluster)	1.4	700,000
		Dhekaan'baa (with	2.39	





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	Fereythavilin'gili)	
	Koderataa (with Fereythavilin'gili)	2.5
	Island on coordinate number 0°22'12.86"N 73°1'28.98" E (with Fereythavilin'gili)	2.97

6. The Bidder is required to submit a bank guarantee as a bid security (hereinafter referred to as the "**Bid Security**") amounting to USD 50,000 (Fifty Thousand United States Dollars Only), issued by a reputable financial institution approved by MMA or the relevant financial regulatory authority in the country of issuance, in accordance with Form 2 in Annex II of the Bidding Documents, and valid for 150 (One hundred and Fifty) calendar days beyond the Bid Opening Date (hereinafter referred to as the "**Bid Security**"). The aforementioned 150 days will be counted **excluding** the Bid Opening Date and **inclusive** of the Bid Expiry Date.

- **Haa Alif, Haa Dhaal, Kaafu and Raa Atoll** islands
- From 28th March 2023 to 25th August 2023
- **Meemu, Faafu and Thaa Atoll** islands
- From 29th March 2023 to 26th August 2023
- **Gaaf Alif and Gaaf Dhaal Atoll** islands
- From 30th March 2023 to 27th August 2023



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

No #	Category	Marks (%)
1	<u>Pre-requisite:</u> Proof of financial capacity- 20% Equity of projected investment. (Minimum Investment Value per room - \$100,000)	Yes/No
2	Price (Lease Acquisition Cost (LAC)) (Proposed LAC by the bidder / Highest proposed LAC) x 60	60
3	Low Carbon Development: a) Up to 60.1% to 70% Renewable Energy Usage (7 marks) - 0 – 10% ; (1 mark) - 10.1% – 20% ; (2 marks) - 20.1% – 30% ; (3 marks) - 30.1% – 40% ; (4 marks) - 40.1% – 50% ; (5 marks) - 50.1% – 60% ; (6 marks) - 60.1% – 70% ; (7 marks) b) Energy Efficiency propositions; 1 mark per each proposition (3 marks)	10
4	Discouragement of unsustainable practices a) Construction of harbour (-5 marks) b) Clearance of natural vegetation greater than 40% (-2 marks) c) Proposed reclamation for reclamation restricted islands (-10 marks)	-17
5	Socio- Economic: a) Increase Gender Parity (Minimum 5%, up to 10% of local females: 5 marks, minimum 5%, up to 10% of local female in management: 5 marks) (10 marks) b) Proposed local Staff Parity up to 70% of locals (10 marks) - 45% - 55% ; (3 marks) - 55.1% - 65%; (7 marks) - 65.1% - 70%; (10 marks)	20
6	Contribution to Tourism Trust Fund – Training fund (Proposed contribution to the training fund by the bidder / Highest proposed contribution to the training fund) x 10 <i>50% of this contribution has to be made as an upfront payment with the LAC. The pending contribution shall be made over a period of 5 years after the commencement of operations.</i>	10





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8. Furthermore, the successful bidder has to comply with the agreed propositions during the operational stage of the resort. Any failure to do so will result in fines on a pro-rata basis for the weightage of the marks scored as stated below.

#	Category	Applicable financial penalty (USD)
1	Low Carbon Development: a) Up to 60.1% to 70% Renewable Energy Usage b) Energy Efficiency propositions; 1 mark per each proposition	Up to USD 500,000 (Five Hundred Thousand United State Dollars)
2	Discouragement of unsustainable practices a) Construction of harbour b) Clearance of natural vegetation greater than 40% c) Proposed reclamation for reclamation restricted islands	Up to USD 500,000 (Five Hundred Thousand United State Dollars)
3	Socio- Economic: c) Increase Gender Parity d) Proposed local Staff Parity up to 70% of locals	Up to USD 500,000 (Five Hundred Thousand United State Dollars)

9. The Highest Bidder shall within a period of 60 (Sixty) calendar days from the LOA, submit a report that provides an assessment of the environmental conditions of the islands, and its surrounding waters, which in particular identifies any deteriorating conditions of the same and further provides appropriate recommendations for addressing such issues. In addition, a land survey report of the islands produced by a Ministry's approved surveyor shall be submitted to the Ministry within the period of 60 (Sixty) calendar days stated herein.
10. The Highest Bidder shall pay the LAC pursuant to the terms of the LOA and failure of which will result in the following;
- Cancellation of the LOA; and
 - Forfeiture of the Bid Security; and
 - Awarding a new LOA to the next Highest Bidder under the terms of clause 7.





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11. Interested parties may obtain further information and purchase the Bidding Documents from **23rd January 2023** up to the **21st March 2023**, between **09:00hrs to 13:00 hrs**, at the following address or via email to planning@tourism.gov.mv.

Ministry of Tourism

5th Floor, Velaanaage

Ameer Ahmed Magu

Male', Republic of Maldives

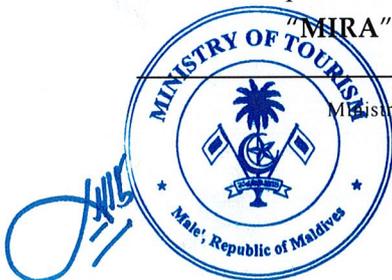
Telephone: + (960) 302 2200, + (960) 302 2266, Facsimile: + (960) 332 2512

Email: planning@tourism.gov.mv

Website: <http://www.tourism.gov.mv>

12. 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 from the Ministry's reception or from the Ministry's website.
13. 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 for individuals, registered companies or partnerships shall be **USD 2,250** (Two thousand two hundred and fifty United States Dollars Only) for locals and **USD 3,250** (Three thousand two hundred and fifty United States Dollars Only) for foreign entities. This payment is non – refundable.
14. The Application Form shall be accompanied by:

- a) If the Bidder is a registered company, a board resolution granting the power of attorney to the person who will be signing the application form and tender documents on behalf of the company. If the bidder is a registered partnership, power of attorney to the person who will be signing the application form and tender documents on behalf of the partnership. 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 company or a partnership a copy of the registration certificate.
- c) Payment for the Bidding Documents as specified in Clause 13, which shall be paid to the Maldives Inland Revenue Authority (hereinafter referred to as the "**MIRA**").



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15. Upon payment for Bidding Documents, MIRA shall issue a payment receipt to the Bidder. The Bidder shall then submit this receipt to the Ministry, and the Ministry shall issue to the Bidder a unique bid serial number (hereinafter referred to as the “**Bid Serial Number**”).
 16. The Bidding Documents and the Bid Serial Number are non-transferable.
 17. Each bidder shall submit only one bid for each island.
 18. A Bid will not be disqualified or deemed invalid for the reason that it is the only Bid submitted for the purposes stated herein.
 19. **Pre-bid meetings** to provide information for interested parties shall be held **virtually** through ZOOM, as follows:
 - **Session 1 - 10:00 hrs Monday, 06th February 2023**
 - **Session 2 - 10:00 hrs Sunday, 05th March 2023**
- Those who wish to participate must email to planning@tourism.gov.mv expressing the interest with name, email address and phone number, before 1200hrs on 05th February 2023 and 02nd March 2023 respectively.
20. Bids are to be delivered as follows, to the address in IFB Clause 11 or any other venue that the Ministry may announce;
 - Bids delivered for **Haa Alif, Haa Dhaal, Kaafu and Raa Atoll** islands - **Before 10:00 hrs on Tuesday, 28th March 2023.**
 - Bids delivered for **Meemu, Faafu and Thaa Atoll** islands - **Before 10:00 hrs on Wednesday, 29th March 2023.**
 - Bids delivered for **Gaaf Alif and Gaaf Dhaal Atoll** islands – **Before 10:00 hrs on Thursday, 30th March 2023.**
 21. Bids will be opened in the presence of bidders or their representatives who choose to attend the event at the respective time and date stated on IFB Clause 20 at the office of the Ministry or at any other venue that the Ministry may announce.





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22. Any change to the venue for the event pursuant to IFB Clause 11 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.
23. For the avoidance of doubt, please note that all payments made pursuant to the IFB, Bid and ITB shall be made in United States Dollars.



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