



MINISTRY OF TOURISM
REPUBLIC OF MALDIVES

IFB No: (IUL)88-PS/88/2023/62

Date: 21st August 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 (hereinafter referred to as the "**Islands**"), with the specified number of beds (a copy of the map of the islands are attached as **Annex IV**).

No#	Atoll	Island name	Est. Size (Ha)	Proposed minimum number of beds	Vacant Possession to be Acquired	GPS Coordinates
1	Haa Alif	Medhafushi	11.74	120	No	7°0'38"N 72°56'2"E
2	Shaviyani	Nalandhoo	63.99	200	Yes	6° 19' 30" N 73° 13' 42" 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).
4. The islands shall be granted a construction period of not less than 36 (Thirty Six) months, in accordance with the prevailing policies of the Ministry, from the date of signing the lease agreement.
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)	Required Proof of Financial Capacity (USD)
1	Haa Alif	Medhafushi	11.74	875,000	2,000,000
2	Shaviyani	Nalandhoo	63.99	1,000,000	10,000,000

(a) For Nalandhoo in Shaviyani Atoll, this 60 (Sixty) day period shall commence **after** the completion of the conditions stipulated in **Clause 8** of the Invitation for Bids (IFB).

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 a minimum of 180 (One hundred and Eighty) calendar days beyond the Bid Opening Date (hereinafter referred to as the “**Bid Security**”). The aforementioned 180 days will be counted **excluding** the Bid Opening Date and **inclusive** of the Bid Security Expiry Date. For the avoidance of any doubt, the date of earliest expiry of the Bid Security shall be **20th March 2024 (Wednesday)**.
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- As per the requirements specified in Clause 5 of the IFB.	Yes/No
2	Price (Lease Acquisition Cost (LAC)) (Proposed LAC by the bidder / Highest proposed LAC) x 90	90
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





8. The Highest Bidder for an island where the vacant possession needs to be acquired, shall within a period of 30 (Thirty) calendar days from the LOA, submit an agreement between the holder of any rights over the island and the Highest Bidder confirming that the Highest Bidder has acquired the rights over the island or that the holder of said rights has relinquished said rights. Failure of which will result in the following:
 - a) Cancellation of the LOA; and
 - b) Return of the Bid Security; and
 - c) Awarding a new LOA to the next Highest Bidder under the terms of clause 7.

9. Subject to the terms of Clause 8, 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.
 - (a) For Nalandhoo in Shaviyani Atoll, this 60 (Sixty) day period shall commence **after** the completion of the conditions stipulated in **Clause 8** of the Invitation for Bids (IFB).

10. 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.

11. Interested parties may obtain further information and purchase the Bidding Documents from **22nd August 2023** up to the **20th September 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**").
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 meeting** to provide information for interested parties shall be held **virtually** through ZOOM, as follows:

Pre-bid meeting: 11:00 hrs (Local Time) Wednesday, 30th August 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 29th August 2023**.

20. Bids are to be delivered before **10:00hrs on Thursday, 21st September 2023**, to the address in IFB Clause 11 or any other venue that the Ministry may announce.
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.
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.

