

بِسْمِ اللّٰهِ الرَّحْمٰنِ الرَّحِیْمِ



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**SECRETARIAT OF THE BAARAH COUNCIL, NORTH THILADHUNMATHI
BAARAH, REPUBLIC OF MALDIVES**

IFB No: (IUL)257/257/2023/110

Date: 15th November 2023

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 Secretariat of the Baarah Council (hereinafter referred to as the "**Council**"), 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**"), (a copy of the map of the Plot of Land is attached as **Annex III**).
2. The Council 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 MVR 250,000 (Two Hundred and Fifty Thousand Maldivian Rufiyaa) which shall be paid to 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 MVR 200,000 (Two Hundred Thousand Maldivian Rufiyaa), 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 Thirty) calendar days beyond the Bid Opening Date.



7. The Council 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	<u>Pre-requisite:</u> Proof of financial capacity- 20% Equity of projected investment. - Minimum number of rooms - 40 rooms (80 beds) - Minimum Investment Value per room – MVR1,150,000 - Minimum expected investment equivalent to MVR46,000,000	Yes/No
2	Price (Lease Acquisition Cost (LAC)) (Proposed LAC by the bidder / Highest proposed LAC x 40) (Minimum: MVR 250,000/-)	40
3	Rent (per square metre per annum) (Proposed rent by the bidder / Highest proposed Rent x 60) (Minimum: MVR 35 per square metre per annum)	50
4	Contribution as CSR (Proposed Contribution by the bidder / Highest proposed Contribution x 60)	10

8. 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.
9. Interested parties may obtain further information, inspect and purchase the Bidding Documents from **16th November 2023** up to the **14th December 2023**, between **09:00hrs to 13:00 hrs**, at the following address:

Secretariat of the Baarah Council

HA. Baarah

Republic of Maldives

T: +960 6500016

E: procurement@baarah.gov.mv

10. An application form must be completed and submitted to the Council for the purposes of this IFB (hereinafter referred to as the “**Application Form**”). This Application form is available with the announcement or from the Council’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 Council. The price of the Bidding Documents be MVR 2,000 (Two Thousand Maldivian Rufiyaa Only) This payment is non – refundable.
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 the Council.
13. Upon payment for Bidding Documents, Council 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, 27th November 2023**.
18. Bids must be delivered before **10:00 hrs on Sunday, 17th December 2023** to the address in IFB Clause 9 or any other venue that the Council 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 Sunday, 17th December 2023** at the office of the Council or at any other venue that the Council 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 Council. No further notification of the time, date and/or the venue for the events will be issued by the Council.
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.

