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Secretariat of the South Huvadhu Atoll Hoan'dedhdhoo Council

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Hoandedhdhoo, Republic of Maldives

**FOR THE LEASE OF KADEVAAREHAA (4.6 Ha), UNINHIBITED ISLAND, IN GAAF
DHAAL ATOLL, REPUBLIC OF MALDIVES
FOR THE DEVELOPMENT AND MANAGEMENT OF AN INTEGRATED TOURIST
RESORT**



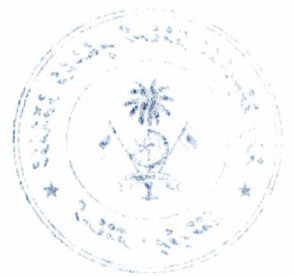
Secretariat of Hoandedhdhoo Council

Gaaf Dhaal Atoll

Republic of Maldives

25 September 2024







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Secretariat of the South Huvadhu Atoll Hoan'dedhdhoo Council

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Hoandedhdhoo, Republic of Maldives

Invitation for Bids (hereinafter referred to as the "IFB")

IFB No: (IUL)417-IMS/417/2024/161

Date: 25th September 2024

INVITATION FOR BIDS (THE "IFB") FOR THE LEASE OF THE KADEVAAREHAA (4.6 Ha) UNINHIBITED ISLAND GAAF DHAAL ATOLL FOR THE DEVELOPMENT AND MANAGEMENT OF AN INTEGRATED TOURIST RESORT.

The Government of Maldives (hereinafter referred to as the "Government") represented by the **Secretariat of Hoandedhdhoo Council** (hereinafter referred to as the "Council"), hereby announces public tendering for the lease of Kadevaarehaa uninhibited island in Gaaf Dhaal Atoll for the development and management of an Integrated Tourist Resort (hereinafter referred to as the "Island"), (Image of Kadevaarehaa is attached as **Annex III**).

Island name: Kadevaarehaa, Gaaf Dhaal Atoll, Republic of Maldives

Size: 4.6 Hectares

GPS Coordinates: 0° 25' 41.668" N 73° 0' 13.611" E

Ownership: Secretariat of Hoandedhdhoo Council, Gaaf Dhaal Atoll, Maldives

1. 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.
2. The **Island** shall be leased for a period of 50 (Fifty) years pursuant to Section 8 of the Law Number 2/99 (Maldives Tourism Act).
3. The **Island** shall be granted a maximum construction period of 30 (Thirty) months from the date of signing the lease agreement.
4. The Bidder is required to propose an amount of no less than USD 700,000.00 (Seven hundred thousand United States Dollars Only) which shall be paid to the Council as the lease acquisition cost (hereinafter referred to as the "**LAC**") of the **Island**, to be paid, on or

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Secretariat of the South Huvadhu Atoll Hoan'dedhdhoo Council

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Hoandedhdhoo, Republic of Maldives

before 60 (Sixty) days from date of the Letter of Award for the acquisition of the leasehold rights of the Island (hereinafter referred to as the "LOA").

- The Bidder is required to submit a bank guarantee as a bid security (hereinafter referred to as the "**Bid Security**") amounting to USD 50,000.00 (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, valid for 150 (One hundred and fifty) calendar days beyond the Bid Opening Date. The aforementioned 150 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 **24th April 2025**.
- 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.	Yes/No
2	Price (Lease Acquisition Cost (LAC)) (Proposed LAC by the bidder / Highest proposed LAC x 100)	80
3	Contribution to Hoandedhdhoo Development Project as CSR	20

- 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 Island, confirming the suitability of the Island for development. In addition, a land survey report of the **Island** produced by a Council's approved surveyor shall be submitted to the Council within the period of 60 (Sixty) calendar days stated herein.





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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;
- 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 **25th September 2024** up to **17th November 2024**, between **0900hrs to 1300hrs**, at the following address:

Secretariat of Hoandedhdhoo Council

Hoandedhdhoo, Vadindhiharey Magu, 17020

Gaaf Dhaal Atoll, Republic of Maldives

Telephone: + (960) 684 0015 , Facsimile: + (960) 684 0015

Email: info@hoandedhdhoo.gov.mv / ahmed.shifau@hoandedhdhoo.gov.mv

Website: <http://hoandedhdhoo.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 from the Council’s reception 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 for individuals, registered businesses shall be **USD 2,500.00**(Two Thousand Five Hundred United States Dollars Only) for locals and **USD 3,000.00** (Three Thousand United States Dollars Only) for foreign entities. 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 is 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 (only for Maldivians) a copy of their national identity card or passport. If the applicant is a registered business a copy of the registration certificate is.
- c) Payment for the Bidding Documents as specified in Clause 11, which shall be paid to the Council.

13. Upon payment for Bidding Documents, the Council shall issue a payment receipt to the Bidder and the Council shall issue to the Bidder a unique bid serial number (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 **Island**.

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 at **13:30 hrs, 15th October 2024** in the Council, and also be allowed to participate **virtually** via Zoom.

18. Bids must be delivered before **1330 hrs on Sunday, 2nd June 2024** to the address in IFB Clause 9 or any other venue that the Council may announce.



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Secretaryat of the South Huvadhu Atoll Hoan'dedhdhoo Council

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Hoandedhdhoo, Republic of Maldives



- 19. Bids will be opened in the presence of bidders or their representatives who choose to attend **on Sunday, 24th November 2024** 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 10 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 IFB, .

