



**MINISTRY OF HOUSING AND URBAN DEVELOPMENT  
MALE', REPUBLIC OF MALDIVES**

**TERMS OF REFERENCE FOR  
HOUSING SPECIALIST/CONSULTANT**

**1. GENERAL INFORMATION AND BACKGROUND**

Provision of decent and affordable housing is one of the most important pledges of this Government. This is a pressing issue that needs to be addressed immediately and is a root cause of many socio-economic issues in the country.

Government key policy priorities in this sector include increasing accessibility to housing through increasing housing supply and provision of social housing through institutional and legal reforms. Other priorities focus on improving affordability of housing through access to finance and saving schemes and facilitating decentralized housing delivery in the atolls.

Government Strategic Action Plan (SAP) related to housing articulate visionary and guiding principles and plans for actions to work toward achieving adequate supply of housing to meet the needs of different income and vulnerable groups.

As a Government implementing body, Ministry of Housing and Urban Development seek a consultant (individual) to undertake the task and formulate variety of housing strategies and guidelines outlined in SAP. The objective of this consultancy is to advise on all activities related SAP which would contribute towards the provision of housing within the housing continuum.

**2. SCOPE OF WORK**

The consultant will work closely with housing policies, governance and legislation team and fulfill the following tasks;

- a. Research, analysis and advise the Ministry in formulation of housing strategies and actions/guidelines as per SAP as well as contributing to identifying vision, priority issues and recommended actions. The process will include consultations with technical and different stakeholders in related sectors.
- b. Provide expert advice and facilitation in relation to access to finance, housing subsidy by considering all the legal and financial aspects in areas and provide written input such as guidelines for the strategy and action plans.



- c. Advise on developing mechanisms to ensure housing delivery for socially vulnerable groups and other low income groups.
- d. To engage and outline a work program to implement the recommendation of the plans. This includes prioritizing actions into short-term (2019-2023) and longer term actions
- e. Any further professional assistance required in the related fields.

### 3. QUALIFICATION & EXPERIENCE

- a. The technical specialist must have minimum of Bachelor degree (Post graduate preferred) in housing, real estate/property or housing finance.
- b. A minimum of 15 years of professional experience with a proven record in working in the field of housing, urban planning or management and interventions and working with governmental and non-governmental stakeholders.
- c. Detailed curriculum vitae of the consultant should include consultants experience and training most pertinent to assigned work on proposed team. Describe degree of responsibility held by the consultant on relevant previous assignments and give dates and locations.
- d. Supporting documents for the above, shall be submitted as per the advertisement.

### 4. FEE PROPOSAL

The consultant is expected to include the lump sum fee to carry out the tasks specified on the TOR on their proposal. The price proposed must be stated in both writing and in figure, and any proposal which has unclear financial statement, may be rejected.

### 5. EVALUATION CRITERIA

Technical Evaluation will be done based on the following criteria:

- a. General Qualifications and competence required for the assignment [50 points]
- b. Specific experience of the Consultant related to the assignment [50 points]
- c. The minimum technical score (St) required to pass is: 75 Points.
- d.  $S(f) = 100 \times (F_m/F)$ , in which S(f) is the financial score, F<sub>m</sub> is the lowest price and F the price of the proposal under consideration.
- e. The weights given to the Technical [T] and Financial [F] Proposals are: T= [0.6] and F = [0.4].

Proposals will be ranked according to their combined technical (St) and financial (Sf) scores using the weights stated above. (T = the weight given to the Technical



Proposal; F = the weight given to the Financial Proposal; T+P = 1). Final Score, S = (St) x [T] + (Sf) x [F]. The party achieving the highest combined technical and financial score will be invited for negotiations.

The duration of this assignment is 3 months, commencing from the date of contract.

MHUD also reserves the right to accept conditions to be offered by and/or negotiated with the successful consultant, which are not specifically requested in this TOR. Such options and/or alternatives shall be included in the proposal review process as part of the proposal evaluation.

## 6. TERMINOLOGIES

- a. "MHUD" refers to Ministry of Housing and Urban Development, Republic of Maldives.
- b. "CONSULTANT" shall refer to the winning bidder

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(END OF TOR)

