

TERMS OF REFERENCE

Condition Assessment of
MPL HIYAA BUILDINGS
Tower M, Tower P & Tower L
Hulhumalé Phase 2, Republic of Maldives

Client:
Maldives Ports Limited (MPL)

May 2026

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1. BACKGROUND AND CONTEXT

Maldives Ports Limited (MPL) owns and manages the MPL Hiyaa Buildings, comprising three (3) residential high-rise towers located in Hulhumalé Phase 2, Republic of Maldives. The towers form part of the national Hiyaa Housing Programme and are currently occupied by residential tenants.

MPL wishes to appoint a suitably qualified and experienced professional consultancy firm (hereinafter referred to as the 'Consultant') to carry out a comprehensive independent structural assessment of all three towers. The purpose of the assessment is to determine the current structural condition, integrity, and safety of the buildings, to identify any deficiencies requiring attention, and to provide clear, actionable recommendations for any necessary remediation or further investigation.

These Terms of Reference (TOR) set out the scope of services, technical requirements, deliverables, programme, personnel qualifications, and professional obligations applicable to this engagement. The Consultant shall be solely responsible for the professional adequacy, accuracy, and completeness of all services rendered and all deliverables produced under this engagement.

If any discrepancies, errors, ambiguities, or omissions occur between these TOR and any other document forming part of the Contract, the same shall be referred to MPL's designated Representative before proceeding, and MPL's Representative's decision shall be final.

2. PROJECT OBJECTIVES

The primary objectives of this structural assessment engagement are:

- To determine the current structural condition, integrity, and performance of all three MPL Hiyaa towers through systematic inspection, investigation, testing, and analysis.
- To identify any existing or emerging structural defects, deterioration, damage, or non-conformance with applicable standards that may affect the safety, stability, or serviceability of the towers.
- To assess the structural capacity of each building against applicable design loads, current codes of practice, and the intended residential occupancy requirements.
- To evaluate the adequacy and condition of all structural systems including foundations, columns, beams, slabs, shear walls, core walls, and staircases.
- To assess the condition of structural elements exposed to the external environment, taking into account the aggressive tropical marine conditions of Hulhumalé Phase 2.
- To identify, classify, and prioritise all structural deficiencies and provide clear, actionable recommendations for repair, remediation, monitoring, or further investigation.
- To provide a professional opinion on the remaining structural design life of each tower in its current condition and following implementation of the recommended remedial works.
- To ensure that all assessment activities are planned and executed with paramount regard for the safety and welfare of the current residential occupants throughout the entire engagement.

The Consultant shall produce comprehensive Structural Assessment Reports for each tower and a Consolidated Executive Summary Report covering all three towers, as specified in Sections 14 and 15 of these TOR.

3. SITE LOCATION AND BUILDING DESCRIPTION

3.1 Location

The MPL Hiya Buildings are located in Hulhumalé Phase 2, Republic of Maldives. Hulhumalé Phase 2 is a reclaimed urban development area situated on the northern extension of Hulhumalé island, subject to the tropical marine environment typical of the Maldivian archipelago, including airborne chloride exposure, high humidity, and elevated ambient temperatures.

The Consultant shall carry out a pre-commencement site familiarisation visit to all three towers to confirm access arrangements, verify building configurations, and identify any constraints before submitting the final assessment programme.

3.2 Building Description

The MPL Hiya Buildings comprise three (3) high-rise reinforced concrete residential towers, hereinafter referred to as Tower 1, Tower 2, and Tower 3. The Consultant shall note the following:

- All three towers are reinforced concrete framed structures with concrete shear wall and core wall lateral resistance systems, consistent with standard high-rise residential construction practice.
- All three towers are currently occupied by residential tenants and shall be treated as fully occupied buildings at all times during the assessment.
- The towers are subject to the marine environment of Hulhumalé Phase 2, with associated risks of chloride-induced corrosion of reinforcement, concrete carbonation, and accelerated deterioration of exposed elements.
- Exact floor counts, basement configurations, structural bay arrangements, and structural system details shall be confirmed from original construction documents provided by MPL. Where original documents are unavailable, the Consultant shall proceed on the basis of the as-inspected condition and shall clearly state this in the reports.

3.3 Environmental Conditions

All assessment activities, material testing, and structural analyses shall take full account of the following site environmental conditions:

- Exposure Class: XS1 to XS3 (marine environment – airborne chlorides, potential splash and tidal zones at lower levels) per BS EN 206.
- Maximum ambient temperature: approximately 33°C; minimum: approximately 24°C.
- Annual relative humidity: up to 85%.
- Aggressive saline atmosphere with elevated chloride concentrations expected in concrete cover zones.

3.4 Consultant's Pre-Commencement Obligations

The Consultant is deemed to have familiarised themselves with the site, environmental conditions, access constraints, and occupied status of all three towers prior to submission of their proposal and fee. No additional claims for time or cost arising from site conditions that could have been ascertained by reasonable enquiry or a pre-commencement visit will be entertained by MPL.

4. GENERAL CONDITIONS AND CONSULTANT'S OBLIGATIONS

4.1 Professional Standards

The Consultant shall perform all services under this engagement to the highest professional standard, exercising the degree of skill, care, and diligence expected of a suitably qualified and experienced firm of structural and civil engineering consultants. All professional work shall be carried out, supervised, and signed off by suitably registered and experienced Chartered Structural Engineers.

4.2 Independence and Objectivity

The Consultant shall carry out the structural assessment independently and objectively. All findings, conclusions, and recommendations shall be based solely on the evidence gathered during the assessment, and shall be free from any conflict of interest. The Consultant shall declare to MPL any actual or potential conflict of interest at the earliest opportunity.

4.3 Confidentiality

The Consultant shall treat all information, documents, data, and findings arising from this engagement as strictly confidential. No information relating to the assessment, the buildings, or MPL shall be disclosed to any third party without the prior written consent of MPL. This obligation shall survive the conclusion of the engagement.

4.4 Coordination with MPL

The Consultant shall maintain regular and proactive communication with MPL's designated Representative throughout the engagement. Any emerging findings of significance, access constraints, programme changes, or resource issues shall be reported to MPL's Representative promptly and in writing.

4.5 Progress Meetings

Progress meetings shall be held at fortnightly intervals, or as otherwise directed by MPL's Representative, to review activities, discuss emerging findings, and address any outstanding issues. Minutes of all meetings shall be prepared by the Consultant and distributed to all parties within forty-eight (48) hours of each meeting.

4.6 Access Arrangements

The Consultant shall coordinate all site access requirements with MPL's Representative and the building management team for the MPL Hiyaa Buildings. Access to all common areas, roof levels, plant rooms,

and occupied units shall be arranged in advance through MPL. The Consultant shall not approach residents directly to arrange access without the prior knowledge and agreement of MPL's Representative.

4.7 Photographs and Records

The Consultant shall maintain a comprehensive photographic and written record of all inspection activities, observed defects, test locations, and relevant site conditions throughout the engagement. All photographs shall be digital, minimum 12 megapixels, clearly captioned with tower reference, floor level, structural element, date, and description. The full photographic record shall form part of the final deliverables.

4.8 Protection of Occupants and Property

The Consultant shall at all times protect the welfare of residents and avoid any damage to occupied areas, common area finishes, and residents' personal property during inspection and testing activities. Any damage caused by the Consultant's activities shall be made good promptly at the Consultant's own cost, to the satisfaction of MPL's Representative and, where applicable, the affected resident.

5. SCOPE OF SERVICES

The Consultant shall provide all professional services necessary for the complete structural assessment of all three MPL Hiyaa towers. The scope of services shall include, but shall not be limited to, the following:

5.1 Desk Study and Document Review

- Review of all available original design drawings, structural calculations, geotechnical investigation reports, specifications, and construction records for all three towers.
- Review of any previous inspection, maintenance, or repair records.
- Preparation of a Document Register and Gap Analysis Report identifying information gaps and their potential impact on the assessment.

5.2 Visual and Condition Survey

- Comprehensive, systematic visual inspection of all accessible structural elements in all three towers, covering all floor levels including basements, roof levels, and external façades.
- Detailed defect recording, mapping, classification, and photography across all three towers.
- Production of annotated defect schedule drawings for each tower.

5.3 Materials Investigation and Testing

- Non-destructive testing (NDT) and semi-destructive materials testing as specified in Section 10.
- Procurement of laboratory analysis, interpretation of test results, and integration of findings into the overall assessment.
- Assessment of concrete grade, carbonation depth, chloride content, reinforcement condition, and concrete cover across all three towers.

5.4 Structural Analysis

- Structural analysis and verification of the existing structural systems against applicable design loads and current code requirements.
- Assessment of load paths, structural redundancy, overall structural stability, and foundation adequacy.
- Identification of any structural elements operating beyond acceptable capacity or requiring intervention.

5.5 Risk Assessment and Remediation Planning

- Classification of all identified defects and structural deficiencies by severity, urgency, and risk to occupants.
- Preparation of a prioritised remediation schedule with indicative scope and cost estimates for each tower and in aggregate.

5.6 Reporting and Presentation

- Production of individual Structural Assessment Reports for each of the three towers.
- Production of a Consolidated Executive Summary Report covering all three towers.
- Formal presentation of findings and recommendations to MPL's senior management upon completion.

5.7 Interior Elements and Finishes Assessment

- Visual inspection and condition assessment of internal partition walls, internal wall and ceiling finishes (plaster, render, paint, tiling), floor finishes, and internal waterproofing membranes, to identify defects indicative of underlying structural movement, deflection, moisture ingress, or material deterioration.
- Condition assessment of common area finishes including entrance lobbies, lift lobbies, corridors, stairwells, and plant room enclosures, noting any patterns of cracking, staining, delamination, dampness, or degradation that may indicate structural or durability concerns in the host structure.
- Assessment of doors, windows, and glazing systems including frames, fixings, sealants, and weathering performance, noting any deficiencies contributing to moisture penetration or indicating frame distortion arising from structural movement.
- Recording and classification of all defects in interior elements and finishes in accordance with the defect recording and severity classification system specified in Section 9.3, with recommendations for repair, replacement, or further investigation as appropriate.

5.8 Building Services Assessment

- Visual inspection of all accessible building services installations, including mechanical, electrical, and plumbing (MEP) systems, to the extent relevant to the condition and safety of the buildings and their occupants.
- Assessment of plumbing and drainage systems, including water supply pipework, waste drainage, and sanitary installations in common areas, noting any leaks, blockages, corrosion, or deterioration with potential structural or habitability implications.

- Condition assessment of electrical distribution systems in common areas, including main distribution boards, sub-distribution panels, earthing and bonding arrangements, containment systems, and visible wiring, noting any apparent safety deficiencies or non-compliance.
- Assessment of lift installations, including lift shaft structures, machine rooms, guide rails, pit conditions, and general mechanical and safety condition, noting any deficiencies requiring specialist attention.
- Visual inspection of fire safety systems in common areas, including fire detection and alarm installations, dry or wet riser installations, fire suppression systems, fire doors and compartmentation, and emergency lighting – noting any apparent deficiencies with potential life safety implications.
- Assessment of mechanical ventilation systems and air-conditioning installations in common areas and plant rooms, including plant condition, ductwork, louvres, and associated penetrations through structural elements, noting any deficiencies or inappropriate modifications.
- The building services assessment under this section shall be conducted as a visual condition survey only. It shall not constitute a specialist MEP audit or a statutory compliance inspection. Where the visual assessment identifies deficiencies requiring specialist investigation, the Consultant shall clearly flag these in the relevant Assessment Report and recommend specialist referral accordingly.

6. STRUCTURAL CONDITION ASSESSMENT METHODOLOGY

6.1 General Approach

The Consultant shall conduct the structural assessment of each tower using a systematic, multi-stage approach consistent with current best practice for the assessment of existing occupied reinforced concrete high-rise buildings. The Consultant shall submit, for MPL's approval, a detailed Methodology Statement describing the proposed approach before commencing any site activities.

6.2 Assessment Stages

The assessment shall be conducted in the following sequential stages:

- (1) **Stage 1 – Desk Study:** Review of all available original design, construction, geotechnical, and maintenance documentation.
- (2) **Stage 2 – Preliminary Visual Inspection:** External and internal walk-through of all three towers to establish overall condition, identify obvious defects, and finalise the detailed inspection and testing programme.
- (3) **Stage 3 – Detailed Condition Survey:** Systematic, element-by-element visual inspection of all accessible structural elements across all floors and areas of each tower, with full defect recording, mapping, and photography.
- (4) **Stage 4 – Materials Investigation and Testing:** Execution of the testing programme specified in Section 10, including NDT, concrete sampling, carbonation testing, and chloride profiling.
- (5) **Stage 5 – Structural Analysis:** Analysis and verification of the existing structural system against applicable design loads and code requirements, informed by findings from the preceding stages.

- (6) **Stage 6** – Risk Classification and Remediation Recommendations: Classification of all defects by severity, urgency, and risk. Development of a prioritised remediation schedule with indicative cost estimates.
- (7) **Stage 7** – Reporting and Presentation: Preparation and submission of individual tower reports and the Consolidated Executive Summary Report, followed by formal presentation to MPL management.

6.3 Occupied Building Considerations

Given that all three towers are currently occupied by residential tenants, the Consultant's methodology shall specifically address:

- Phasing and sequencing of inspection activities to minimise disruption to residents' daily lives.
- Advance notification protocols for access to occupied units, common areas, and restricted plant rooms or roof levels.
- Health and safety procedures for all activities in occupied buildings, including dust and noise control during invasive testing.
- A clear and documented emergency response procedure in the event that any inspection finding reveals an immediate structural risk to occupants.

6.4 Limitations and Assumptions

The Consultant shall clearly state in all assessment reports the limitations of access encountered, any structural elements not inspected, all assumptions made in the structural analysis, and the impact of such limitations and assumptions on the conclusions and recommendations. Where physical access to a structural element is not achievable, the Consultant shall advise MPL's Representative and propose alternative means of assessment.

7. CODES AND STANDARDS

The structural assessment shall be conducted in accordance with the latest editions of the following codes, standards, and technical guidelines. Where any conflict exists between applicable standards, the most stringent requirement shall apply, and the Consultant shall bring any conflict to the attention of MPL's Representative immediately.

7.1 Structural Assessment and Design

- BS EN 1990 (Eurocode 0) – Basis of Structural Design.
- BS EN 1991 (Eurocode 1) – Actions on Structures.
- BS EN 1992 (Eurocode 2) – Design of Concrete Structures.
- BS EN 1997 (Eurocode 7) – Geotechnical Design.
- BS EN 1998 (Eurocode 8) – Design of Structures for Earthquake Resistance.
- BS 6089 – Guide to Assessment of Concrete Strength in Existing Structures.
- BS EN 13791 – Assessment of In-Situ Compressive Strength in Structures and Precast Concrete Components.

7.2 Inspection, Survey, and Testing

- BS EN 12504-1 – Testing Concrete in Structures: Cored Specimens – Taking, Examining, and Testing in Compression.
- BS EN 12504-2 – Testing Concrete in Structures: Non-Destructive Testing – Determination of Rebound Number.
- BS EN 12504-4 – Testing Concrete in Structures: Determination of Ultrasonic Pulse Velocity.
- BS 1881-124 – Testing Concrete: Methods for Analysis of Hardened Concrete.
- BS EN 14630 – Determination of Carbonation Depth in Hardened Concrete by the Phenolphthalein Method.
- ASTM C876 – Standard Test Method for Corrosion Potentials of Uncoated Reinforcing Steel in Concrete.
- ASTM C1202 – Standard Test Method for Electrical Indication of Concrete's Ability to Resist Chloride Ion Penetration.
- ASTM D4748 – Standard Test Method for Determining the Thickness of Bound Pavement Layers Using Short-Pulse Radar (GPR surveys).

7.3 Durability and Deterioration

- Concrete Society Technical Report TR54 – Diagnosis of Deterioration in Concrete Structures.
- CIRIA C660 – Early Age Thermal Crack Control in Concrete.
- BS 4449 – Steel for Reinforcement of Concrete.

7.4 Health, Safety, and Environment

- All applicable laws and regulations of the Republic of Maldives.
- ADB Safeguard Policy Statement and related Environmental, Health, and Safety (EHS) Guidelines.
- WHO Health and Safety Guidelines where applicable.

8. DESK STUDY AND DOCUMENT REVIEW

8.1 General

Prior to commencing any site works, the Consultant shall undertake a comprehensive desk study of all documents made available by MPL and any additional information obtained from relevant authorities or sources. The desk study shall inform the planning of the detailed inspection, survey, and testing programme for each tower.

8.2 Documents to be Reviewed

The Consultant shall review, as a minimum, the following categories of documents where available:

- Original architectural and structural design drawings for Tower 1, Tower 2, and Tower 3.
- Original structural design calculations and design basis reports.
- Geotechnical investigation reports, foundation design documentation, and soil parameters.
- Original construction specifications and materials schedules.
- As-built drawings and construction records.

- Any previous structural inspection, condition survey, or assessment reports.
- Maintenance, repair, and remediation records for all three towers.
- Records of any incidents, occupant complaints, or observed structural distress.
- Planning approvals, building permits, and completion certificates.

8.3 Document Register and Gap Analysis

Upon completion of the desk study, the Consultant shall prepare and submit to MPL a Document Register and Gap Analysis Report identifying:

- All documents reviewed and their relevance to the structural Condition assessment.
- All documents requested but not yet received, with the current status of each.
- All critical information gaps that may limit the scope or confidence of the assessment, together with proposed measures to address each gap.

The Document Register and Gap Analysis Report shall be submitted to MPL's Representative within fourteen (14) days of Contract Award and before commencement of any site inspection activities.

9. VISUAL AND CONDITION SURVEY

9.1 General

The Consultant shall carry out a systematic and comprehensive visual condition survey of all three towers, covering all accessible structural elements on all floor levels including basements, ground floor, all upper floors, roof level, plant rooms, and external façades. The condition survey shall be conducted by suitably qualified and experienced structural engineers.

9.2 Scope of Visual Inspection

The visual inspection shall cover, as a minimum, the following structural elements in each tower:

- Foundation elements – where accessible via basement levels, inspection chambers, or exposed sections.
- Ground floor slab, raft, or podium structures.
- All reinforced concrete columns on each floor level, including connection zones with beams, slabs, and shear walls.
- All reinforced concrete beams, transfer beams, and secondary beams, including soffits and side faces.
- All suspended reinforced concrete floor and roof slabs, including soffits, upstands, and drainage elements.
- All reinforced concrete shear walls and core walls, on each floor level and at all accessible faces.
- All staircases, landings, and associated structural elements throughout each tower.
- External and internal façade elements, balconies, overhangs, parapets, and all projecting or cantilevering concrete elements.
- Roof structure, penthouse, and all accessible rooftop structural elements and plant supports.

- Any visible evidence of differential settlement, foundation movement, or ground-related structural distress.
- Drainage, waterproofing, and moisture-related conditions where structural implications are observed.
- Interior architectural elements including internal partition walls, internal wall finishes (plaster, render, tiling), ceiling linings, and floor finishes – to the extent necessary to identify defects indicative of underlying structural movement, deflection, moisture ingress, or material deterioration.
- Common area finishes including corridor floor and wall finishes, lobby finishes, lift shaft enclosures, staircase balustrades, and associated elements – where their condition may indicate structural or material distress in the host structure.

9.3 Defect Recording and Classification

All defects identified during the visual inspection shall be recorded in a standardised Defect Schedule. Each defect shall be assigned:

- A unique reference number and precise location description (tower reference, floor level, element type, gridline or axis reference).
- A defect type classification (e.g., cracking, spalling, delamination, corrosion staining, honeycombing, deflection, dampness, settlement).
- A severity classification in accordance with the following system:
 - **Category 1 – Critical:** Immediate structural risk to occupants; urgent action required without delay.
 - **Category 2 – Significant:** Structural deficiency not presenting an immediate risk but requiring prompt investigation and remediation within a short timeframe.
 - **Category 3 – Moderate:** Non-critical defect requiring planned remediation as part of a medium-term maintenance programme.
 - **Category 4 – Minor:** Defect of limited structural significance requiring monitoring or routine maintenance attention.
- Photographic reference number(s) corresponding to the defect.
- Recommended further investigation, testing, or monitoring, where applicable.

9.4 Defect Mapping

The Consultant shall produce annotated structural drawings for each tower clearly indicating the location, type, and severity classification of all identified defects. These defect maps shall be submitted as part of the individual tower Structural Assessment Reports.

9.5 Interior Elements and Finishes Survey

In addition to the structural element inspection specified in Section 9.2, the Consultant shall carry out a systematic survey of interior elements and finishes across all three towers. The purpose of this survey is to identify any defects in non-structural or architectural elements that may be symptomatic of

underlying structural problems or that present independent habitability, safety, or maintenance concerns.

The scope of this survey shall include, as a minimum, the following:

- Internal wall finishes – plaster, render, paint systems, and tiling in common areas – noting cracking (including pattern, width, and orientation), delamination, hollowness, dampness, staining, and any evidence of previous patch repairs.
- Ceiling finishes and suspended ceiling systems in common areas – noting cracking, staining, sagging, delamination, or evidence of moisture ingress from above.
- Floor finishes in common areas – tiles, screeds, and floor coverings – noting cracking, hollowness, lippage, uneven levels, and any evidence of differential movement or deflection in the supporting slab.
- Internal non-structural partition walls – noting cracking (particularly at junctions with structural elements), out-of-plumb conditions, and any evidence of damage arising from structural deflection or movement of the primary frame.
- Door and window frames – including frames, sills, lintels, sealants, and weatherstripping – noting racking, distortion, sticking, failed seals, and any evidence of moisture penetration or frame movement associated with structural deflection.
- Internal waterproofing in wet areas of common spaces – including toilet facilities, cleaning cupboards, and plant room floors – noting any evidence of membrane failure, moisture transmission, or water-related deterioration of adjacent finishes or structural elements.
- Lift lobby finishes, staircase balustrade fixings and handrails, and any ancillary architectural metalwork in common areas, noting corrosion, fixings failure, or deterioration that may present a safety hazard.

All defects identified during the interior elements and finishes survey shall be recorded, classified, and mapped in accordance with the system specified in Sections 9.3 and 9.4. The survey shall cover, as a minimum, all common areas on each floor of each tower. Access to a representative sample of occupied residential units shall be sought through MPL, subject to resident consent and in accordance with the protocols set out in Section 13.

9.6 Building Services Condition Survey

The Consultant shall carry out a visual condition survey of accessible building services installations across all three towers. This survey shall be conducted as a condition observation exercise only and shall not constitute a specialist MEP audit, statutory compliance inspection, or testing of systems. Where observations indicate a deficiency requiring specialist investigation or specialist certification, the Consultant shall record this clearly and recommend specialist referral in the assessment reports. The survey shall cover, as a minimum, the following:

- Plumbing and drainage – visible water supply pipework, waste and soil stacks, rainwater downpipes, and drainage channels in common areas and plant rooms, noting any leaks, corrosion, pipe supports failure, blockages, or overflow conditions. Any evidence of water ingress from plumbing installations into structural elements shall be specifically noted.
- Electrical distribution – main switchrooms, distribution boards, and sub-distribution panels in common areas, including the visible condition of enclosures, cable management systems, labelling, earthing conductors, and any signs of overheating, corrosion, or damage. Electrical systems shall not be opened, energised, or tested by the Consultant under this engagement.

- Lift installations – visual condition of lift shaft structures (including shaft walls, pit conditions, and overhead steelwork), machine room floors and enclosures, guide rail fixings, and overall housekeeping of plant. The Consultant shall note any visible structural damage to shaft or machine room elements, and any observations regarding the general operational condition of the lifts.
- Fire safety systems – visible condition of fire detection and alarm equipment, call points, fire suppression pipework and heads, dry or wet riser inlets and outlets, fire door leaf and frame condition, intumescent seals, door closers, compartmentation integrity (including any penetrations through fire-rated walls or floors), and emergency and escape lighting luminaires in common areas.
- Mechanical ventilation and air-conditioning – plant condition in roof plant rooms and common area air-handling units, visible ductwork and louvres, associated pipe and duct penetrations through structural elements (noting any unsealed penetrations that may compromise fire compartmentation or structural integrity), and general operational condition of accessible plant.
- Rooftop and plant room services installations – including water tanks, pressurisation units, visible pipework, equipment supports and fixings to the roof slab structure, and general condition of roof-mounted plant, noting any loading, fixing, or penetration conditions with structural implications.

All observations from the building services condition survey shall be reported in a dedicated section of each tower's Structural Assessment Report. Deficiencies shall be categorised by priority (Immediate, Short-Term, Medium-Term, or Long-Term) consistent with the remediation priority classification in Section 12.3, and shall be accompanied by clear recommendations for corrective action or specialist referral as appropriate.

10. MATERIALS INVESTIGATION AND TESTING

10.1 General

The Consultant shall carry out a comprehensive materials investigation and testing programme for all three towers, covering non-destructive testing (NDT), semi-destructive testing, and laboratory analysis. The testing programme shall be developed on the basis of the desk study findings and preliminary visual inspection results, and shall be submitted to MPL's Representative for approval before commencement of any testing.

10.2 Minimum Testing Requirements

The following minimum testing requirements shall apply to each tower. The Consultant shall determine the specific number, location, and distribution of all tests based on professional judgement and the results of the visual inspection, with the objective of providing a statistically representative and spatially comprehensive assessment of the structural condition of each tower.

Test Type	Purpose	Min. Tests Per Tower	Reference Standard
Rebound Hammer (Schmidt Hammer)	Indicative in-situ concrete strength estimation across structural elements	30 test locations	BS EN 12504-2
Ultrasonic Pulse Velocity (UPV)	Concrete homogeneity, void detection, and relative quality assessment	20 test locations	BS EN 12504-4
Reinforcement Cover Survey (Covermeter)	Cover depth mapping on columns, beams, slabs, and shear walls	50 readings per element type	BS EN 1881
Half-Cell Potential Survey	Assessment of probability of active reinforcement corrosion	As directed by MPL's Representative	ASTM C876
Carbonation Depth Test (Phenolphthalein)	Determination of carbonation front depth relative to cover depth	15 locations, distributed across towers	BS EN 14630
Concrete Core Extraction, Testing	In-situ compressive strength confirmation and durability assessment	20 cores minimum Or Selected critical elements	BS EN 12504-1 / BS EN 13791/ ASTM D4748
Ground Penetrating Radar (GPR) Survey	Rebar detection, slab thickness, void identification in critical elements	Selected critical elements	BS EN 12504-1 / BS EN 13791/ ASTM D4748
Crack Width Measurement	Quantification of crack widths for classification and monitoring	All cracks identified in survey	Comparator card / digital gauge

10.3 Testing Programme Submission

Before commencing any testing activities, the Consultant shall submit a detailed Testing Programme to MPL's Representative for written approval, clearly identifying:

- The location, quantity, and technical rationale for each test to be carried out in each tower.
- The proposed testing schedule, including dates, access requirements, and coordination arrangements with building management and residents.
- The accredited laboratory proposed for all off-site sample analysis, including evidence of current accreditation and scope.
- Method statements for all invasive or semi-destructive testing activities, including procedures for making good after coring or drilling.

10.4 Making Good

All locations where coring, drilling, or any invasive testing is carried out shall be made good by the Consultant promptly following each test activity. All making good shall be completed to a standard acceptable to MPL's Representative and, where applicable, to the satisfaction of the affected resident. Making good shall be completed within forty-eight (48) hours of the invasive test activity.

10.5 Laboratory Testing

All laboratory testing shall be carried out by an accredited laboratory holding appropriate quality management certification. The Consultant shall provide MPL's Representative with the laboratory's accreditation details and scope before testing commences. All laboratory test results shall be submitted with the laboratory's signed test report and chain of custody documentation.

10.3 Professional Assessment of Testing Necessity

The tests listed in Clause 10.2 represent the standard suite of investigations considered appropriate for a Structural Condition Assessment of occupied reinforced concrete high-rise buildings in a marine environment. They are specified as a reference framework and shall not be interpreted as a fixed mandatory list to be executed in full without professional judgement.

Prior to commencing any testing, the Consultant shall review each test specified in Clause 10.2 in light of the following:

- The findings of the desk study and any available original construction and design documentation.
- The findings of the preliminary visual inspection of each tower.
- The observed condition, nature, and severity of defects identified on site.
- The likely diagnostic value of each test in relation to the specific deficiencies observed.
- The physical feasibility and proportionality of each test relative to the overall assessment objectives.

On the basis of this review, the Consultant shall prepare and submit to MPL's Representative a Testing Justification Report for each tower, clearly stating for each test specified in Clause 10.2:

- Whether the Consultant recommends the test be carried out, and the professional justification for that recommendation.
- Whether the Consultant recommends the test be omitted or substituted, together with a clear technical justification for its omission or substitution and, where applicable, a proposed alternative investigation method.
- Whether additional tests not listed in Clause 10.2 are recommended based on site conditions, with full technical justification.

The Testing Justification Report shall be submitted to MPL's Representative as part of the Testing Programme submission (see Section 18, Submittal No. 9). No testing shall commence until MPL's Representative has issued written approval of the Testing Justification Report. The written approval of MPL's Representative shall form the agreed testing scope for each tower and shall supersede the indicative list in Clause 10.2 for the purposes of the engagement.

The Consultant shall bear full professional responsibility for the adequacy and completeness of the approved testing scope. MPL's written approval of the Testing Justification Report does not relieve the Consultant of their professional duty of care. If, during the course of testing, the Consultant forms the view that additional tests are required to adequately assess the structural condition of any element, the Consultant shall notify MPL's Representative immediately and seek written approval before proceeding with any additional testing.

11. STRUCTURAL ANALYSIS AND CALCULATIONS

11.1 General

The Consultant shall undertake structural analysis and engineering calculations as necessary to assess the structural adequacy and safety of each tower, informed by the findings of the desk study, visual inspection, and materials investigation. All structural analysis and calculations shall be carried out by, and signed off by, a Chartered Structural Engineer with appropriate experience in the assessment of existing high-rise reinforced concrete buildings.

11.2 Scope of Analysis

The structural analysis shall include, as a minimum, the following:

- Verification of the structural frame, shear walls, core walls, and foundation system under applicable design loads, in accordance with the relevant Eurocodes and national annexes.
- Assessment of dead loads, imposed loads, wind loads, and loads appropriate to the occupancy, building height, and location in Hulhumalé Phase 2.
- Evaluation of critical structural elements identified during the visual inspection or materials testing as potentially overstressed, deficient, or deteriorated, incorporating the reduced material properties identified from in-situ testing.
- Review of load paths, structural robustness, and overall structural redundancy.
- Assessment of foundation adequacy in relation to the applied loads and any observed evidence of ground movement or differential settlement.

11.3 Software and Methodology

Where computational structural analysis is employed, the Consultant shall use recognised industry-standard structural analysis software. The software name, version, and validation status shall be clearly stated in the assessment report. All analysis models, input data, assumptions, boundary conditions, and results shall be fully documented and submitted as appendices to the relevant tower report.

11.4 Remaining Design Life Assessment

The Consultant shall provide a professional assessment of the remaining structural design life of each tower in its current condition, taking into account the observed rate of deterioration, depth of carbonation front relative to cover depth, measured chloride concentrations, and the condition and protection of the reinforcement. The Consultant shall also provide an assessment of the expected remaining design life following the implementation of the recommended remedial works.

11.5 Peer Review (Recommended)

All structural analysis and engineering calculations shall be subject to an independent peer review by a suitably qualified Chartered Structural Engineer who had no direct involvement in producing the analysis. Documentary evidence of peer review, including the reviewer's name, qualifications, and sign-off, shall be included in the final assessment reports.

12. RISK ASSESSMENT AND SAFETY MANAGEMENT

12.1 Risk Classification

The Consultant shall produce a structured Risk Register for each tower, classifying all identified structural deficiencies and defects by likelihood of consequence and severity of outcome, and assigning each item an overall risk level (Critical, High, Medium, or Low). The Risk Register shall form a primary deliverable within each tower's Structural Assessment Report.

12.2 Immediate Safety Findings

In the event that any inspection finding, test result, or analytical conclusion indicates, in the professional judgement of the Consultant, an immediate risk to the structural safety of the building or to the safety of its occupants, the Consultant shall:

- Immediately notify MPL's Representative verbally, followed by written notification within two (2) hours of the finding.
- Provide a clear, concise written description of the identified risk, its precise location within the tower, the basis for the Consultant's professional judgement, and specific recommendations for immediate protective action.
- Assist MPL in evaluating the appropriate emergency response, which may include temporary propping, restriction of access, or partial or full evacuation of affected areas or floors.

The Consultant shall not defer notification of any immediate safety finding under any circumstances whatsoever. The safety of occupants takes absolute precedence over all programme and commercial considerations.

12.3 Remediation Priority Schedule

The Consultant shall include in each assessment report a prioritised remediation schedule, categorising all identified remediation works as follows:

- **Immediate Action** – Works required urgently to address a Category 1 (Critical) structural safety risk. To be actioned without delay, irrespective of programme.
- **Short-Term Action** – Works required within three (3) months to address Category 2 (Significant) structural deficiencies.
- **Medium-Term Action** – Works required within twelve (12) months as part of a planned structural maintenance programme, addressing Category 3 (Moderate) defects.
- **Long-Term Action** – Works to be incorporated into the planned lifecycle maintenance schedule beyond twelve (12) months, addressing Category 4 (Minor) defects.

12.4 Indicative Cost Estimates

The Consultant shall provide indicative capital cost estimates for all remedial works recommended in the assessment reports. Estimates shall be presented by remediation priority category and by tower, and shall be aggregated in the Consolidated Executive Summary Report. Each estimate shall be accompanied by a clear statement of the basis of the estimate, the level of confidence applicable, and any significant exclusions or assumptions.

13. OCCUPANT SAFETY AND COORDINATION

13.1 General

All three MPL Hiyaa towers are currently occupied by residential tenants. The Consultant shall regard the safety and welfare of building occupants as a paramount and non-negotiable obligation throughout all phases of the structural assessment. All inspection, investigation, and testing activities shall be planned, coordinated, and executed with full regard to the occupied nature of the buildings.

13.2 Resident Notification

The Consultant shall, in coordination with MPL's Representative and the buildings' management, ensure that all residents receive adequate advance notice of any planned access to their units or the common areas serving their floors. The minimum notice period for access to occupied residential units shall be forty-eight (48) hours, unless emergency circumstances require otherwise. All resident communications shall be conducted through MPL and shall be conveyed in a clear and respectful manner.

13.3 Working Hours

Inspection and testing activities within or immediately adjacent to occupied units shall, unless otherwise agreed in writing with MPL's Representative, be restricted to normal working hours between 08:00 and 17:00, Sunday to Thursday. Any works proposed outside these hours shall be submitted to MPL's Representative for approval and shall be communicated to affected residents with adequate advance notice.

13.4 Noise, Dust, and Disruption Control

The Consultant shall take all practicable measures to minimise noise, dust, vibration, and disruption arising from inspection and testing activities. Where invasive testing is required within or adjacent to occupied units, the Consultant shall use appropriate dust containment measures, protect residents' belongings, and restore all affected areas to a clean and serviceable condition immediately following the completion of testing at each location.

13.5 Emergency Response Protocol

The Consultant shall submit to MPL's Representative, before commencing any site activities, a documented Emergency Response Protocol specifically addressing the procedure to be followed in the event that an inspection finding necessitates the immediate evacuation or restriction of access to any

part of an occupied tower. This protocol shall be agreed with MPL and the building management team before site works commence.

14. DELIVERABLES

The Consultant shall produce and submit the following deliverables under this engagement. All documents shall be professionally presented, clearly written, and technically rigorous. All reports shall be authored or co-authored by, and shall bear the signature and professional registration details of, the Lead Structural Engineer.

14.1 Document Register and Gap Analysis Report

To be submitted within fourteen (14) days of Contract Award and before commencement of site works, identifying all available documents, information gaps, and the impact of gaps on the assessment.

14.2 Testing Programme

To be submitted for MPL's written approval not less than twenty-one (21) days before commencement of any testing activities.

14.3 Interim Inspection Findings (per tower)

A brief written summary of inspection findings to be submitted to MPL's Representative within seven (7) days of the completion of each tower's on-site inspection activities, before the final report is produced.

14.4 Individual Tower Structural Condition Assessment Reports (×3)

A separate, standalone Structural Assessment Report for each of Tower 1, Tower 2, and Tower 3, submitted in accordance with the agreed programme. Each report shall include, as a minimum:

- Executive Summary.
- Introduction, scope, methodology, limitations, and access arrangements.
- Desk study summary and document register.
- Visual inspection findings, defect schedule, and annotated defect drawings.
- Materials investigation and testing results with full interpretation.
- Structural analysis methodology, assumptions, and findings.
- Risk Register – classified by severity and urgency.
- Conclusions and recommendations.
- Prioritised remediation schedule with indicative cost estimates.
- Remaining structural design life assessment.
- Interior elements and finishes survey findings – defect schedule, defect maps, and recommendations, in accordance with Section 9.5.
- Building services condition survey findings – observations, deficiency schedule, priority classification, and specialist referral recommendations, in accordance with Section 9.6.
- Remaining structural design life assessment.

- Appendices: full photographic record, raw test data, laboratory reports, and peer-reviewed structural calculations.

14.5 Consolidated Executive Summary Report

A single consolidated report covering all three towers, providing a comparative overview of findings, an overall portfolio risk assessment, and a combined prioritised remediation schedule with aggregate indicative cost estimates. This report shall be suitable for presentation to MPL senior management and the MPL Board.

14.6 Management Presentation

A professionally prepared presentation (Microsoft PowerPoint or equivalent) summarising the key findings and recommendations for all three towers, to be delivered to MPL's senior management at a formal meeting upon submission of the final reports.

14.7 Format of Submissions

All reports shall be submitted in the following formats: three (3) bound hard copies and one (1) electronic copy in both PDF (non-editable) and Microsoft Word (editable) formats. All drawings, defect maps, and appendices shall be included within the electronic submission. Electronic files shall be provided on USB drive or through an agreed secure file transfer method.

15. REPORTING REQUIREMENTS

15.1 Report Structure

Each individual Tower Structural Condition Assessment Report shall be structured in a logical, professional, and clearly navigable format. Reports shall include a title page, table of contents, executive summary, numbered sections, and clearly labelled appendices. Conclusions and recommendations shall be clearly differentiated from observations and background information.

15.2 Clarity and Accessibility

Reports shall be written in clear, professional English, avoiding unnecessary technical jargon where plain language can convey the same meaning. Executive summaries shall be written to be understandable to a non-specialist senior management audience. Technical sections shall provide the level of detail required for a qualified structural engineer to understand, verify, and act upon the findings.

15.3 Photographs

All inspection photographs included in the reports shall be clearly labelled, captioned, and cross-referenced to the relevant defect schedule entry or discussion in the report text. Photographs shall be of sufficient resolution and quality to clearly illustrate the observed condition. A minimum of thirty (30) annotated photographs per tower shall be included in each tower report.

15.4 Drawings and Defect Maps

All defect maps, structural drawings, and annotated drawings included in the reports shall be clearly drawn, legible, accurately referenced to the building grid and floor levels, and shall include a title block, scale bar, north point (where applicable), revision reference, and the name and signature of the authoring engineer.

15.5 Management Presentation

The Consolidated Management Presentation shall be submitted to MPL's Representative not less than five (5) working days before the scheduled presentation date, to allow for MPL's review and any requested amendments before delivery.

16. QUALITY ASSURANCE

16.1 Quality Management System

The Consultant shall implement and maintain a Quality Management System (QMS) for the engagement, conforming to ISO 9001 or equivalent. A summary of the QMS and the quality management approach applicable to this engagement shall be submitted to MPL's Representative for review not less than fourteen (14) days before the commencement of any site activities.

16.2 Inspection and Test Plan

The Consultant shall prepare and submit a detailed Inspection and Test Plan (ITP) for all assessment activities for MPL's Representative's approval before commencement. The ITP shall identify all review points requiring MPL's involvement, the acceptance criteria for each test or inspection activity, and all records to be maintained and submitted.

16.3 Non-Conformance

The Consultant shall maintain a non-conformance register throughout the engagement. Any non-conformance in relation to the specified assessment methodology, testing standards, or reporting requirements shall be recorded, investigated, and resolved in agreement with MPL's Representative. Non-conformance reports shall be submitted to MPL's Representative within twenty-four (24) hours of identification.

16.4 Records Retention

The Consultant shall retain all quality records, raw inspection data, site notes, test records, photographs, laboratory reports, analysis files, and correspondence for a minimum of ten (10) years following the date of final report submission. All records shall be made available to MPL upon request within this period.

17. PROGRAMME AND TIMELINE

17.1 Assessment Programme

The Consultant shall prepare and submit a detailed Assessment Programme using appropriate project management software (Primavera P6, Microsoft Project, or equivalent). The programme shall be

submitted for MPL's Representative's approval within fourteen (14) days of Contract Award and shall be updated fortnightly throughout the engagement. The programme shall address, as a minimum:

- Mobilisation, site familiarisation visit, and desk study activities.
- Submission and approval of the Document Register and Gap Analysis Report.
- Submission and approval of the Testing Programme and ITP.
- Scheduling and phasing of site access and inspection visits for each tower, including coordination with building management.
- Materials investigation and testing activities, including laboratory analysis turnaround periods.
- Structural analysis and calculations, including peer review.
- Submission of interim inspection findings for each tower.
- Drafting, review, and final submission of individual tower reports.
- Submission and presentation of the Consolidated Executive Summary Report.
- Management presentation date.

17.2 Programme Constraints

The programme shall specifically account for:

- The occupied nature of all three towers and the consequent requirements for resident notification, access scheduling, and working hour restrictions.
- Building management constraints, restricted access periods, and any festival or public holiday periods in the Maldives.
- Laboratory turnaround times for all materials testing and analysis.
- The possibility of concurrent assessment activities across multiple towers where this can be achieved efficiently and without compromise to quality.

18. SUBMITTALS SCHEDULE

The Consultant shall submit all documentation at the stages indicated below. MPL's written approval of applicable submittals is required before proceeding to the relevant assessment stage.

No.	Submittal Description	Stage	Submission Deadline
1	Assessment Programme	Pre-Works	Within 14 days of Contract Award
2	Quality Management System (QMS) Summary	Pre-Works	Within 14 days of Contract Award
3	Health and Safety Management Plan (HSMP)	Pre-Works	Before commencement of any site works
4	Emergency Response Protocol (Occupied Buildings)	Pre-Works	Before commencement of any site works
5	Site Familiarisation Visit Report	Pre-Works	Within 7 days of site visit

No.	Submittal Description	Stage	Submission Deadline
6	Document Register and Gap Analysis Report	Desk Study	Within 14 days of Contract Award
7	Inspection and Test Plan (ITP)	Pre-Works	Within 14 days of Contract Award
8	Access and Inspection Plan (all 3 towers)	Pre-Inspection	7 days before first site inspection visit
9	Testing Programme (locations, quantities, methods per tower)	Pre-Testing	21 days before testing commencement
10	Laboratory Accreditation Evidence	Pre-Testing	Before any laboratory testing commences
11	Method Statements for Invasive Testing (RAMS)	Pre-Testing	21 days before testing commencement
12	Interim Inspection Findings – Tower 1	Post-Inspection	Within 7 days of Tower 1 inspection
13	Interim Inspection Findings – Tower 2	Post-Inspection	Within 7 days of Tower 2 inspection
14	Interim Inspection Findings – Tower 3	Post-Inspection	Within 7 days of Tower 3 inspection
15	Draft Individual Tower Reports (×3) – for MPL review	Drafting	As per agreed programme
16	Final Individual Tower Structural Assessment Reports (×3)	Completion	As per agreed programme
17	Consolidated Executive Summary Report	Completion	Within 7 days of final tower report submission
18	Peer Review Sign-Off (appended to tower reports)	Completion	Included with final tower reports
19	Management Presentation (PowerPoint)	Completion	5 working days before presentation date

19. PERSONNEL REQUIREMENTS

The Consultant must demonstrate, using the relevant Proposal Forms, that they have the following key personnel available and committed to this engagement, meeting the minimum qualifications and experience requirements stated below:

No.	Position / Qualifications	No.	Total Exp. (yrs)	RC Building Assessment Exp. (yrs)	Maldives Reg.	Remarks
1	Engagement Manager – Degree in Civil or Structural Engineering. Experience managing structural assessment or technical consultancy engagements.	1	5	5	Ministry of Infrastructure, Housing and Urban Development Registered	Overall responsibility for delivery, quality, and client coordination
3	Senior Structural Inspector – Degree in Civil or Structural Engineering. Proven hands-on experience in condition surveys and detailed structural inspections of multi-storey RC buildings.	1	5	5	Ministry of Infrastructure, Housing and Urban Development Registered	Leads detailed on-site visual inspection for all three towers; full-time on site during inspection activities.
6	HSE Officer – Degree or diploma in Occupational Health and Safety or equivalent. Experience in health and safety management for inspection activities in occupied residential buildings.	1	5	3	Preferred	Full-time on site during all site activities. Specific experience in occupied building safety and working at height is essential.
7	Building Surveyor / MEP Inspector – Degree or diploma in Building Surveying, Mechanical Engineering, Electrical Engineering, or	1	5	3	Preferred	Responsible for the interior elements and finishes survey (Section 9.5) and the building services condition survey (Section 9.6) across all three towers. On site during all inspection activities

No.	Position / Qualifications	No.	Total Exp. (yrs)	RC Building Assessment Exp. (yrs)	Maldives Reg.	Remarks
	equivalent. Experience in condition surveys of building services and interior elements in occupied multi-storey residential buildings.					relevant to these scopes.

The Consultant shall confirm the availability and commitment of all proposed key personnel before Contract Award. Any substitution of key personnel during the engagement shall require MPL's prior written approval. Proposals to substitute personnel shall be submitted in advance with full details of the proposed replacement's qualifications and experience for MPL's review and decision.

21. HEALTH, SAFETY AND ENVIRONMENT

21.1 Health and Safety Management Plan

The Consultant shall prepare, implement, and maintain a comprehensive Health and Safety Management Plan (HSMP) for all activities under this engagement before commencing any site works. The HSMP shall be submitted to MPL's Representative for approval and shall cover, as a minimum:

- The Consultant's Health and Safety Policy and identification of responsible persons at company and site level.
- Risk Assessments and Method Statements (RAMS) for all inspection and testing activities, including working at height, confined space entry, use of power tools, and invasive testing in occupied buildings.
- PPE requirements and provision for all personnel engaged on the assessment.
- Working at height procedures for façade inspections, roof access, and use of access equipment such as scaffolding, mobile elevated work platforms (MEWPs), or rope access.
- Procedures for conducting activities safely within occupied residential units, including dust and noise control.
- Emergency response procedures, including those applicable to immediate structural safety findings.
- Accident and incident reporting procedures and responsible contacts.

21.2 Risk Assessments and Method Statements

Specific Risk Assessments and Method Statements shall be prepared and submitted for each category of site activity before commencement. RAMS shall be reviewed and updated as the assessment progresses to reflect actual site conditions and any changes to the planned methodology. MPL's

Representative reserves the right to request revision of any RAMS considered inadequate before works proceed.

21.3 Incident Reporting

The Consultant shall notify MPL's Representative immediately (verbally) of any accident, incident, or near-miss occurring on site or in connection with the engagement. A formal written incident report shall follow within twenty-four (24) hours. The Consultant shall maintain a site incident and near-miss register throughout the engagement.

21.4 Labour Standards and Welfare

The Consultant shall ensure that all personnel engaged on this assessment, including those of any sub-consultants or specialist testing firms, are employed and treated in full accordance with the labour legislation of the Republic of Maldives. Core international labour standards shall be maintained at all times.

22. DRAWINGS AND REFERENCES

The Consultant shall conduct the structural assessment with reference to all drawings and documents made available by MPL, and any additional information obtained during the desk study from relevant authorities or sources. The following categories of documents, where available, form part of the reference material for this engagement:

- Original Architectural and Structural Design Drawings – Tower 1, Tower 2, and Tower 3.
- Geotechnical Investigation Report and Foundation Design Documentation.
- Original Structural Design Calculations.
- Construction Specifications and Materials Schedules.
- As-Built Drawings (where available).
- Previous Structural Inspection or Condition Survey Reports (where available).
- Building Floor Plans, Unit Schedules, and Occupancy Records.
- Any planning approvals, building permits, or completion certificates held by MPL.

The Consultant shall maintain a current Document Register throughout the engagement, tracking the receipt, review, and use of all reference documents. Where additional drawings or information are issued by MPL's Representative during the engagement, such documents shall be incorporated into the assessment as appropriate and the Document Register updated accordingly.

General Conditions and Notes

- The appointed consultant shall at all times maintain professional indemnity and public liability insurance at levels acceptable to MPL. Proof of current insurance shall be submitted at contract signature.
- All data, reports, and materials produced under this contract shall remain the intellectual property of MPL. The consultant shall not publish or disclose any project information without the prior written consent of MPL.
- The consultant shall comply with all applicable laws and regulations of the Republic of Maldives, including environmental, labor, health and safety, and anti-corruption legislation.
- Any proposed changes to key personnel after contract award require the prior written approval of MPL. Replacement personnel must meet or exceed the qualifications of the original nominee.
- The consultant shall not engage any sub-consultants for material components of the scope without the prior written approval of MPL.
- MPL reserves the right to audit the quality of the consultant's work, including attendance at field surveys.
- The consultant shall make available to MPL all raw data collected during this assignment upon request and as part of the final deliverables package.

Bid Datasheet

The following information and requirements related to Condition Assessment of MPL Hiya buildings shall complement, supplement, or amend the provisions contained in the Instructions to Bidders. In the event of any conflict between the Instructions to Bidders, this Data Sheet, and any annexes or references attached hereto, the provisions contained in this Data Sheet shall prevail and govern.

DS No.	Data	Specific Instructions / Requirements
DS 1.	Announcement No.:	(IUL)113-PD/1/2026/59
DS 2.	Title of Tender:	Condition Assessment of MPL Hiya Buildings
DS 3.	Country / Region Location:	Male' / Maldives
DS 4.	Period of Bid Validity commencing on the submission date	<input checked="" type="checkbox"/> 90 days
DS 5.	Acceptable Currency of Bid	<input checked="" type="checkbox"/> Maldivian Rufiyaa (MVR)
DS 6.	Deadline for submitting requests for clarifications/questions	Date and Time: 9th July 2026 (11:00 AM)
DS 7.	Contact Details for submitting clarifications/questions	tender@port.mv
DS 8.	Manner of Disseminating Supplemental Information to the RFP and responses/clarifications to queries	<input checked="" type="checkbox"/> Direct communication to prospective Proposers by email
DS 9.	No. of copies of Bids that must be submitted	Original: One (1)
DS 10.	Proposal Submission Address	Maldives Ports Limited, Port Building, Boduthakurufaanu Magu, Male'
DS 11.	Deadline of Submission	Date and Time: 16th July 2026
DS 12.	Allowable Manner of Submitting Proposals	<input checked="" type="checkbox"/> Courier/Hand Delivery <input type="checkbox"/> Electronic submission of Bid

DS No.	Data	Specific Instructions / Requirements
DS 13.	Date, time and venue for opening of Proposals	Date and Time: 16th July 2026 (14:00) Venue: MPL Head Office. Opening will be done internally
DS 14.	Required Documents that must be Submitted to Establish Qualification of Bidders (In “Certified True Copy” form only)	<input checked="" type="checkbox"/> Tender Submission Form <input checked="" type="checkbox"/> Financial Proposal (Quotation) <input checked="" type="checkbox"/> Company Profile <input checked="" type="checkbox"/> Relevant Experience <input checked="" type="checkbox"/> Proposed Methodology <input checked="" type="checkbox"/> Work Plan and Project Schedule <input checked="" type="checkbox"/> Equipment and Resources <input checked="" type="checkbox"/> Details of Company Shareholders <input checked="" type="checkbox"/> Company Registration <input checked="" type="checkbox"/> GST Certificate (If applicable) <input checked="" type="checkbox"/> Tax Compliance Certificate <input checked="" type="checkbox"/> Compliance Declarations

Evaluation Criteria

Criterion	Sub-Criteria	Allotted points
Technical (70%)	Firm Experience & Track Record	40
	Proposed Team – Qualifications & Relevant Experience	40
	Methodology and Approach	20
Financial (30%)	Price Bidders must score at least 70/100 technical to proceed. Financial score = (Lowest price /Bidders’ price x 100)	100
TOTAL		200

Announcement Number: (IUL)113-PD/1/2026/59

Bid submission Date: **16th July 2026**

BID SUBMISSION FORM

Subject:

Amount MVR with GST

Amount in Words:

Bid Validity (Days):

Company Name/Name:

Date:

Contact No:

Company Registration

No:

(If individual ID No.)

Company Seal / Signature

Note:

- ***Without this Bid Submission form your proposal will not be accepted.***
- *Please fill in all the contents in this form.*
- *Please submit a copy of Company Registration Certificate with this form & ID card Copy of Owners and Shareholders.*
- *Please submit the declaration of conflict-of-interest form*
- *Please include GST amount in the bid submission form and must submit copy of GST Registration Certificate*
- *Individuals must submit ID card copy.*

CONFLICT OF INTEREST DECLARATION

To: Maldives Ports Limited (MPL)
Subject: Conflict of Interest Declaration
Date: **16th July 2026**
Tender Title: **Condition Assessment of MPL Hiyaa Buildings**

[The Bidder shall fill in and submit this form with the Bid]

I, the undersigned, as the authorized signatory for **[Insert Company Name]**, hereby declare the following:

1.1 Does your company, any director, employee, or agent of the company have any actual or potential conflict of interest with any MPL personnel, other bidders, or third parties involved in this tender?

Yes

No

If **Yes**, please provide details of the conflict of interest below:

Details of Conflict of Interest (if applicable):

[Insert specific details of the conflict, including any relationships or interests that may cause bias, interference, or an unfair advantage in the tender process.]

It is mandatory to declare all Conflict(s) of Interests to any Maldives Ports Limited Employee/Board of Directors/any Vendor, financial, non-financial or otherwise.

The disclosure must be made as per the table below

Employee/Director Name	NID No.	Designation & Department	Relationship

Commitment to Fairness and Ethical Conduct

- Should we become aware of the potential for such a conflict, will report it immediately to Maldives Ports Limited.
- That neither we, nor any of our employees, associates, agents, shareholders, partners, consultants or their relatives or associates have entered into corrupt, fraudulent, coercive or collusive practices in respect of our bid or proposal.
- We understand our obligation to allow Maldives Ports Limited to inspect all records relating to the preparation of our bid and any contract that may result from such, irrespective of if we are awarded a contract or not.
- That no payments in connection with this procurement exercise have been made by us or our associates, agents, shareholders, partners or their relatives or associates to any of the staff, associates, consultants, employees or relatives of such who are involved with the procurement process on behalf of Maldives Ports Limited, Client or Employer.

DECLARATION

We confirm that this declaration is made in good faith, with full understanding of its implications under the applicable laws of the Maldives.

Authorized Signatory:
Signed on behalf of [Bidder Name]:
Name: __
Position: __
Address: __
Date: __

Authorized Representative:
(Signature)
(Company Seal, if applicable)