



Ministry of Tourism and Civil Aviation
Male', Republic of Maldives

INVITATION FOR BIDS

IFB No: (IUL)88-PS/88/2026/141

Date: 23rd August 2026

INVITATION FOR BIDS (THE "IFB") FOR THE LEASE, DEVELOPMENT, OPERATION AND MANAGEMENT OF INTEGRATED TOURIST RESORTS

1. The Government of Maldives (hereinafter referred to as the "Government") represented by the Ministry of Tourism and Civil Aviation (hereinafter referred to as the "Ministry"), hereby announces public tendering for the lease, development, operation, and management of Integrated Tourist Resorts in the below mentioned islands and plot of lagoon (hereinafter referred to as the "Islands"), with the specified number of beds (Refer to [Annex - 1](#)).

Table 1: List of islands and plot of lagoons announced for Integrated tourism development

No #	F. Code	Atoll	Island name	Est. Size (Ha)	Proposed minimum number of beds	Available for reclamation (Yes/No)	GPS Coordinates
1	RF1822	Dhaalu	Kudahuvadhoo Falhu	200 (164.3 Hac shallow lagoon)	500	Yes	2° 45' 10.029" N, 72° 51' 2.021" E
2	LD0806	Gaafu Alifu	Lhossaa	11.56	400	No	73° 12' 6.888" E, 0° 49' 12.160" N
	LD1682		-	0.24			0° 48' 52.979" N, 73° 12' 12.040" E
	LD0301		Maakanaarataa	1.76			73° 12' 25.654" E, 0° 48' 43.061" N
3	LD0911	Gaafu Alifu	Maarehaa	15.60	400	No	73° 33' 49.977" E, 0° 27' 41.226" N





4	LD0575	Gaafu Dhaalu	Kadevaarehaa	5.06	300	Yes	0° 25' 41.668" N, 73° 0' 13.611" E
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- 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.
- The island shall be leased for a period of 50 (Fifty) years pursuant to Section 9 of the Law Number 2/99 (Maldives Tourism Act).
- The **Islands** shall be granted a construction period of **36 (Thirty-Six) months** from the date of execution of the Lease Agreement, while **plot of lagoon** shall be granted a construction period of **48 (Forty-Eight) months** from the date of execution of the Lease Agreement.
- The Bidder shall propose an amount not less than the minimum amount specified below, which shall be payable to the Government as the lease acquisition cost (the “LAC”) for the Islands. The LAC shall be paid on or before 60 (Sixty) days from the date of the Letter of Award (“LOA”) for the acquisition of the leasehold rights to the Islands.

Table 2: Details of the Islands with minimum LAC requirements

No#	F. Code	Atoll	Island name	Est. Size (Ha)	Minimum LAC (USD)
1	RF1822	Dhaalu	Kudahuvadhoo Falhu	200 (164.3 Hac shallow lagoon)	7,000,000
2	LD0806	Gaafu Alifu	Lhossaa	11.56	1,540,000
	LD1682		-	1.76	
	LD0301		Maakanaarataa	0.24	
3	LD0911	Gaafu Alifu	Maarehaa	15.60	1,772,000
4	LD0575	Gaafu Dhaalu	Kadevaarehaa	5.06	1,053,000

- 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 Annex II, Sample form 2 of the Bidding Documents, and valid for **150 (One hundred and Fifty) calendar days** beyond the Bid Opening Date (hereinafter referred





to as the “Bid Security”). The aforementioned **150 days** will be counted excluding the Bid Opening Date and inclusive of the Bid Expiry Date.

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.

Table 3: Criteria to evaluate and compare Substantially Responsive Bids

No #	Category	Marks (%)
1	<u>Pre-requisite:</u> Proof of financial capacity- 20% Equity of projected investment. (Minimum Investment Value per room - \$100,000)	Yes/No
2	<u>Price (Lease Acquisition Cost (LAC)):</u> (Proposed LAC by the bidder / Highest proposed LAC) x 60	60
3	<u>Low Carbon Development: Renewable Energy Usage</u> - 0 – 30% ; (2.5 marks) - 30.1% – 40% ; (5 marks) - 40.1% – 60% ; (10 marks) - 60.1% – 80% ; (15 marks) - 80.1% – 100% ; (20 marks)	20
4	<u>Corporate Social Responsibility (CSR) Contribution:</u> (Proposed CSR contribution by the bidder / Highest proposed CSR contribution) x 20	20

8. Furthermore, the successful bidder must comply with the agreed propositions during the operational stage of the resort. Any failure to do so will result in fines on a pro-rata basis for the weightage of the marks scored, as stated below.

#	Category	Applicable financial penalty (USD)
1	Low Carbon Development	Up to USD 500,000 (Five Hundred Thousand United State Dollars)

9. 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, and its surrounding waters, which in particular identifies any deteriorating conditions of the same and further provides appropriate recommendations for addressing such issues. All environmental assessments, mitigation measures, and development approvals shall be subject to the requirements set out under Regulation No. 2023/R-163 and any applicable subordinate environmental regulations.

10. 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.
11. Interested parties may obtain further information and purchase Bidding Documents from **24th August 2026 to 22nd November 2026**, between **09:00hrs to 13:00hrs**, via email to leasing@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 with the announcement.
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 2,500** (Two thousand five hundred United States Dollars Only) for locals, and **USD 3,000** (Three thousand 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 and the application form is signed by a person other than the Managing Director, a Board Resolution granting Power of Attorney must be submitted, authorizing the person signing the application form and tender documents on behalf of the company.
If the bidder is a registered partnership, a Power of Attorney must be submitted authorizing the person signing the application form and tender documents on behalf of the partnership.





This requirement does not apply to individual bidders signing their own application forms and bids.

- b) If the bidder is an individual, a copy of their national identity card or passport. If the bidder is a company or a partnership a copy of the registration certificate.
15. Upon submission of the application form, the Ministry shall issue a payment voucher for the purchase of the bidding documents, for the amount specified in **Clause 13** of the IFB. Payment for the bidding documents shall be made to the Maldives Inland Revenue Authority (hereinafter referred to as “MIRA”). 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. A pre-bid meeting for interested parties will be conducted virtually via **Microsoft TEAMS at 10:00 hrs (GMT+5) on Monday, 07th September 2026 and Monday, 05th October 2026**. Parties wishing to participate must email to leasing@tourism.gov.mv expressing their interest. The email must include the IFB number, participant’s full name, email address, contact phone number, and company name (if applicable). Requests to participate must be submitted **no later than one day before each information session, by 1200 hrs on Sunday, 06th September 2026 for the first session and by 1200 hrs on Sunday, 04th October 2026** for the second session.
20. Bids are to be delivered at **10:00hrs on Monday, 23rd November 2026**, to the address below or any other venue that the Ministry may announce;

Ministry of Tourism and Civil Aviation

5th Floor, Velaanaage

Ameer Ahmed Magu

Male’, Republic of Maldives





Telephone: + (960) 302 2200, + (960) 302 2266, Facsimile: + (960) 332 2512

Email: leasing@tourism.gov.mv

Website: <http://www.tourism.gov.mv>

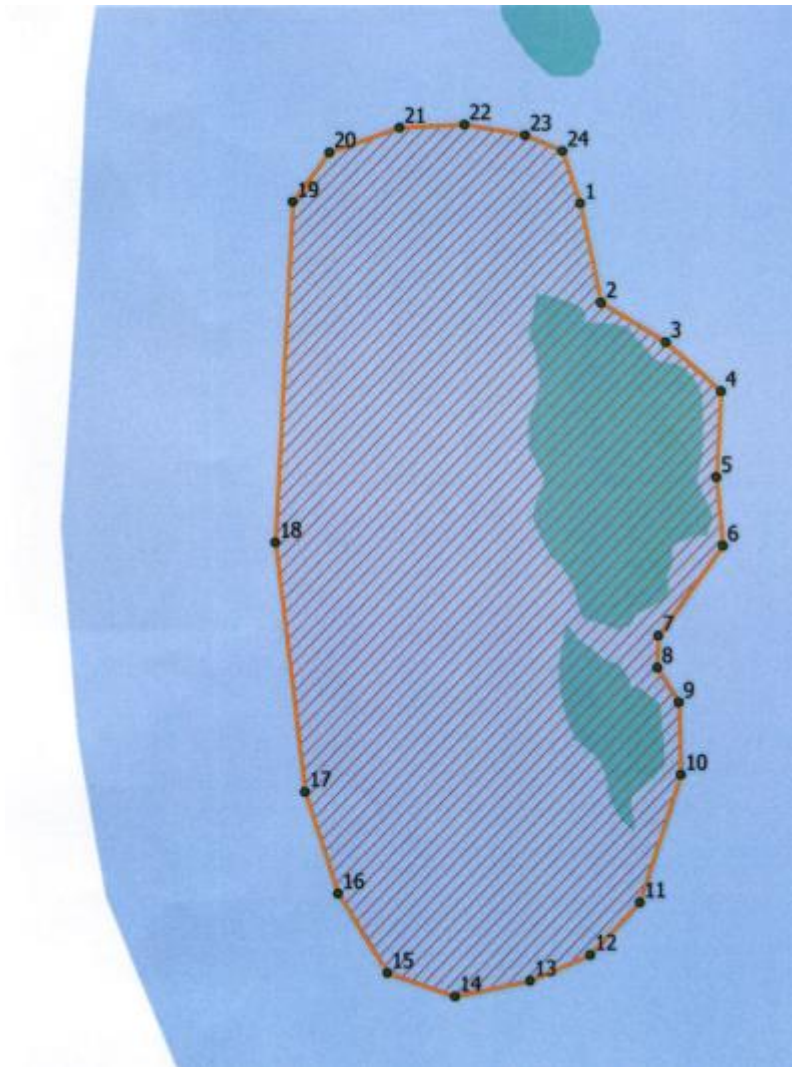
21. Bids will be opened in the presence of bidders or their representatives who choose to attend the event at the respective time and date stated on IFB **Clause 20** at the office of the Ministry or at any other venue that the Ministry may announce.
22. Any change to the venue for the event pursuant to IFB **Clause 20** 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.





Annex – 1

No #	F. Code	Atoll	Island name	Est. Size (Ha)	Proposed minimum number of beds	Available for reclamation (Yes/No)	GPS Coordinates
1	RF1822	Dhaalu	Kudahuvadhoo Falhu	200 (164.3 Hac shallow lagoon)	500	Yes	2° 45' 10.029" N, 72° 51' 2.021" E



ID	longitude	latitude
1	072° 49' 56.38" E	02° 47' 52.35" N
2	072° 49' 58.17" E	02° 47' 44.02" N
3	072° 50' 3.69" E	02° 47' 40.8" N
4	072° 50' 8.39" E	02° 47' 36.8" N
5	072° 50' 8.0" E	02° 47' 29.75" N
6	072° 50' 8.56" E	02° 47' 24.16" N
7	072° 50' 3.06" E	02° 47' 16.76" N
8	072° 50' 2.97" E	02° 47' 14.13" N
9	072° 50' 4.8" E	02° 47' 11.27" N
10	072° 50' 4.96" E	02° 47' 5.33" N
11	072° 50' 1.45" E	02° 46' 54.8" N

ID	longitude	latitude
13	072° 49' 52.11" E	02° 46' 48.41" N
14	072° 49' 45.73" E	02° 46' 47.14" N
15	072° 49' 39.93" E	02° 46' 49.09" N
16	072° 49' 35.74" E	02° 46' 55.58" N
17	072° 49' 32.94" E	02° 47' 4.0" N
18	072° 49' 30.43" E	02° 47' 24.49" N
19	072° 49' 31.89" E	02° 47' 52.5" N
20	072° 49' 35.02" E	02° 47' 56.62" N
21	072° 49' 41.01" E	02° 47' 58.67" N
22	072° 49' 46.54" E	02° 47' 58.93" N
23	072° 49' 51.7" E	02° 47' 58.03" N





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