
DEVELOPMENT OF AN INSTITUTE AT REETHIGAS COMMERCIAL PHASE 2

Number: HDC (161)-PLM/IU/2026/252
BIDDING DOCUMENTS

Hulhumalé, Republic of Maldives
16th September 2026

Letter of Invitation to Tender

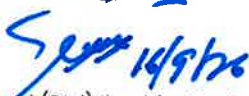
Date: 16th September 2026

Invitation of Tenders No: HDC (161)-PLM/IU/2026/252

- Housing Development Corporation Limited invites sealed tenders from eligible bidders for the **"DEVELOPMENT OF AN INSTITUTE AT REETHIGAS COMMERCIAL - PHASE 2"** and the remedying of any defects therein, as per the requirement given by the employer.
- Tenderers shall declare all Conflict(s) of Interests to any HDC employee/HDC Board of Directors/any vendor, financial, non-financial or otherwise.
- Tenderers shall register as a vendor prior to the bid submission date stated below in Clause 9 via the "Vendors" tab in the portal.
- A complete set of the tender documents can be obtained by the interested Tenderers from HDC's portal link: <https://bids.hdc.mv>
- Tenders must be uploaded to the portal prior to the deadline mentioned below in Clause 9. It is recommended to encrypt the tender document when uploading the file. If the bid is encrypted, the bidder shall share the password during the bid opening stage. Failure to share the password during the bid opening stage will render in disqualification of the bid.
- A representative for each bidder shall attend the bid opening session. Failure to attend the bid opening session will render disqualification of the submitted bid.
- Original bid security must be submitted to the office mentioned below in Clause 9, not later than the bid submission deadline, in accordance with the Instructions to Bidders (Section 2), in the amount of MVR 150,000.00 (Maldivian Rufiyaa One Hundred Fifty Thousand). Failure to submit the original bid security will render disqualification of the submitted bid.
- Tenders will be opened in a session to be held at the office mentioned below in Clause 9, and in the presence of representatives of tenderers who attend the opening session/meeting. This session will take place at the time and date tabulated in Clause 9 of this section or such other time and date as may be notified to the tenderers at a later stage.
- Dates and timing for the tender process.

ACTIVITY	TIME & DATE	VENUE
Pre- Bid Meeting	1100HRS 23 rd September 2026	Pre-bid session will be conducted via Zoom Meeting: Link: https://bit.ly/4htn7Ro
Site Visit (Mandatory)	1400HRS 23 rd September 2026	HDC Building, Ground Floor
Deadline for written inquiries by potential bidders:	1200HRS 24 th September 2026	Queries shall be raised via the portal: https://bids.hdc.mv Clarification of the inquiries will be published at: https://bids.hdc.mv
Deadline for Bid submission:	1100HRS 1 st October 2026	Bids shall be submitted Via the portal: https://bids.hdc.mv
Deadline for Bid opening:	1100HRS 1 st October 2026	Procurement Meeting Room, Housing Development Corporation Ltd., Ground Floor, HDC Building, Hulhumale'

Yours Sincerely,



Colonel (Rtd) Ibrahim Rashad

Deputy Director

Housing Development Corporation Ltd. (Employer)



C 793/2008

Relevant Background Information

Given below is the relevant background information.

1. Project's Scope:

The scope of work is the ***DEVELOPMENT OF AN INSTITUTE AT REETHIGAS COMMERCIAL – PHASE II*** and remedying the defects therein includes the following works, in accordance to the Employer's Requirements, Drawings, Specifications and Bill of Quantities.

2. Design and Specifications:

The Employer will provide the detail design drawings, finishing schedule and technical specifications as listed in these Employer's Requirements.

Any details not shown in the attached drawings, but are required for the completion of the project, shall be prepared by the Contractor and approved by the Employer. Contractor shall also prepare all necessary shop drawings for the completion of the Works.

Contractor may propose alternatives to the proposed specifications during the project implementation, however it will be subject to acceptance and approval of the Employer.

3. Type of Contract and Agreement:

The agreement will be based on the Conditions of Contract for Construction," Second Edition 2017, prepared by the Fédération Internationale des Ingénieurs -Conseils (FIDIC), with further amendments.

The Contract will be a Lump Sum Contract. The Works shall be measured, and valued for payment using the Bill of Quantities. This method of payment will be used as a progress monitoring tool.

4. Method of Implementation:

The Contractor will be expected to bring in all Materials, machinery, equipment and necessary labour for the Permanent and Temporary Works. The Contractor will be expected to provide food and lodging for all management staff and labour at Site. The Contractor will have to conform to the Laws of the Republic of Maldives in all respects in executing the Works.

5. Time for Completion:

The duration for completion of the Works has to be proposed by the bidder (Maximum 90 calendar days).

6. Customs Duties and Taxes:

All duties, taxes, (such as but not limited to; Goods and Services Tax (GST), Withholding Tax (WHT), Business Profit Tax (BPT)) and other levies payable by the Contractor under the Contract, or for any

other cause, as of the date 28 days prior to the deadline for submission of bids, shall be deemed to be included in the rates and prices and the total price submitted by the Tenderer.

7. Funding:

Employer's own equity.

8. Advance payment:

The Contractor will be entitled to an advance payment of maximum 15% of the Accepted Contract Amount, upon submission of an acceptable Bank Guarantee.

9. Performance Security:

The Contractor will have to submit a Performance Security equal to 10% (Ten percent) of the Contract Price. This Security should be valid throughout the Contract and Defects Notification Period plus 70 days for administrative purposes.

10. Retention Monies:

Deducted at 10% of each and every interim payment, up to maximum 5% (Five percent) of the Contract Price shall be retained until the Date of Completion. The first half of the retention will be released with the first re-payment upon completion, and the second half will be released upon issuance of the Performance Certificate

11. Defects Notification Period:

The Defects Notification Period/Maintenance Stage will be 365 calendar days after practical completion and handover of the Works.

12. Liquidated damages:

Liquidated penalty damages will be levied at the rate of 0.25% (naught point two five percent) for each and every day's delay in completion by the Contractor, up to a maximum of 10% (Ten percent) of the final Contract Price.

13. Language of Contract:

The language of the Contract shall be English and the Contractor will be expected to have site staff competent in English or provide translators where necessary.

14. Submission of Bids:

All applicants who have obtained Bid Documents will be expected to submit their Bids within the dates as specified in Section 1 (Invitation to Tender).

15. Validity of bids:

Validity period of the Bid will be 90 days from the date of submission.

16. Bid Security

Bid security of this Project is MVR 250,000.00 (Maldivian Rufiyaa Two Hundred Fifty Thousand).

17. Material transport to the Site

For the transport of the Materials to the Site(s), Contractor has to follow the local rules and regulations and has to bear all the cost involved.

18. Contractor's Yard (Temporary Land)

No temporary land will be allocated for Contractor's temporary facilities, Plant, machinery, vehicles, etc. All necessary logistics & safe transportation of Materials to the Site shall be part of Contractor's scope & respective costs shall be included in the Contract amount. Contractor shall make own arrangements for storage of Materials, Plant and equipment and staff accommodation and offices. Any allocation of space for material storage shall be subject to availability and solely at Employer's discretion.