Information Sheet on Land Leasing for Developing and Operating Tourist Hotels, Guesthouses, and Other Tourism-Related Businesses in GDh. Hoandedhdhoo

1. Lands to be leased:

   1.1 The following numbered plots will be leased for businesses:

   - 72.1.4 (Land size 5000 square feet 100 x 50)
   - 72.1.5 (Land size 5000 square feet 100 x 50)
   - 72.1.6 (Land size 5000 square feet 100 x 50)
   - 72.1.6 (Land size 4423.967 square feet)

2. Point Allocation System:

   2.1.Monthly Rent (60%)

   - Proposed Rent (40%): 40% of the points are awarded based on the proposed annual rent. Bidders with the highest price per square foot receive the most points.
   - Minimum Rent: The proposed rent must be at least MVR 8.00 per square foot per year.
   - Proposed Rent Revision Percentage (20%): 20% of the points are rewarded based on the proposed percentage increase for rent revision every five years, with a range of 20% to 40% or more. Bidders proposing the highest percentage receive the most points.

   - Lease Acquisition Cost (15%)

     Points will be awarded for the highest proposed lease acquisition cost, with a minimum requirement of MVR 20,000.00. The Lease Acquisition Cost (LAC) must be paid to the Council within three months of signing the agreement. Failure to make this payment will result in termination of the agreement.

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- Financial Capability (15%)

  Points are awarded based on the highest average account balance (personal and business) over the past year, with the highest balance receiving the most points.

- Social Responsibility (10%)

  Points are awarded for valuable social responsibility initiatives proposed by the bidder. Proposal submissions should include details and estimated costs for these initiatives.

Permitted Business Activities on the Land:

- Guesthouse
- Tourism-related Activities
- Other Activities: Any additional activities require permission from the council.

Required Investment on the Land:

- Permanent structures must meet standards set by the council.
- Drawings of permanent structures must be included in the proposal.
- Any modifications to the structures after construction require council approval.

General Conditions:

- Lease Duration: 30 years.
- Grace Period: A 2-year rent-free period is provided for development purposes.
- Land Usage: The land must be used for the purposes specified above; any other use requires council approval.
- Early Termination: If the lease is terminated early by the lessee, rent for the next year must be paid. No compensation will be given for investments made on the land.

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- Land Use Plan: A land use plan showing permanent and temporary structures must be included in the proposal. This plan must clearly indicate the permanent and temporary structures, along with their respective dimensions. Furthermore, if facilities such as toilets and kitchens are to be constructed, plumbing and drainage drawings must be submitted. If the set of drawings is not submitted alongside the proposal, the bid form will be disqualified. Upon winning the bid, a detailed set of drawings approved by the relevant authority must be submitted to the Council within the rent-free grace period. Failure to submit them as required shall grant the Council the authority to repossess the land and seek compensation for damages.
- Investment Plan: An investment plan with a timeline must be included in the proposal.

- A proposal must be submitted along with the land lease application form. This proposal must contain the information specified below. Information in addition to the details stated may also be included in the proposal. Proposals lacking this information will be considered incomplete, and the bid form will be disqualified.
  - Proponent's information.
  - Proposed activities to be carried out on the land and the methodology of execution.
  - Details of the proposed investment (indicating the financial amount). 5.8.4 Business sustainability and development plan.
  - Project implementation timeline.
  - Corporate Social Responsibility (CSR) (specifying the monetary value or material goods).
- Voluntary Termination: The lessee must leave permanent structures undamaged and clean up the land, with no compensation for structures.
- Waste Disposal: Waste must be disposed of safely, without dumping on surrounding areas.
- Compliance: No activities violating Maldivian laws and regulations are allowed.

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- Lease Renewal Preference: If the lease term expires and the land is re-advertised, the current lessee may lease the land if they propose a higher price than the highest-scoring bidder.
- Upon signing the land lease agreement, the lessee must compensate the owners of any trees and plants on the land. The council will assist in identifying the owners to facilitate this compensation process.
- Eligibility Requirements:
  - Company, cooperative, and business registration documents must be submitted with the proposal.
  - Only businesses registered under Law No. 2014/18 (Business Registration Act) and 2014/19 (Sole Proprietorship Registration Act) are eligible.
- Bid Submission: Proposals must be submitted using the form sold by this council, costing MVR 1,000. Additional information and documents may be attached to the form.

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	PROJECT: GUEST HOUSE - ANTHUNARU	DRAWING NO: 1 of 1 SCALE: - DATE: 03rd Oct 2026

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