



MINISTRY OF TOURISM
REPUBLIC OF MALDIVES

IFB No: (IUL)88-PS/88/2021/88

Date: 31st October 2021

Invitation for Bids (the "IFB") for the Lease, Development, Operation and Management of a Tourist Resort

1. The Government of Maldives (hereinafter referred to as the "**Government**") represented by the Ministry of Tourism (hereinafter referred to as the "**Ministry**"), hereby announces public tendering for the lease, development, operation and management of a Tourist Resort in the below mentioned uninhabited islands or plot of land in uninhabited island (hereinafter referred to as the "**Islands**"), with the specified number of beds.

No#	Atoll	Island name	Est. Size (Ha)	Proposed minimum number of beds	Available for reclamation (Yes/No)	GPS Coordinates
1	Haa Alif	Alidhuffarufinolhu	3.00	230	Yes	6°51'39"N 73°6'16"E
2	Haa Alif	Medhafushi	10.90	320	No	7°0'38"N 72°56'2"E
3	Haa Dhaal	Kudafarufasgan'du	1.20	230	Yes	6°42'43"N 72°55'30"E
4	Shaviyani	Kudalhaimendhoo	14.70	430	Yes	6°0'54"N 73°17'44"E
5	Raa	Eh'thigili (with 10 Hectares from R. Alifushi Lagoon)	10.90 + 10	290	Yes	5°58'43"N 72°56'17"E
6	Meemu	Seedheehuraa	1.28	230	Yes	2°51'28"N 73°33'28"E
		Seedheehuraa Veligan'du (with Seedheehuraa)	3.00			2°51'34"N 73°33'15"E
7	Meemu	Maausfushi	10.40	290	No	2°48'14"N 73°26'1"E
8	Faafu	En'bulufushi	1.00	230	Yes	3°8'4"N 73°1'6"E
9	Faafu	Jinnathugau	0.89	230	Yes	3°12'1"N 72°59'53"E
10	Thaa	Kaaddoo	3.9	230	Yes	2°16'54"N 73°15'16"E



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11	Thaa	Olhufushi	3.00	230	Yes	2°21'57"N 72°54'31"E
		Olhufushifinolhu (with Olhufushi)	0.54			2°22'17"N 72°54'30"E
12	Laamu	Kashidhoo	3.1	230	Yes	1°55'9"N 73°15'12"E
13	Laamu	Bodumun'yafushi	3	230	Yes	1°59'20"N 73°18'30"E
14	Laamu	Dhonberahaa	1.44	230	Yes	2°4'16"N 73°32'9"E
	Laamu	Holhurahaa (with Dhonberahaa)	0.6			2°4'6"N 73°32'20"E
15	Gaaf Alif	Maarehaa	17.00	490	No	0°27'41"N 73°33'50"E
16	Gaaf Alif	Funadhooviligilla	5.00	150	No	0°34'10"N 73°31'12"E
17	Gaaf Dhaal	Kan'dahalagalaa	7.4	210	No	0°13'30"N 73°13'0"E
18	Gaaf Dhaal	Fereythaviligilla (as a cluster)	1.4	230	Yes	0°22'19"N 73°1'26"E
		Dhekaan'baa (with Fereythaviligilla)	2.39			0°22'25"N 73°1'21"E
		Koderataa (with Fereythaviligilla)	2.5			0°22'4"N 73°1'31"E
		island on coordinate number 0°22'12.86"N 73°1'28.98" E	2.97			0°22'12.86"N 73°1'28.98"E

2. 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.
3. The islands shall be leased for a period of 50 (Fifty) years pursuant to Section 8 of the Law Number 2/99 (Maldives Tourism Act).
4. The islands shall be granted a construction period of 36 (Thirty Six) months from the date of signing the lease agreement. Islands eligible for reclamation may be granted an additional period of up to 18 months based on their proposed development concept.



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5. The Bidder is required to propose an amount of no less than below specified amounts which shall be paid to the Government as the lease acquisition cost (hereinafter referred to as the "LAC") of the Islands, to be paid, on or before 60 (Sixty) days from date of the Letter of Award for the acquisition of the leasehold rights of the islands. (hereinafter referred to as the "LOA").

No#	Atoll	Island name	Est. Size (Ha)	Minimum LAC (USD)
1	Haa Alif	Alidhuffarufinolhu	3.00	350,000
2	Haa Alif	Medhafushi	10.90	875,000
3	Haa Dhaal	Kudafarufasgan' du	1.20	200,000
4	Shaviyani	Kudalhaimendhoo	14.70	1,000,000
5	Raa	Eh'thigili (with 10 Hectares from R. Alifushi Lagoon)	10.90 + 10	250,000
6	Meemu	Seedheehuraa	1.28	875,000
	Meemu	Seedheehuraa Veligan' du (with Seedheehuraa)	3.00	
7	Meemu	Maausfushi	10.40	1,500,000
8	Faafu	En'bulufushi	1.00	350,000
9	Faafu	Jinnathugau	0.89	350,000
10	Thaa	Kaaddoo	3.9	700,000
11	Thaa	Olhufushi	3.00	700,000
		Olhufushifinolhu (with Olhufushi)	0.54	
12	Laamu	Kashidhoo	3.1	700,000
13	Laamu	Bodumun'yafushi	3	700,000
14	Laamu	Dhonberahaa	1.44	500,000
		Holhurahaa (with Dhonberahaa)	0.6	
15	Gaaf Alif	Maarehaa	17.00	1,400,000
16	Gaaf Alif	Funadhooviligilla	5.00	700,000
17	Gaaf Dhaal	Kan'dahalagalaa	7.4	875,000



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18	Gaaf Dhaal	Fereythaviligilla (as a cluster)	1.4	700,000
		Dhekaan'baa (with Fereythaviligilla)	2.39	
		Koderataa (with Fereythaviligilla)	2.5	
		island on coordinate number 0°22'12.86"N 73°1'28.98" E	2.97	

6. 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 Form 2 in Annex II 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"**).
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.

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	Price (Lease Acquisition Cost (LAC)) (Proposed LAC by the bidder / Highest proposed LAC) x 60	60
3	Low Carbon Development: a) Up to 60.1% to 70% Renewable Energy Usage (7 marks) - 0 – 10% ; (1 mark) - 10.1% – 20% ; (2 marks) - 20.1% – 30% ; (3 marks) - 30.1% – 40% ; (4 marks) - 40.1% – 50% ; (5 marks) - 50.1% – 60% ; (6 marks) - 60.1% – 70% ; (7 marks) b) Energy Efficiency propositions; 1 mark per each proposition (3 marks)	10
4	Discouragement of unsustainable practices a) Construction of harbour (-5 marks) b) Clearance of natural vegetation greater than 40% (-2 marks) c) Proposed reclamation for reclamation restricted islands (-10 marks)	-17



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5	<p>Socio- Economic:</p> <p>a) Increase Gender Parity (Minimum 5%, up to 10% of local females:5 marks, minimum 5%, up to 10% of local female in mid-management: 5 marks) (10 marks)</p> <p>b) Proposed local Staff Parity up to 70% of locals (10 marks)</p> <ul style="list-style-type: none">- 45% - 55% ; (3 marks)- 55.1% - 65%; (7 marks)- 65.1% - 70%; (10 marks)	20
6	<p>Contribution to Tourism Trust Fund – Training fund (Proposed contribution to the training fund by the bidder / Highest proposed contribution to the training fund) x 10</p> <p><i>50% of this contribution has to be made as an upfront payment with the LAC. The pending contribution shall be made over a period of 5 years after the commencement of operations.</i></p>	10

8. Further, the successful bidder has to 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	<p>Low Carbon Development:</p> <p>a) Up to 60.1% to 70% Renewable Energy Usage</p> <p>b) Energy Efficiency propositions; 1 mark per each proposition</p>	Up to USD 500,000 (Five Hundred Thousand United State Dollars)
2	<p>Discouragement of unsustainable practices</p> <p>a) Construction of harbour</p> <p>b) Clearance of natural vegetation greater than 40%</p> <p>c) Proposed reclamation for reclamation restricted islands</p>	Up to USD 500,000 (Five Hundred Thousand United State Dollars)
3	<p>Socio- Economic:</p> <p>c) Increase Gender Parity</p> <p>d) Proposed local Staff Parity up to 70% of locals</p>	Up to USD 500,000 (Five Hundred Thousand United State Dollars)



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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 islands, and its surrounding waters, which in particular identifies any deteriorating conditions of the same and further provides appropriate recommendations for addressing such issues. In addition, a land survey report of the islands produced by a Ministry's approved surveyor shall be submitted to the Ministry within the period of 60 (Sixty) calendar days stated herein.
10. The Highest Bidder shall pay the LAC pursuant to the terms of the LOI and failure of which will result in the following;
 - a) Cancellation of the LOA; and
 - b) Forfeiture of the Bid Security; and
 - c) Awarding a new LOA to the next Highest Bidder under the terms of clause 7.
11. Interested parties may obtain further information and purchase the Bidding Documents from **31st October 2021** up to the **24th February 2022**, between **09:00hrs to 13:00 hrs**, at the following address or via email to planning@tourism.gov.mv.

Ministry of Tourism

5th Floor, Velaanaage

Ameer Ahmed Magu

Male', Republic of Maldives

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

Email: planning@tourism.gov.mv

Website: <http://www.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 from the Ministry's reception or from the Ministry's website.
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, companies or partnerships registered shall be **USD 2,250** (Two thousand two hundred and fifty United States Dollars Only) for locals and **USD 3,250** (Three thousand two hundred fifty United States Dollars Only) for foreign entities. This payment is non – refundable.



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14. The Application Form shall be accompanied by:
- a) If the Bidder is a registered company, a board resolution granting the power of attorney to the person who will be signing the application form and tender documents on behalf of the company. If the bidder is a registered partnership, power of attorney to the person who will be signing the application form and tender documents on behalf of the partnership. This however, will not be applicable to individual bidders signing their application forms and their own bids.
 - b) If the Bidder is an individual a copy of their national identity card or passport. If the applicant is a company or partnership for individuals copy of the registration certificate.
 - c) Payment for the Bidding Documents as specified in Clause 13, which shall be paid to the Maldives Inland Revenue Authority (hereinafter referred to as the "MIRA").
15. 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 herein.
19. **Pre-bid meetings** to provide information for interested parties shall be held **virtually** through ZOOM, as follows:
- **Session 1 - 10:00 hrs Thursday, 04th November 2021**
 - **Session 2 - 10:00 hrs Thursday, 20th January 2022**

Those who wish to participate in the information session must email to planning@tourism.gov.mv expressing the interest with name, email address and phone number, before 1200hrs on 3rd November 2021 and 19th January 2022 respectively.



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20. Bids are to be delivered as follows, to the address in IFB Clause 11 or any other venue that the Ministry may announce;
- Bids submitted for **Haa Alif, Haa Dhaal, Shaviyani and Raa Atoll** islands - **Before 10:00 hrs on Sunday, 27th February 2022.**
 - Bids submitted for **Meemu, Faafu and Thaa Atoll** islands - **Before 13:00 hrs on Sunday, 27th February 2022.**
 - Bids submitted for **Laamu, Gaaf Alif and Gaaf Dhaal Atoll** islands – **Before 10:00 hrs on Monday, 28th February 2022.**
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 11 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.