بسم الله الرحمن الرحيم

MINISTRY OF TOURISM
REPUBLIC OF MALDIVES

IFB No: (IUL)88-PS/88/2020/76 Date: 31st December 2020

Invitation for Bids (hereinafter referred to as 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 (a copy of the map of the islands is attached as **Annex III**).

No#	Atoll	Island name	Size (Ha)	Proposed minimum number of beds	Reclamation Restricted Islands Yes/No	GPS Coordinates
1	Haa Alifu	Alidhuffarufinolhu	3.00	230	No	6°51'39"N 73°6'16"E
2	Haa Dhaalu	Vaikaramuraidhoo (Plot of Land)	15.00	440	Yes	6°32'21.09"N 72°53'24.50"E
3	Shaviyani	Kudalhaimendhoo	14.70	430	Yes	6°0'54"N 73°17'44"E
4	Noonu	Kunnamalei	8.60	250	Yes	5°57'10"N 73°7'59"E

2. The Minist 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.

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

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Letter of Award for the acquisition of the leasehold rights of the islands(hereinafter referred to as the "**LOA**").

No#	Atoll	Island name	Size (Ha)	Minimum LAC
1	Haa Alifu	Alidhuffarufinolhu	3.00	1,000,000
2	Haa Dhaalu	Vaikaramuraidhoo (Plot of Land)	15.00	1,500,000
3	Shaviyani	Kudalhaimendhoo	14.70	1,837,500
4	Noonu	Kunnamalei	8.60	3,360,000

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 acceptable to the Ministry, valid for 150 (One hundred and Fifty) calendar days beyond the Bid Opening 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.

No #	Category	Marks (%)
1	Pre-requisite: 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 mark) - 20.1% – 30% ; (3 mark) - 30.1% – 40% ; (1 mark) - 40.1% – 50% ; (1 mark) - 50.1% – 60% ; (1 mark) - 60.1% – 70% ; (1 mark) b) Energy Efficiency propositions; 1 mark per each proposition (3 marks)	10
4	Discouragement of unsustainable practices	-17

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	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)	
5	Socio- Economic: a) Increase Gender Parity (Minimum 5%, up to 10% of local females:5 marks, minimum 5%, up to 10% of local female in management: 5 marks) (10 marks) b) Proposed local Staff Parity up to 70% of locals (10 marks) - 45% - 55% ; (3 marks) - 55.1% - 65%; (7 marks) - 65.1% - 70%; (10 marks)	20
6	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)	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	Low Carbon Development: a) Up to 60.1% to 70% Renewable Energy Usage b) Energy Efficiency propositions; 1 mark per each proposition	Up to USD 500,000 (Five Hundred Thousand United State Dollars)
2	Discouragement of unsustainable practices a) Construction of harbour b) Clearance of natural vegetation greater than 40% c) Proposed reclamation for reclamation restricted islands	Up to USD 500,000 (Five Hundred Thousand United State Dollars)
3	Socio- Economic: c) Increase Gender Parity d) Proposed local Staff Parity up to 70% of locals	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 islands, and its surrounding waters, which in particular identifies any deteriorating

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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 LOA 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, inspect and purchase the Bidding Documents from **31st December 2020** up to the **04th March 2021**, between **09:00hrs to 13:00 hrs**, at the following address:

    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,registered companies or partnerships 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 and fifty 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, 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

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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 a partnership a 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 stated herein.

19. A pre-bid meeting to provide information for interested parties shall be held **virtually** at **1300 hrs Thursday, 14th January 2021** through ZOOM. Those who wish to participate must email to planning@tourism.gov.mv expressing their interest with name, email address and phone number, before 13th January 2021.

20. Bids must be delivered before **10:00 hrs on Sunday, 07th March 2021** to the address in IFB Clause 4 or any other venue that the Ministry may announce.

21. Bids will be opened in the presence of bidders or their representatives who choose to attend the event at **10:00 hrs on Sunday, 07th March 2021** 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.

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