

DRAFT WORKING TRANSLATION

Regulation on Payment of fees for the Extension of the Period of Lease of Tourist Resorts

(Regulation No. 2010/R-7)

MINISTRY OF TOURISM, ARTS AND CULTURE
REPUBLIC OF MALDIVES

Introduction and Name	1(a)	This regulation, empowered under Section 49 of Law No. 2/99 (Maldives Tourism Act), provides for guidelines under which fees will be charged in accordance with Section 8 (c) of Law No. 2/99 for the extension of the period of lease of islands and lands for the development of tourist resorts for a maximum of 50 years from the date of lease pursuant to Section 8 of Law No. 2/99 (Maldives Tourism Act).
	(b)	This regulation shall be cited as “Regulation on Payment of Fees for the Extension of the Lease Period of Tourist Resorts.”
Objective	2.	The objective of this regulation is to stipulate the principles under which fees will be collected for the extension of the period of lease of islands or land for a maximum period of 50 years, from the date of lease to develop tourist resorts pursuant to 8 of Law No. 2/99.
Application for extension and duration within which application must be made	3(a)	Where the lessee of a resort in operation at the time of coming into effect of this regulation wants to extend the period of lease of such island or land, such application shall be made to the Tourism Ministry in a manner that the process can be completed within 18(eighteen) months from the date the Second Amendment to the Maldives Tourism Act (Law No. 2/99) came into effect. A list of islands and lands for which applications can be submitted to extend their lease periods under this sub-section is included as Table 1 to this regulation.
	(b)	Where the lessee of a land or island of which operations has not commenced at the time of coming into effect of this regulation wants extend the period of lease of such island or land, such application shall be made to the Tourism Ministry in a manner that the process can be completed within 36 (thirty-six) months from the date the Second Amendment to the Maldives Tourism Act (Law No. 2/99) came into effect. A list of islands and lands for which applications can be submitted to extend their lease periods under this sub-section to the Section is included as Table2 to this regulation.
Consequences of failure to apply	4.	Where application has not been made to extend the lease period of islands or lands in the period stated in Section 3 of this Regulation, the lease period of such islands or lands will not be extended.
Manner of application to extend lease	5.	Applications to extend the lease period of an island or land under this regulation shall be submitted through the completed Application Form included as Table 3 to this Regulation.

	6.	Upon completion and submission of the Application Form referred to in Section 5 of this Regulation within the timeframe specified in this regulation, the Tourism Ministry will inform the lessee of the island or land in writing, the amount of fees payable and the duration within which it has to be paid.
	7.	For the purposes of Section 6 of this Regulation, the delivery of written communication to the address, the delivery of fax to the fax number or the delivery of email to the email address stated in the Application Form submitted by the lessee of the island or land shall be deemed as delivery of written communication to the lessee.
Extension of lease period	8.	Extension of the lease period of an island or land leased to develop a tourist resort under this Regulation shall be granted after the payment of the fee prescribed under Section 8 (c) of Law No. 2/99 to the Tourism Ministry.
	9.	Extension of the lease period of an island or land leased to develop a tourist resort under this Regulation shall be granted, after the payment of the fees for the extension of the lease period through the execution of an amendment to the agreement for the lease of the island or land, to amend the lease agreement.
	10.	Where the fee as specified in accordance with Section 11 of this Regulation has not been paid within the timeframe as stated in Section 3 of this Regulation, the lease period shall not be extended even if the application for the purpose was made within the timeframe stated in Section 3 of this Regulation.
Fee payable for extension of lease period	11.	Under this Regulation, the fee payable for the extension of the lease period shall be determined after deducting the current lease period of the land or island from 50 (fifty) and multiplying the result by 100,000/- (United States Dollars One Hundred Thousand); the resulting amount being the amount payable in fees for the extension of the lease period of the island or land for 50 (fifty) years.
	12.	The fee payable for the extension of the lease period shall be paid in United States Dollars.
	13.	This regulation shall come into effect upon it being published in the Gazette of the Government of Maldives.

SCHEDULE 1

List of Islands and lands for which applications can be submitted under clause 3 (a) of this Regulation for extension of lease period.

Resorts, Hotels and Yacht Marinas in operation

No.	Name	Island and Atoll
1	Adaaran Club Rannalhi	N.Medhafushi
2	Adaaran Prestige Vadoo	K. Rannalhi
3	Adaaran Select Hudhuranfushi	K. Vaadoo
4	Adaaran Select Meedhupparu	K. Lhohifushi
5	Alidhoo Island Resort	R. Meedhupparu
6	Alila Villas Hadahaa	HA. Alidhoo
7	Alimatha Aquatic Resort	GA. Hadahaa
8	Anantara Resort and Spa Maldives	V. Alimatha
9	Angaaga Island Resort and Spa	K. Dhigufinolhu
10	Angsana Resort & Spa Maldives - Velavaru	ADh. Angaaga
11	Angsana Resort & Spa Maldives Ihuru	Dh. Velavaru
12	Asdhu Sun Island	K. Ihuru
13	Athurugau Island Resort	K. Asdhu
14	Bandos Island Resort and Spa	ADh. Athurugau
15	Banyan Tree Maldives Vabbinfaru	K. Bandos
16	Baros Holiday Resort	K. Vabbinfaru
17	Bathala Island Resort	K. Baros
18	Beach House Maldives, The Waldorf Astoria Collection	AA. Bathala
19	Biyaadhoo Island Resort	HA.Manafaru
20	Centara Grand Island Resort & Spa Maldives	K. Biyaadhoo
21	Chaaya Island Dhonveli	ADh. Machchafushi
22	Chaaya Lagoon Hakuraa Huraa	K. Kanuoiy Huraa
23	Chaaya Reef Ellaidhoo	M. Hakraahuraa
24	Club Faru, Farukolhufushi	AA. Ellaidhoo
25	Club Med Kanifinolhu	K. Farukolhufushi
26	Coco Palm Boduhithi	K. Kanifinolhu
27	Coco Palm Dhuni Kolhu	K. Boduhithi
28	Coco Palm Kudahithi	B. Dhunikolhu
29	Cocoa Island	K. Kudahithi

30	Conrad Maldives Rangali Island	K. Makunufushi
31	Constance Halaveli Resort	ADh. Rangalifinolhu
32	Dhiggiri Tourist Resort	AA. Halaveli
33	Diva Maldives	V. Dhiggiri
34	Dream Island Maldives	ADh. Dhidhdhoofinolhu
35	Embudhu Village	K. Villivaru
36	Eriyadhoo Island Resort	K. Embudhu
37	Fihaalhohi Island Resort	K. Eriyadhoo
38	Filitheyo Island Resort	K. Fihaalhohi
39	Four Seasons Resort Maldives at Kuda Huraa	F. Filitheyo
40	Four Seasons Resort Maldives at Landaa Giraavaru	K. Kuda Huraa
41	Fun Island Resort	B. Landaa Giraavaru
42	Gangehi Island Resort	K. Bodufinolhu
43	Gasfinolhu Island Resort	AA. Gangehi
44	Giraavaru Tourist Resort	K. Gasfinolhu
45	Helengeli Island Resort	K. Giraavaru
46	Herethere Island Resort	K. Helengeli
47	Hilton Maldives - Irufushi Resort & Spa	S. Herethere
48	Holiday Inn Resort Kandooma Maldives	K. Kandoomafushi
49	Holiday Island	ADh. Dhiffushi
50	Huvafenfushi	K. Nakatchafushi
51	Huvandhumaafushi	Ga. Funamauddua
52	Jumeirah Vittaveli Island at Bolifushi	K. Bolifushi
53	Kanuhura	LH. Kanuhuraa
54	Kihaadhuffaru Resort	B. Kihaadhuffaru
55	Komandoo Maldivian Island Resort	Lh. Komandoo
56	Kudarah Island Resort	ADh. Kuda Rah
57	Kuramathi Tourist Resort	AA. Kuramathi
58	Kuredhdhu Island Resort	Lh. Kuredhdhu
59	Kurumba Maldives	K. Vihamanaafushi
60	Lily Beach Resort	ADh.Huvahendhoo
61	Maayafushi Tourist Resort	AA. Maayafushi
62	Madoogali Resort	AA. Madoogali
63	Makunudhoo Island	K. Makunudhoo
64	Medhufushi Island Resort	M. Medhufushi
65	Meeru Island Resort	K. Meerufenfushi
66	Mirihi Island Resort	ADh. Mirihi

67	Moofushi Island Resort	ADh. Moofushi
68	Naladhu	K. Veligan'du Huraa
69	Nika Island Resort	AA. Kudafolhudhoo
70	Olhuvveli Beach and Spa Resort	K. Olhuvveli
71	One & Only Reethi Rah, Maldives	K. Medhufinolhu
72	Palm Beach Island	Lh. Madhiriguraidhu
73	Paradise Island Resort and Spa	K. Lankanfinolhu
74	Ranveli Village	ADh. Villingilivaru
75	Reethi Beach Resort	B. Fonimagoodhoo
76	Rihiveli Beach Resort	K. Mahaana elhi Huraa
77	Royal Island Resort and Spa	B. Horubadhu
78	Shangri - La Villingili Resort & Spa	S.Villingili
79	Sheraton Maldives Full Moon Resort & Spa	K. Furanafushi
80	Soneva Fushi By Six Senses	B. Kunfunadhoo
81	Soneva Gili By six Senses	K. Lankanfushi
82	Summer Island Village	K. Ziyaaraiyfushi
83	Sun Island Resort and Spa	ADh. Nalaguraidhoo
84	Taj Exotica Resort and Spa Maldives	K. Embudhu Finolhu
85	Thulhaagiri Island Resort	K. Thulhaagiri
86	Thundufushi Island Resort	ADh. Thundufushi
87	Twin Island Resort	ADh. Maafushivaru
88	Vakarufalhi Island Resort	ADh. Vakarufalhi
89	Velassaru Maldives	K. Velassaru
90	Velidhoo Island Resort	AA. Velidhoo
91	Veligandu Island	AA. Veligan'du
92	Vilamendhoo Island Resort	ADh. Vilamendhoo
93	Vilu Reef Beach and Spa Resort	Dh. Meedhuffushi
94	Vivanta by Taj - Coarl Reef, Maldives	K. Hembadhu
95	W. Retreat and Spa Maldives	AA. Fesdhoo
96	Zitahli Resorts & Spa, Kudafunafaru	N. Kudafunafaru
97	Island Hideaway	Ha. Dhonakulhi

SCHEDULE 2

List of Islands and lands for which applications can be submitted under clause 3 (b) of this Regulation for the extension of lease period.

New developments being developed as Resorts, Hotels and Yacht Marinas

No.	Name	Island and Atoll
1	Dholhiyadhoo	Shaviyani Atoll
2	Hondaafushi	Haa Dhaalu Atoll
3	Kalhufahalafushi	Thaa Atoll
4	Konotta	Gaafu Dhaalu Atoll
5	Lonudhuahuttaa	Gaafu Dhaalu Atoll
6	Maavelaavaru	Noonu Atoll
7	Olhuveli	Laamu Atoll
8	Randheli	Noonu Atoll
9	Gazeera	Gaafu Dhaalu Atoll
10	Vagaru	Shaviyani Atoll
11	Meradhoo	Gaafu Alifu Atoll
12	Lundhufushi	Raa Atoll
13	Munandhuvaa	Gaafu Alifu Atoll
14	Male'Fushi	Thaa Atoll
15	Kudamuraidhoo	Haa Dhaalu Atoll
16	Vatavarrehaa	Gaafu Dhaalu Atoll
17	Naridhoo	Haa Alifu Atoll
18	Maanenfushi	Raa Atoll
19	Dhekunu Boduveli, Gasveli, Kudausfushi	Meemu Atoll
20	Mahadhdhoo	Gaafu Alifu Atoll
21	Kaishidhoo	Gaafu Dhaalu Atoll
22	Kanbaalifaru	Shaviyani Atoll
23	Gaakoshibee	Shaviyani Atoll
24	Kanifushi	Lhaviyani Atoll
25	Elaa	Thaa Atoll
26	Fuvahmulah	Gnayiyani Atoll
27	Hankede	Seenu Atoll
28	Hudhufushi	Lhaviyani Atoll
29	Naagoashi	Haa Dhaalu Atoll
30	Ekulhivaru	Noonu Atoll

31	Kihavah Huravalhi	Baa Atoll
32	Embudhufuhi & Olhuveli	Dhaalu Atoll
33	Magudhdhuvaa	Gaafu Dhaalu Atoll
34	Kondeymatheelaabadhu	Gaafu Alifu Atoll
35	Uligamu (City Hotel)	Haa Alifu Atoll
36	Vodamulaa	Gaafu Alifu Atoll
37	Hanimaadhoo (Hotel)	Haa Dhaalu Atoll
38	Kadhdhoo (Hotel)	Laamu Atoll
39	Kadedhdhoo (Hotel)	Gaafu Dhaalu Atoll
40	Berinmadhoo	Haa Alifu Atoll
41	Eththigili	Raa Atoll
42	Vakkaru	Baa Atoll
43	Falhumaafushi	Gaafu Alifu Atoll
44	Farukolhu (South) Resort	Shaviyani Atoll
45	Kudahuvadhoo/Maafushi Transit Hotel	Dhaalu Atoll
46	Maavedhdhoo(Transit Hotel)/Odegalla	Gaafu Dhaalu Atoll
47	Raaverehaa (Transit Hotel)Ufulandhoo	Gaafu Alifu Atoll
48	Maafaru (Transit Hotel)/Huvandhumaavattaru	Noonu Atoll
49	Dharavandhoo (Transit Hotel)/Mudhdhoo	Baa Atoll
50	Dhigurah Resort	Gaafu Alifu Atoll
51	Kelaa	Haa Alifu Atoll
52	Kaashidhuffaru	Kaafu Atoll
53	Bodufinolhu & Gasgan'du finolhu (Training Resort)	Laamu Atoll
54	Nolhivaranfaru	Haa Dhaalu Atoll
55	Vadinolhu	Laamu Atoll
56	Fushivelavaru	Noonu Atoll
57	Maanaagalaa	Gaafu AlifuAtoll
58	Dhipparufushi	Haa DhaaluAtoll
59	Foitheyo	Vaavu Atoll
60	Kudakurathu	Raa Atoll
61	Dhoogas	Seenu Atoll
62	Male' Hotel	Kaafu Atoll

SCHEDULE 3
APPLICATION FORM

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ



MINISTRY OF TOURISM, ARTS AND CULTURE
MALE', REPUBLIC OF MALDIVES

APPLICATION FORM FOR EXTENSION OF LEASE PERIOD OF
ISLANDS AND LANDS

(Official use only) Application Form Registry Number:

Island/Land (Name of the Atoll):

Resort/Hotel/Guesthouse/Yacht Marina Name: Registry No:

Island/Land Lease Holder name and Address:

Telephone No: Fax: E-mail Address:

Date of Agreement for the lease of island:.....Lease Period of Island:.....

Signature of the Lease Holder (If it is a company, company's director name and signature):

.....

Date:

Official use only

Application Form received by:

Sign:

Date:

Time: