

INVITATION TO TENDER

Title:

Finance, Design & Build Residential Apartment Blocks on Ile Perseverance divided into Three (3) Lots

Ref. No.

ID/1582/17(Lot2, 3 & 4)

Eligibility

- Seychellois Investors, OR Seychellois Investors in partnership with locally registered class I contractors
- Participants are allowed to bid for only one Lot

Subject

The Government of Seychelles wishes for interested developers to develop residential apartment blocks on Ile Perseverance. Land is being made available under three (3) lots, Lot 2, 3 & 4, for developers to finance, design & build apartment blocks. The lots shall include an area for construction of housing units for the Government to nominate buyers to purchase from the developer at sale price agreed beforehand with the Government, and an area for the developer to build higher end units for rental / sale on the open market. The details of development of lots are as follows;

| Lot | Plot ref. | Area (sqm) | development guidelines & specific conditions | land transfer terms | Minimum lease value (SR/Yr) |
|-----|-----------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------------------------------------------------------|
| 2 | P2-1 | 3000 | minimum 30 units (maximum 36) built for developer's operation / rental. Buildings Gr. + 3 floors. Parking for 100% of units to on the plot. | leased to developer | SR1 / yr for first 15 years, thereafter minimum of SR 68,500.00 / yr |
| | P2-2 | 1966 | 32 units Affordable Housing. Buildings Gr. + 3 floors. Parking for only 30% of units to be on the plot. For sale to applicants nominated by the MHILT at agreed sale price | stays in ownership of the State | |
| 3 | P3-1 | 3009 | minimum 30 units (maximum 36) built for developer's operation / rental. Buildings Gr. + 3 floors. Parking for 100% of units to on the plot. | leased to developer | SR1 / yr for first 15 years, thereafter minimum of SR 68,500.00 / yr |
| | P3-2 | 1984 | 32 units Affordable Housing. Buildings Gr. + 3 floors. Parking for only 30% of units to be on the plot. For sale to applicants nominated by the MHILT at agreed sale price | stays in ownership of the State | |
| 4 | P4-1 | 1500 | minimum 12 units (maximum 16) built for developer's operation / rental. Buildings Gr. + 3 floors. Parking for 100% of units to on the plot. | leased to developer | SR1 / yr for first 15 years, thereafter minimum of SR 35,000.00 / yr |
| | P4-2 | 1545 | 16 units Affordable Housing. Buildings Gr. + 3 floors. Parking for 30% of units to be on the plot. For sale to applicants nominated by the MHILT at agreed sale price | Stays in ownership of the State | |

Place of delivery/performance

Ile Perseverance, Seychelles

Purchase of tender dossier

The tender dossier can be obtained as of **Tuesday 31st July 2018 at 9:00 am to 3.00 p.m.**, on payment of SR200.00, from the Ministry of Habitat, Lands, Infrastructure & Land Transport, Independence House (Cheques should be made out to the Government of Seychelles). The Deadline for purchase of tender documents is at **3:00 p.m., Wednesdays 22nd August 2018.**

Submission of Tenders

All participants should submit their tender offer not later than **Monday 05th November 2018 by 10:00 am**, at the **The National Tender Board, 1st Floor, Maison de Mahe, Victoria, Seychelles, PO Box 463**. Tender must be placed in a sealed envelope with the caption "**Finance, Design & Build Residential Apartment Blocks on Ile Perseverance Lots ...**".

Further Information

The Principal Secretary Infrastructure Department, Ministry of Habitat, Lands, Infrastructure & Land Transport, 2nd floor, Independence House, Victoria, Mahe, Seychelles, Tel : +248 4674444, email;