

# MINISTRY OF HABITAT, INFRASTRUCTURE AND LAND TRANSPORT INFRASTRUCTURE DEPARTMENT INVITATION FOR EXPRESSION OF INTEREST (EOI)

**Title:**

Expression of interest to Finance, Design & Build residential apartment blocks on Ile Perseverance

**Ref. No.**

ID/1582/17

**Eligibility**

Open to;

- a) Seychellois Investor, consortium of Seychellois Investors (individual / firms)

Participants will need to demonstrate the following;

- i) the ability to mobilize resources and expertise to undertake the project,
- ii) the relevant experience in undertaking projects of similar nature,
- iii) the capacity to finance the project,

**Subject**

The Government of Seychelles wishes for interested developers to develop residential apartment blocks on Ile Perseverance. Land is being made available in 5 lots, 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 available lots are as follows:

Lot	Plot ref.	Area (sqm)	development guidelines & specific conditions	land transfer terms	Minimum lease value (SR/Yr)
1	P1-1	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
	P1-2	2041	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	
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	
5	P5-1	4155	minimum 36 units built by the developer, 12 for sale to graduates & young professionals nominated by the Ministry. Balance for operation / rental by the developer. Buildings Gr. + 2 floors. Parking for 100% of units to be on the plot. 12 units for sale to beneficiaries nominated by the Government, at agreed sale price.	part for beneficiaries nominated by the Government to be sub-divided & remain in ownership of the state. Other part to be leased to developer	SR1 / yr for first 15 years, thereafter at minimum rate of SR 23 /m2/ yr

**Place of delivery/performance**

Ile Perseverance, Seychelles

### **Submission of Expression of Interest (EOI)**

All interested participants should collect the project DATA sheet from the office of the Principal Secretary, Infrastructure Department, 2<sup>nd</sup> floor Independence House, Victoria, Mahe, Seychelles as from **09.00 am to 3.00pm on Friday 22<sup>nd</sup> December, 2017**. Please note that deadline for collection of the project DATA sheet is **Thursday 15<sup>th</sup> February, 2018 not later than 12.00 noon**.

Participants must submit their EOI to participate in this project not later **than Thursday 15<sup>th</sup> February 2018, at 2:30 pm**, at the office of the Principal Secretary, Infrastructure Department, 2<sup>nd</sup> floor Independence House, Victoria, Mahe, Seychelles & collect receipt upon delivery. From EOI received, the Ministry will select suitable candidates to proceed with submission of detailed competitive offers.

EOI must be placed in a sealed envelope, with the marked "Expression of Interest to Finance, Design & Build residential apartment blocks on Ile Perseverance".

EOI must contain all of the following documents;

- i) Cover letter informing of who the Developer is, including all associated partners if a consortium.
- ii) Details of the Developer & his partners (including company registration certificate, memorandum and articles, copy of contractor's license)
- iii) Resume / company profile / CV of the Developer & all his partners showing past business experience & projects worked on
- iv) The most recent financial statement / proof of financial standing of the participant/s.

### **Further Information**

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