

**GENERAL TERMS AND CONDITIONS APPLICABLE FOR LEASING OUT OF
REST HOUSES**

1. Applicant should be a Sri Lankan citizen.
2. Incomplete applications will be rejected without any notification to the applicant.
3. Interested investors may obtain further information from Assistant Director (Procurement) Sri Lanka Tourism Development Authority, No :80, Galle Rd, Colombo 03 on tell 0112426800 (Ext: 305,303,277) Electronic mail address: sltdaproc@srilanka.travel, amilam@srilanka.travel.
4. Any applicant who are interested to apply for several Rest Houses, separate applications with proposals for each Rest House should be submitted.
5. Sealed applications with proposals should be submitted to

**Procurement Division (4th Floor),
Sri Lanka Tourism Development Authority, No. 80, Galle Road,
Colombo 03
on or before 3.00pm on 12th May 2022.**

6. Bids will be opened soon after closing in the presence of the bidders' representatives who choose to attend. *[Special Note: Late applications / Proposals will be rejected un-opened]*
7. Experience in Travel & Tourism industry in Sri Lanka and proposed higher monthly lease rental will be highly considered during the selection process.
8. Proposed monthly lease rental for each rest house should be equivalent or higher than following expected minimum monthly rentals. The amount of lease rental will be increased by 20% once in every five years.

Rest House	Expected Minimum Monthly Rental (Rs.)
• Anamaduwa	23,167.00
• Baththuluoya	45,000.00
• Weerakatiya	100,000.00
• Nalanda	45,000.00

9. Evaluation Criteria

- Preliminary Evaluation

Following documents shall be submitted & will be reviewed at the Preliminary Evaluation

1. Certified true copy of the Business Registration
2. Affidavit for sub-Item 15 of General Terms & Conditions
3. Audited Financial Statements for the year 2017, 2018 & 2019 / Bank Details or Statement for the year ended 2020 & 2021 (Original or Certified true copy shall be submitted)
4. Lease Rental should be more than or equal to the minimum Lease Rental mentioned in this document.

- Detail Evaluation

1. Business Registration and Form 1 & Form 15 (Director's Details if a Limited Liability Company)
2. Annual Returns
3. Declare other business, related or non-related owned by the Bidder or firm

4. Present the relevant registration certificate / valid license has proof, experience Proof, any awards or certificates etc. SLTDA Registration for existing tourism related Business.
5. TOD, POD, and loan facilities confirmation / Proof by the Financial Entity Registered under CBSL.
6. Return on investment statement document is compulsory
7. Detailed proposed design with Engineers Estimate is also compulsory.

Evaluation of the applications / proposals will be carried out considering below marking scheme and the applicant who have obtained the highest marks will be selected for the particular resort.

To eligible for lease, it is mandatory to obtain a minimum of 70 marks out of 100.

Area of consideration	Marks allocated
• Applicant's Business background	15
• Experience in Travel & Tourism Industry	20
• Applicant's Financial Stability / Capability	25
• Total Amount of investment (Reasonable or not)	10
• Proposed Development Plan & Attractiveness	25
• Proposed Monthly Lease Rental	05
Total Marks allocated	100

10. The Rest Houses will be leased out for Thirty (30) years. However, initial lease period will be 10 years and extension for the next 20 years will be considered based on the satisfactory operation within the first 10 years of the lease agreement. Development and Operation works will be monitored & evaluated by SLTDA and if the Development and Operation works are not satisfactory, the lease agreement will be terminated without compensation. It is the responsibility of the lessee to develop and maintain the Rest House according to SLTDA's requirement.
11. Once the successful application / proposal is selected, applicant will be notified by a letter. Once it is accepted, a formal lease agreement will be signed. Thereafter, development and construction works can be commenced. Development and construction works should be completed **maximum in two (02) years** from the date of signing of the agreement or instructed by SLTDA.
12. Development and construction works of the Rest House should be aligned with the requirements stipulated in the Gazette Notification No: 1096/6 dated 06th September 1999 under "A" Grade Guest House. Details should be clearly provided under Section No. 06 of the application form.
13. Upon completion of the development and construction works, the lessee should submit an application for Registration as a Guest House to Director Standards & Quality Assurance of SLTDA along with necessary documentation. Please refer www.sltda.gov.lk for more information.
14. Finally, a recommendation letter to obtain liquor license will be issued by Director General of SLTDA. It is the responsibility of the lessee to coordinate with necessary institutions or Department of Excise Sri Lanka and to obtain appropriate liquor license for the Rest House.

15. An employee or a firm and/or an individual that has a close family relationship with an employee of the Ministry of Tourism, Sri Lanka Tourism Development Authority and any other institution under the control of the Ministry of tourism shall not be eligible for award the lease.
16. Obtaining liquor licence for the Rest Houses is the sole responsibility of the prospective lessee, SLTDA will not take any responsibility except issuing an authorization letter mentioning the legal status of the lessee of that rest house. (Amendment to sub item 14 of General Terms & Conditions)
17. The prospective lessee should obtain the SLTDA license prior to business operation of the Rest House, which is mandatory requirement to be fulfilled by the lessee as stated in the Tourism Act 38 of 2005. (Amendment to sub item 13 of General Terms & Conditions.
18. **The Departmental Procurement Committee decision will be the final decision. Any influence for the selection process will be considered as a disqualification and their application will be rejected.**
19. SLTDA has the right to accept or reject any application / proposal without adducing any reasons and SLTDA will not be responsible for any costs or any expenses incurred by the prospective bidders in connection with the preparation / delivery of applications or proposals & necessary approvals.

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Date

Signature of Applicant:

Name:

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ID No: