

MINISTRY OF URBAN DEVELOPMENT, CONSTRUCTION AND HOUSING

URBAN DEVELOPMENT AUTHORITY



1 BID NOTICE

INVITING INVESTMENT PROPOSALS (IIP) FOR**Mixed Development Project for UDA Land at Asst. No. 40, D. R. Wijewardane Mawatha Colombo 10**

1.1 Urban Development Authority (UDA) wishes to Inviting Investment Proposals (IIP) from potential bidders (Investors/Developers) either Local or International as per the requirements provided under eligibility criteria to undertake a Mixed Development Project in the land at Asst. No. 40, D. R. Wijewardane Mawatha Colombo 10, which is a prime land, identified as Lot No. 07 in the Beira Lake Intervention Area Guide Plan of the City of Colombo Development Plan (Amendment) 2008 published under Gazette Notification No. 1535/4 dated 06.02.2008.

(https://www.uda.gov.lk/attachments/dev-plans-2021-2030/beira_lake-English.pdf.)

1.2 The proposed development should be in line with the UDA regulations, guidelines and the selected bidder (Investors/Developers) should eventually enter into a long-term lease agreement for a period of 99 years with the UDA for the development of said land to the intended project.

Table 1.1: Details of the Land

Location	Proposed Development	Survey Plan Reference	Land Extent
Province: Western District: Colombo Village: Pettah	Mixed Development	Depicted as Lot A in Plan No. 0420 dated 12.05.2021 prepared by the Mr. D. Nishshanka De Silva, RLS	0A 3R 13.85 P (0.3385 Ha.)

Table 1.2: Details of the 99 Year Lease Premium

Payment Options	Base Value For 99 Years Lease Premium Determined By The Govt. Chief Valuer (LKR)		Bid Bond (LKR)	Annual Nominal Ground Rental (LKR)	Lease Period (Years)
Option 1	25%	Initial Payment (25% of the base value) 464,794,125.00 Four Hundred Sixty-Four Million, Seven Hundred Ninety-Four Thousand, One Hundred Twenty-Five Rupees Only	25,000,000.00 (Twenty-Five Million Rupees Only)	107,900.00 (One Hundred Seven Thousand Nine Hundred Rupees Only)	99

	75%	Balance Payment (75% of the base value) 1,415,298,111.00 One Billion, Four Hundred Fifteen Million, Two Hundred Ninety-Eight Thousand, One Hundred Eleven Rupees Only.			
Option 2	25%	Initial Payment (25% of the base value) 464,794,125.00 Four Hundred Sixty-Four Million, Seven Hundred Ninety-Four Thousand, One Hundred Twenty-Five Rupees Only			From the date of end of the period of payment plan selected by the bidder, the annual nominal ground rental determined by the Government Chief Valuer which will be increased by 25% once in every 05 years from the beginning of the lease period should be paid during the lease period of 99 years with VAT and all the other applicable taxes
	75%	Equal Annual Installments -10 Years	189,454,127.00 One Hundred Eighty-Nine Million, Four Hundred Fifty-Four Thousand, One Hundred Twenty-Seven Rupees Only		
		Equal Annual Installments -09 Years	205,256,762.00 Two Hundred Five Million, Two Hundred Fifty-Six Thousand, Seven Hundred Sixty-Two Rupees Only		
		Equal Annual Installments -08 Years	225,100,541.00 Two Hundred Twenty-Five Million, One Hundred Thousand, Five Hundred Forty-One Rupees Only		
		Equal Annual Installments -07 Years	250,717,920.00 Two Hundred Fifty Million, Seven Hundred Seventeen Thousand, Nine Hundred Twenty Rupees Only		

		Equal Annual Installments -06 Years	284,996,256.00 Two Hundred Eighty-Four Million, Nine Hundred Ninety-Six Thousand, Two Hundred Fifty-Six Rupees Only			
		Equal Annual Installments -05 Years	333,132,703.00 Three Hundred Thirty-Three Million, One Hundred Thirty-Two Thousand, Seven Hundred Three Rupees Only			
		Equal Annual Installments -04 Years	405,521,461.00 Four Hundred Five Million, Five Hundred Twenty-One Thousand, Four Hundred Sixty-One Rupees Only			
		Equal Annual Installments -03 Years	526,415,520.00 Five Hundred Twenty-Six Million, Four Hundred Fifteen Thousand, Five Hundred Twenty Rupees Only			
		Equal Annual Installments -02 Years	768,573,618.00 Seven Hundred Sixty-Eight Million, Five Hundred Seventy-Three Thousand, Six Hundred			

			Eighteen Rupees Only			
		Equal Annual Installments -01 Years	1,495,789,010.00 One Billion, Four Hundred Ninety-Five Million, Seven Hundred Eighty- Nine Thousand, Ten Rupees Only.			

1.3 The prospective developers/investors should submit a technical proposal as well as a financial proposal to implement the proposed development for the land mentioned in Table No. 1.1 on 99-year lease basis.

1.4 The land identified for the proposed project will be allocated for a period of 99 years to a prospective developer/investor based on the evaluation criteria specified in this IIP document.

1.5 The prospective developers/investors will be allowed to offer an amount above the base 99 years lease premium mentioned in Table No. 1.2. If the offered value is less than the base value, the proposal will be rejected. The offered amount must be paid as per the payment terms mentioned below according to the payment option selected by the bidder.

Payment Terms

Option 1

- (a) The offered amount for the initial payment for the land together with VAT and other applicable taxes should be paid within 30 days from the date of intimation of award in writing.
- (b) The offered amount for the balance payment together with VAT and other applicable taxes should be paid within 03 months from the date of initial payment or on or before the execution of the lease agreement whichever is occurred earlier.
- (c) The annual nominal ground rental of Sri Lankan Rupees One Hundred Seven Thousand Nine Hundred (LKR 107,900.00) which will be increased by 25% from the previous rent in every 05 years should be paid during the lease period of 99 years with VAT and all the other applicable taxes.

Option 2

- (a) The offered amount for the initial payment for the land together with VAT and other applicable taxes should be paid within 30 days from the date of intimation of award in writing.
- (b) The offered annual installment together with VAT and other applicable taxes should be paid annually over a maximum period of ten (10) years from the date of the initial payment under the installment plan selected by the bidder.

Number Of Years	Base Equal Installment Amount
Year 1	1,495,789,010
Year 2	768,573,618
Year 3	526,415,520
Year 4	405,521,461
Year 5	333,132,703
Year 6	284,996,256
Year 7	250,717,920
Year 8	225,100,541
Year 9	205,256,762
Year 10	189,454,127

(c) In addition to the above, from the date of end of the period of payment plan selected by the bidder, the annual nominal ground rental determined by the Government Chief Valuer which will be increased by 25% once in every 05 years from the date of beginning of the lease period should be paid during the lease period of 99 years with VAT and all the other applicable taxes.

- 1.6 The payment option 02 mentioned under item (1.5) above will not be applicable for any project which expected to be raised the funds through pre lease or pre-sale basis and transfer the ownership of such properties on lease hold or free hold basis including provisions of the Condominium Property Law. But, under the payment option 02, the pre-sale facilities will be allowed only after fully settlement of the offered lease premium by lessee to the UDA or provide the financial guarantee to the UDA by the investor for the outstanding amount of offered value on instalment basis other than the 25% of Initial payment at the time of pre-selling.
- 1.7 At the date of executing the transfer deeds of the residential units (if any) in favour of the purchaser by the UDA, the investor is required to pay the proportionate amount of the difference between 99 lease premium offered by successful bidder and market value of the land at the time of IIP to the UDA which will be calculated according to the formula mentioned under section 5.2.4 of the IIP document, only if the offered value of the land is less than the market value decided by the Government Chief Valuer.
- 1.8 In case the investor intends to continue the project on the same land with the approval of the Urban Development Authority after expiry of 99 years, it will be required to pay lease premium of the land as determined by the Govt. Chief Valuer at that time. The Urban Development Authority shall reserve the right to determine the lease term/period for future years, after 99 years lease period.
- 1.9 For bidders under Payment Option 01, after settlement of the initial payment for the land together with VAT and other applicable taxes, the bidder can obtain the permission from the UDA to enter in to the site and do the preliminary investigations needed for the purpose of detail architectural design in order to obtain the development permit for the proposed development subject to the

conditions to be applied by the UDA. After settlement of the full offered amount for the land together with VAT and other applicable taxes, vacant physical possession of the land will be handed over and execution of the lease agreement will be effected.

- 1.10 For the bidders under Payment Option 02, the vacant physical possession of the land will be handed over and lease agreement will be executed after settlement of the initial payment for the land together with VAT and other applicable taxes.
- 1.11 The commencement date of construction and the 99-year lease period shall be effect from the date on which vacant physical possession of the land is handed over.
- 1.12 The identified land shall be developed by the successful bidder (investor/developer) according to the Terms of Reference (TOR) given in the IIP document.
- 1.13 If any bidder wishes to withdraw his/her bid prior to settlement of initial payment by the selected party, his /her bid guarantee will be forfeited.
- 1.14 The IIP document shall be supported by sufficient details of the bidder (Investor/Developer) who is interested in the above investment opportunity and should provide the relevant project experience and working capabilities in similar areas, financial/technical competency to undertake such work etc. The bidder shall be selected in accordance with the screening criteria specified in the IIP document.
- 1.15 Interested parties who have only the financial capability to undertake the project can submit a proposal for the proposed project jointly/hiring with a technically experienced partner/contractor under the marking scheme in Clause No. 3.13.2.2 of this IIP document as per Construction Industry Development Authority (CIDA) guidelines.
- 1.16 The interested investors are eligible to enjoy the applicable incentives/concessions offered by the Board of Investment (BOI) of Sri Lanka (<http://investsrilanka.com/>) by fulfilling the requirements of BOI and the tax concessions declared by the GOSL in time to time.
- 1.17 Interested parties (Investor/Developer) may purchase the IIP document from Real Estate Management and Development Division, Urban Development Authority, 8th Floor, “Sethsiripaya” Stage I, Battaramulla from 9.00 a. m. to 2.30 p.m. on working days from 01.10.2025 to 21.11.2025 upon a payment of non – refundable document fee of **Sri Lankan Rupees One Hundred Thousand (LKR 100,000/-)** + Government taxes.
- 1.18 Bid guarantee amounting to Twenty-Five Million Rupees (LKR 25,000,000.00) in cash should be paid to the Finance Division, UDA, 6th Floor, Sethsiripaya Stage I, Battaramulla and the original of the receipt shall be submitted along with the IIP document or in the form of bank guarantee unconditionally encashable on first written demand issued in favor of **Chairman, Urban Development Authority** by a reputed Bank operating in Sri Lanka and registered under the Central Bank of Sri Lanka should be submitted along with the IIP document. The Bid guarantee should be

valid up to 24.06.2026 (189 days) from the date of 17.12.2025 which the bidding is to be closed. The specimen of the Bid guarantee is annexed to this IIP document marked as Annexure D.

- 1.19 Bid documents could be inspected free of charge within office hours during the bid document issuing period at the office of Real Estate Management and Development Division, Urban Development Authority, 8th Floor, “Sethsiripaya” Stage I, Battaramulla.
- 1.20 IIP documents shall be placed in two separate sealed envelopes marked “Original” and “Duplicate” and shall be dispatched via registered post in one cover addressed to the **Chairman, Standing High Level Procurement Committee, Technical and Environmental Protection Division, Ministry of Urban Development, Construction and Housing, , 4th Floor, Sethsiripaya Stage I, Battaramulla** or place in the Tender Box, which will be kept at the **Technical and Environmental Protection Division, Ministry of Urban Development Construction and Housing, 4th Floor, Sethsiripaya Stage I, Battaramulla** to reach **on or before 2.00 p.m. on 17.12.2025**. The envelope containing IIP document must clearly be marked as **“IIP for Mixed Development Project for UDA Land at Asst. No. 40, D. R. Wijewardane Mawatha Colombo 10.”** at the top left-hand corner of the envelope.
- 1.21 A pre bid meeting will be held on **12.11.2025 at 02.00 p.m.** at the UDA Auditorium, Urban Development Authority, 9th Floor, “Sethsiripaya” Stage I, Battaramulla.
- 1.22 The successful bidder cannot be allowed to make counter offers for IIP after issuing the Letter of Intent (LOI) other than clarify all the requests in pre-bid meeting.
- 1.23 If successful bidder intends to proceed the project via Special Purpose Vehicle (SPV), it should be a fully owned subsidiary company of the bidding company.
- 1.24 Additional information could be obtained from the Director, Real Estate Management and Development Division, Urban Development Authority, 8th Floor, Sethsiripaya Stage I, Battaramulla. Telephone number: 011-2875921, 011-2875916-20 Ext: 2960-2968, Fax: 0112875900, Email: directorred@uda.gov.lk.
- 1.25 Receiving of IIP will be closed at **2.00 p.m. on 17.12.2025** and technical proposal will be opened immediately after the closing time at Technical and Environmental Protection Division Ministry of Urban Development, Construction and Housing, 4th Floor, Sethsiripaya Stage I, Battaramulla. Bidder or his / her authorized representative could be present at the time of the bid opening.
- 1.26 Late bids will be rejected and returned unopened. Electronically submitted proposals will not be entertained.

**Chairman,
Standing High Level Procurement Committee,
Ministry of Urban Development, Construction and Housing,
12th Floor, Sethsiripaya Stage II
Battaramulla.**