



# SEYCHELLES PENSION FUND

*"Save for your retirement, secure your future"*

## EXPRESSION OF INTEREST FORM BUSINESS HOTEL IN PIRATES ARMS BUILDING

Date: .....

Ref

The Seychelles Pension Fund is inviting interested parties to submit their expression of interest for the operation of a business hotel in its new Pirates Arms building, in the heart of Victoria. The facility would comprise of 47 keys ranging from 25 SQM to 35 SQM each, that would extend across the 3rd and 4th floors of the new building. Additional features include 1 apartment as staff residence, administrative offices with reception, a staff lounge, full laundry facility, security systems, and multiple storage spaces. Depending on interest, additional floor spaces could also be made available upon request for back office operations and other associated services.

Floor	Total Rental Area (approx.)
3 <sup>rd</sup> Floor	2086 Sqm
4 <sup>th</sup> Floor	2040 Sqm

**CONDITIONS: Please note that –**

- i) A bid for the rental space must be provided.
- ii) The lowest acceptable bid is SCR150 per square meter.
- iii) Upon acceptance, the successful bidder would be required to make a deposit of SCR2,000,000 or USD140,000 either as cash or as a bank guarantee to secure the bid throughout the construction period.
- iv) The cost for Furniture, Fixtures & Equipment (FF&E) will be borne by the successful bidder.
- v) The floor spaces would be leased for a minimum of 15 years with the option to renew.



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## 1. Bid

a) Rental Rate per square meter (sqm) is **SCR** .....

(amount in figures)

Amount in Words:

.....

.....

b) Additional floor space that may be required for other operating services ..... **SQM**

## 2. Particulars of Bidder

I. Full name of Bidder (in block letters)

.....

II. Address:

.....

III. Email address:

.....

IV. Telephone No.:

.....

## 3. Constitution of the bidder (circle as relevant)

I. Public Limited Company/Private Limited Company/Partnership/Individual/Sole Proprietorship

Other : (Please specify)

.....

*\*The bidder may form a new Company/Partnership/Sole Proprietorship upon being awarded the tender*



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- II. Supporting documents to attach to this bidding document:
- Inclusive of the proposed floor plan for all the spaces to be occupied
  - Source of funding
  - Certificate of Incorporation for Companies/Business registration certificate
  - Particulars of Directors and any registered documents on shareholdings
  - Valid Identification documents (e.g. ID or Passport) should be provided for:
    - Individual applicants
    - Shareholders/Directors of Company (Private or Public), Partnership, Sole Proprietorship
  - Tax clearance and SPF's pension clearance certificate if applicable

#### 4. Acceptance of Terms and Conditions

- a) I/We hereby agree that SPF reserves the right to conduct the necessary due diligence on the bidder and may request further information/documents to facilitate this process.

Should the bid be accepted, and I/We decide to withdraw the offer before taking up the tenancy, I/We agree to forfeit 100% of the deposit of SCR2,000,000 or US\$140,000 paid either in cash or bank guarantee.

- b) I/We agree to enter into a lease agreement with SPF for a minimum lease period of 15 years renewable.
- c) I/We hereby declare that the information stated herein above is complete and absolutely correct and any error or omission therein, accidental, or otherwise will be sufficient justification for SPF to reject the bid.
- d) I/We agree that in case the bid is accepted, I/We agree to bear the cost of all necessary Furniture, Fixtures & Equipment (FF&E).
- e) I/We agree to abide by the decision of SPF in regards to the award of this tender.
- f) I/We agree that SPF reserves the right to conduct subsequent tenders should all criteria not be satisfied in this round of the tender process.
- g) I/We agree that SPF reserves the right not to accept any bid.



Seychelles  
Pension Fund

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### 5. Deadline for submission

Expressions of Interest should be submitted in a sealed envelope labelled "Submission of Interest for Business Hotel - Pirates Arms" and dropped off at the Seychelles Pension Fund, Caravelle House, Victoria, on or before 8.30 a.m. on Friday 29th September 2023.

I/We have read and understood all the terms and conditions of the bid and hereby unequivocally and unconditionally accept the same.

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

*Of bidder / on behalf of bidder*

Date: \_\_\_\_\_