



EXPRESSION OF INTEREST DEVELOPMENT OF AN AFFORDABLE HOUSING PROJECT

The Fijian Government ('**Government**') aims to develop an affordable housing project in the Central and Western divisions of the Republic of Fiji through private sector participation ('**Project**').

The Project will involve contracting with private entity/entities to develop and finance the Project and maintain the Project for a specified duration. The scope includes the construction of approximately 3000 affordable housing units (**AHUs**) across six identified sites (Raiwaqa, Nepani, Wainibuku, Davuilevu, Tavakubu and Tavua) by the Government, handover of AHUs to the Government at a pre-determined price, and maintenance of the AHUs for a specified duration. The Government has already developed some associated infrastructure (including access roads) at the six identified sites.

The identified sites will also have opportunities for the entity/entities to construct high end housing units, which can be sold to purchasers identified by the entity/entities at market value.

The Government has retained the services of International Finance Corporation, a member of the World Bank Group, as the lead transaction advisor for the Project.

Application Procedure

The Government invites interested parties to submit an expression of interest ('**EOI**') based on the criteria set out below and to engage in a consultative process with the Government.

Please note that this request for EOIs is to commence a consultative process and not an invitation for the submission of tenders. The project description and scope set out above (including the number of AHUs proposed to be constructed) are indicative and the detailed eligibility criteria, terms, and conditions for qualification of the bidders, bid submission, and selection of the bidder, as well as the draft contract to be entered into between the Government and the selected bidder(s) for development and operation of the Project will be specified in the bid documents, to be issued by the Government at a later date.

Interested parties may form a consortium with other eligible entities (whether registered locally or overseas), if necessary. At this stage, an applicant may submit an EOI in its individual capacity and subsequently form a consortium with other eligible entities at the time of submission of a bid. Other interested stakeholders are also invited to participate in consultations with the Government.

Application Criteria

Entities with demonstrable experience in developing and maintaining affordable housing projects are invited to submit EOIs, with details and supporting documents, including:

- (a) cover letter;
- (b) brief description of the applicant and in case of a consortium, of all consortium members (name, registered address, contact details, and key personnel);
- (c) detailed information about the experience/credentials of the applicant/consortium members in undertaking similar affordable housing projects (including those involving strata or unit styled or

- multi-storey apartment developments), including details regarding size (number of units), scope, location, design, construction technology including climate resilience, mode of implementation (i.e., PPP or EPC), status i.e., under-construction (along with the expected date of completion of project) or operational (along with the year of commissioning of the project);
- (d) any additional information, including brochures, accreditation certificate(s), and corporate literature;
 - (e) comments or perceived issues or key considerations in implementing affordable housing projects similar to the Project, particularly in the small island developing states; and
 - (f) copy of the last three years' financial statements (audited, if available).

All documents, information, and supporting materials provided by the applicant as a part of its EOI must be in English.

Submissions must be made by no later than 4:00 pm Fiji Standard Time (FJT), **16 September 2022** in soft copies (not exceeding 10 MB) with the subject line "**EOI — Affordable Housing Project**" via email to eoi_ppphousingfiji@govnet.gov.fj

The copy of EOI is made available online at:

1. www.fiji.gov.fj
2. www.economy.gov.fj

Questions and enquiries regarding this invitation may be submitted no later than 02 September 2022 and should be addressed to:

Attention: Mr. Kamal Krishnan Gounder
Email: kamal.gounder@economy.gov.fj
Ministry of Economy

With a copy to: Mr. Ritesh Vij
Email: rvij@ifc.org
International Finance Corporation

The Government reserves the right, in its absolute discretion, to supplement or change the terms of this EOI process, cancel this EOI process at any time, accept or reject any EOI without assigning any reason thereof, and to change the structure or scope of the Project. The Government does not guarantee that this request for EOI will lead to a formal bid process for the Project. If the Government initiates a formal bid process for the Project and there is any conflict or difference between the terms of this request for EOI and the bid documents, then the bid documents shall prevail for all purposes. Failure to respond to the EOI will not preclude interested applicants from participating in any bid process launched at a later date for the Project.

For further clarification, please contact Mr. Kamal Gounder on phone: 679 9906974 or email: kamal.gounder@economy.gov.fj or Mr. Ritesh Vij on email: rvij@ifc.org



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