

From: TUNA EVMEZ
Sent: Mon, 13 Oct 2025 11:18:37 +0000
To: ebys
Subject: FW: Sri Lanka'da Denetim Hizmetleri İhalesi - Melbourne In-Flight Catering Projesi
Attachments: INVITING BIDS FOR PROFESSIONAL AUDIT AND ASSURANCE SERVICES FOR THE FIVE-YEAR BUSINESS PLAN FOR ESTABLISHING AN INFLIGHT CATERING OPERATION IN MELBOURNE, AUSTRALIA.pdf

From: Trade Sri Lanka Embassy <trade@srilanka.org.tr>
Sent: Monday, October 13, 2025 11:53 AM
To: TUNA EVMEZ <tuna.evmez@tobb.org.tr>
Subject: Sri Lanka'da Denetim Hizmetleri İhalesi - Melbourne In-Flight Catering Projesi

Sayın Tuna Hanım,

Sri Lanka Ankara Büyükelçiliği olarak, SriLankan Catering Ltd. tarafından yayımlanan uluslararası bir ihaleyi bilginize sunmaktan memnuniyet duyarız.

İhale, şirketin Avustralya/Melbourne'de yeni uçak içi ikram operasyonu kurma planına ilişkin 5 yıllık iş planının bağımsız denetim ve güvence hizmetlerini kapsamaktadır.

Son Başvuru: 21 Ekim 2025 – 10:00 (Sri Lanka saati)

Hedef Kitle: Denetim, danışmanlık ve finansal analiz alanında faaliyet gösteren firmalar.

Bu ihale, özellikle uluslararası denetim deneyimine sahip Türk firmaları için önemli bir iş fırsatı sunmaktadır. Ayrıntılı bilgi ve başvuru koşulları ekte yer alan dokümanda bulunmaktadır.

İrtibat: tender@srilankancatering.com

Saygılarımızla,

Yekta ÖZTÜRK | (he/his)
Consular cum Commercial Assistant

Embassy of Sri Lanka
Kırlangıç Sokak No. 41, Gaziosmanpaşa, Çankaya / Ankara

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ADDENDUM FORM

DESCRIPTION : INVITING BIDS FOR PROFESSIONAL AUDIT AND ASSURANCE SERVICES FOR THE FIVE-YEAR BUSINESS PLAN FOR ESTABLISHING AN INFLIGHT CATERING OPERATION IN MELBOURNE, AUSTRALIA

REFERENCE: SLC/PRO/SER/2025/006

ADDENDUM NO : 01

DATE : 1st October 2025

DETAILS OF THE ADDENDUM:

01: Reference: SECTION II (DATA SHEET), ITB Clause 12.1

Changed the Deadline for Submission of Bids

The deadline for submission of bids is on or before 21st October 2025 at 10.00 am (SL Time)/ (GMT+5:30)

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED. THE AMENDED BID DOCUMENT IS ATTACHED HEREWITH.



**INVITING BIDS FOR PROFESSIONAL AUDIT AND ASSURANCE
SERVICES FOR THE FIVE-YEAR BUSINESS PLAN FOR ESTABLISHING
AN INFLIGHT CATERING OPERATION IN MELBOURNE, AUSTRALIA**

REFERENCE: SLC/PRO/SER/2025/006

CLOSING DATE: (21/10/2025) TIME: 10.00 am (SL Time)/

(GMT+5:30)

**SRILANKAN CATERING LTD
PROCUREMENT & SHIPPING DEPARTMENT
AIRLINE CENTRE
BANDARANAYAKE INTERNATIONAL AIRPORT
KATUNAYAKE
SRI LANKA**

SECTION I. INSTRUCTIONS TO BIDDER (ITB)

A: General

1. Scope of Bid

1.1 SriLankan Catering Ltd invites you to submit a bid for professional audit and assurance services for the five-year business plan for establishing an inflight catering operation in Melbourne, Australia as specified in Section III - Schedule of Requirements.

You are requested to confirm your intention to submit a bid by forwarding the duly filled Bid Acknowledgement Form attached (Annexure A) 01 week prior to the bid closing date.

B: Contents of Documents

2. Contents of Documents

2.1 The documents consist of the Sections indicated below.

- Section I. Instructions to Bidders
- Section II. Data Sheet
- Section III. Schedule of Requirements
- Sections IV. Bid Submission Form
- Section V. General Conditions
- Section VI. General Specifications & Compliance
- Annexure A: Bid Acknowledgement Form
- Annexure B: Compliance sheet Format
- Annexure C: Price schedule Form
- Annexure D: Clientele Information Form
- Annexure E: Vendor Information Form
- Annexure F: Format for Bid Security Declaration
- Annexure G: Format for Performance Guarantee

	C: Preparation of Bid
3. Documents Comprising your Bid	<p>3.1 The document shall comprise the following: (*Mandatory)</p> <ul style="list-style-type: none"> • Proposal Overview for five-year business plan • Sections IV: Bid Submission Form • Annexure B: Compliance sheet Format • Annexure C: Price Schedule Form • Annexure D: Clientele Information Form • Annexure E: Vendor Information form • Annexure F: Bid Security Declaration
4. Bid submission Form and Technical/ General Specifications & Compliance form	<p>4.1 The Bidder shall submit the Bid Submission Form using the form furnished in Section IV. This form must be completed without any alterations to its format and no substitutes shall be accepted.</p> <p style="padding-left: 40px;">All blank spaces shall be filled with the information requested.</p>
5. Prices	<p>5.1 Unless stated in Data Sheet, all items must be priced separately in the Price Schedule Form. (Annexure C)</p> <p>5.2 The price to be quoted in the Bid Submission Form shall be the total price.</p> <p>5.3 Prices quoted by the Bidder shall be fixed for three months after submitting the bids and not subject to variation. A Bid submitted with an adjustable price shall be treated as non-responsive and shall be rejected.</p>
6. Currency	<p>6.1 The bidders shall quote in USD (United State \$) or AUD (Australian \$).</p> <p style="padding-left: 40px;">If the proposal is submitted in USD or AUD, SriLankan Catering Ltd shall convert all bid prices expressed in foreign currencies into Sri Lankan Rupees using the selling rates as published by the Central Bank of Sri Lanka (CBSL) prevailed at the date of closing of bids for comparison & evaluation purposes. If this date falls on a public holiday the earliest working day prior to the date shall be applicable.</p>

<p>7. Documents to Establish for Conformity of the service</p>	<p>7.1 The Bidder shall submit the following documents along with the bid for evaluation:</p> <ul style="list-style-type: none"> • Business Registration form (Mandatory) • Details of the Board of Directors (Mandatory) • Vendor Information form (Mandatory) • Financial Statement for 03 years - certified by a qualified Chartered Accountant or Audit firm. (Mandatory) • Methodologies and Processes: Detailed descriptions of the methodologies, processes, or approaches that will be used to deliver the requested services in this RFP. (Mandatory) • Bid Security Declaration (Mandatory)
<p>8. Period of Validity of the bid</p>	<p>8.1 Bids shall remain valid for a period of ninety (90) days after the bid submission deadline date. If the full validity period is not properly indicated, SriLankan Catering Ltd reserves the right to obtain re-confirmation from the bidder that the Bid is valid until the date specified above.</p> <p>8.2 In exceptional circumstances, prior to the expiration of the bid validity date, Sri Lankan Catering Ltd may request bidders to extend the period of validity of their bids. The request and the responses shall be made in writing.</p>
<p>9. Bid Security Guarantee</p>	<p>9.1 The Bidder shall furnish as part of its bid, a Bid Securing Declaration, using Form included in Annexure F.</p>
<p>10. Format and Signing of Bid</p>	<p>10.1 The procurement will be conducted using the ICB Single-Stage, One-Envelope procedure.</p> <p>10.2 The bid shall be typed or written in ink and shall be signed by a person duly authorized to sign on behalf of the Bidder. Please ensure all documents are duly signed and stamped in the given area when forwarding</p>

D: Submission and Opening of Bid	
11. Submission of Bid	<p>11.1 Bidders shall submit their bids by registered post, courier or by hand in a sealed envelope or secure email as specified in the Section II -data sheet.</p> <p>11.2 The sealed envelopes shall bear the specific identification of this bidding exercise as indicated follows:</p> <p style="text-align: center;">“INVITING BIDS FOR PROFESSIONAL AUDIT AND ASSURANCE SERVICES FOR THE FIVE-YEAR BUSINESS PLAN FOR ESTABLISHING AN INFLIGHT CATERING OPERATION IN MELBOURNE, AUSTRALIA” REFERENCE: SLC/PRO/SER/2025/006</p> <p>If any bidder wishes to hand-deliver the bids, please contact SriLankan Catering Ltd staff well in advance, for the arrangement of security clearance. Refer to Section II- Data sheet, clause 16.1 for contact details.</p>
12. Deadline for Submission of Bid	12.1 Bid must be received by SriLankan Catering Ltd to the address set out in Section II - Data Sheet, and not later than the date and time as specified in the Data Sheet.
13. Late Bid	13.1 SriLankan Catering Ltd shall reject any bid that arrives after the deadline for submission of bids in accordance with ITB Clause 11.1 above.
14. Opening of Bids	14.1 SriLankan Catering Ltd shall conduct the Bid opening in front of the Bid Opening committee of SriLankan Catering Limited.
E: Evaluation and Comparison of Bid	
15. Non-conformities, Errors, and Omission	<p>15.1 Provided that a Bid is substantially responsive, SriLankan Catering Ltd may waive any non-conformities or omission in the Bid that do not constitute a material deviation.</p> <p>15.2 Provided that a bid is substantially responsive, SriLankan Catering Ltd may request that the Bidder submit the necessary information or documentation, within a reasonable period of time, to rectify nonmaterial nonconformities of omissions in the bid related to documentation requirements. Such omission shall not be related to any aspect of the price of the Bid. Failure of the Bidder to comply with the request may result in the rejection of its Bid.</p> <p>15.3 Provided that the Bid is substantially responsive, SriLankan Catering Ltd shall correct arithmetical errors on the following basis: (a) If there is a discrepancy between words and figures, the amount in words shall prevail.</p> <p>15.4 If the Bidder that submitted the lowest evaluated Bid does not accept the correction of errors, its Bid shall be disqualified and its Bid-Securing Declaration shall be executed.</p>

16. Clarifications	16.1 SriLankan Catering Ltd request for clarification and the response shall be in writing at SriLankan Catering Ltd email address specified in the Data Sheet. (Section II). Any clarification submitted by a Bidder in respect to its bid which is not in response to a request by SriLankan Catering Ltd shall not be considered.												
17. Responsiveness of Bids	<p>17.1 SriLankan Catering Ltd will determine the responsiveness of the bid to the documents based on the contents of the bid received.</p> <p>17.2 If a bid is evaluated as not substantially responsive to the documents issued, it shall be rejected by SriLankan Catering Ltd.</p>												
18. Evaluation of bid	<p>18.1 The bid will be subjected to an evaluation based on the following criteria:</p> <p>Eligibility Criteria:</p> <p>Bidders must meet all seven eligibility criteria listed below to be considered for further evaluation. Any bid that fails to comply with any of these criteria shall be rejected by SriLankan Catering Ltd</p> <ul style="list-style-type: none"> a) Australian Securities & Investments Commission (ASIC) registration (Registered Company Auditors (RCAs)) b) Professional Indemnity Insurance coverage. c) Should be a registered business in Australia. d) Compliance with Australian Auditing Standards (AUASB) and ethical guidelines. e) Relevant experience auditing business plans or feasibility studies within aviation, in-flight catering, hospitality, food service, or related industries. f) Strong local presence or prior experience in Melbourne or Australian markets. g) Expertise and credentials of proposed team members. <p>18.2 Further evaluation will proceed with following criteria.</p> <table border="1" data-bbox="443 1301 1275 1491"> <thead> <tr> <th>Criteria</th> <th>Weighting</th> </tr> </thead> <tbody> <tr> <td>Relevant Experience & Qualifications</td> <td>20%</td> </tr> <tr> <td>Methodology and Approach</td> <td>30%</td> </tr> <tr> <td>Audit Team Expertise & Local Experience</td> <td>20%</td> </tr> <tr> <td>Pricing & Cost Competitiveness</td> <td>25%</td> </tr> <tr> <td>Client References & Feedback</td> <td>5%</td> </tr> </tbody> </table>	Criteria	Weighting	Relevant Experience & Qualifications	20%	Methodology and Approach	30%	Audit Team Expertise & Local Experience	20%	Pricing & Cost Competitiveness	25%	Client References & Feedback	5%
Criteria	Weighting												
Relevant Experience & Qualifications	20%												
Methodology and Approach	30%												
Audit Team Expertise & Local Experience	20%												
Pricing & Cost Competitiveness	25%												
Client References & Feedback	5%												
19. SLC' Right to Accept any Bid, and to Reject any or all Bids.	19.1 SriLankan Catering Ltd reserves the right to accept or reject any bid, and to annul the process and reject all bids at any time before or after acceptance without thereby incurring any liability to bidders.												

F: Award of Contract

20. Acceptance of the Bid	20.1 SriLankan Catering Ltd will accept the bid of the Bidder whose offer is not necessarily the lowest evaluated bid and is substantially responsive to the documents issued.
21. Notification of acceptance	<p>21.1 SriLankan Catering Ltd will notify the only successful Bidder/s, in writing, that their bid has been accepted.</p> <p>21.2 After notification, SriLankan Catering Ltd shall complete the contract, and inform the successful Bidder to sign it.</p> <p>21.3 Within seven days of the receipt of notification of award from the Sri Lankan Catering Ltd, the successful Bidder shall furnish the performance security of 5% of the estimated total value of the contract. This amount could be paid by an irrevocable and unconditional bank guarantee drawable on demand from a reputed registered Commercial Bank of Sri Lanka or a bank based in another country, backed by a commercial bank operating in Sri Lanka and approved by the Central Bank of Sri Lanka which is registered with central bank of Sri Lanka with the validity period of four Months from the date of commencement of the contract. Format for the Performance Security Form included in Annexure G.</p> <p>21.4 Failure of the successful Bidder to submit the above-mentioned performance security or sign the contract shall constitute sufficient grounds for the annulment of the award and execute the Bid Security declaration. In the event Sri Lankan Catering Ltd may award the contract to the next lowest evaluated bidder, whose offer is substantially responsive and is determined by Sri Lankan Catering to be qualified to perform the contract satisfactorily.</p> <p>21.5 Within fourteen (14) days of receipt of such information, the successful Bidder shall sign the contract.</p>

<p>22. Standstill Period</p>	<p>22.1 The Standstill Period shall be ten (10) working days from the date which SLC notifies all the bidders on the intention to award the contract.</p> <p>22.2 An unsuccessful bidder who is aggrieved by the recommendation of a Department Procurement Committee (DPC) may appeal in writing, against the recommendation of the said DPC to the Procurement Appeal Committee within the Standstill Period.</p> <p>22.3 Before the expiry of the third (3rd) working day of the Standstill Period, any unsuccessful bidder may request a debriefing from the Procurement Entity. The Procurement Entity shall conclude the debriefing before the expiry of the fifth (5th) working day of the Standstill Period. If any unsuccessful bidder wishes to submit an appeal, such an appeal shall be made before the expiry of the Standstill Period.</p> <p>22.4 Every appeal shall be addressed to the Chairman of the Procurement Appeal Committee.</p> <p>22.5 Each appeal shall be made in writing and shall be accompanied by a non-refundable cash deposit of Sri Lanka Rupees Ten Thousand (LKR. 10,000/=) as indicated in the Procurement Documents. Such deposits shall be made at the relevant entity and a receipt shall be obtained.</p> <p>22.6 The Procurement Appeal Committee shall only consider an appeal if proof of such a deposit is available.</p> <p>22.7 All appeals shall be handed over to the relevant entity and an acknowledgment shall be obtained.</p> <p>22.8 It shall be the responsibility of the appellant to ensure that the appeal submitted shall contain all relevant documents relied on by the appellant to support the grievance.</p> <p>The address for the submission of bid appeals is as follows: Attention: Chairman Address: Procurement Appeal Committee Sri Lankan Catering Ltd Airline Center Bandaranaike International Airport Katunayake, Sri Lanka</p> <p>Email: proc-appeal@srilankancatering.com</p>
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SECTION II: DATA SHEET

ITB Clause Reference	
11.1	<p>The address for submission of Bids is :</p> <p>Attention : Chief Executive Officer</p> <p>Address : SriLankan Catering Ltd,</p> <p style="padding-left: 40px;">Airline Center</p> <p style="padding-left: 40px;">Bandaranaike international Airport,</p> <p style="padding-left: 40px;">Katunayake. Sri Lanka.</p> <p>Name and NIC number should be provided one day in advance to the contact person in Clause 15.2, to arrange entry passes if the bidder wishes to hand deliver bids.</p>
11.1	Email address to submit bids: tender@srilankacatering.com
12.1	The deadline for submission of bids is on or before 21 st October 2025 at 10.00 am Sri Lankan Time
14.1	Opening of bids will be done by SriLankan Catering Ltd bid opening committee.
16.1	<p>For Clarification/ handing over bids:</p> <p>Contact Person: Bhashith Rathnayake - Executive Planning & Costing Telephone: 077-8636005 E-mail address: bhashith.rathnayake@srilankacatering.com</p> <p>Contact Person: Mr. Pubudu Megodawickrama - Manager Planning & Costing Telephone: 071-0210351 E-mail address: pubudu.megodawickrama@srilankacatering.com</p> <p>Details should be provided one day in advance to arrange security clearance if the bidder wishes to hand deliver bids.</p>

SECTION III - SCHEDULE OF REQUIREMENT

Line Item #	Description of Goods/service	Final Destination	Delivery Date
01	Inviting bids for professional audit and assurance services for the five-year business plan for establishing an inflight catering operation in Melbourne, Australia	SriLankan Catering Ltd	Based on the project timelines

SECTION IV - BID SUBMISSION FORM

[Bidders shall submit Section IV using the format provided below. The format must be followed strictly, with no alterations permitted and no substitutions accepted.]

Date:

To: SriLankan Catering Ltd
We, the undersigned, declare that:

1. Bidder Information

Field	Details
Company Name	
Address	
Contact Person	
Designation	
Phone Number	
Email Address	
Website (if any)	
Registration Number	
Country of Incorporation	
Country of Registration	

2. Proposal Overview

Please provide a summary of your five-year business plan. (Not Mandatory)

3. Compliance Confirmation

Requirement	Yes/No	Comments (if any)
Compliance with scope of work		
Acceptance of terms and conditions		
A summary of five-year business plan included		
Submission of all required documents (Ref 18.1)		

4. Bidder's Previous Key Project Information for three (03) key projects

5. Declaration by the Bidder

Requirement	Yes/No	Comments (if any)
We have examined and understood the RFP document in its entirety.		
We understand that our bid, together with your written acceptance thereof included in your notification of		

award, shall constitute a binding contract between us.		
We understand that you are not bound to accept the lowest evaluated bid or any other bid that you may receive		
All information provided in this submission is accurate and complete.		
We agree to abide by the terms and conditions outlined in the RFP.		
This proposal shall remain valid for a period of 90 days from the submission date. (ITB clause 8.1)		

Authorized Signatory:

Name:

Designation:

Signature:

Date:

Company Stamp:

SECTION V GENERAL CONDITIONS

01. The bidder should be a registered business in Australia
02. If the bid is accepted, it is mandatory that the Bidder signs a Contract with SriLankan Catering Limited prior to the commencement of the Services.
03. All on-site & off-site expenses including incidental expenses related to the delivery of services sought in this document, including and not limited to, Airfare, should be borne by the bidder.
04. Supplier is not allowed to change the price after signing the contract.
05. The contractor shall furnish at its own cost and expense an irrevocable unconditional performance guarantee equivalent to 5% of the contract sum valid for four months from the date of commencement. This amount should be an irrevocable and unconditional bank guarantee drawable on demand from a reputed registered Commercial Bank of Sri Lanka or a bank based in another country, backed by a commercial bank operating in Sri Lanka and approved by the Central Bank of Sri Lanka which is registered with central bank of Sri Lanka (refer Annexure G).
06. SLC may terminate the contract if it is found that the service provider is blacklisted on previous occasions by any of the institutions/public sector undertakings etc.
07. SriLankan Catering Ltd, (SLC) may also terminate the contract in the event of non- satisfactory service.
08. Contractor shall be responsible for providing and verification of all documents related to proofs provided to confirm the information provided in the RFQ response.
09. The service provider shall be responsible for accommodation/transport during the evaluation process and implementation.
10. Payment Terms: 45 days Credit for overseas suppliers and 30 days Credit for local suppliers from the date of submitting the Invoice to SLC.
11. Management of SriLankan Catering has the right to negotiate with qualified bidders based on the company budget availability.

SECTION VI - GENERAL SPECIFICATIONS & COMPLIANCE

6.1 Objectives for Establishing an Inflight Catering Business in Melbourne

SriLankan Catering Ltd plans to establish a new inflight catering operation strategically located in Melbourne, Australia. The key objectives include:

- Expanding SriLankan Catering's global footprint into Australia's aviation catering sector.
- Delivering superior catering services to airlines operating through Melbourne, enhancing passenger experience.
- Leveraging existing industry expertise, innovation capabilities, and brand reputation to establish strong market positioning.
- Implementing sustainable and operationally efficient business practices to ensure long-term growth and profitability.

6.2 Strategic Importance of the Business Plan

This five-year business plan will serve as the blueprint guiding the market entry, operational development, financial structuring, and long-term growth strategies for SriLankan Catering Ltd in Australia. An independent audit and assurance of this plan will support informed decision-making, enhance credibility with stakeholders and investors, and facilitate strategic partnerships essential for successful market entry. This will also assist in obtaining the necessary approvals for the project.

6.3 Scope of Work

The audit firm is required to perform comprehensive audit and assurance services encompassing:

A. Financial Projections Assurance

- Validation and assurance on the reasonableness of revenue forecasts, operating costs, investment requirements, cash-flow projections, and profitability assumptions over five years.
- Assurance on accuracy, integrity, and consistency of projected financial statements:
 - Income statement
 - Balance sheet
 - Cash flow statement
 - Sensitivity and scenario analyses
 - Assumptions
- Recommendation on the viability of the five-year business plan.

B. Market Analysis Review

- Independent assessment of market size, growth potential, customer segmentation, and demand forecasts specific to frozen meals, in-flight catering services, dehydrated and ancillary services as mentioned in the business plan, in Melbourne.
- Evaluation of competitive landscape, market positioning strategy, and differentiation opportunities.
- Review of strategic assumptions regarding airline partnerships, customer acquisition, and retention strategy.

C. Operational Feasibility Review

- Assessment of operational assumptions including facility location near Melbourne Airport, capacity planning, logistics, and scalability.

- Evaluation of the robustness of proposed supply-chain arrangements, suppliers, procurement strategies, and operational contingencies.
- Review adequacy of proposed staffing structures, training needs, and human resource planning.

D. Risk and Sensitivity Assessment

- Identification, categorization, and evaluation of key business risks including market, financial, operational, regulatory, environmental, and reputational risks.
- Review the effectiveness of the proposed mitigation and contingency plans.

E. Regulatory and Compliance Review

- Review compliance framework to ensure adherence to relevant Australian (Federal and Victorian) aviation, food safety, hygiene, environmental, and occupational health and safety regulations.

Note: This is not a due diligence exercise, but rather an assessment of the financial viability of the proposed project. Nonetheless, a comprehensive evaluation should be undertaken, addressing regulatory, marketing, legal, and operational requirements.

6.4 Qualification and Experience Required

The proposed audit firm should clearly demonstrate:

- Australian Securities & Investments Commission (ASIC) registration (Registered Company Auditors (RCAs))
- Professional Indemnity Insurance coverage.
- Should be a registered business in Australia.
- Compliance with Australian Auditing Standards (AUASB) and ethical guidelines.
- Relevant experience auditing business plans or feasibility studies within aviation, in-flight catering, hospitality, food service, or related industries.
- Strong local presence or prior experience in Melbourne or Australian markets.
- Expertise and credentials of proposed team members.

6.5 Approach and Methodology

Audit firms must provide details of their approach and methodology including:

- Procedures for validating and assuring financial assumptions and projections.
- Methodologies for market analysis and operational feasibility assessments.
- Risk identification, assessment, and validation of mitigation strategies.
- Interaction and reporting approach to SriLankan Catering's management.

6.6 Independence, Confidentiality, and Compliance

Audit firms must explicitly confirm:

- Independence and impartiality from SriLankan Catering Ltd.
- Commitment to confidentiality of all provided business and operational information.
- Adherence to ethical and professional auditing standards.

6.7 References

Firms should provide a minimum of two recent references from comparable projects, detailing:

- Client names and relevant contact details.
- Description and outcomes of completed engagements.

6.8 Pricing and Quotation Structure

Proposals must clearly detail:

- Comprehensive breakdown of professional fees for each audit service component.
- Hourly/daily rates and estimated effort.
- Fixed and variable cost elements.
- Expenses and disbursements, if applicable.
- Payment schedule and conditions.

6.9 Evaluation Criteria

Following the initial screening based on the Eligibility Criteria, proposals will be evaluated against the following weighted evaluation criteria.

Criteria	Weighting
Relevant Experience & Qualifications	20%
Methodology and Approach	30%
Audit Team Expertise & Local Experience	20%
Pricing & Cost Competitiveness	25%
Client References & Feedback	5%

6.10 Submission Guidelines

- Proposals must be submitted electronically (PDF format)
- Clearly label all attachments and appendices for clarity.
- Ensure responses address each section outlined above.

6.11 Terms and Conditions

SriLankan Catering Ltd reserves the right to accept or reject any proposal at its discretion and holds no obligation to explain such decisions. Proposals received after the deadline or incomplete submissions will not be considered. Intellectual property rights associated with provided business documentation remain strictly confidential and the property of SriLankan Catering Ltd.

6.12 Detailed Business plan in excel

This will be submitted by SriLankan Catering Ltd upon submission of the duly signed NDA with the firm's common seal.

**ANNEXURE A: BID ACKNOWLEDGEMENT
FORM**

All bidders shall confirm your intention to submit a bid by forwarding the duly filled Bid Acknowledgement Form, 01 week prior to bid closing date.

Invitation for submission of bids for the implementation of Enterprise Resource Planning solution for SriLankan Catering Limited is hereby acknowledged

You may expect to receive our proposal on or before

.....
.....

We do not intend to submit a proposal because

.....
.....
.....

Signed :

Title :

Company :

Date :

Seal :

**ANNEXURE B : COMPLIANCE SHEET
FORMAT**

All sections must be fully completed with accurate and truthful details as required. The information provided should align precisely with the specified requirements. The format must adhere strictly to the defined structure as below.

	Compliance (YES / NO / Not Applicable)	Remarks
Australian Securities & Investments Commission (ASIC) Registration (Registered Company Auditors - RCA)		
Valid Professional Indemnity Insurance Coverage		
Must be a Registered Business Entity in Australia		
Adherence to Australian Auditing Standards (AUASB) and Ethical Guidelines		
Demonstrated Experience in Auditing Business Plans or Feasibility Studies within Aviation, In-flight Catering, Hospitality, Food Service, or Related Industries		
Established Local Presence or Prior Experience in Melbourne/Australian Markets		
Expertise and Qualifications of Proposed Team Members		
Minimum of Two Recent References from Similar Projects		

ANNEXURE C: PRICE SCHEDULE FORM

PROFESSIONAL AUDIT AND ASSURANCE SERVICES FOR THE FIVE-YEAR BUSINESS PLAN FOR ESTABLISHING AN INFLIGHT CATERING OPERATION IN MELBOURNE, AUSTRALIA		
Quoted Price (USD/ AUD)	Tax Breakdown (USD/ AUD)	Total Price (USD/ AUD)

Name of the Bidder :

Address :

Contact details :

Payment Term :

Signature :

Company Rubber Stamp :.....

ANNEXURE D: CLIENTELE INFORMATION FORM

Company Name		Company Representative's Contact Details (Please state name, official email address and telephone number)	Client Since	Type of Service Provided
1				
2				
3				
4				
5				

ANNEXURE E: VENDOR INFORMATION FORM



VENDOR INFORMATION FORM

SRILANKAN CATERING LIMITED

SECTION A – BASIC INFORMATION OF THE VENDOR

1	Registered Name				
2	Registered Address				
3	Check Delivery Address				
4	Date of Incorporation				
5	Business Registration Number				
6	Country of Incorporation				
7	Nature of the Business				
8	Business Type				
9	Currency				
10	Telephone & Fax Number	Telephone		Fax	
11	Email Address				
12	Other Contact Details (if Any)				
13	Registered Name and Address of Local Agent (If Any)	Name			

		Address	
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SECTION B – BANK DETAIL OF THE VENDOR

14	Name of the Bank				
15	Address of the Bank				
16	Account Number				
17	SWIFT/SORT Code				
18	Payment Terms				
19	Registered for SVAT/ VAT	<input type="checkbox"/> Yes		<input type="checkbox"/> No	
		If YES, SVAT/VAT Registration Number			
		SVAT		VAT	

SECTION C – DETAILS OF THE DIRECTORS, SHAREHOLDERS & RELATED PARTIES

20	Name(s) of the Directors				
21	Name(s) of the Shareholders				

22	Name(s) of the Directors of the parent/subsidiary who are also Directors of SriLankan Catering Limited	
23	Name(s) of the Directors of who also Employees of SriLankan Catering Limited	
24	Names of Close Family Members who are either Directors/employees of SriLankan Catering Ltd.	

SECTION D – CONFLICT OF INTEREST

25	I hereby certify that to my knowledge, there is no conflict of interest involving the vendor name below:	
	Yes	No
I.	Are there any employees or SLC employee's immediate family member has an ownership interest in vendor's company or is deriving personal financial gain from this contract.	
II.	Is there any SLC employee who has been retired or separated from the SLC for less than one (1) year has an ownership interest in vendor's company.	
III.	Is there any SLC employee contemporaneously employed or prospectively to be employed with the vendor.	
IV.	Vendor hereby declared it has not and will not provide gifts or hospitality of any monetary value or any other gratuities to any SLC employee to obtain or maintain a contract.	
V. Please note any exceptions below: Name of SLC employees, elected officials, or Immediate family members with whom there may be potential conflict of interest		
a.	Name	
b.	Relationship to the employee	

c. Interest in vendor's company	
d. Other	

SECTION E – SUPPORTING DOCUMENTS

26	Please attach copies of: <ul style="list-style-type: none"> I. Business Registration II. Form 20/ Name of the Directors or Partners III. VAT/SVAT Registration Details IV. Attach a copy of Bank Statement/Bank Book/Bank details printed on a Company Letterhead V. Three years audit statement signed by an approved Accountant
----	--

As authorized representative of
 [Name of the Vendor], I hereby confirm on behalf of
 [Name of the Vendor] that the information
 provided above are true and accurate and acknowledge that the bid of

 [Name of the Vendor] submitted herewith shall be rejected in the event all or any of the
 information submitted above is found to be incorrect.

Details of the Vendor's Authorized Signatory

Name:

Designation:

Date:

Signature & Company Rubber Stamp:

OFFICIAL USE ONLY

SECTION F – VENDOR REGISTRATION DETAILS

27	System	<input type="checkbox"/> ORACLE	<input type="checkbox"/> INFLAIRNET
28	Supplier Selection Criteria		

ANNEXURE F: BID SECURING DECLARATION

[The Bidder shall fill in this form in accordance with the instructions indicated in brackets] Date: [Insert date by bidder]

*** INVITING BIDS FOR PROFESSIONAL AUDIT AND ASSURANCE SERVICES FOR THE FIVE-YEAR BUSINESS PLAN FOR ESTABLISHING AN INFLIGHT CATERING OPERATION IN MELBOURNE, AUSTRALIA
REFERENCE: SLC/PRO/SER/2025/006**

We, the undersigned, declare that;

1. We understand that, according to instructions to bidders (hereinafter “the ITB”), bids must be supported by a bid-securing declaration;
2. We accept that we shall be suspended from being eligible for contract award in any contract where bids have being invited by SriLankan Catering, for the period of time of 03 years starting on *the latest date set for closing of bids of this bid*, if we;
 - (a) withdraw our Bid during the period of bid validity period specified; or
 - (b) do not accept the correction of errors in accordance with the Instructions to Bidders of the Bidding Document; or
 - (c) having been notified of the acceptance of our Bid by you, during the period of bid validity, (i) fail or refuse to execute the Contract Form, if required, or (ii) fail or refuse to furnish the performance security, in accordance with the ITB.
3. We understand this bid securing declaration shall expire if we are not the successful bidder, upon the earlier of (i) our receipt of a copy of your notification to the Bidder that the bidder was unsuccessful; or (ii) twenty-eight days after the expiration of our bid.
4. We understand that if we are a JV, the Bid Securing Declaration must be in the name of JV that submits the bid. If the JV has not been legally constituted at the time of bidding, the Bid Securing Declaration shall be in the names of all future partners as named in the letter of intent.

Signed *[insert signature(s) of authorized representative]* In the Capacity of *[insert title]*

Name *[insert printed or typed name]*

Duly authorized to sign the bid for and on behalf of *[insert authorizing entity]*

Dated on *[insert day]* day of *[insert month]*, *[insert year]*

ANNEXURE G

FORMAT FOR PERFORMANCE GUARANTEE/SECURITY

_____ [Issuing Agency's Name, and Address of Issuing Branch or Office]

Beneficiary: _____ [Name and Address of Employer]

Date: _____

PERFORMANCE GUARANTEE/SECURITY No.: _____

We have been informed that _____ [name of Contractor/supplier] (hereinafter called 'the Contractor') has entered into Contract No. [reference

number of the contract] dated _____ with you, for the

_____ [insert "construction / "supply"] of [name of contract and brief description of Works or supply] (hereinafter called "the Contract").

Furthermore, we understand that, according to the conditions of the Contract, a performance guarantee is required.

At the request of the Contractor, we _____ [name of Agency] hereby irrevocably undertake to pay you any sum or sums not exceeding in total an amount of

_____ [amount of figures] (_____) [amount in words], such sum bring payable in the types and proportions of currencies in which the Contract price is payable, upon receipt by us of your first demand in writing accompanied by a written statement stating that the Contractor is in breach of its obligation(s) under the Contract, without your needing to prove or to show grounds for your demand or the sum specified therein.

This guarantee shall expire, no later than the _____ day of _____, 20 [insert 28 days beyond the schedule contract completion date]. and any demand for payment under it must be received by us at this office on or before that date.

signature(s)]

From: TUNA EVMEZ
Sent: Mon, 13 Oct 2025 11:18:44 +0000
To: ebys
Subject: FW: Lanka Savunma Bakanlığı İhalesi - 7.62 x 39 mm Mühimmat Tedariki
Attachments: 11.pdf, Advertisment English.pdf

From: Trade Sri Lanka Embassy <trade@srilanka.org.tr>
Sent: Monday, October 13, 2025 11:50 AM
To: TUNA EVMEZ <tuna.evmez@tobb.org.tr>
Subject: Lanka Savunma Bakanlığı İhalesi - 7.62 x 39 mm Mühimmat Tedariki

Sayın Tuna Hanım,

Sri Lanka Ankara Büyükelçiliği olarak, Sri Lanka Savunma Bakanlığı tarafından yayımlanan önemli bir uluslararası ihale hakkında bilgi paylaşmaktan memnuniyet duyarız.

İhale, 7.62 x 39 mm mühimmat tedarikine ilişkindir ve yerli / yabancı üretici, tedarikçi ve yüklenici firmalara açıktır. Başvuru süresi uzatılmıştır.

Güncel Tarihler:

- Doküman Temin Son Günü: 07 Ekim 2025
- Teklif Teslim / Açılış Tarihi: 08 Ekim 2025 – 10:00
- Miktar: 8.400.000 adet

Bu ihale özellikle savunma sanayii ve mühimmat tedariki alanında faaliyet gösteren Türk firmaları için önemli bir ticari fırsat teşkil etmektedir.

Ayrıntılı bilgiler ekte yer alan dokümanda mevcuttur. İlgili üyelerinizin değerlendirmesine sunulmasını rica ederiz.

İrtibat:

mgobranchemail@gmail.com | +94 11 2390719

Saygılarımızla,

Yekta ÖZTÜRK | (he/his)
Consular cum Commercial Assistant

Embassy of Sri Lanka
Kırlangıç Sokak No. 41, Gaziosmanpaşa, Çankaya / Ankara

T: +90 312 427 10 21 | M: +90 532 779 88 45

W: www.srilanka.org.tr





THE DEMOCRATIC SOCIALIST REPUBLIC
OF SRI LANKA



MINISTRY OF DEFENCE

AMENDED TENDER NOTICE

1. The Chairman of the Ministry Procurement Committee on behalf of the Sri Lanka Army hereby informs eligible bidders interested in purchasing the following items for the Sri Lanka Army that the dates of issue of bid documents and the date and time of opening of bids in the procurement notice published in the newspapers Silumina, Sunday Observer, Thinakaran Varamanjari on 27.07.2025 have been revised

The last date for issuing the Bid document has been extended to 07.10.2025 and the date for closing and opening of Bid document has been extended to 08.10.2025 till 1000 hours.

S/NO	TENDER IDENTIFICATION NUMBER	DESCRIPTION	NCB/ ICB	QTY	NON REFUNDABLE FEE (Rs:)
1	MOD/SLA/02/2025	7.62 x 39 mm Ball Ammunition	ICB	8,400,000 Nos	60,000.00

2. All other terms and conditions mentioned in the procurement notice published in the above mentioned newspapers and on the websites www.promise.lk and www.army.lk on 27.07.2025 remain unchanged.

3. Contact Details:

Chief Financial Officer (Procurement & Project)
Procurement Branch
Ministry of Defence
Defence Headquarters Complex
Sri Jayawardanepura
Kotte
T:P. 011 2390719
Fax : 011 2390720

Master General Ordnance Branch
Sri Lanka Army Headquarters
Defence Headquarters Complex
Akuregoda Road,
BATTARAMULLA.
T:P 011 4051216
email : mgobranchemail@gmail.com

Chairman,
Ministry Procurement Committee
Ministry of Defence
Defence Headquarters Complex
Sri Jayawardanepura
Kotte.



THE DEMOCRATIC SOCIALIST REPUBLIC
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2. All other terms and conditions mentioned in the procurement notice published in the above mentioned newspapers and on the websites www.promise.lk and www.army.lk on 27.07.2025 remain unchanged.

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T:P. 011 2390719
Fax : 011 2390720

Master General Ordnance Branch
Sri Lanka Army Headquarters
Defence Headquarters Complex
Akuregoda Road,
BATTARAMULLA.
T:P 011 4051216
email : mgobranchemail@gmail.com

Chairman,
Ministry Procurement Committee
Ministry of Defence
Defence Headquarters Complex
Sri Jayawardanepura
Kotte.

From: TUNA EVMEZ
Sent: Mon, 13 Oct 2025 11:18:53 +0000
To: ebys
Subject: FW: Sri Lanka'da Gemi Kiralama İhalesi - Ceylon Petroleum Corporation
Attachments: Merv - Extension Notice - B272025.pdf

From: Trade Sri Lanka Embassy <trade@srilanka.org.tr>
Sent: Monday, October 13, 2025 11:47 AM
To: TUNA EVMEZ <tuna.evmez@tobb.org.tr>
Subject: Sri Lanka'da Gemi Kiralama İhalesi - Ceylon Petroleum Corporation

Sayın Tuna Hanım,

Sri Lanka Ankara Büyükelçiliği olarak, Ceylon Petroleum Corporation (CPC) tarafından yürütülen bir gemi kiralama ihalesi hakkında bilgi paylaşmaktan memnuniyet duyuyoruz.

İhale, bakım ve acil durum müdahale gemisi (MERV) zaman kiralama (time charter) yöntemiyle yapılacaktır. Başvuru süresi uzatılmış olup, yerli ve yabancı firmalara açıktır.

Güncel Tarihler:

- Son Başvuru: 24 Ekim 2025 – 14:00
- Doküman Temin Son Günü: 23 Ekim 2025
- Teklif Geçerlilik Süresi: 17 Nisan 2026

Bu proje, denizcilik, lojistik ve gemi işletmeciliği alanında faaliyet gösteren Türk firmaları için önemli bir fırsat teşkil etmektedir.

Ayrıntılı ihale şartları ekte yer alan belgede mevcuttur. Bilginize sunar, ilgili üyelerinizin değerlendirmesine iletilmesini rica ederiz.

İrtibat:

Ceylon Petroleum Corporation
Tel: +94 (0)11 729 6333

Saygılarımızla,

Yekta ÖZTÜRK | (he/his)
Consular cum Commercial Assistant

Embassy of Sri Lanka

Kırlangıç Sokak No. 41, Gaziosmanpaşa, Çankaya / Ankara

T: +90 312 427 10 21 | M: +90 532 779 88 45

W: www.srilanka.org.tr



INVITATION FOR BIDS (IFB)

**Ceylon Petroleum Corporation
(Ministry of Energy)**

**TIME CHARTER OF MAINTENANCE AND EMERGENCY RESPONSE VESSEL (MERV)
FOR CEYLON PETROLEUM CORPORATION**

B/27/2025

EXTENSION NOTICE

Ceylon Petroleum Corporation (CPC) hereby invites the attention of prospective bidders who are interested to participate for the bid with reference to the bidding document appeared in the website.

The deadline for submission of bids which was determined to close at 1400 hrs. on 24.09.2025 has now been extended up to 1400 hrs. on 24.10.2025 & will be opened immediately thereafter at the office of Manager (Procurement & Stores), 1st Floor, Ceylon Petroleum Corporation, No. 609, Dr. Danister De Silva Mawatha, Colombo 09.

Last date of issuing of Bidding Documents will be 23.10.2025.

Also note that the Bid validity period should be 175 days from the date of closing of bids (i.e. up to 17.04.2026) and the bid security should be valid for 203 days from the date of closing of bids (i.e. up to 15.05.2026).

All the other conditions appeared in the advertisement is remain unchanged.

Chairman,
High Level Procurement Committee,
C/o Manager (Procurement & Stores),
Procurement & Stores Function,
Ceylon Petroleum Corporation,
1st Floor, No. 609, Dr. Danister De Silva Mawatha,
Colombo 09.
Tele : +94(0)11 7296333

From: TUNA EVMEZ
Sent: Mon, 13 Oct 2025 11:19:05 +0000
To: ebys
Subject: FW: Sri Lanka'da Yatırım Fırsatı - Colombo Bölgesinde Karma Kullanımlı Gayrimenkul Projesi
Attachments: Bid Notice (00000005).pdf, Asst 40, Advertisement_English.pdf

From: Trade Sri Lanka Embassy <trade@srilanka.org.tr>
Sent: Monday, October 13, 2025 11:42 AM
To: TUNA EVMEZ <tuna.evmez@tobb.org.tr>
Subject: Sri Lanka'da Yatırım Fırsatı - Colombo Bölgesinde Karma Kullanımlı Gayrimenkul Projesi

Sayın Tuna Hanım,

Sri Lanka Ankara Büyükelçiliği Ticaret Bölümü olarak, Sri Lanka Kentsel Kalkınma Kurumu (Urban Development Authority – UDA) tarafından duyurulan bir yatırım fırsatına ilişkin bilgileri bilginize sunmaktan memnuniyet duyarız.

Söz konusu ihale, Colombo 10 bölgesinde yer alan 0.3385 hektarlık arazi üzerinde gerçekleştirilecek karma kullanımlı gayrimenkul projesi (ticari + konut) için Yatırım Tekliflerinin (IIP) toplanmasına yöneliktir.

Tarihler:

- Doküman Temin Süresi: 01 Ekim – 21 Kasım 2025
- Bilgilendirme Toplantısı (Pre-bid): 12 Kasım 2025
- Teklif Teslim Son Tarihi: 17 Aralık 2025 – 14:00

Temel Finansal Bilgiler:

- Teminat Bedeli: LKR 25.000.000 (yaklaşık 83.000 USD)
- 99 Yıllık Kira Bedeli (Taban): LKR 1.88 milyar
- Ödeme Seçenekleri: Peşin veya 1–10 yıl taksitli ödeme imkânı

Proje, yerli ve yabancı yatırımcılara açıktır ve Sri Lanka Yatırım Kurulu (BOI) tarafından sağlanan vergi avantajları ve yatırım teşviklerinden yararlanma imkânı sunmaktadır.

Colombo'nun en merkezi bölgelerinden birinde yer alan proje, uzun vadeli ve yüksek getirili bir yatırım fırsatı sunmaktadır.

Ayrıntılı bilgi ve başvuru koşulları ekte sunulan ihale dokümanlarında yer almaktadır. İlgili Türk kurum ve kuruluşlarının üyelerinin bu fırsattan yararlanabilmesi adına bilgilerinize arz ederiz.

İrtibat Bilgileri:

Urban Development Authority (UDA)

Tel: +94 11 287 5921 / 287 5916–20 (Dahili: 2960–2968)

E-posta: directorred@uda.gov.lk

Web: www.uda.gov.lk

Saygılarımızla,

Yekta ÖZTÜRK | (he/his)

Consular cum Commercial Assistant

Embassy of Sri Lanka

Kırlangıç Sokak No. 41, Gaziosmanpaşa, Çankaya / Ankara

T: +90 312 427 10 21 | M: +90 532 779 88 45

W: www.srilanka.org.tr





MINISTRY OF URBAN DEVELOPMENT, CONSTRUCTION AND HOUSING
URBAN DEVELOPMENT AUTHORITY



Inviting Investment Proposals (IIPs)

MIXED DEVELOPMENT PROJECT FOR UDA LAND AT ASST. NO. 40, D. R. WIJewardane Mawatha, Colombo 10

Payment Method (Figures LKR)

Option 01			
Bidders are required to make the offers above the base value for both (i) & (ii) & required to pay offered amount for initial payment (25%) within 30 days from the Letter of Intent (LOI) and the offered amount for the balance payment (75%) within 03 months from the date of the initial payment.	(i) Base Value for Initial Payment (25%)	464,794,125/-	
	(ii) Base Value for Balance Payment (75%)	1,415,298,111/-	
Option 02			
Bidders are required to make the offers above the base value for both (i) & (ii) & required to pay offered amount for the initial payment within 30 days from the Letter of Intent (LOI) and the offered value of annual installment to be paid in equal annual installments during the period selected by the bidder.	(i) Base Value for Initial Payment (25%)	464,794,125/-	
	(ii) Number of Installments and Base Value for the Annual Installments	1	1,495,789,010/-
		2	768,573,618/-
		3	526,415,520/-
		4	405,521,461/-
		5	333,132,703/-
		6	284,996,256/-
		7	250,717,920/-
		8	225,100,541/-
		9	205,256,762/-
10		189,454,127/-	

Land Extent:	Lease Period:	Bid Bond (LKR):
0A-3R-13.85P (0.3385 Ha.)	99 Years	25,000,000/-



Interested bidders may purchase the IIP document from the Real Estate Management & Development Division, Urban Development Authority, 8th Floor, Sethsiripaya Stage I, Battaramulla, from 09.30 a.m. to 02.30 p.m. on working days from 01.10.2025 to 21.11.2025 upon a payment of non-refundable fee of LKR 100,000/- to the Finance Division of the Urban Development Authority at 6th Floor, Sethsiripaya Stage I, Battaramulla.

Pre bid meeting will be held on 12.11.2025 at 2.00 p.m. at the Urban Development Authority Auditorium, 9th Floor, Sethsiripaya Stage I, Battaramulla.

Accepting of Proposals will be closed on 17.12.2025 at 2.00 p.m. and the Technical Proposals will be opened immediately in the Environmental Protection and Technical Division of the Ministry of Urban Development, Construction & Housing, 4th Floor, Sethsiripaya Stage I, Battaramulla. The bidder or his / her authorized representative could participate at the time of bid opening.

**All the Government taxes should be paid in addition to all the amounts mentioned above.*

For further details please contact:

Director (Real Estate Development),
Real Estate Management &
Development Division,

Urban Development Authority, 8th Floor,
Sethsiripaya Stage I, Battaramulla.

Telephone Number:

011 2875921 Or 011 2875916-20, 076 7661080,
Ext; 2960 – 2968 Fax:011 2875900

Email: directorred@uda.gov.lk

Web: www.uda.gov.lk

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.**

From: TUNA EVMEZ
Sent: Mon, 13 Oct 2025 11:18:30 +0000
To: ebys
Subject: FW: Sri Lanka'da EPC İhalesi - Jet A-1 Yakıt Transfer Hattı Projesi
Attachments: Extension Notice B212025 -web.pdf

From: Trade Sri Lanka Embassy <trade@srilanka.org.tr>
Sent: Monday, October 13, 2025 11:56 AM
To: TUNA EVMEZ <tuna.evmez@tobb.org.tr>
Subject: Sri Lanka'da EPC İhalesi - Jet A-1 Yakıt Transfer Hattı Projesi

Sayın Tuna Hanım,

Sri Lanka Ankara Büyükelçiliği olarak, Ceylon Petroleum Corporation (CPC) tarafından yürütülen önemli bir altyapı ihalesi hakkında bilgi paylaşmaktan memnuniyet duyarız.

İhale, Jet A-1 yakıt transfer boru hattı ve yakıt depolama tesislerinin inşası ile mevcut terminalin modifikasyonunu kapsamaktadır. Başvuru süresi uzatılmıştır.

Güncel Tarihler:

- Son Başvuru: 14 Kasım 2025 – 14:00
- Doküman Temin Son Günü: 16 Ekim 2025
- Teklif Geçerlilik Süresi: 21 Mayıs 2026

Bu proje, boru hattı, akaryakıt depolama ve endüstriyel inşaat alanında faaliyet gösteren Türk firmaları için güçlü bir yatırım fırsatı oluşturmaktadır.

Ayrıntılı ihale bilgileri ekte yer alan belgede mevcuttur. İlgili üyelerinizin değerlendirmesine sunulmasını rica ederiz.

Saygılarımızla,

Yekta ÖZTÜRK | (he/his)
Consular cum Commercial Assistant

Embassy of Sri Lanka
Kırlangıç Sokak No. 41, Gaziosmanpaşa, Çankaya / Ankara

T: +90 312 427 10 21 | M: +90 532 779 88 45

W: www.srilanka.org.tr

Ministry of Energy

Ceylon Petroleum Corporation

**Construction of a Jet A-1 Fuel Transfer Pipeline from Muthurajawela to BIA Katunayake and
Construction of Jet A-1 Storage Tanks and associated facilities with modifications to the
existing Terminal at Muthurajawela**

B/21/2025

EXTENSION NOTICE

Ceylon Petroleum Corporation (CPC) hereby invites the attention of prospective bidders who are interested to participate for the bid with reference to the bidding document appeared in the website under the above heading.

The deadline for submission of bids which was determined to close at 1400 hrs. on 17.10.2025 has now been extended up to **1400 hrs. on 14.11.2025** & will be opened immediately thereafter at the office of Manager (Procurement & Stores), 1st Floor, Ceylon Petroleum Corporation, No. 609, Dr. Danister De Silva Mawatha, Colombo 09.

Last date of issuing the Bidding Documents will be remained unchanged (i.e. up to **16.10.2025**)

Also noted that the Bid validity period should be 189 days from the date of closing of bids (i.e. up to 21.05.2026) and the bid security should be valid for 245 days from the date of closing of bids (i.e. up to 16.07.2026).

All the other conditions remain unchanged.

Chairman,
High Level Procurement Committee,
Ceylon Petroleum Corporation,
No. 609, Dr. Danister De Silva Mawatha,
Colombo 09,
Sri Lanka.