



INVITATION FOR EXPRESION OF INTEREST (EOI)

Registration of contractors under GRADE A for “Design and Build for the Completion of 400 housing units with associated infrastructural Works at Balisson”

Reference Number: NSLD/EOI/08-2026/011

The New Social Living Development Ltd (NSLD), is a private company incorporated for the specific purpose of Construction of 12,000 residential units across Mauritius.

Following the termination of the previous contractor’s contract, NSLD intends to complete outstanding works for approximately 400 housing units, including associated infrastructure, at its Balisson housing site.

NSLD is therefore inviting eligible local contractors to submit an Expression of Interest (EOI) for participation in a framework agreement for the completion of the said works.

The works shall include, but not be limited to:

1. The Works comprise the completion of 400 Housing Units, to be executed in one of the following ways:
 - a. completion of the 86 partially completed Housing Units in accordance with the existing architectural design (Lot 1), together with construction of the remaining 314 Housing Units in accordance with either the existing architectural design or a new design that substantially replicates the architectural appearance of the 86 Housing Units under Lot 1 (Lot 2); or
 - b. as an alternative to demolish the 86 partially completed Housing Units and construction of all 400 Housing Units in accordance with a new design proposed.
2. Review and/or redesign of the masterplan in accordance with site conditions;
3. Understanding Employer’s requirements;
4. Review of the topographical survey provided by NSLD, and carry out any additional topographical survey, prior proposing the most feasible and economical design;
5. Review of the geotechnical investigation data provided by NSLD, and carry out any additional geotechnical investigation necessary, prior to proposing the most feasible and economical type of foundation based on the nature of the soil and the groundwater table;

6. Review of Views received from relevant Authorities;
7. Confirmation of, and seeking additional Views from, relevant Authorities where required;
8. Upon review of all works undertaken to date by the Employer, carry out any supplementary investigation works necessary for the Bidder to prepare and submit a proper proposal;
9. Site clearance comprising the clearing, removal and grubbing of all shrubs, plants and trees of any girth, together with removal of debris and any structures, including carting away; clearance from the Forestry Services to be obtained where required;
10. Demolition to remove any existing buildings, structures or other obstructions from the site, including demolition or relocation (if required) of existing infrastructure on site, as per the requirements of the relevant Authority;
11. Upon understanding and reviewing the design intent, the Bidder to carry out any supplementary design deemed necessary to submit a proper and fit-for-purpose proposal complying with the Employer's Requirements;
12. Preparation of detailed design for Housing Units and associated civil works, the Multipurpose Hall, Commercial space and Garbage Bins;
13. Preparation of detailed design for infrastructure works including but not limited to:
 - a. Internal road network, footpaths, roads and road safety measures where required, and access roads, all in compliance with the requirements of the relevant Authorities;
 - b. Internal water reticulation, including but not limited to buffer/storage tanks with booster pumps, all in compliance with the requirements of the Central Water Authority;
 - c. Provision of wastewater disposal, all in compliance with the requirements of the Wastewater Management Authority;
 - d. Supply, installation, testing and commissioning of electrical, plumbing and sewer installations;
 - e. Internal stormwater drainage network, metal gratings, cut-off drains and fenced retention ponds with overflow to a safe discharge point, all in compliance with the requirements of the Land Drainage Authority. Floor levels of the housing units shall be a minimum of 500mm above the access road level, in line with the requirements of the aforesaid Authority;
14. Supply and installation of a 1.8m high panel fence along the boundary of the site, and upgrading of any existing block boundary wall to 1.8m in height, including rendering, where required;
15. Landscaping works and provision of amenities, including but not limited to construction of a children's playground, open gym, pétanque court, etc.;
16. Supply and installation of rainwater harvesting systems to the Housing Units, Multipurpose Hall and commercial unit;
17. Supply and fixing of plate numbering to Housing Units, the Multipurpose Hall and the community unit. Where an apartment-type layout is proposed, the blocks are to be labelled accordingly, subject to approval by the Employer;

18. Supply and fixing of a letter box to each unit;
19. Parapet walls shall be proposed in accordance with the applicable standard;
20. Construction of concrete steps at the entrance of the housing units with galvanised handrails (where applicable);
21. Supply and installation of staircase balustrades;
22. Supply and installation of double-layer waterproofing systems;
23. Supply and laying of 14–20mm aggregates around the perimeter of the housing units, to a width of 500mm and a depth of 100mm;
24. Obtaining all relevant clearances from Authorities, including the Building and Land Use Permit (BLUP);
25. Submission of construction drawings to the Employer for review and approval;
26. Following review by the Employer and confirmation of any requirements from Authorities, carry out all construction works in accordance with the approved construction drawings, the Employer's Requirements and general design obligations, ensuring that quality of workmanship is maintained throughout the duration of the works;
27. Coordinate with any other Contractor appointed by the Employer for offsite works, if required;
28. Prior to requesting Taking-Over, the successful Bidder shall obtain sign-off from the relevant Authorities — including but not limited to the Central Water Authority (CWA), Land Drainage Authority (LDA), Wastewater Management Authority (WMA), Traffic Management and Road Safety Unit (TMRSU), Central Electricity Board (CEB), Mauritius Fire and Rescue Service (MFRS), Road Development Authority (RDA), and the relevant local authority — prior to handing over to the Employer;
29. Adherence to the conditions set out in the BLUP, including obtaining an Occupation Certificate;
30. Submission of a complete set of as-built architectural, structural, mechanical and electrical installation drawings, completion reports, maintenance and operation manuals, test certificates, survey reports, project closure reports, and design warranties and guarantees (anti-termite treatment, paint, waterproofing works, fencing, openings, sanitary ware, tiles, electrical works and plumbing works, etc.);
31. Cleaning of the housing units, commercial units, Multipurpose Hall and the site, to the satisfaction of the Engineer;
32. Maintenance and remedial works for housing units, infrastructure and landscaping during the Defects Notification Period;
33. Provision of security services for a duration of 12 months after issue of the Taking-Over Certificate, including any repair works arising from theft, burglary or vandalism;
34. Submission of original design warranties and guarantees
35. Testing, commissioning and handover of the project, including all services, facilities and amenities.

The following set of drawings are being provided to interested parties to help them understand the scope of works (**Annex 1**):

1. Location and Master plan;

The validity of this EOI shall be for one (1) year.

In establishing a shortlist of potential Contractors, the following documents shall be used to demonstrate their eligibility, qualifications and experience:

1. **Duly filed EOI Submission Form (Form-1)**
2. **Duly filed Contractor Information Sheet (Form-2);**
3. **Copies of Business Registration Card;**
4. **Copies of Certificate of Incorporation;**
5. **Copies of relevant Certificate of Registration with Construction Industry Authority (CIA);**
6. **Duly filed Contractor General Construction Experience (Form-3)**
7. **Evidence of past similar work¹ experience undertaken for the last three (3) years. Documentary evidence of the claimed experience shall comprise of completion certificates**
8. **Duly filed Financial Situation (Form-4)**
9. **Copies of Financial Statements for the last three (3) years, as filed at the Registrar of Companies**

The NSLD shall evaluate the EOI submissions based on the following criteria:

S/N	Description	Evidence to be submitted
<i>1.0 Eligibility Criteria</i>		
1.1	<u>Nationality</u> For the sake of this EOI, eligible Contractors must be incorporated in Mauritius.	Filled EOI Submission Form and Filled Contractor Information Sheet (Form-2) with attachments
<i>2.0 Financial Situation and Performance</i>		
2.1	<u>Average Annual Construction Turnover</u> Submission of audited financial statements including profit and loss Account and balance sheet for the last five years to demonstrate the current soundness of the bidders' financial position and its prospective long-term profitability. To qualify, bidders must have:	Filled Form: Average Annual Construction Turnover &

¹ Building construction works including infrastructure works.

S/N	Description	Evidence to be submitted
	(a) Has not made losses before income tax for not more than three (3) years in the last five (5) years.	Attachments
<i>3.0 Specific Experience</i>		
3.1	<u>General Experience</u> For the sake of this procurement exercise, eligible bidders shall be local contractors registered under the grade “A” for building construction works with the Construction Industry Authority (CIA) of Mauritius.	Copy of a Valid CIA Registration Certificate
3.1	The Contractor shall demonstrate having specific experience as per the scope of works of EOI, which shall include at least one of the following: 1. Construction of a cluster of housing units of more than 100 houses as part of a single project.	Filled Form-4 with attachments Documentary evidence shall comprise of completion certificates duly signed by the respective employers

The EOI with all supporting documents, in a sealed envelope, should obligatorily be deposited in the Bid Box of the **New Social Living Development Ltd** at the address indicated below on or before **26 August 2026 at 14.00 hrs (local time) at latest**. The envelope should be clearly marked **“Expression of Interest for Design and Build for the Completion of 400 housing units with Associated infrastructural Works at Balisson (EOI Reference No: NSLD/EOI/08-2026/011”**.

The Managing Director,
New Social Living Development Ltd,
Level 1, NeXTeracom Tower 1,
Rue Du Savoir,
Ebene Cybercity,
Mauritius

Late submissions shall not be accepted and shall be rejected. Electronic submissions are not permitted.

A full set of the Bidding documents shall subsequently be made available to bidders who have successfully expressed their interest as per the terms and conditions of this EOI.

NSLD reserves the right to request additional information at time of evaluation. NSLD also reserves the right to select the most reliable contractors or annul the whole exercise without any obligation to inform those who have shown interest and/or provide any ground of its action.

Please note that the prices of works/services should not be submitted at this stage. The attention of the contractors is hereby drawn to the fact that NSLD has no contractual obligation towards them, nor will they become exclusive contractors to the NSLD.

Date: 11 August 2026

EOI Submission Form (Form-1)

Date: _____

To: Managing Director,
New Social Living Development Ltd,
Level 10, NeXTeracom Tower 1,
Rue Du Savoir,
Ebene Cybercity,
Mauritius

Expression of interest to participate in the “Design and Build for the Completion of 400 housing units with associated infrastructural Works at Balisson”

Reference Number: NSLD/EOI/08-2026/011

We, the undersigned, wish to certify our willingness to participate in the bidding exercise for “*Design and Build for the Completion of 400 housing units with associated infrastructural Works at Balisson*”

We confirm that:

- a) We have no conflict of interest,
- b) We meet the eligibility requirements,
- c) We have taken steps to ensure that no person acting for us or on our behalf will engage in any type of fraud and corruption as per the principles described hereunder, whole process:
 - I. We shall not, directly or through any other person or firm, offer, promise or give to any of the NSLD’s employees involved in the procurement process or to any third person any material or immaterial benefit which he/she is not legally entitled to, in order to obtain in exchange any advantage of any kind whatsoever during prequalification.
 - II. We shall not enter with other applicants into any undisclosed agreement or understanding, whether formal or informal. This applies in particular to submission or non-submission of applications or any other actions to restrict competitiveness or to introduce cartelisation in the procurement process.
 - III. We shall not use falsified documents, erroneous data or deliberately not disclose requested facts to obtain a benefit in a procurement proceeding.

We understand that transgression of the above is a serious offence and appropriate actions will be taken against such applicants.

- d) We understand that you may cancel the procurement process at any time and that you are neither bound to accept any Application that you may receive nor to invite the prequalified Applicants to bid for the contract subject of this prequalification process, without incurring any liability to the Applicants,
- e) All information, statements and description contained in the Application are in all respect true, correct and complete to the best of our knowledge and belief.

- f) We confirm that all information/ documents being provided by the NSLD shall be used solely for this procurement exercise and will be kept in strict confidentiality. We shall at no instance disclose any such information related to the project to external parties, to the detriment of the project.

Signed:.....

Name:

In the capacity of:.....

On behalf of :

Address:.....

Dated on day of

Company Seal:

Contractor Information Sheet (Form-2)

Contractors shall prepare the information required and, in the format, as indicated in the table hereunder and submit same along with his bid.

Contractor's legal name	
Contractor's country of constitution	
Contractor's year of constitution	
Contractor's legal address in country of constitution	
Contractor's Certificate of Registration with CIA (classes of work, grade and expiry date)	
Contractor's authorized representative (name, address, telephone numbers, fax numbers, e-mail address)	

Attached are copies of the following original documents.

- ☐ 1. Certificate of Incorporation
- ☐ 2. Business Registration Card
- ☐ 3. Relevant CIA Certificate(s) of Registration

Contractor General Construction Experience (Form-3)

Contractors shall prepare the information required and, in the format, as indicated in the table hereunder and submit same along with his bid.

Project Title	Employer's Name	Award Date	Completion Date	Contract Amount (MUR)	Specify Documentary Evidence submitted ²

² Contractors shall substantiate the claimed experience by providing copies of either (i) Letter of Acceptance; (ii) Contract Agreements; or (iii) Completion Certificates

Financial Situation (Form-4)

Contractors shall prepare the information required and, in the format, as indicated in the table hereunder and submit same along with his bid

Key Indicators	Year 1 (MUR)	Year 2 (MUR)	Year 3 (MUR)
Turnover			
Profit /(Loss) Before Tax			
Profit /(Loss) after Tax			
Current Assets			
Current Liabilities			

Contractor shall submit copies of Financial Statements for the last three (3) years, as filed at the Registrar of Companies.

Checklist for the Documents to be submitted

S/N	Documents	Submitted (Tick (☐) as appropriate)
1	Duly filed Application Submission Form (Form-1)	☐
2	Duly filed Contractor Information Sheet (Form-2)	☐
3	Copy of Certificate of Incorporation	☐
4	Copy of Business Registration Card	☐
5	Copy of CIA Certificate(s) of Registration	☐
6	Duly filed Contractor General Construction Experience (Form-3)	☐
7	Copies of claimed experience	☐
8	Duly filed Financial Situation (Form-4)	☐
9	Copies of Financial Statements for the last three (3) years, as filed at the Registrar of Companies	☐

