

Invitation for Bids (IFB) for lease of Building for office Accommodation of the Welfare Benefits Board and the Social Protection Project

Name of Procuring Entity; Ministry of Finance, Planning and Economic Development
Name of Project ; Social Protection Project, Welfare Benefits Board
Credit No ; 7363-LK
Procurement Ref. No ; SPP/Proc/2026-03

1. The Democratic Socialist Republic of Sri Lanka has received a credit from the International Development Association toward the cost of Social Protection Project, and it intends to apply part of the proceeds of this credit and Government of Sri Lanka funds to payments under the Contract for Lease of Building for Office Accommodation of the Welfare Benefits Board and the Social Protection Project- Ref. No: SPP/Proc/2026-03.
2. The Chairman Project Procurement Committee (PPC) on behalf of the Social Protection Project, Welfare Benefits Board now invites sealed bids from eligible and qualified bidders for Lease of Building for Accommodation of the Welfare Benefits Board and the Social Protection Project. Requirement of the building is as follows:

Location : Colombo 01 to 07 and Battaramulla North and West
Square Foot: 9,100 to 9,200 Square feet
Duration : Three (03) Years

3. Bidding will be conducted through Open Competitive Bidding Method
4. Interested eligible bidders may obtain further information from the Procurement Specialist of the Social Protection Project, Welfare Benefits Board by contacting 077-3914120 and inspect the Bidding Documents at the address given below from 9.00 hrs. to 16.00 hrs. up to 23.03.2026.
5. Qualifications requirements include
 - I The Bidder shall be the lawful owner of the proposed premises or an authorized representative of the lawful owner. In case of an authorized representative, a valid Power of Attorney or written authorization from the owner shall be submitted
 - II The property shall be free from encumbrances, disputes, or legal claims that may affect the lease arrangement.
 - III The Bidder shall not be blacklisted or debarred by any government institution or funding agency
 - IV The Bidder shall not be involved in any litigation that materially affects its ability to lease the premises.
 - V The Bidder shall demonstrate financial capability to maintain the premises in good

condition throughout the lease period.
Evidence such as bank statements, audited financial statements, or other financial documents for the last three (03) years required.

- VI The proposed premises shall comply with all applicable local authority regulations, building codes, fire safety regulations, and environmental requirements. Valid certificates of conformity, building approvals, fire safety clearance, and any other statutory approvals shall be submitted.
- VII The proposed building shall be available for occupation within the time period specified in the Bidding Document.
- VIII The Bidder shall agree to enter into a lease agreement for a period of five (05) years under the terms and conditions specified in the Bidding Document.
- IX The Bidder shall agree to maintain the premises, including structural components and major installations, throughout the lease period.

Additional details are provided in the Bidding Documents.

- 6. A complete set of Bidding Documents in English language may be purchased by interested bidders on the submission of a written application to the address below and upon payment of a nonrefundable fee Sri Lanka Rupees Ten Thousand (SL. Rs: 10,000.00). The method of payment shall be by Cash deposit to the Social Protection Project.
- 7. Bids must be delivered to the address below at or before 14.00 hrs. on 24.03.2026. Late bids will be rejected. Bids will be opened in the presence of the bidders' representatives who choose to attend in person at the address below at 14.00 hrs. 24.03.2026. All bids must be accompanied by a "Bid-Security," of Sri Lanka Rupees Five Hundred Thousand (SL Rs: 500,000.00)
- 8. The address(es) referred to above is(are):

Chairman
Project Procurement Committee
Social Protection Project
Welfare Benefits Board
J. R. Jayawardena Centre
No: 191, Dharmapala Mawatha
Colombo 07.
E-mail:
Contact No: 077-3914120