Invitation for Proposals

Ministry of Finance, Planning and Economic Development

Call for Proposals for the Productive Economic Utilization of State- Owned Bungalows from the Interested Investors

1. Invitation

The Steering Committee, on behalf of the Secretary, Ministry of Finance, Planning and Economic Development, The Secretariat, Lotus Road, Colombo 01, invites sealed proposals from eligible investors for the adaptive reuse, refurbishment, *development operation, and maintenance of selected State-owned bungalows on a 30-year lease basis.

*** Developments means temporary structure minor repairs with the prior approval of relevant authority/s**

2. Proposal Calling Method

Proposals shall be invited through a National Competitive Selection Process.

3. Project Overview

The Government of Sri Lanka has identified a portfolio of strategically located State-owned bungalow properties in Colombo with the objective of unlocking their economic potential through productive private-sector investment.

This Call for Proposals invites eligible investors to undertake the adaptive reuse, refurbishment, development, operation, and maintenance of these bungalow assets for economic activities such as retail, boutique suites, cafés, and restaurants.

The Project will be implemented on a 30-year lease basis. Under this arrangement, the selected investors shall undertake the adaptive reuse, refurbishment, development, operation, and maintenance of the allocated bungalow(s), while ownership of the land and buildings shall remain vested in the Government of Sri Lanka.

The selected investors shall be solely responsible for obtaining all statutory approvals, permits, licences, and other legal clearances required for the implementation and operation of the proposed investment.

Table 1: List of State-Owned Bungalows

No.	Bungalow Name	Address	Proposed Economic Activities
01	B 13	Colombo 05, Stanmore Cresent	Retail**, Boutique Suites, Cafés & Restaurants.
02	B 14		
03	B 20		
04	C61 and C62	Colombo 05, Pajet Road	
05	E 01	Colombo 05, Skelton road	
06	E 02		

***** Retail businesses shall be directly related to the tourism industry.***

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A complete set of Proposal Documents, in English, may be downloaded from the official website of the Ministry of Finance, Planning and Economic Development at **https://www.treasury.gov.lk/news#latest**.

4. Submission of Proposals
An investor may submit proposals for one or more bungalow(s). Each bungalow shall be evaluated independently and awarded separately.

5. Submission Deadline
Sealed proposals shall be delivered to the address below on or before **2.00 p.m. on 25 August 2026**. Late submissions shall not be accepted.

Chairman
Steering Committee
Room No. 217, 2nd Floor
Ministry of Finance, Planning and Economic Development
The Secretariat, Colombo 01, Sri Lanka

6. Further Information
Interested eligible investors may obtain further information from the Ministry of Finance, Planning and Economic Development. **Telephone:** +94 11 2484600 (Extensions: 1581 / 1563)

7. Requests for Clarifications
Requests for clarifications shall be submitted on or before **1.00 p.m. on 14 August 2026**. Requests received after this deadline shall not be considered.

8. Reservation of Rights
The Steering Committee reserves the right to accept or reject any proposal, in whole or in part, without assigning any reason and shall not be bound to select the highest or any proposal.

Chairman
Steering Committee
Ministry of Finance, Planning and Economic Development
The Secretariat, Colombo 01, Sri Lanka
Date: 03 August 2026

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