

# Development of **14.5 Acre** Land at Peliyagoda owned by State Engineering Corporation of Sri Lanka (SEC)

## Call for Expression of Interest (EOI)



The Chairman, Cabinet Appointed Negotiating Committee (CANC) on behalf of the Chairman, State Engineering Corporation of Sri Lanka is calling for Expression of Interest (EOI) from reputed and established investors (local or foreign) who are capable of developing the SEC owned land with an extent of 14.5 Acres situated in Peliyagoda, facing the Negombo-Colombo Main Highway and the entrance road to the Katunayake-Colombo Expressway. Considering the prime location of the land, the SEC proposes a mega mixed development including commercial and residential facilities as a Public Private Partnership (PPP) Project.

The land consists of a partially completed steel structured two storied building covering a land extent of 8600m<sup>2</sup> (approximately) which can be incorporated if required based on the purpose of development of the land.

Interested local and foreign investors are invited to submit their Expression of Interest (EOI) as a hardcopy along with following documents on or before 3.00 p.m. on 5<sup>th</sup> October 2017 to the address given here for submission of documents.

- Company Profile
- Financial Capability/ Source of Financing
- Audited Financial Statements of last 03 years
- Conceptual Write up /Outline Proposal of the Proposed Development
- Experience in Similar Projects
- Other Supporting Documents to show the institutional capacity of the investor



### Address for submission of documents

Additional Secretary(Admin. and Finance)  
Ministry of Housing and Construction,  
2nd Floor, "Sethsiripaya",  
Battaramulla.  
Sri Lanka

### For further information please contact

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Cabinet Appointed Negotiation Committee  
Ministry of Housing and Construction  
2nd Floor, Sethsiripaya  
Battaramulla  
Sri Lanka

**DEVELOPMENT OF 14.5 ACRE LAND AT PELIYAGODA OWNED BY  
STATE ENGINEERING CORPORATION OF SRI LANKA (SEC)**



**INFORMATION GUIDE TO SUBMISSION OF EOI**

## **1. INTRODUCTION AND BACKGROUND**

State Engineering Corporation of Sri Lanka (SEC), established under the State Industrial Corporations Act No 49 of 1957, owns a 14.5 Acre land at Peliyagoda, facing the Colombo-Negombo main highway and the entrance road to the Colombo – Katunayake Expressway.

This land had been utilized by SEC since its formative years for many different, but very important purposes of the organization. SEC had maintained its major and well known central workshops complex at this premises for a very long duration before it was shifted to its new location at Ekala. Several attempts have been made during the past to utilize this property for different initiatives of ad-hoc nature. A recent attempt to setup a mega scale construction related business park is one such instance, which has resulted in a partially completed steel structured two storied building covering a large extent of 8,600m<sup>2</sup> (approximately) and few other single storied structures.

SEC intends to utilize this property with a large scale, comprehensive, multi-faceted development, utilizing a Public-Private Partnership (PPP). One of the objectives of utilizing this prime property for a major development effort is to utilize it to generate regular income to SEC (the land owner), by supporting the proposed regional development initiatives of the government.

The prime nature of this land, due to its location, and the extent and also due to the scarcity of such land near the Colombo city etc, naturally warrants a mega scale development, as suggested.

## **2. OVERVIEW OF THE REQUIREMENT**

This opportunity of development requires a creative development approach for mega mixed development including commercial and residential, located and designed to optimize the commercial value of the land, along with environmentally sustainable development methods and building practices.

The purpose of this call for Expression of Interest (EOI) is to provide an open and transparent process for interested investors (local or foreign) to invest in design, build and fully develop the land in extent of 14.5 Acres at Peliyagoda.

Prime nature of this land is derived based on following aspects:-

- Link with major cities/ attractions
- Colombo city limits (Annexure 01 & 03)
- Free Trade Zones (Biyagama – 12km , Katunayake – 33km)
- Negombo city (tourist resorts) – 37km
- Bordering access road to Colombo-Katunayake Expressway from Colombo-Katunayake Air Port Old road (Annexure 02)
- High market value of the land
- Located facing Colombo-Negombo main highway
- 15 minutes drive from Katunayake Air Port (Bandaranaike International Airport)

### **3. BROAD SCOPE OF DEVELOPMENT**

The scope of the development is wide open for prospective developers in line with the following broad guidelines suggested for this development.

Proposed infrastructure facilities in broad terms could be as enumerated next:

- 1) Commercial infrastructure facilities – Large shopping malls, show rooms, mega scale super markets
- 2) Office infrastructure facilities – Banks, state organizations, private companies
- 3) Educational infrastructure facilities – Conference centres
- 4) Hospitality infrastructure facilities – 7 star/ 5 star facilities, convention halls
- 5) Residential buildings
- 6) Medical services infrastructure facilities

## **INFORMATION REQUESTED**

### **1. Company Profile**

- Organization structure
- Country of registration
- Date of registration / years in business as of the Application Closing Date
- Background of contractual performance in the last five years:-

### **2. Financial Capability/ Source of Financing**

- Average annual turnover of last 5 years
- Average annual working capital of last 5 years
- Letter of credit from an acceptable financing institution for the project
- Return on Investment of the proposed investment (ROI)

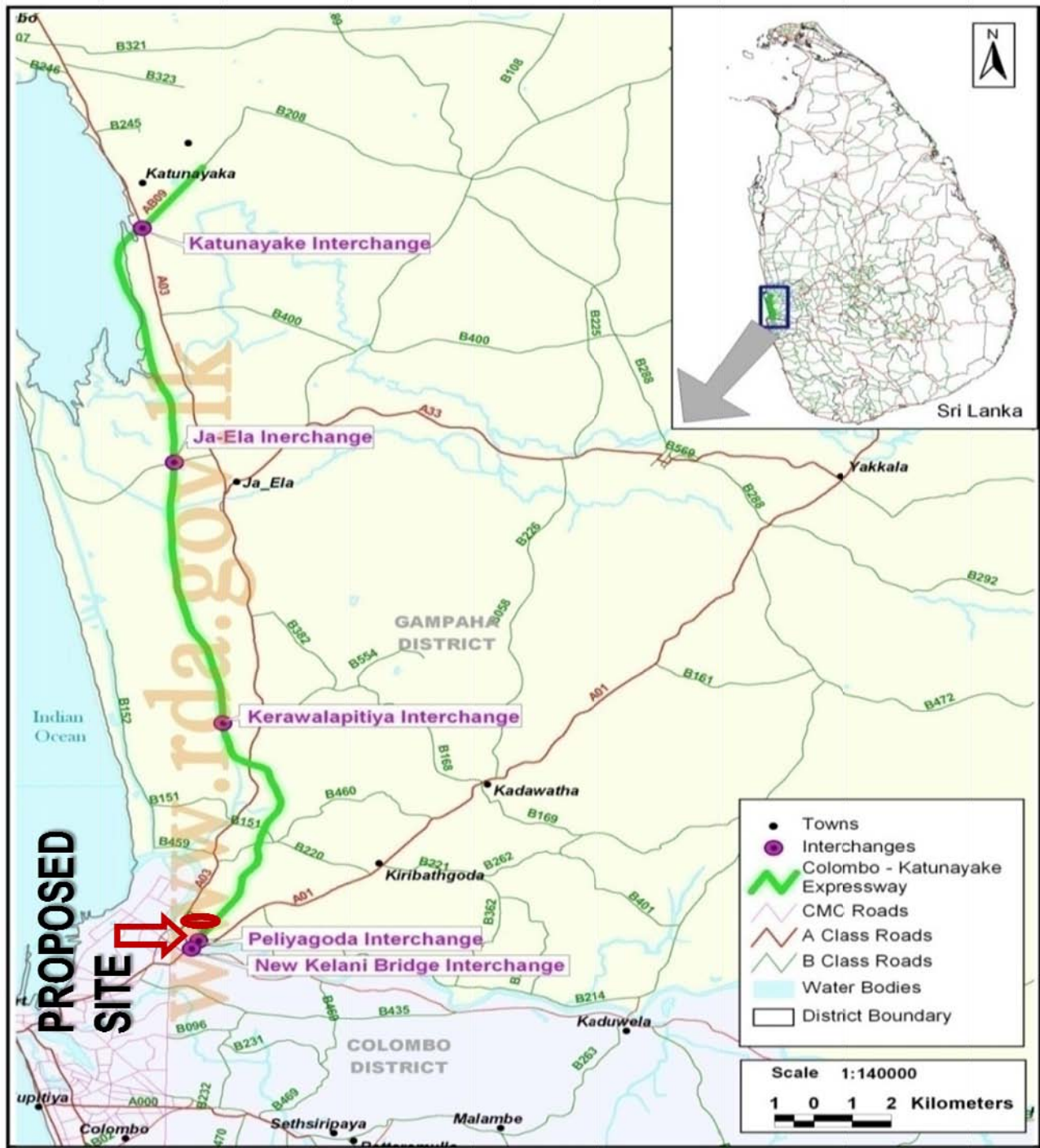
### **3. Audited Financial Statements of last 03 years**

### **4. Conceptual Write up /Outline Proposal of the Proposed Development-(Minimum 03 pages)**

### **5. Experience in Similar Projects**

### **6. Other Supporting Documents to show the institutional capacity of the investor**

Annexure 01



Importance of the location:

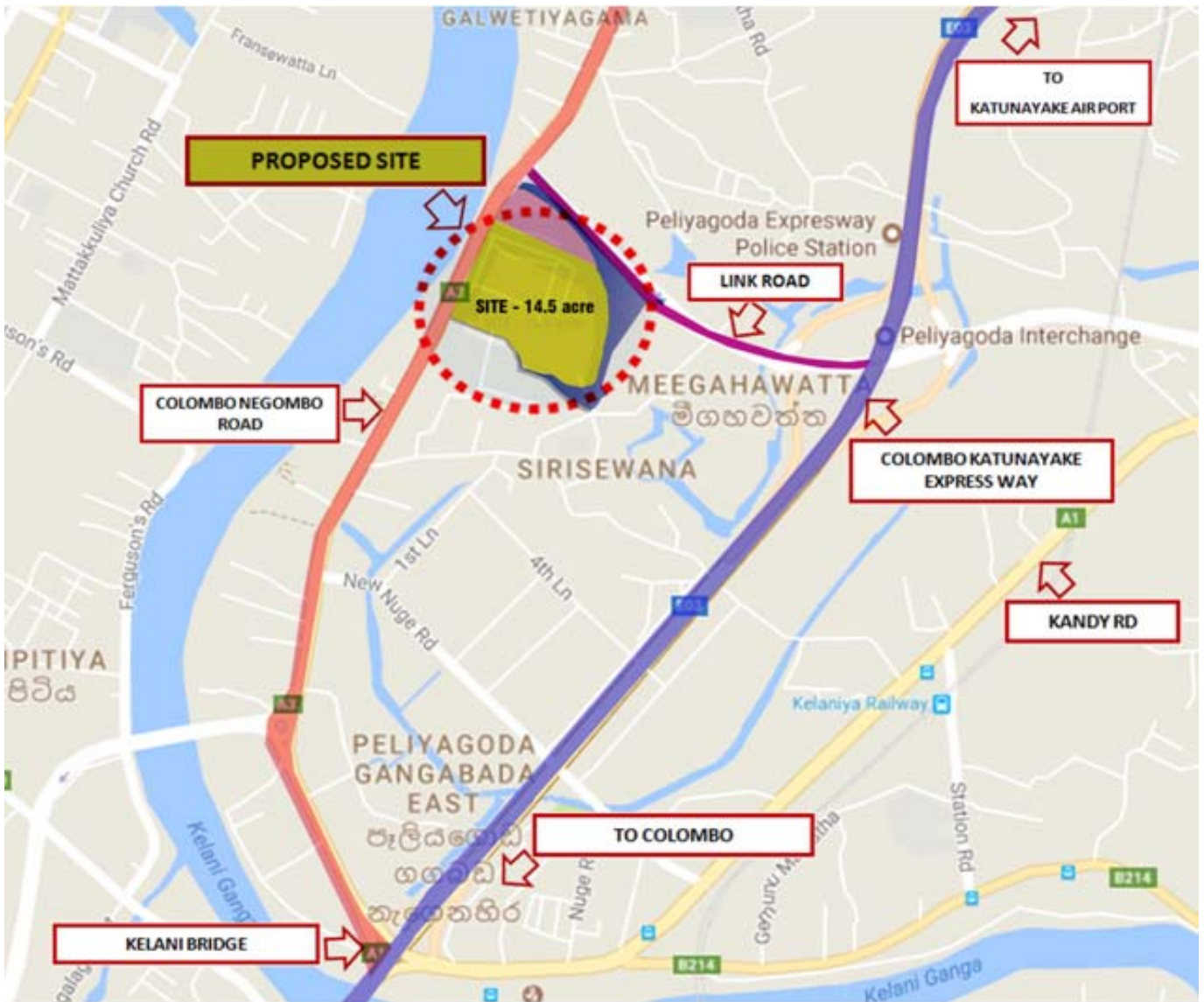
- Colombo (commercial capital)- city limits
- Sri Jayawardenepura (administrative capital) 15 Km
- Bandaranaike International Airport (BIA) 16 Km through Old Airport Road, 15 minutes drive from Colombo Katunayake Expressway

Annexure 02



- Free trade zone - 'Biyagama' - 12km - 'Katunayake' - 33km
- Negombo city (tourist resort)- 37 km
- Bordering Colombo - Katunayake Air Port Old Road
- Bordering access road to Colombo-Katunayake Expressway (CKE) from Colombo Katunayake Air Port Old Road.(1km to CKE Peliyagoda inter change)
- Link to Southern Expressway (SEW), Northern Expressway (NEW) through Outer Circular Highway connecting the major cities of Kerawalapitiya, Kadawatha, Kaduwela, Makumbura

Annexure 03





Annexure 04

