



NATIONAL HOUSING DEVELOPMENT COMPANY LTD

EXPRESSION OF INTEREST FOR REGISTRATION OF CONTRACTORS FOR SUPPLY, DELIVERY, INSTALLATION, TESTING AND COMMISSIONING OF “*MAISON DE TRANSITION*” UNITS AROUND MAURITIUS

EOI Reference Number: NHDC/EOI/05-2026/012

1. INTRODUCTION

The National Housing Development Company Ltd (NHDC), the executive arm of the Ministry of Housing and Lands, invites Expressions of Interest (EOI) from suitably qualified and experienced contractors for the registration to undertake the **Supply, Delivery, Installation, Testing and Commissioning of “Maison De Transition” Units Around Mauritius.**

This initiative forms part of NHDC’s strategic response to evolving housing needs through the adoption of innovative construction methods.

2. PROJECT BACKGROUND

The NHDC intends to embark on the implementation of “**Maisons De Transition**” Units, an innovative housing solution based on **container house technology.**

This initiative aims to provide **rapid, cost-effective, flexible,** temporary, safe and dignified housing solutions for vulnerable populations, including families living in precarious conditions and victims of disasters.

The EOI process will allow NHDC to:

- Identify and shortlist capable contractors with relevant expertise;
- Ensure transparency and competitiveness in future procurement exercises;
- Reduce procurement lead time for urgent deployment;
- Cost Efficiency compared to traditional housing;
- Adaptability and scalability; and
- Environmentally conscious building practices.

3. SCOPE OF WORKS FOLLOWING AWARD OF SUBSEQUENT PROCUREMENT EXERCISE

The works shall include, but not be limited to:

- (a). Prepare all design for Building and Land Use Permit (BLUP) purposes for the “Maison De Transition” Units (i.e. container-based housing units);
- (b). Duly fill and submit the appropriate Application Form for BLUP for the implementation of the “Maison De Transition” Units to appropriate Local Authority and pay the related BLUP fees;
- (c). Site Clearance;
- (d). Site preparation for installation of “Maison De Transition” Units and movable footpath;
- (e). Design and construct appropriate movable foundations systems including all associated works to adequately support primary load bearing points of the “Maison De Transition” Units in full compliance with the Structural Engineer’s Design.

Note:

- (i) The Foundations of the “Maison De Transition” Units shall ensure structural stability, proper drainage and effective protection against moisture ingress, while being configured to allow ease of installation, dismantling and future relocation;**
- (f). Design and Construct appropriate an appropriate anchoring system including all associated works within the movable foundations, to prevent plift/overturning/sliding of the “Maison De Transition” Units during cyclonic conditions in full compliance with the Structural Engineer’s Design.

Note:

- (i) The anchoring system shall also be designed to facilitate ease of installation, dismantling and future relocation of the “Maison De Transition” Units;**
- (ii) The “Maison De Transition” Units including its foundations and anchoring system shall be designed in such a manner to resist 3 second gusts for wind load of 300km/hr;**
- (g). Supply of “Maison De Transition” Units and related materials;
- (h). Delivery of “Maison De Transition” Units and related materials and logistics to designated sites around Mauritius;
- (i). Carry out any structural modification and finishing works as required by NHDC;
- (j). Design, Supply, Installation, Testing and Commissioning of all Electrical, Plumbing, and Sanitary Accessories and Fittings within the “Maison De Transition” Units.

Note:

- (i) All installations shall ensure safety, functionality, durability, and ease of maintenance, and shall be configured to support efficient installation, dismantling and future relocation of the “Maison De Transition” Units;**

- (k). Design, Supply, Installation, Testing and Commissioning of all Drainage Systems including effective waste water disposal for the “Maison De Transition” Units. The works shall comprise the installation of surface and subsurface drainage networks, wastewater collection systems, and connections to existing sewer networks where available or to approved on-site disposal systems such as septic tanks and soakaways where necessary.

Note:

- (i) All installations shall be durable, hygienic, and configured to facilitate ease of maintenance as well as installation, dismantling and future relocation of the “Maison De Transition” Units.**

- (l). Design and Construct movable Footpath using precast concrete slabs of dimensions 600 x 600 x 50 mm thick laid on a suitably prepared levelled sub base to facilitate ease of installation and future relocation of the “Maison De Transition” Units and the movable Footpath;
- (m). Design, Supply, Installation, Testing and Commissioning of 1 Nr Water Storage Tank of capacity 1 m³ complete with a water pump and an automatic pump control of appropriate capacities as determined by a Registered Mechanical/ Electrical Engineer appointed by the Contractor. The Contractor shall also supply and install a protective water pump cover all in accordance with the Manufacturer’s specifications to house and protect both the water pump and the automatic pump control at Ground Floor Level adjacent to the “Maison De Transition” Units to ensure efficient water distribution to same.

Note:

- (i) The overall installation shall be designed to facilitate ease of installation, dismantling and future relocation of the “Maison De Transition” Units; and**

- (n). Design and construct a precast concrete platform at ground floor level adjacent to the “Maisons De Transition” to receive the 1 Nr Water Storage Tank of capacity 1 m³ with the water pump, automatic pump control system and protective water pump cover.

Note:

- (i) The platform shall be designed to provide adequate support, stability, and durability for the installed equipment, while also allowing for ease of installation, dismantling, and future relocation of the “Maison De Transition” Units.;**

4. MAISON DE TRANSITION UNITS

The “Maison De Transition” Units shall be developed in a range of standardised typologies to respond to varying household sizes and accommodation needs. The proposed typologies shall include, but not be limited to one-bedroom (1B), two-bedroom (2B) and three-bedroom (3B) units.

Each typology shall be designed based on modular and container-based construction principles, ensuring efficient spatial planning, functionality, comfort, and compliance with applicable building standards. The layouts shall optimise natural ventilation, lighting, and space utilisation while maintaining flexibility for replication, rapid deployment and potential relocation.

5. INTERNAL FACILITIES AND SPATIAL CONFIGURATION

The “Maison De Transition” units shall be fully equipped with essential internal facilities to ensure adequate living conditions and functionality. All units shall include as a minimum, a kitchen area, a combined living and dining area, a toilet and bathroom facility, and one or more bedrooms in accordance with the respective typology (1(B), 2(B) or 3(B) units).

The spatial configuration shall be designed to optimise usability, comfort, and privacy while ensuring efficient use of space within the modular container-based system. All internal layouts shall comply with relevant building standards and shall be suitable for rapid deployment, ease of maintenance, and potential relocation.

6. INDICATIVE GROSS FLOOR AREA BY TYPOLOGY

The expected gross floor area (GFA) for each “Maison De Transition” typology shall be as follows: one-bedroom (1B) and two-bedroom (2B) units shall each have an indicative gross floor area of approximately 400 square feet, while three-bedroom (3B) units shall have an indicative gross floor area of approximately 800 square feet.

Applicants may also propose improved or optimised floor areas for any typology, provided that such proposals enhance livability, efficiency and compliance with the overall objectives of the project and relevant building regulations.

7. INTERNAL FINISHES AND FLOORING ALTERNATIVES

The Kitchen area within each “Maison De Transition” shall be semi-furnished with essential built-in provisions such as basic cabinetry and countertop works all as per approved design and specifications.

The Bathroom and WC areas shall be fully fitted and finished with durable floor and wall tiling to ensure hygiene, ease of maintenance, and water resistance. All finishes and fixtures shall comply with relevant standards and shall be selected to ensure durability, functionality and suitability for the intended use of the units. All other internal floor areas within the “Maison De Transition” units such as living, dining, circulation and bedroom spaces shall be finished with Luxury Vinyl Tile (LVT) flooring or equivalent approved material. The proposed flooring shall be durable, low maintenance, water-resistant and suitable for residential use while ensuring comfort, aesthetics and compliance with applicable standards.

Note:

- (i). Applicants may propose alternative flooring solutions for the other internal areas provided that such alternatives demonstrate equal or superior performance in terms of durability, maintenance, comfort, aesthetics and suitability for residential use and shall remain subject to NHDC’s approval.**

8. INDICATIVE QUANTITIES PER TYPOLOGY

The indicative quantity of units for each “Maison De Transition” typology shall be determined at the sole discretion of the NHDC and may be adjusted based on operational requirements, demand, site conditions and priorities.

NHDC reserves the right to define, vary, increase, or reduce the number of units per typology at any stage of the project implementation without any obligation to the Applicants. Such adjustments shall not give rise to any claim for compensation or variation by the Contractor and shall be implemented in accordance with NHDC’s directives to ensure the effective delivery of the “Maison De Transition”.

9. MAINTENANCE OF “MAISON DE TRANSITION”

The Contractor shall be responsible for providing clear maintenance guidelines and recommendations for all components of the “Maison De Transition” including structural elements, finishes, electrical, plumbing, sanitary, drainage and ancillary systems. The maintenance provisions shall ensure the long-term durability, functionality and safety of the units throughout their intended service life.

The Contractor shall also provide an operations and maintenance manual for each typology, detailing routine inspection requirements, preventive maintenance schedules and corrective maintenance procedures.

All materials and systems proposed shall be selected with consideration for ease of maintenance, replacement and repair particularly in view of the modular and relocatable nature of the units.

10. LOCATION OF SITE

The exact locations for the installation of the “Maison De Transition” units will be communicated to the selected contractors at a later stage of the procurement process. However, prospective applicants should note that project sites will be situated across various regions around Mauritius. Prospective applicants are therefore expected to demonstrate the logistical capacity and flexibility to mobilize resources and execute works efficiently at multiple locations island-wide.

11. VALIDITY OF EXPRESSION OF INTEREST (EOI)

The submitted EOI shall remain valid for a period of **one (1) year** from the closing date of submission. During this period, the NHDC reserves the right to call upon registered applicants for participation in subsequent procurement exercises related to the “Maison De Transition” project, as and when required.

12. ELIGIBILITY CRITERIA

Interested parties should meet the following minimum requirements:

- (a). Proven experience in **modular construction, container housing**, or similar prefabricated systems;
- (b). Adequate technical expertise and qualified personnel;
- (c). Demonstrated capacity to handle projects of similar scale and complexity;
- (d). Availability of equipment and logistical capabilities;
- (e). Financial capability and sound business standing; and
- (f). Compliance with statutory and regulatory requirements in Mauritius.

Note:

- (i). Joint ventures or consortiums may apply provided roles and responsibilities are clearly defined.**

13. SUBMISSIONS REQUIREMENT

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

- (a) Duly filled EOI Submission Form (Form-1);
- (b) Duly filled Contractor Information Sheet (Form-2);
- (c) Copies of Business Registration Card;
- (d) Copies of Certificate of Incorporation;
- (e) Company Profile;
- (f) Copies of relevant Certificate of Registration with Construction Industry Authority (CIA);
- (g) Specific Experience Form (Form-4);
- (h) Evidence of past similar work experience undertaken as per requirement of this EOI;
- (i) Documentary evidence shall comprise Letter of Acceptance and/or Completion certificates duly signed by the respective employers;
- (j) Duly filled Financial Situation (Form 3);
- (k) Copies of Financial Statements for the last two (2) years, as filed at the Registrar of Companies;
- (l) Proposed Approach to Container Housing Solutions;
- (m) Quality Assurance and Safety Standards;
- (n) Organization Structure;
- (o) List of Plants and Equipment owned or rented by the Contractor; and
- (p) Technical Data Sheet of the “Maison De Transition”

14. EVALUATION

The NHDC shall evaluate the EOI submissions based on the following criteria for selecting shortlisted Contractors:

S/N	Description	Evidence to be submitted
1.0	Eligibility Criteria	
1.1	Nationality	
1.1.1	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
2.0	Financial Situation and Performance	
2.1	Financial Capabilities	
2.1.1	<p>Submission of audited financial statements including profit and loss Account and balance sheet for the last two (2) years to demonstrate the current soundness of the applicant's financial position and its prospective long-term profitability.</p> <p>To qualify, prospective applicants must have not made losses before income tax for not more than one (1) year in the last three (3) years.</p>	Filled Financial Situation (Form 3) with attachments.
3.0	Experience	
3.1	General Experience	
3.1.1	For the sake of this EOI, eligible applicants shall be local contractors registered under building construction works with the Construction Industry Authority (CIA) of Mauritius.	<p>Copy of a Valid CIA Registration Certificate</p> <p>or</p> <p>Applicants who do not possess a valid CIA Registration Certificate at the time of submission may still express their interest, provided they include a copy of their application letter for registration with the CIA under Building Construction Works, along with the corresponding electronic acknowledgement receipt issued by the CIA. The NHDC reserves the right to verify the authenticity and validity of this acknowledgement with the CIA and may reject any submission if the verification proves unsatisfactory.</p>

S/N	Description	Evidence to be submitted
3.2	Specific Experience	
	Participation as a contractor, management contractor or subcontractor or supplier in at least one (1) contract within the last five (5) years for the Supply, Delivery, Installation, Testing and Commissioning of “Maisons De Transition” which has been successfully and substantially completed.	Filled Specific Experience Form (Form-4) with attachments. Documentary evidence shall comprise of Letter of Acceptance and/or Completion certificates duly signed by the respective employers

15. SUBMISSION OF EOI

The EOI together with all required supporting documents shall be submitted in a sealed envelope and deposited in the Bid Box of the **National Housing Development Company Ltd** at the address indicated below, no later than **01 June 2026 at 14:00 hours (local time)**.

The envelope must be clearly labelled as follows:

“Expression of Interest for Registration of Contractors for Supply, Delivery, Installation, Testing and Commissioning of “Maison De Transition” Units Around Mauritius – EOI Reference No.: NHDC/EOI/05-2026/012

**The Officer in Charge,
National Housing Development Company Ltd,
1st Floor, Tower 1, NexTeracom,
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 shortlisted applicants as per the terms and conditions of this EOI.

16. NHDC’S RIGHTS

The NHDC reserves the right to request additional information or clarification from applicants at any stage during the evaluation process. The NHDC further reserves the right to select applicants deemed most suitable and reliable or to annul the EOI exercise in its entirety without incurring any liability or obligation to inform applicants of the reasons for its decision or to provide any justification thereof.

17. PRICING AND NON-COMMITMENT CLAUSE

Applicants are advised that no pricing information for the proposed works is required at this stage of the Expression of Interest process. It should also be noted that participation in this exercise does not create any contractual obligation on the part of the **National Housing Development Company Ltd (NHDC)**, nor does it confer any exclusivity or guarantee of engagement to the applicants.

EOI Submission Form (Form-1)

Date: _____

To:
The Officer In Charge
National Housing Development Company Ltd,
1st Floor, Tower 1, NexTeracom,
Rue Du Savoir,
Ebene, Cybercity,
Mauritius.

Expression of Interest for Registration of Contractors for Supply, Delivery, Installation, Testing and Commissioning of “*Maison De Transition*” Units Around Mauritius

EOI Reference Number: NHDC/EOI/05-2026/012

We, the undersigned, wish to certify our willingness to participate in the aforesaid Expression of Interest exercise.

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 NHDC’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 this EOI process.
 - (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 this EOI process.
 - (iii). We shall not use falsified documents, erroneous data or deliberately not disclose requested facts to obtain a benefit in this EOI process.

- (d) We understand that transgression of the above is a serious offence and appropriate actions will be taken against such applicants.
- (e) We understand that you may cancel this EOI process at any time and that you are neither bound to accept any Application that you may receive nor invite the shortlisted Applicants to bid for the contract, without incurring any liability to the Applicants;
- (f) 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;
- (g) We confirm that all information/ documents being provided by the NHDC shall be used solely for this EOI 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:.....

Address:.....

Dated on day of

Contractor Information Sheet (Form-2)

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

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)	
<p style="text-align: center;">Attached are copies of the following original documents.</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1. Certificate of Incorporation <input type="checkbox"/> 2. Business Registration Card <input type="checkbox"/> 3. Relevant CIA Certificate(s) of Registration 	

Financial Situation Form (Form -3)

Key Financial Information extracted from Audited Accounts/Financial Statements

Financial data in the currency reported in the Audited Accounts / Financial Statements	Historical Information			Remarks by BEC
	Previous years	Last year	Current year	
Statement of Financial Position (Information from Balance Sheet)				
A. Current Assets				
B. Current Liabilities				
Working capital ratio or current ratio (A / B)				
Quick ratio or Acid Test ratio (Current Asset net of stock / B) <u>(A – Closing Stock)</u> B				
C. Total Assets				
D. Total Liabilities				
Net Asset (C-D)				
Cash in hand and at Bank				
Bank Overdrafts				
Other Liquid Assets				
<i>Debt to Equity Ratio (Gearing / Solvency ratio) Long Term Debt X100</i> Equity				
Information from Income statement				
Key Profitability Indicators in the currency reported in the Audited Accounts/Financial Statements	Previous years	Last year	Current year	
Turnover				
Profit /(Loss) Before Tax				
Taxation				
Net Profit /(Loss) After Tax				
<u>(Net profit After tax) x 100 (Turnover)</u>				
	<u>Certified by Applicant that information is true extract from Audited Accounts/ Financial Statements</u> Name of Applicant: Signature: Capacity: Date:			

Specific Experience Form (Form -4)

Similar Contract Number: __ [insert specific number] of _ [insert total number of contracts required].	Information
Contract Identification	
Award date Completion date	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black;"/>
Indicate the role in Contract <i>(Contractor/ Management Contractor/ Sub-Contractor)</i>	
Total contract amount	MUR <hr style="border: 0; border-top: 1px solid black; width: 150px; display: inline-block; vertical-align: middle;"/>
Employer's Name:	<hr style="border: 0; border-top: 1px solid black;"/>
Address:	<hr style="border: 0; border-top: 1px solid black;"/>
Telephone/fax number:	<hr style="border: 0; border-top: 1px solid black;"/>
E-mail:	<hr style="border: 0; border-top: 1px solid black;"/>
Description of Specific Experience as outlined in the EOI	