



RENT A HOUSE FOR UNIVERSITY OF COLOMBO. PROCUREMENT DOCUMENT

Bid Opening Date	05.11.2026
Bid Validity Up to	90 days
Amount of non-refundable deposit	Rs.1000/-

Client

University of Colombo
No. 94, Cumarathunga Munidasa Mawatha
Colombo 03.



University of Colombo Calling for Tenders

Renting/ Leasing of Residences/ Buildings for Hostel Purposes

Sealed bids are invited by the Chairman of the Departmental Procurement Committee, University of Colombo, to rent/lease a house/building (ready for immediate occupation) located in Colombo or its suburbs, that is capable of providing hostel accommodation for approximately forty (40) student monks.

Tender documents can be obtained from the Student and Staff Affairs Division **on working days between 9.00 a.m. and 4.00 p.m. from 19.10.2026 to 04.11.2026**, upon producing the receipt for a (non-refundable) fee of **Rs. 1,000/-** paid to Reference No. **505170600013** credited to the Main Collection Account of the University of Colombo at any People's Bank branch between **19.10.2026 and 04.11.2026**.

Duly completed tender documents, marked “**Renting/Leasing a House/Building for a Student Hostel**” on the top left-hand corner of the envelope, should be sent by registered post to the Chairman, Departmental Procurement Committee, University of Colombo, No. 94, Cumaratunga Munidasa Mawatha, Colombo 03 or deposited in the tender box kept at the Finance Division at the above address on or before **2.30 p.m. on 05.11.2026**. Bids will be opened **at 2.30 p.m. on 05.11.2026**, immediately after the closing of bid acceptance, at the Board Room of the College House, University of Colombo. Tenders received after **2.30 p.m.** on the said date will be rejected.

The Pre-Bid Meeting will take place at **2.00 p.m. on 28.10.2026** at the Board Room of the University of Colombo.

The Chairman,
Departmental Procurement Committee,
University of Colombo,
No. 94, Cumaratunga Munidasa Mawatha,
Colombo 03.

RENTING/LEASING OUT A SUITABLE HOUSE OR BUILDING FOR THE BHIKKU HOSTEL

INSTRUCTION TO BIDDERS

01. The University of Colombo is inviting bids for rent or lease the house /building for a period of 10 years subject to rate change at the beginning of each two years.
02. The acceptable maximum incremental value of the property is 10% for 2 years.
03. These rent/lease agreements can be terminated by the party at any time before the expiry of the demised period by giving three (03) month's prior written notice.
04. Payment Terms.
 - I. Payment will be made at the 1st week of each month according to the agreement.
 - II. At the time of signing the agreement the outstanding amount of the utility bills (electricity, water) should be zero.
05. Repairs and maintenance
 - I. University undertakes to attend to the recurrent repairs and maintenance of the demised premises up to a sum of Rs. 7500/- at any one time.
 - II. The owner shall do all other repairs and maintenance of the demised premises exceeding a sum of Rs. 7500/- at any time provided that such repairs which not due to the fault of the University and estimated and certified, by for work engineer University of Colombo.
06. Document to be submitted.

The following documents should be submitted along with the bidding documents.

 - I. Certificate of Compliance
 - II. Copy of the deed
 - III. Survey plan
 - IV. Approved building plan
 - V. Copy of the Owner's NIC

Bid Submission Form

[The Bidder shall fill in this form in accordance with the instructions indicated, no alterations to its format shall be permitted and no substitutions shall be accepted.]

1. Name of owner of building/premises: -

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2. Address: -

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3. Contact Tel. Nos.: -

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4. Location of House/ building: -

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5. Address -:

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6. Telephone No: -

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7. Total square area of the building -:

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8. Total area of the lands: - (in sqft)

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9. Total value of the property for 10 years

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SPECIFICATION FOR RENT/ LEASE OF PREMISES FOR BHIKKU HOSTEL

Facility (Accommodation capacity shall be suitable for 40 students)	University requirement (minimum)	Bidders Response	Remarks
1. Minimum no of rooms	05 rooms		
2. Floor Area	One room not less than 375sq.ft.		
3. No wall fans per room	02		safely positioned away from bunk beds
4. No wall sockets per room(13A)	04		Properly earthed and RCD/RCBO protected.
Washrooms			
• Minimum toilets	05		
• Minimum shower rooms	05		With nonslip flooring
Study area	600 sq. ft		
Kitchen/ Pantry	150 sq. ft		With sink, cupboards, ventilation and safe cooking arrangements
Overhead tank /Sump	5,000 l		With suitable pumping arrangement
Electricity Connection	required		DB, earthing, RCB protection and load assessment required.
Water supply	required		Water-storage and pumping system to be operational.
Separate Entrance	required		
Parapet wall	required		
Sub warden room (Separate)	100sq.ft.		Preferably near the main entrance
Sewerage system	Proper connection to public sewer or an adequately sized approved septic system.		No leakage or overflow
Solid waste disposal	Required.		
Structural condition	Building shall be structurally safe and free from major		Engineer's confirmation may be requested.

	cracks, leakage and hazardous defects.		
General condition	Building shall be clean, habitable and ready for occupation		
Place for security hut	Place near the gate /in front of the building		

Name of the owner of the house/building:

Signature:

Date :

Rent a house for Bhikku students - University of Colombo

Detail Price Proposal

* Please refer the clause **01** of Instructions to Bidder in the bidding document.

Name of the property (Address & Deed No.)	Rental per month
Incremental value as a percentage of monthly rental for each two years (max 10%)	
1 st two years (1 & 2)	
2 nd two years (3 & 4)	
3 rd two years (5 & 6)	
4 th two years (7 & 8)	
5 th two years (9 & 10)	
Total Price (Rent) without tax	

Total price without Taxes (in SLR) -

VAT Registration No (If any) -

Name of the Authorized person -

Signature of the Authorized person -