

MINUTES OF THE TECHNICAL COMMITTEE
Pre Bid Meeting
"Leasing Out Swat Hotel (Wazir House) Known as Serena Hotel, Swat"
For the Period of Fifteen Years

The subject meeting held on 29th September, 2020 (Tuesday) at 04:00 PM, via video conferencing, all the technical committee members connected via zoom video conferencing for the said purpose.

PROCEEDINGS:

The Chairman Technical Committee welcomed all the participants and invited Secretary Tourism to start the formal proceedings of the meeting. The Secretary Tourism gave a short background of the matter and asked Managing Director, TCKP to readout the recommendations of the interested bidders of pre bid meeting dated 22-09-2020.

Thereafter, all the recommendations were readout and discussed in detail and the following decisions were taken unanimously.

S. No.	Queries/Observation/Suggestion	Decision of Technical Committee
1	Permission for construction of additional accommodation facilities	Not Agreed
2	Permission for construction of Kids Play Area.	Not Agreed
3	The leasing process may be SPV basis, so as to accommodate international investor & Chain of hotels/Motels/Restaurants.	Not agreed, being in conflict with other provisions of RFP
4	Permission of Joint Venture	Not Agreed
5	Lease period should be increased up to 30 years instead of 15 Years	Not Agreed
6	Lease amount may be allowed to be paid on yearly basis instead of NPV basis	Not Agreed
7	The performance guarantee may be substituted with security in the form of one year lease amount to be paid by the successful bidder to the lessor.	Not Agreed
8	Technical criteria may be relax as under, so as to provide maximum competition opportunity to the private investors: a) Required initial experience of the party may be reduced from 20 years to 10 years. b) Required initial beds requirement may be reduced from 400 to 200 beds. c) The franchise in Pakistan, of international chains may be allowed to quote the experience/bedding/staffing etc. of their principal international setup.	a) Not Agreed b) Not Agreed c) Not Agreed.
9	Remove the condition of having registration of Sales and Income Tax, provincial tax with the relevant authorities till the start of business.	It was decided that FBR registration is mandatory and KPRA Registration provisionally allowed but successful bidder shall register with KPRA accordingly before the signing of the contract.

It was also decided that after formal approval of the minutes of the meeting that corrigendum in point 8 (c) shall be published in concerned newspapers and will accordingly be intimated to those concern firms/companies who purchased the bidding documents till date. Whereas, all other Terms & Conditions, Specifications, Rules and Clauses of bidding document/RFPs shall remain the same.

Meeting ended with vote of thanks from and to the chair.

A handwritten signature in black ink, appearing to be 'T. V. J.', written in a cursive style with a horizontal line underneath.