

HOUSING INSTITUTE

Announcement

[20/2025]

1. Contracting authority: Secretary for Transport and Public Works.
2. Entity holding the competition: Housing Institute (IH).
3. Type of competition: Public competition.
4. Name of the competition: Provision of administration services for the Economic Housing of Zone A of Novos Aterros - Tower (Subcondominium C) of the Tong Chong Building (Lot B9).
5. Objective: This tender is intended for the provision of administration services for the Economic Housing of Zone A of Novos Aterros - Tower (sub-condominium C) of the Tong Chong Building (Lot B9), including surveillance, cleaning, maintenance and repair services for the common areas and collective equipment of the building, with the service provision period being 36 months, scheduled to start on 1 September 2025 until 31 August 2028 (the specific date for the start of the provision of services will be communicated in writing by IH 15 days in advance).
6. Special requirements of competitors:
 - 6.1 Commercial companies registered with the Commercial and Movable Property Registry Office, whose scope of activity, in whole or in part, includes the commercial activity of condominium management or property management services, and which do not hold a security license or carry out private security activities, may participate in this competition; or commercial entrepreneurs, individuals, whose scope of activity, in whole or in part, includes the commercial activity of condominium management or property management services and which do not hold a security license or carry out private security activities.
 - 6.2 Bidders must be registered with the Financial Services Bureau to commence business and cannot be indebted to the coffers of the Macao Special Administrative Region.
 - 6.3 Competitors must hold a commercial condominium management activity license, as provided for in Law No. 12/2017 (Law on commercial condominium management activity).
 - 6.4 Competitors must submit proposals in accordance with the provisions of the respective “Tender Program” and “Terms of Reference”.
 - 6.5 All acts or agreements likely to distort normal conditions of competition are prohibited, and proposals and applications submitted on the basis of such acts or agreements must be rejected. If two or more proposals submitted include the same partners or members of the management bodies, the proposals will not be accepted.
 - 6.6 Consortiums are not permitted to participate in this competition.
7. Price limit to compete in the competition: There is no base price.
8. Consultation or obtaining of the tender dossier: The tender dossier can be consulted or obtained at the reception of the IH, located at Estrada do Canal dos Patos, No. 220, Edifício Cheng Chong, R/CL, Macau, during opening hours. Bidders who wish to obtain a photocopy of the said document will be charged a fee of MOP2,000.00 (two thousand patacas) or may *download it* free of charge from the IH website (<http://www.ihm.gov.mo>).
9. Site visit and written clarification: The site visit will be held on 8 May 2025 at 10:30 a.m. Interested bidders should appear at the entrance of the Avenida do Mar de Espelho car park (Lote B9 da Zona A dos Novos Aterros) on the date and time mentioned and will be accompanied by IH staff. Bidders interested in visiting the site should go to the IH reception desk at Estrada do Canal dos Patos, No. 220, Edifício Cheng Chong, R/CL, Macau, or call 2859 4875 during opening hours until 7 May 2025 to make an appointment in advance.

No clarifications will be provided during the site visit. If you have any questions about the content of this competition, you must submit them in writing to the entity holding the competition by 12 May 2025.
10. Provisional security: The amount of the provisional security is MOP244,000.00 (two hundred and forty-four thousand patacas). The provisional security may be provided by legal bank guarantee or by cash deposit through the account in the name of the IH at the branch of the Bank of China in Macau.
11. Place, date and time for submission of proposals: Proposals must be submitted from the date of publication of this announcement until 6:00 p.m. on June 3, 2025, at the reception of IH, located at Estrada do Canal dos Patos, No. 220, Edifício Cheng Chong, R/CL, Macau, during opening hours.
12. Place, date and time of the public event of the competition: At Estrada do Canal dos Patos, No. 158, Edifício Cheng Chong, R/CH, Macau, on June 4, 2025, at 10:00 am.
13. Criteria for evaluating proposals and awarding contracts:
 - 13.1 The proportion for the proposal evaluation items is as follows:

Evaluation item	Proportion
Price	65%
Experience in providing administration services and professional administration certification	29%
Training of property management professionals	6%

- 13.2 Award criteria:
 - 13.2.1 The award will be made to the competitor who obtains the highest total score, calculated in accordance with the evaluation items referred to above.
 - 13.2.2 In the event of a tie for the highest total score, the order of priority for awarding is as follows:
 - a) Competitor who obtains the best score, calculated according to the price evaluation item;

b) Competitor who obtains the best score, calculated according to the items evaluating experience in providing administration services and professional administration certification.

14. Other matters: The details and matters to be observed in the relevant tender are available in the tender dossier. New information on this tender will be published on the IH website (<http://www.ihm.gov.mo>).

Housing Institute, April 25, 2025.

The President, Iam Lei Leng.