



LANKA REST HOUSES LIMITED
(A Fully Owned Subsidiary of the Urban Development Authority)



Request for Proposal (RFP) for Operation and Management of Rest Houses Owned by the Urban Development Authority

Lanka Rest Houses Limited (LRHL), a fully owned subsidiary of the Urban Development Authority, invites **Request for proposals (RFP)** from **reputed and established companies** for partnership opportunities in managing and developing the following scenic and historically significant rest houses located across Sri Lanka

Rest House	Extent	Base Monthly Rent (Rs.)	Monthly Other Fees (Rs.)	Bid Bond (Rs.)	Bid Bond Validity period
Katharagama Rest House	1A 0R 29.67P	Rs. 160,000.00	25% admin fee from monthly rent	Rs. 576,000/=	270 days from the date of Bid closing
Hatton Rest House	0A 2R 32.70P	Rs. 112,000.00		Rs. 403,200/=	
Kadugannawa Rest House	0A 2R 09.16P	Rs. 85,000.00		Rs. 306,000/=	

1. These rest houses, situated in areas of natural beauty and cultural significance, present strong potential for tourism development. The objective of this initiative is to engage qualified and experienced operators to manage, maintain, and promote rest houses sustainably and profitably, while upholding service quality, aesthetic value, and the preservation of their architectural and cultural heritage.

2. Eligibility Criteria – Minimum Qualifications & Experience

- The applicant should be a legally registered business entity, hotel operator, or hospitality service provider in Sri Lanka.
- Proven experience in the operation and management of hotels, guest houses, rest houses, or similar hospitality establishments for a minimum period of **5 years**.
- Demonstrated financial capacity and resources to manage and maintain the assigned rest house facilities effectively.
- Possess adequate human resources and technical capacity to ensure high standards of customer service, facility maintenance, and operational efficiency.

3. Duration of Agreement

The operational agreement will initially be awarded for the best investor with an attractive proposal for a minimum of 15 years.

4. RFP Document Collection

Interested applicants (Investor/Developer) may purchase the RFP document from Lanka Rest Houses Limited, Ground Floor, stage I, Sethsiripaya, Battaramulla **from 9.00 a. m. to 2.00 p.m.** on working days **from 01st July 2026 to 10th July 2026** upon payment of non – refundable document fee of Sri Lankan **Rupees 25,000/- and the Govt. Taxes** which can be deposited to the Account **Lanka Rest Houses Limited; No:0006380582; Bank of Ceylon, Battaramulla branch.**

5. Submission of RFPs

Complete proposal package shall be placed in two separate sealed envelopes marked “Original” and “Duplicate” and shall be dispatched via registered post in one cover addressed to Chairman, Revenue Tender Board (Minor), Lanka Rest Houses Limited, Ground Floor, stage I, Sethsiripaya, Battaramulla to reach on or before **25th August 2026 at 02.00 p.m.** or placed in the Tender Box which will be kept at the **Lanka Rest Houses Limited, Ground Floor, stage I, Sethsiripaya, Battaramulla** before the closing time specified. The sealed cover in which the proposals are enclosed shall be marked "**RFP for Redevelopment of the Rest House**" on the top left-hand corner of the cover.

Further Information

Interested parties may obtain further information from:

Operations Manager

Lanka Rest Houses Limited



Tel: 0112-883306 / 0112-875332



Email: mo@lankarestltd.com