



ڦيهق برکواس ماريتيم دان ڦلابوهن بروني دارالسلام

MARITIME AND PORT AUTHORITY OF BRUNEI DARUSSALAM

Address: Jalan Pelabuhan Muara, BT1728, Brunei Darussalam

Telephone: 673-2770222 Fax: 673-2770283 Email: info@mpabd.gov.bn

Ref: MPABD/EOI004/2026-2027

10 April 2026

Dear Sir/ Madam,

EXPRESSION OF INTEREST (EOI)

EOI Reference No.: MPABD/EOI004/2026-2027

EOI Name: THE REFURBISHMENT, DEVELOPMENT AND MANAGEMENT OF THE INTEGRATED MARINE HUB AT SERASA

Background & Project Site Overview



Serasa Ferry Terminal Lot 5621



Vision: To create an Integrated Marine Hub serving passengers, Ro-Ro, maritime offices, logistics and commercial services.



Marine & Port Dept Office Lot 2976



Marine Jetty Lot 2976

Background

MPABD is exploring the redevelopment of several underutilised maritime assets located in Serasa, Mukim Serasa. The proposed project aims to integrate three existing sites into a unified Integrated Marine Hub, consisting of:

1. Serasa Ferry Terminal
2. Marine & Port Department Office Building
3. Jetty F

These assets currently face varying levels of ageing infrastructure, underutilisation, and operational limitations, resulting in limited economic activity within the area.

MPABD intends to revitalise these facilities through private sector participation to enhance operational efficiency, improve passenger and maritime services, and introduce commercial and logistics-related activities.

Through this Expression of Interest (EOI), MPABD seeks to gauge market interest from qualified developers, operators, or consortiums interested in participating in the potential redevelopment, operation, and management of the proposed Integrated Marine Hub.

Objectives

The objective of this EOI is to:

1. Assess market interest from potential investors, developers, and operators
2. Identify capable parties with relevant experience in maritime, port, infrastructure, or mixed-use development
3. Explore development concepts and operational models for the Integrated Marine Hub



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4. Support MPABD's strategic objective of Maritime Business Expansion and Investment Attraction.

Scope of Work

MPABD intends to transform the Serasa Ferry Terminal, Marine & Port Department Office building, and Jetty F into a single integrated maritime hub that supports passenger services, maritime operations, commercial activities, and logistics-related services. The project will consolidate these three assets into a unified development to maximise operational efficiency, enhance passenger experience, and create new commercial opportunities within the Serasa–Muara maritime corridor. Interested proponents are invited to propose concepts that integrate these three areas into a coordinated maritime and commercial hub.

Potential Commercial Components

Interested parties may propose concepts incorporating commercial and supporting activities such as:

1. Retail and food & beverage outlets
2. Maritime service offices
3. Logistics and tourism-related services
4. Passenger and visitor amenities
5. Event or multipurpose spaces

Development Model

MPABD is open to considering various commercial arrangements, including:

1. Lease and operate model
2. Concession-based operation
3. Build–Operate–Transfer (BOT) concept
4. Other Public–Private Partnership (PPP) structures

Final structure will be determined at a later stage.

Role of the Private Sector

Interested proponents may be expected to:

1. Propose development concepts for the Integrated Marine Hub
2. Finance and implement refurbishment or redevelopment works
3. Operate and maintain the facilities over an agreed concession or lease period
4. Ensure compliance with regulatory, safety, and operational requirements set by MPABD and relevant authorities

Intended Outcome

This Expression of Interest (EOI) aims to:

1. Identify potential developers and operators with the capability and interest in the project
2. Understand potential investment appetite and development approaches
3. Support MPABD in refining the project framework prior to formal procurement

Subject to MPABD Tender Committee approval, MPABD may proceed with a Request for Quotation (RFQ) by invitation to selected parties.

Submission Requirements

1. Company profile & organization track
2. Acquire recent 5 years experiences of same work nature
3. Technical Capability and Expertise
4. Key Personnel and Team Competency
5. Propose Methodology

Local Business Development Criteria

MPABD's Local business requirements are designed to prioritize local participation in the maritime sector. Key criteria typically found in their EOIs include:



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1. Companies are expected to achieve a local employment target of 50%, ensuring significant participation of local personnel in the workforce
2. The management team should comprise more than 50% local personnel, supporting the development of local leadership and expertise.
3. Companies are encouraged to meet a local content target of more than 50%, including the use of local goods, services, and resources where feasible

Tender/ Contract Schedule

Expected Tender Date: Q2, 2026

Procurement Matters

1. For non-registered vendor, please reach out to vendor.registration@mpabd.gov.bn for further information on how to be MPABD's registered vendors.
2. For any EOI related matters, kindly email to procurement@mpabd.gov.bn with a subject "EOI for THE REFURBISHMENT, DEVELOPMENT AND MANAGEMENT OF THE INTEGRATED MARINE HUB AT SERASA (MPABD/EOI004/2026-2027)".
3. Kindly submit the Appendix 1 below to procurement@mpabd.gov.bn **no later than 2:00pm (GMT+8) on 15th May 2026.**

This EOI shall not be deemed to be an invitation to tender. MPABD is not obliged to proceed with any procurement process arising from this EOI and reserves the right to amend, suspend, or cancel this EOI at any time without incurring any liability to respondents. Thank you.

Yours faithfully,

NURUL HAYATI BINTI MOHAMMAD ZABIDI

Head of Procurement

Maritime and Port Authority of Brunei Darussalam



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Appendix 1

Section 1 – Participation

Will you be interested to participate in the upcoming tender for the Refurbishment, Development and Management of the Integrated Marine Hub at Serasa?

☐ Yes ☐ No

Section 2 – Company Details

Item	Details
Company Legal Name	
Business Registration Number	
Country of Incorporation	
Year Established	
Registered Address	
Business Address (if different)	
Telephone Number	
Email Address	
Website (if any)	

Section 3 – Contact Person Details

Item	Details
Name	
Designation	
Department / Unit	
Telephone / Mobile Number	
Email Address	



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Section 4 – Company Profile

Provide a brief profile of your organization, including:

- Core business activities
- Organizational structure or ownership
- Years of experience in the relevant industry

(Limit to 1-2 pages if submitting as an attachment)

Section 5 – Relevant Experience

Provide details of relevant projects or services completed or currently undertaken within the last five (5) years, particularly those similar in nature to the project(s) applied for.

No.	Client/ Project Name	Description of Scope	Year(s)
1			
2			
3			
4			
5			

(Attach additional pages if necessary)

Section 6 – Technical Capability & Resources

Please describe your organization's capability in relation to the EOI, including:

- Technical expertise and specialisation
- Key personnel and their roles
- Equipment, systems, or facilities (where applicable)

Section 7 – Certification, Licenses & Compliances

List and attach copies of relevant:

- Business licenses/ permits
- Professional or industry certifications
- Safety, quality, or compliance accreditation (if applicable)

Section 8 – Understanding of MPABD's Requirements

Briefly describe your understanding of the project(s) and how your organization can support MPABD's objectives and add value.



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Section 9 – Declaration

I/We hereby declare that:

- The information provided in this Expression of Interest is true, correct, and complete.
- I/We understand that submission of this EOI does not constitute a commitment or contract award by MPABD.
- I/We acknowledge that MPABD may verify the information provided

Authorised Representative Name:	
Designation:	
Company Name:	
Signature:	
Company Stamp:	
Date:	