



**REPÚBLICA DEMOCRÁTICA DE TIMOR LESTE
MINISTÉRIO DO PLANEAMENTO E INVESTIMENTO ESTRATÉGICO**

Contract for Consultant's Services Lump-sum

**Consulting Services for Urban Land Use Plan of Baucau City
Project for Baucau Municipality**

RFP/047/MPIE-2024

Between

**Ministry of Planning and Strategic Investment of the
Democratic Republic of Timor-Leste**

and

**PT. Nusantara Urbana Advisori (Indonesia) in JV with Arcplen
Consultant Unipessoal, Lda (Timor-Leste)**

Dated: _____

1. Form of Contract

LUMP SUM

This CONTRACT (hereinafter called the "Contract") is made the 12 day of the month of December, 2025, between, on the one hand, the **Ministry of Planning and Strategic Investment (MPIE) on Behalf of the Government of the Democratic Republic of Timor-Leste** (hereinafter called the "Employer") and, on the other hand, a Joint Venture consisting of the following entities, each member of which will be jointly and severally liable to the Employer for all the Consultant's obligations under this Contract, namely **PT. Nusantara Urbana Advisori (Indonesia) in JV with Arcplen Consultant Unipessoal, Lda (Timor-Leste)** (hereinafter called the "Consultant").

WHEREAS

- (a) the Employer has requested the Consultant to provide certain consulting services as defined in this Contract (hereinafter called the "Services");
- (b) the Consultant, having represented to the Employer that it has the required professional skills, expertise and technical resources, has agreed to provide the Services on the terms and conditions set forth in this Contract with an amount of **USD 373,678.29 (United States Dollar Three Hundred Seventy Three Thousand Six Hundred Seventy Eight and Twenty Nine Cents)** inclusive of all taxes, profits, levies and other expenses;

NOW THEREFORE the parties hereto hereby agree as follows:

1. The following documents attached hereto shall be deemed to form an integral part of this Contract:
 - (a) The General Conditions of Contract (including Attachment 1: Anticorruption Policy);
 - (b) The Special Conditions of Contract;
 - (c) Appendices:
 - Appendix A: Terms of Reference
 - Appendix B: Key Experts and Assistant Key Experts
 - Appendix C: Breakdown of Contract Price
 - Appendix D: Minutes of Contract Negotiation

If there is any inconsistency between the documents, the following order of precedence shall prevail: the Special Conditions of Contract; the General Conditions of Contract, including Attachment 1; Appendix A; Appendix B; Appendix C; Appendix D and Appendix E. Any reference to this Contract shall include, where the context permits, a reference to its Appendices.

2. The mutual rights and obligations of the Employer and the Consultant shall be as set forth in the Contract, in particular:
 - (a) the Consultant shall carry out the Services in accordance with the provisions of the Contract; and
 - (b) the Employer shall make payments to the Consultant in accordance with the provisions of the Contract.

IN WITNESS WHEREOF, the Parties hereto have caused this Contract to be signed in their respective names on the day and year first above written.

For and on behalf of Ministry of Planning and Strategic Investment of the Democratic Republic of Timor-Leste:



H.E. Mr. Castao Francisco de Sousa
Minister of Planning and Strategic Investment

For and on behalf of PT. Nusantara Urbana Advisori (Indonesia) in JV with Arcplen Consultant Unipessoal, Lda (Timor-Leste):



Mr. Agostinho de F. H. Simoes
Director of Arcplen Consultant Unipessoal, Lda