

Reference No: HDC(161)-BDS/IU/2025/221

Date: 22nd September 2025

RESPONSE TO ENQUIRIES 1

Project Name: Lease of Unit for the Provision of Kiosk from Ferry Terminal

Proposal Reference Number: HDC(161)-BDS/IU/2025/202

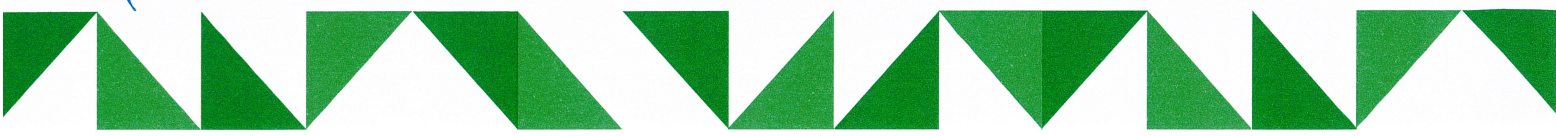
Announced Date: 20th November 2025

The following are the response(s) for the enquiries raised to this RFP.

	Enquiry	Response
1	Is it possible to share a meeting minute of the Pre-Proposal Meeting?	<p>No, meeting minute of the Pre-proposal meeting will not be shared. However, all the queries raised during the pre-proposal meeting will be responded.</p> <p>Please note that presented information at the meeting is a brief summary of the uploaded RFP document.</p> <p>All interested Proponents can refer to the full RFP which is uploaded in our websites www.hdc.mv and properties.hdc.mv.</p>
2	Is it possible to extend the Lease Period?	<p>After the expiration of lease term, Lessor may at its discretion give the Lessee option to renew or extend the Term, provided that Lessee requests to renew or extend the Term at least 06 (six) months prior to expiration of the Term.</p> <p>Please check RFP Section VI. Contract Terms, Clause 12.1.</p>
3	Where can the Proponent operate CSR activity? Is there any specific area?	It is in Proponent's discretion to propose.



4	Is there any specific format for Board Resolution and Power of Attorney?	<p>There is no set format for Board Resolution and Power of Attorney. However, Board Resolution shall include confirmation from Board of Director's approval for proposed work.</p> <p>Power of Attorney shall be submitted in accordance with ITP 14.2.</p> <p>Refer to RFP Section V. Business Proposal Requirement, 3. Legal Documents.</p>
5	What are the types of CSR activities that are encouraged or allowed?	There is no limitation or specifications for CSR activities that can be proposed.
6	What are the provisions provided by HDC in the unit?	Electricity and water connections will be provided in the unit.
7	Will the Proponent get more points if they are already in a field of work relevant to the usage?	<p>Experience is not included in the evaluation criteria; hence Proponent will not get points for their existing operations in a relevant field.</p> <p>Proponents will be score based on the Evaluation Criteria set forth in RFP.</p> <p>Please check RFP Section IV. Qualification and Evaluation Criteria, 2. Evaluation Criteria.</p>
8	Can a Proponent submit document for more than 01 financial method, such as end balance confirmation and bank guarantee?	<p>Yes, Proponents can submit documents for more than one method of financing. Proponents are required to declare the method of financing in the FORM 04 – Financing Method(s).</p> <p>Please check RFP Section V. Business Proposal Requirements, 4. Financial Documents.</p>
9	Is estimated investment cost calculated for the renovation of the unit?	<p>Estimated Investment Cost is calculated on the unit area, unit usage, and the scope of work essential for the commencement of operation.</p> <p>Kindly refer to RFP Section III. Lessor's Requirement, 5. Estimated Investment Cost.</p>
10	Is it allowed to cook in the unit?	No, it is not allowed to cook in the unit.



11	Can external financier be another company related to the Proponent?	Yes, external financier can be another company related to the Proponent and documents should be submitted according to the requirements of external financing. Please check RFP Section V. Business Proposal Requirements, 4. Financial Documents.
12	In case the Proponent is Sole Proprietorship (SP), can a third party be the equity financier?	A third party will be considered as external financier and documents should be submitted according to the requirements of external financing. Please check RFP Section V. Business Proposal Requirements, 4. Financial Documents.
13	Can Proponents put LED signage boards in the top of the unit?	Yes, it is allowed.
14	Are there any height restrictions for the signage board?	Yes, successful Proponent is required to submit a Unit Fit-out and Renovation Plan (UFRP) with the signage details for approval of dimensions.
15	What if either party decided to end the contract before the end of lease term?	Lessee or Lessor may terminate the agreement by serving 06 (six) months written notice to the Lessor / Lessee upon their intention to do so for any reason whatsoever.
16	Does the Proponent have to pay water and electricity bill?	Yes, successful Proponent shall pay the water and electricity bill incurred from the date of unit handover. Please note that utility payments are included in the monthly rent.
17	Does the Proponent have to submit Management account for the Year 2024 or 2025?	Proponents are required to submit Management account of 2024 if the company does not have audited financial statements of 2024.
18	Is there any plan of upgrading the location where kiosk is located?	As of publication of this document, there are no plans of upgrading the location where kiosk is located.



27	Does the Proponent have to propose lease rate per square feet or monthly lease amount?	Proponents are required to propose monthly lease amount. Please check RFP Section III. Lessor's Requirement, 4. Lease Rates.
28	Can Proponents increase rent from MVR 35,000?	Yes, Proponents can increase the proposed monthly lease amount from MVR 35,000. Please note that MVR 35,000 is base lease amount. Please refer to RFP Section III. Lessor's Requirement, 4. Lease Rates.
29	Does the Proponent have authority to design / redesign the kiosk? Can Proponents renovate or fully re-build the unit or has to use the existing structure?	Proponents can design the exterior and interior of the unit within the limitation of the design guideline provided by HDC. Kindly note that any modification to the unit shall be brought after written approval from HDC. Please check RFP Section VI. Contract Terms, Clause 14.9.
30	What is the height limit for the Kiosk?	The height limit for Kiosk is 4m.
31	Will HDC be providing the design or can the Proponent propose the design of the unit?	HDC will be providing the successful Proponent with Unit-fit out and renovation guideline. Hence, the successful Proponent is required to design the unit within the guidelines provided by HDC.
32	What is the construction period, if there is any to develop?	There is no construction period allocated for the allocation. However, successful Proponent will be allocated a grace period of 01 (one) month starting from the date of unit handover.
33	How many days would it take to finalize and choose a Proponent?	Duration for finalization of a Proponent shall vary depending on number of proposals received and other factors.
34	Is 01-month grace period included in the 05-year lease term?	Yes, 01 (one) month grace period is included in the full lease term (05 years) and it is counted from the date of unit handover.



44	Is it a requirement to have a fire alarm in the unit?	Operations shall be in accordance to the MNDF's Fire and Safety Regulations and approvals.
45	Will HDC provide internet connection to the unit or do the Proponent has to arrange a portable internet solution?	No, HDC will not be providing network connections. Successful Proponent has to arrange portable internet solution.
46	Can Proponent install exterior benches, if the benches fall within the unit boundary?	No, it will not be allowed.
47	What activities or modifications are not allowed in the unit?	Any activity other than Takeaway F&B is not allowed. Any modifications to the unit are subject to Unit Fit-Out and Renovation Plan (UFRP) approval process.
48	How will HDC hand over the unit as is or will the area be demolished first?	The unit will be handed over to Tenant as it is.
49	If the Proponent is a SP, do they have to write owner name or business name on all forms as "Proponent"?	If the Proponent is a Sole Proprietorship (SP), they are required to write registered business name on all forms as "Proponent".
50	Does Sole Proprietorships (SP) need to submit Power of Attorney?	If the owner of the Sole Proprietorship (SP) is signing in all documents, then Power of Attorney is not needed.
51	Can successful Proponent lease the unit to a third party to operate?	No, the unit cannot be sub-leased to a third party. Please check RFP Section VI. Contract Terms, Clause 14. Duties and Obligation of Lessee.
52	What is the location of the unit?	The unit is located near the Hulhumalé Ferry Terminal area. Please check RFP Section VII. Drawings and Guidelines.

Please include this response to enquiries when submitting the proposal.



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