

Reference No: HDC(161)-REM/IU/2024/100

Date: 20th May 2024

ADDENDUM 1

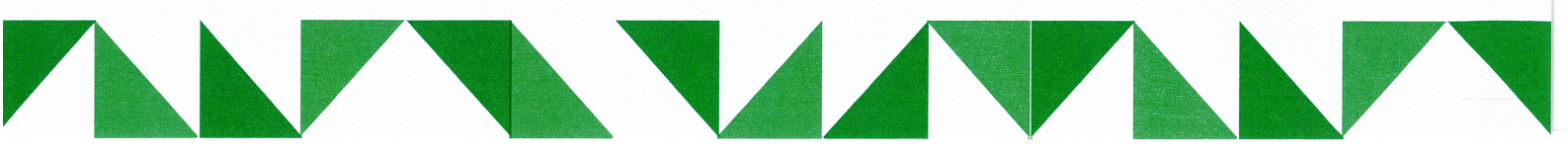
Project Name: Lease of unit from Thilafushi Chemical Warehouse

Proposal Reference Number: HDC (161)-REM/IU/2024/93

Announced Date: 14th May 2024

The following change(s) has been made to the RFP.

<p>SECTION I. Instruction to Proponents (ITP) E. Award of Contract Clause ITP 29.1</p>	<p>Change: Priority for Unit Selection will be given to the successful Proponent based on evaluation ranking whereby highest scored Proponent will be given priority for Unit Selection.</p>														
<p>Section III. Lessor's Requirement, 3. Unit Details</p>	<p>Addition:</p> <table border="1" data-bbox="483 1120 1340 1379"> <thead> <tr> <th>Unit Number</th> <th>Usage</th> <th>Unit Area (sqft)</th> </tr> </thead> <tbody> <tr> <td>ID03-G-02</td> <td>Chemical Storage</td> <td>827.28</td> </tr> <tr> <td>ID03-G-10</td> <td>Chemical Storage</td> <td>700.84</td> </tr> <tr> <td>ID03-G-09</td> <td>Chemical Storage</td> <td>288.80</td> </tr> </tbody> </table>			Unit Number	Usage	Unit Area (sqft)	ID03-G-02	Chemical Storage	827.28	ID03-G-10	Chemical Storage	700.84	ID03-G-09	Chemical Storage	288.80
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<p>Section VI. Contract Terms Clause 3. Unit Detail</p>	<p>Change:</p> <table border="1" data-bbox="483 1500 1340 1760"> <thead> <tr> <th>Unit Number</th> <th>Usage</th> <th>Unit Area (sqft)</th> </tr> </thead> <tbody> <tr> <td>ID03-G-02</td> <td>Chemical Storage</td> <td>827.28</td> </tr> <tr> <td>ID03-G-10</td> <td>Chemical Storage</td> <td>700.84</td> </tr> <tr> <td>ID03-G-09</td> <td>Chemical Storage</td> <td>288.80</td> </tr> </tbody> </table>			Unit Number	Usage	Unit Area (sqft)	ID03-G-02	Chemical Storage	827.28	ID03-G-10	Chemical Storage	700.84	ID03-G-09	Chemical Storage	288.80
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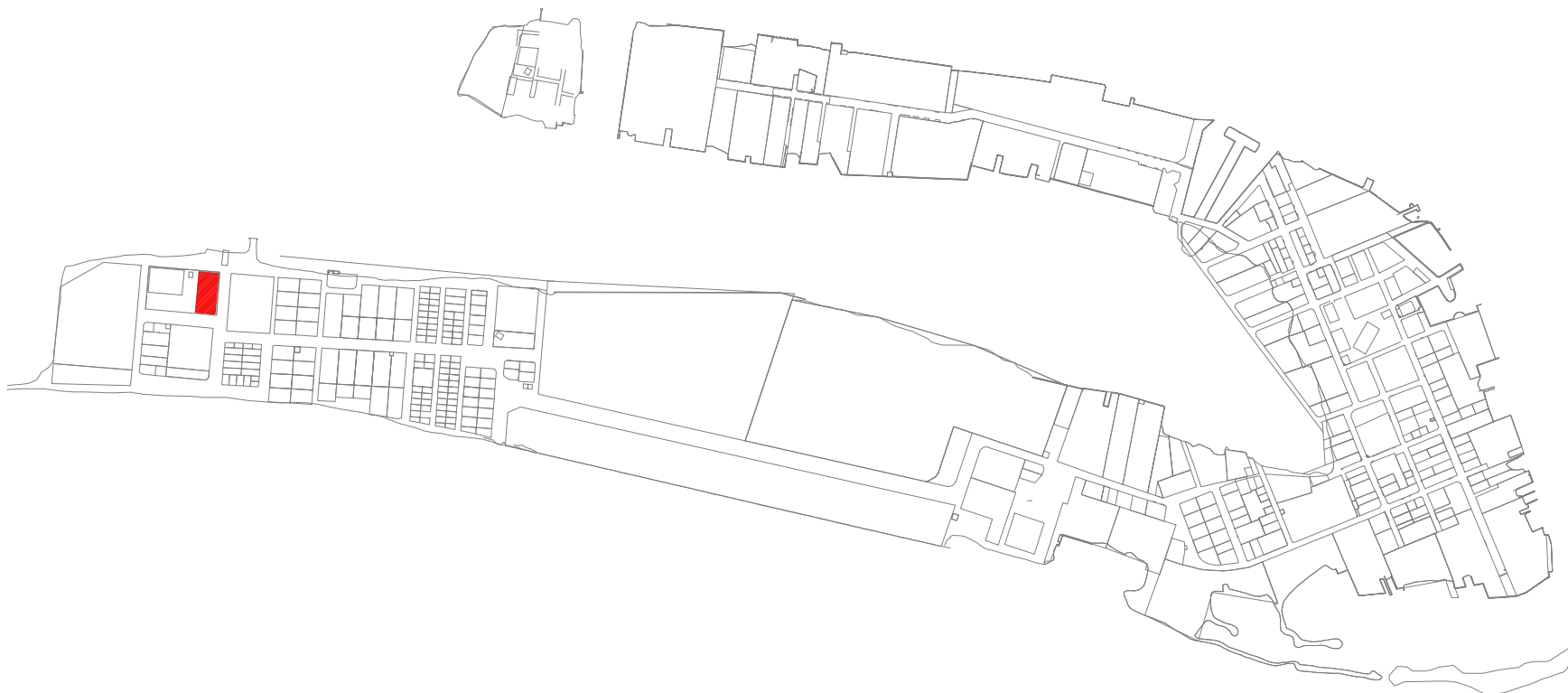
<p>Section II. RFP Data Sheet, D. Submission and Opening of Proposals Clause ITP 16.2</p>	<p>For Physical Proposal Submission purpose only, the Lessor Address is: Exhibition Center (Ground Floor) HDC Building Huvandhumaa Hingun</p> <p>Date: 30th May 2023 (Thursday) Time: 13:00hrs to 14:00hrs</p>
<p>Section II. RFP Data Sheet, D. Submission and Opening of Proposals Clause ITP 18.1</p>	<p>For Proposal Opening shall take place at: Exhibition Center (Ground Floor) HDC Building Huvandhumaa Hingun</p> <p>Date: 30th May 2023 (Thursday) Time: 14:00hrs</p> <p><i>Proposal opening will be held physically in front of the proponents participating at proposal opening.</i></p>
<p>SECTION VII. Drawings and Guideline</p>	<p>Change: (Refer to next page)</p>

Please include this addendum when submitting the proposal.






THILAFUSHI



PROPERTY : THILAFUSHI CHEMICAL WAREHOUSE (LOT:S8-F02)

PLOT AREA: 2450.47 SQM / 26376.73 SQFT

1:300

PROPERTY : THILAFUSHI CHEMICAL WAREHOUSE (LOT:S8-F02)
DRAWING NAME : LOCATION MAP
SCALE: AS GIVEN,A4

DRAWN BY : SHAAMA	DATE : 15TH JUNE 2023
CHECKED BY : FATHINA	

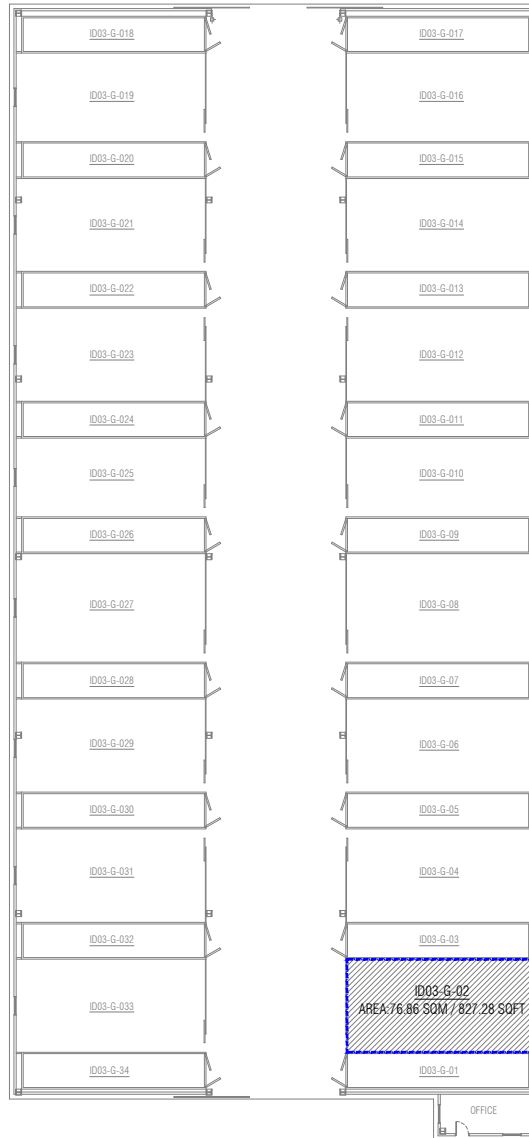
REVISION NO.: R01	DATE : 15TH JUNE 2023
REVISED BY: SHAAMA	



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urbanco
HOUSING DEVELOPMENT
CORPORATION LIMITED



REAL ESTATE MANAGEMENT
2ND FLOOR, CENTRO MALL, HULHUMALE'
REPUBLIC OF MALDIVES
TEL +9603353535, FAX +9603358892
EMAIL : hello@urbanco.mv



PROPERTY : THILAFUSHI CHEMICAL WAREHOUSE (LOT:S8-F02)

ID03-G-02 (PREVIOUS UNIT NO.: U-2)

AREA: 76.86 SQM/ 827.28 SQFT

1:500

PROPERTY : THILAFUSHI CHEMICAL WAREHOUSE (LOT:S8-F02)	
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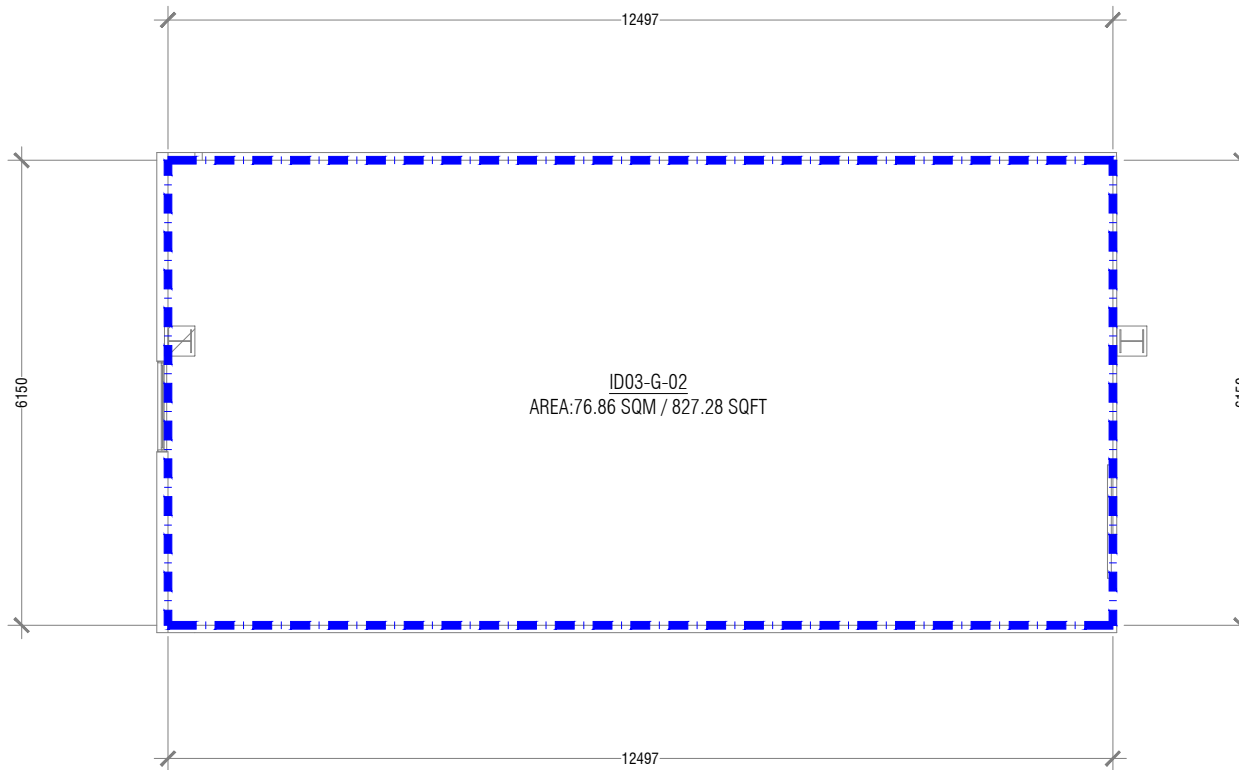
DRAWN BY : SHAAMA	DATE : 15TH JULY 2023
CHECKED BY : FATHINA	

REVISION NO.: R01	DATE : 03RD OCT 2023
REVISED BY: HISHMA	



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ID03-G-02 (PREVIOUS UNIT NO.: U-2)

AREA: 76.86 SQM/ 827.28 SQFT

1:100

NOTE:

— — — — — TOTAL UNIT BOUNDARY

PROPERTY : THILAFUSHI CHEMICAL WAREHOUSE (LOT:S8-F02)	
DRAWING NAME : UNIT LAYOUT	SCALE: AS GIVEN,A4

DRAWN BY : SHAAMA	DATE : 15TH JULY 2023
CHECKED BY : FATHINA	

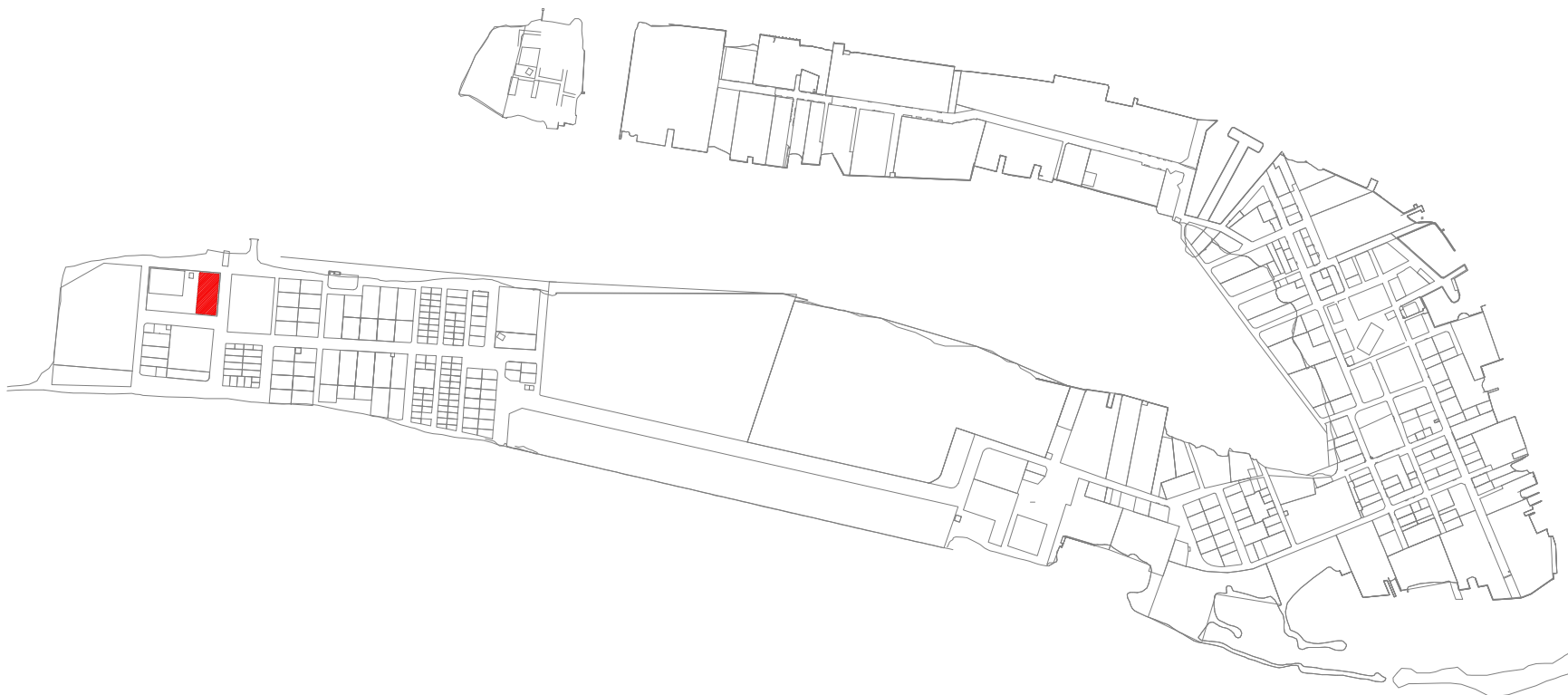
REVISION NO.: R01	DATE : 03RD OCT 2023
REVISED BY: HISHMA	



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THILAFUSHI



PROPERTY : THILAFUSHI CHEMICAL WAREHOUSE (LOT:S8-F02)

PLOT AREA: 2450.47 SQM / 26376.73 SQFT

NTS



PROPERTY : THILAFUSHI CHEMICAL WAREHOUSE (LOT:S8-F02)

DRAWN BY : SHAAMA

DATE : 15TH JUNE 2023

REVISION NO.: R02

DATE : 04TH FEB 2024

DRAWING NAME : LOCATION MAP

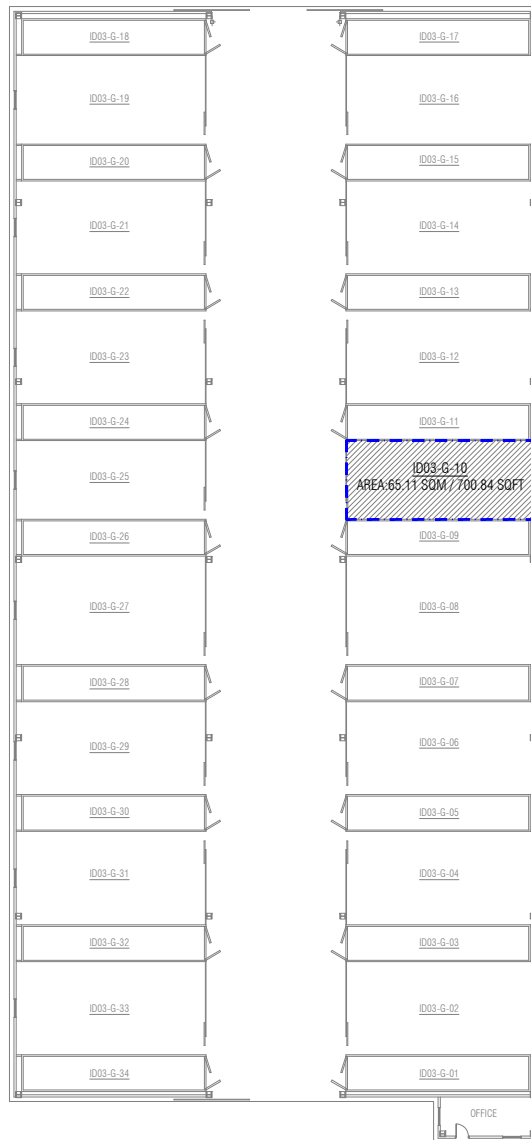
SCALE: AS GIVEN,A4

CHECKED BY : FATHINA

REVISED BY: HISHMA



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PROPERTY : THILAFUSHI CHEMICAL WAREHOUSE (LOT:S8-F02)
 ID03-G-10 (PREVIOUS UNIT NO.: U-10)
 AREA: 65.11 SQM / 700.84 SQFT
 1:500

NOTE:
 - - - - TOTAL UNIT BOUNDARY



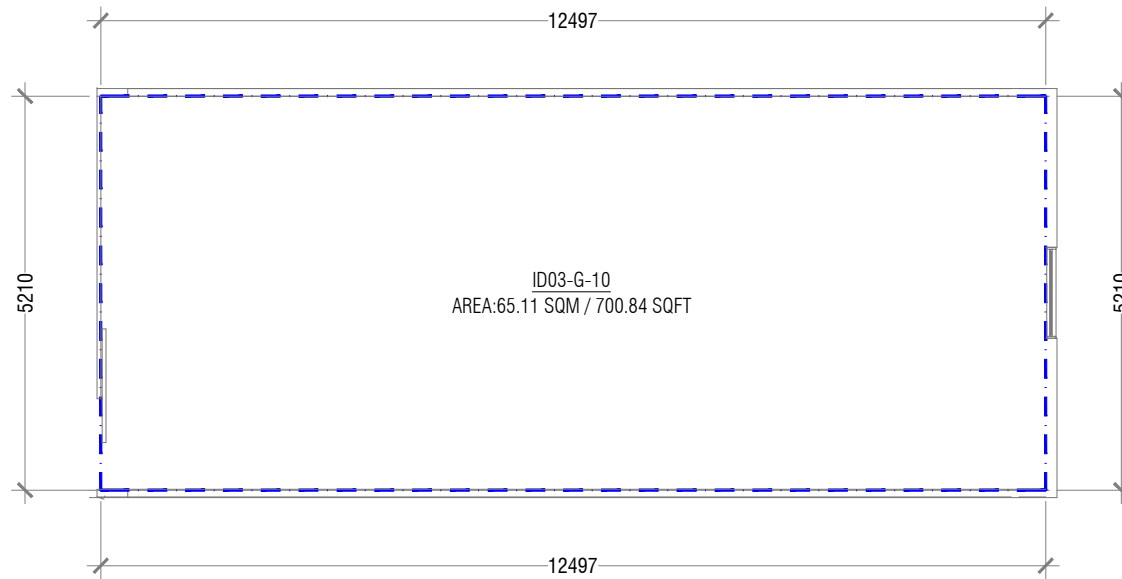
PROPERTY : THILAFUSHI CHEMICAL WAREHOUSE (LOT:S8-F02)	
DRAWING NAME : GROUND FLOOR PLAN	SCALE: AS GIVEN,A4

DRAWN BY : HISHMA	DATE : 04TH FEB 2024
CHECKED BY : MAHUDHEE	

REVISION NO.:	DATE :
REVISED BY:	



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PROPERTY : THILAFUSHI CHEMICAL WAREHOUSE (LOT:S8-F02)

ID03-G-10 (PREVIOUS UNIT NO.: U-10)

AREA: 65.11 SQM / 700.84 SQFT

1:100

NOTE:

- - - TOTAL UNIT BOUNDARY

PROPERTY : THILAFUSHI CHEMICAL WAREHOUSE (LOT:S8-F02)	
DRAWING NAME : UNIT LAYOUT	SCALE: AS GIVEN,A4

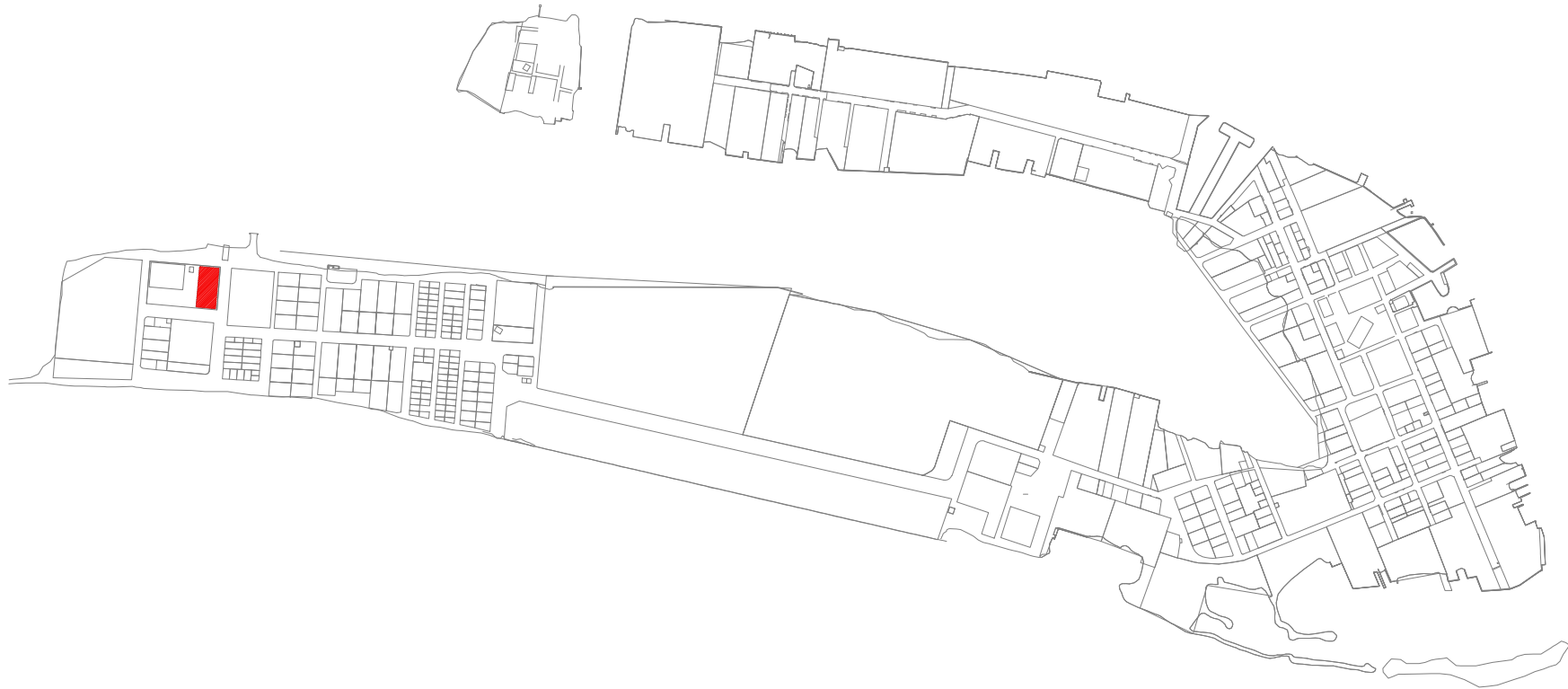
DRAWN BY : HISHMA	DATE : 04TH FEB 2024
CHECKED BY : MAHUDHEE	

REVISION NO.:	DATE :
REVISED BY:	



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THILAFUSHI



PROPERTY : THILAFUSHI CHEMICAL WAREHOUSE (LOT:S8-F02)

PLOT AREA: 2450.47 SQM / 26376.73 SQFT

NTS



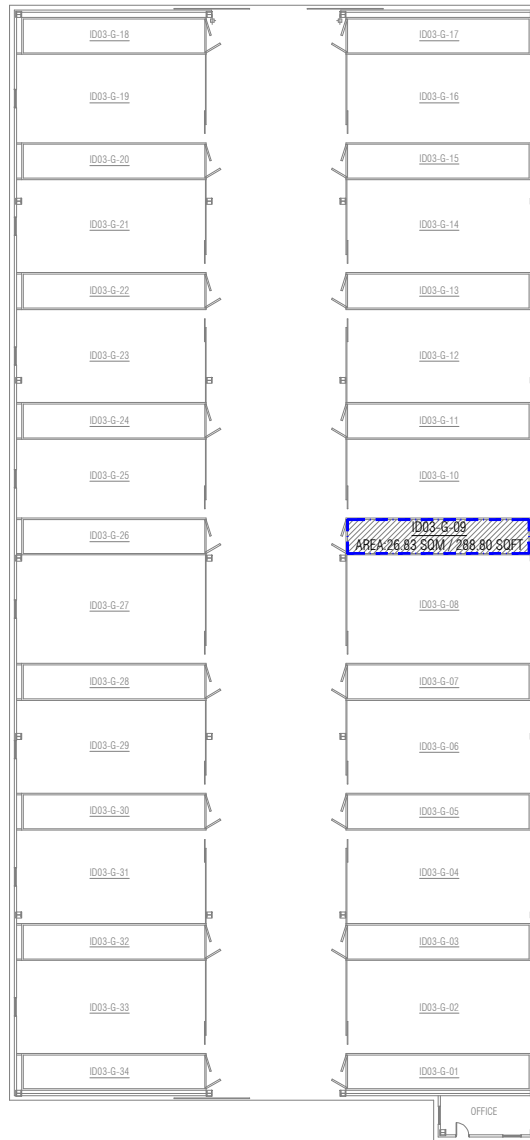
PROPERTY : THILAFUSHI CHEMICAL WAREHOUSE (LOT:S8-F02)
DRAWING NAME : LOCATION MAP

DRAWN BY : SHAAMA	DATE : 15TH JUNE 2023
CHECKED BY : FATHINA	

REVISION NO.: R02	DATE : 04TH FEB 2024
REVISED BY: HISHMA	



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PROPERTY : THILAFUSHI CHEMICAL WAREHOUSE (LOT:S8-F02)

ID03-G-09 (PREVIOUS UNIT NO.: U-9)

AREA: 26.83 SQM / 288.80 SQFT

1:500

NOTE:
 TOTAL UNIT BOUNDARY



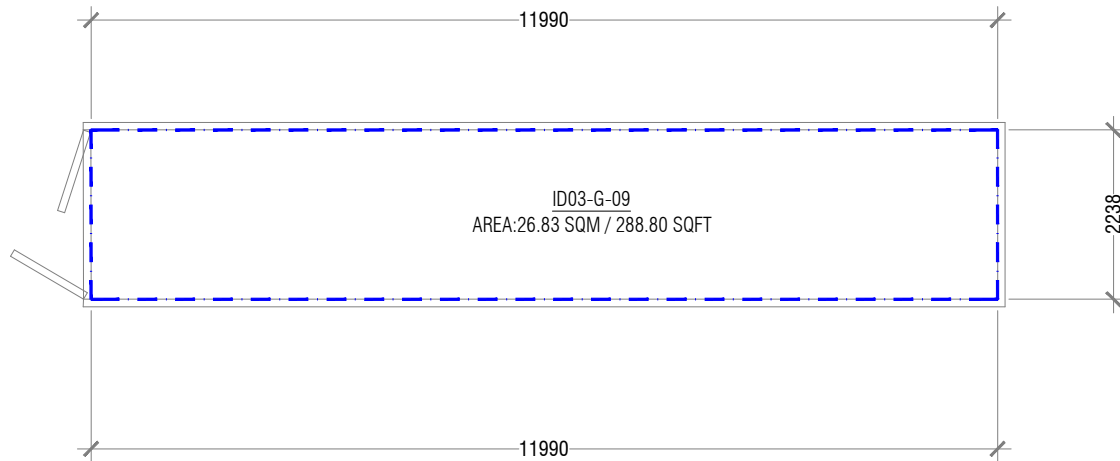
PROPERTY : THILAFUSHI CHEMICAL WAREHOUSE (LOT:S8-F02)	
DRAWING NAME : GROUND FLOOR PLAN	SCALE: AS GIVEN,A4

DRAWN BY : SHAAMA	DATE : 04TH SEP 2023
CHECKED BY : FATHINA	

REVISION NO.: R02	DATE : 04TH FEB 2024
REVISED BY: HISHMA	



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PROPERTY : THILAFUSHI CHEMICAL WAREHOUSE (LOT:S8-F02)

ID03-G-09(PREVIOUS UNIT NO.: U-9)

AREA: 26.83 SQM / 288.80 SQFT

1:100

NOTE:

- - - TOTAL UNIT BOUNDARY



PROPERTY : THILAFUSHI CHEMICAL WAREHOUSE (LOT:S8-F02)	
DRAWING NAME : UNIT LAYOUT	SCALE: AS GIVEN,A4

DRAWN BY : SHAAMA	DATE : 04TH SEP 2023
CHECKED BY : FATHINA	

REVISION NO.: R02	DATE : 04TH FEB 2024
REVISED BY: HISHMA	



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CHEMICAL WAREHOUSE GUIDELINE

Created by:

Real Estate Management (Property Asset Management Section)

Created on:

22nd April 2021

Approved by:

Director, Real Estate Management

Record of revisions

#	Revision Approval Date	Version	Revisions made	Page number	Approved by	Decision Number
01	22 nd April 2021	V1.0	Initial Document	-	Director, REM	-
02	10 th October 2023	V1.1	Format Change due to rebranding to Urbanco	-	SM	-
03	18 th January 2024	V1.2	Format Change due to reinstating title to HDC	-	SM	-

Doc ID:	REM-2023-GDL120
Version:	VI.2
Classification:	Open
Effective Date:	18 th January 2024

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Doc ID:	REM-2023-GDL120
Version:	VI.2
Classification:	Open
Effective Date:	18 th January 2024

1. Purpose

This document is intended to communicate the standards and guidelines to be followed by the tenants of chemical warehouse units.

2. Scope

Applicable to all relevant chemical warehouse units.

3. Terms & Definitions

Key terms	Definitions
Flammable liquids	Liquids which can be easily ignited in air.
Chemical Storage	A facility used to house hazardous chemical substances and their associated waste products.
HDC	Housing Development Corporation

4. References

Not Applicable

5. General

5.1 The allocated warehouse space shall only be used for permitted chemical storage.

5.2 The unit shall not be used for direct sale or retail purpose.

6. Guideline Details

6.1 Modification and Installations

6.1.1 Any modifications to structural element is prohibited.

6.1.2 The tenant should be responsible for any damages incurred to the property and/or its users in installing / modifying any component of the unit.

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Classification:	Open
Effective Date:	18 th January 2024

6.1.3 No signs, directories, posters, advertisements or notices shall be painted or affixed on or to any of the windows or doors, or in corridors or other parts of the building, and in any case shall be first approved in drawing by HDC in its discretion.

6.1.4 Tenant shall not make any changes or alterations to any portion of the Warehouse Unit without HDCs' prior written approval, which may be given on such conditions as HDC may elect. All such work shall be done by HDC or by contractors and/or workmen approved by HDC, working under HDC's supervision.

6.2 Warehouse Cleaning and Safety

6.2.1 The tenant must comply the Hazardous Chemical Regulation 2019/R-1057 from Ministry of Defence.

6.2.2 All waste produced should be removed in accordance with the relevant authorities' regulations.

6.2.3 Each Tenant shall cooperate with cleaning Staffs in keeping leased premises and common area neat and clean.

6.2.4 No machinery of any kind shall be operated on leased premises or any area of the building without the prior written consent of HDC.

6.3 Others

6.3.1 The tenant must comply with relevant authority guidelines while operating the unit.

6.3.2 The tenants are not allowed to keep goods belonging to lessee in the common area or keep garbage outside the premises.

6.3.3 Common areas shall only be used for the purposes for which they are designed for.

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Classification:	Open
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A written confirmation should be obtained from HDC if the common areas are to be used for any other purpose.

6.3.4 Vehicles are not to be parked in any area inside the warehouse premises except for the purpose of loading and unloading in accordance with the floor marking.

6.3.5 The Loading and Unloading process should be carried out in a manner such that the area is not congested.

7. Disclaimer

HDC reserves the right to evaluate and impose conditions not covered in these guidelines in response to specific design or usage depending on merits. HDC reserves the right to modify or withdraw any part of this guideline and to make such other and further changes as deemed necessary for the operation of the warehouse units and these guidelines will be binding upon each tenant.

8. Review

A review period of 1 year (Annually) or as required will be practiced during which HDC shall review the contents of the guideline for its relevance and accuracy and fitness for purpose of the assigned Warehouse units.

9. Annexures

No Annexures attached