







Reference No: HDC (161)-BSI/IU/2021/567

Date: 04th November 2021

RESPONSE TO ENQUIRIES 1

Project Name: Lease of Units for Provision of Salon & Spa in Hiyaa Commercial in

Hulhumale Phase 2

Proposal Reference Number: HDC (161)-BSI/IU/2021/556

Announced Date: 21st October 2021

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

	Enquiry	Response
1.	Is it possible to demolish any walls to create space for salon equipment and for the interior design?	Yes, internal modifications can be brought to the unit and these modifications must be approved by HDC. Kindly refer to the Hiyaa Commercial Area Guideline 8.1 Internal Modification.
2.	Is it possible to arrange a site visit to the unit?	Hiyaa towers are now open for public, hence HDC will not be arranging special site visit. Interested parties can visit the Hiyaa towers to check the unit.
3.	Can we operate a Dhivehi Beys Clinic?	The specified unit in the RFP is open only for the usage of Salon and Spa.
4.	Where can we find the RFP documents for this RFP?	RFP documents are available from our Properties Websites (https://properties.hdc.com.mv/) and (https://hdc.com.mv/).
5.	What is the scope of Spa?	For the Scope of Spa, kindly refer to RFP, Section V. Clause 1.
6.	Can we put posters and signages outside the unit?	Yes, tenants can put posters and signages and should ensure it is complying with the exterior signage criteria set by the Lessor.





		Kindly refer to Hiyaa Commercial Area Guideline 5.2.1 Façade, Unit Exterior and Signage.
7.	What is the lease rate for the first five years?	Lease rate for Year 1 and Year 2 is discounted at 50% and fixed at MVR 15.00 (fifteen) per sqft.
		The Lessee shall propose Lease rate for the Year 3, Year 4, and Year 5 and the minimum acceptable lease rate per sqft per month is MVR 30.00 (thirty).
		Kindly refer to RFP Section V. Lessor's Requirements 2. Lease Rate.

Please include this response to enquiries when submitting the proposal.



