

		<p>paid by the lessee at a discount rate (Rent is determined at a discount rate of the current rent amount charged on land (the discount rate shall be the WACC of HDC).</p> <ul style="list-style-type: none"> • If rent is not defined for some period of the loan, the rental rate applied shall be a future rental rate calculated based on the rental growth (Cumulative growth) over the past years applied to the current market rental. <p>Annual Lease Payment Guarantee Insurance Bonds</p> <ul style="list-style-type: none"> • Under the annual lease payment guarantee insurance bond, the lessee shall submit an insurance bond that shall cover the lease default risk for one (1) year duration. The lessee shall then renew the insurance bond annually, until the loan is fully paid. • The lessee shall submit a lease payment guarantee insurance bond, amounting to 12 months lease payment. • Throughout the loan duration, the payment guarantee insurance bond shall be renewed annually at least two (2) months prior to the expiry. • A collateral equivalent to the bond value from the lessee shall be required by the insurance company. • The bank shall enforce the lessee on renewal of the insurance bond annually on behalf of HDC, and treat the annual renewal of the insurance bond equivalent as repayment of the loan facility by the lessee. <p>Long-tail Lease Payment Guarantee Insurance Bonds</p> <ul style="list-style-type: none"> • Under the long-tail payment guarantee insurance bond, instead of annual renewal of the insurance bond, the lessee shall submit an insurance bond that covers the lease default risk for the total duration of the loan period. • The lessee shall submit a lease payment guarantee insurance bond, amounting to the total lease payment for the whole duration of the mortgage at the time of application for mortgage no-objection. • A collateral equivalent to the property valued with 100% of the one-year lease value shall be submitted by the lessee to the insurance company.
12	Kindly explain the need of garbage disposal mechanism in the office building. Or else a designated dumping area can be proposed for cafeteria and restaurant	Is for proponent to propose the garbage management strategy of the building and refusal from the premises and its impact and solution to the Buildings design and aesthetics segregating operational and non-operational business or customer-oriented spaces.
13	Whether the vehicular access to the building will be provided by HDC or separate permit and fee applicable	Vehicular access, pedestrian access is to be proposed by the proponent and is a part of the building. Permit will be given according to the approved design.

14	The heights and number of floors shown in the Conceptual section Drawing is correct?	It is correct. Please refer to the Addendum 2.
15	Do you believe it is commercially viable to have two lobbies, one for offices and one for commercial use in a 3000sqft plus built-up area?	It is not mandatory to have lobby for commercial area.
16	Quality of content- 10 points, Quality of presentation medium (boards, models, interactive,) Is it really need no have interactive models and do you have adequate time for this?	Quality of content points are awarded to the medium and completeness of proposal presentation.
17	With regards to the projects below: 1. Development and Operation of an Office Building in Hulhumalé Plot D6-1B 2. Development and Operation of an Office Building in Hulhumalé Lot 11629 (N2-31A) We would like to know if you would be extending the deadlines for the registration for these tenders?	Registration deadlines will not be extended for these RFPs.
18	Is the basement floor compulsory?	Basement is not compulsory, but the required number of parking must be provided
19	For providing Basement the Ground floor slab shall be elevated between 1 to 2 meters. Upon elevating the total building height will be increased. Will HDC allow for increasing the building height.	Increase in Building height cannot be allowed.
20	Upon proposing the basement floor will HDC allows the proponent to construct few more floors by increasing the GFA, FSI, and the build height regulations. Confirm for the utilization of the ground floor and first floor for a commercial and retail shop? In the drawing cross-section the first floor shown as an office - clarification required	Basement will not be considered as a part of FSI in calculation. However, number of floors will remain same as shown in guideline drawings. Ground can be utilized as commercial and Service space as mentioned in guideline. First floor can be used for both office and commercial Space. This is not compulsory. <ul style="list-style-type: none"> • Quality of content points are awarded to the medium and completeness of proposal presentation. • Area of Basement will not be included in the FSI calculations. • Ground, First and Terrace level can be utilized for commercial uses as according the Planning Guidelines • First floor is categorized commercial.
21	Can we propose vehicular entrance on both Hithigas Magu and Mirihi Magu	Vehicular entrance for both roads can be proposed
22	Please include this in our inquiries that reference to 6. Requirements for mix-office housing. 6.1 paragraph: 50% of basement can be developed. However, the foundation cannot be done two levels. Hence can you allow us to use of full basement?	Full basement can be used for parking, however if the full basement is not sufficient, a part of Ground or First floor can be utilized for parkin.