

Reference No: HDC (161)-MKS/IU/2023/96

Date: 19<sup>th</sup> February 2023

## RESPONSE TO ENQUIRIES 1

**Project Name:** Lease of Unit for The Provision of Tuition Centre from Vinares Commercial

**Proposal Reference Number:** HDC (161)-MKS/IU/2023/65

**Announced Date:** 2<sup>nd</sup> February 2023

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

	Enquiry	Response
1.	Clarify on what is the Basis of your Estimated Investment Cost Calculation and the reason of such a big change?	Investment Cost is calculated based on the unit area, unit usage and scope of the essential works to commence the operation of the unit. Kindly Refer to RFP Section III Clause 3.2 Estimated Investment Cost
2.	Is there anyway the winning party can extend the duration for more than 5 years or can you give guarantee that HDC will renew the contract with the winning party.	Tenant have the option to renew or extend the lease term, provided by the tenant's request at lease 6 (six) months prior to expiration of the Term. However, such extension maybe granted based on the Tenant's performance under the Agreement. Kindly refer to RFP Section VI. Contract Terms, Clause 13.
3.	Income from the operation is very limited since the Ministry of Education decides the fee structure when they approve the educational service for the tenant. Is there any possibility that HDC could negotiate the fee structure with Ministry of Education so that the Tenant can charge a feasible price from Customer?	HDC will not negotiate with Ministry of Education to change the fee structure. It is the responsibility of the tenant to propose a feasible lease rate.
4.	Can you allow to run Quran classes as well, to make the project feasible?	Unit can only be used for the usage mentioned in the scope of work under the RFP. Kindly refer to RFP Section VI. Contract Terms, Clause 4.

5.	Is there any way that HDC can reduce the Lease deposit to 1 month?	No. The Lease deposit amount is set as 03 (three) months' lease rate for year 1.
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**Please include this response to enquiries when submitting the proposal.**

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