

Reference No: HDC(161)-MKS/IU/2022/400

Date: 13<sup>th</sup> September 2022

**RESPONSE TO ENQUIRIES 1**

**Project Name:** Lease of units for the provision of a Clinic from Vinares Commercial in Hulhumalé

**Proposal Reference Number:** HDC (161)-MKS/IU/2022/372

**Announced Date:** 4<sup>th</sup> September 2022

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

	<b>Enquiry</b>	<b>Response</b>
1.	Since the submission timeline is very short to prepare a bid. Would it be possible to extend the submission deadline for the titled tender?	No, we aim to provide necessary services to the area once the building is occupied by the residents.
2.	When is the proposed date for VINARES apartment buildings completion?	Estimated Completion is by the end of November 2022.
3.	How did you come up with minimum rate per sqft? This is supposed to be a "clinic", a healthcare service! Is MVR 145,000.00 rent feasible for a clinic?	Rates is derived based on the market rates and rates received for HDC for the operation of a clinic in the area and depending of the location of the building.  Moreover, before finalizing a lease rate for a property HDC will carry out necessary studies and found that the lease rates are feasible for the operation of a Clinic.
4.	Does the grace period count start after unit hand-over?	Yes. 03 Months of grace period is given from the date of Unit Handover.
5.	can we propose multiple financial methods?	Yes. However, as per RFP Section IV Clause 1.1 b), Financial resources will be evaluated based on the method of financing proposed. Thus, Proponents are required to submit documents proofing the Financial Capacity of the Proponent.
6.	How many clinics will be in Vinares? and how many clinics in phase 2?	There are 2 Clinics allocated from Vinares Commercial and 4 Clinics in Hiyaa Commercial.
7.	Is it the same rent for the first 2 years?	Rent Rates are not fixed. Proponents are required to propose a lease rate for the unit. The Minimum acceptable lease rate per square feet per month for the unit is MVR 50.00 (Maldivian Rufiyaa Fifty)

		for the first 5 year. Proposed lease rate is less than the minimum acceptable lease rate shall be disqualified.
8.	If we are joining up with an overseas company, will their experience count?	Yes. It will be counted.

**Please include this response to enquiries when submitting the proposal**

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