بسم الله الرحمن الرحيم

HOUSING DEVELOPMENT CORPORATION

C-793/2008

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Reference No: HDC(161)-BDS/IU/2025/69

Date: 12th May 2025

RESPONSE TO ENQUIRIES 1

Project Name: Lease of unit for the provision of a clinic in Thilafushi

Proposal Reference Number: HDC(161)-BDS/IU/2025/56

Announced Date: 28th April 2025

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

	Enquiry	**Response**
1.	What is the amount of bid security?	Bid Security amount is MVR 5,000.00 (Maldivian Rufiyaa Five Thousand). Kindly refer to RFP Section II. RFP Data Sheet, ITP 13.1.
2.	Is the unit designed in a certain way?	Location Map and Unit drawing has been attached to the RFP and unit design can be viewed from the drawing. Kindly check RFP Section IV. Drawings.
3.	Is there a proposal submission criteria and proposed lease period?	There are two proposal submission criterions; Qualification criteria and Proponent Eligibility criteria. Kindly check RFP Section IV. Qualification and Evaluation Criteria and RFP Section I. Instructions to Proponents (ITP) 3. Eligible Proponent.
4.	What is the lease period?	The lease period for the RFP is 10 (Ten) years. Please refer to RFP Section III. Lessor's Requirements, 4. Lease Period.
5.	Is there a risk that the actual renovation or fit-out costs may exceed the initially estimated budget?	Estimated investment cost mentioned in the RFP, Section III. Lessor's Requirements, 6. Estimated Investment Cost is derived based on the scope of work which is essential for the operation of unit. Initial investment of the successful Proponent may vary depending on the requirement of the successful Proponent.

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6.	Do you arrange site visits for Proponents to inspect the premises prior to submitting proposals?	Site visits to the unit prior to proposal submission will not be arranged. For more details of the unit, kindly check RFP Section IV. Drawings.
7.	Given the clinic's location in Thilafushi, are there concerns regarding odors from nearby waste disposal? Could you clarify the distance between the clinic site and these facilities, and whether such environmental factors are likely to impact visitors or staff at the clinic?	There are existing commercial operations in close proximity to the clinic location and we have not received any complaints regarding the odors. Also, please note currently there is no incineration of the waste disposal (burning the waste) carried out in Thilafushi. Furthermore, there is a significant distance between the clinic and waste disposal site.
8.	Are there any known issues within the building, such as mold, fungal growth, or water damage, that may require remediation prior to occupancy?	There are such issues in the property due to it been vacant for a long period of time. These issues to be rectified by the successful Proponent prior to commencement of the operation
9.	As the lease period is set for ten (10) years, how can HDC ensure that a government hospital or similar public healthcare facility will not be established in the same area during the lease term, potentially affecting the viability of the proposed clinic?	HDC cannot ensure that a government hospital or health care facility will not be established in the future. Furthermore, HDC as the Master Developer will be planning service-based facilities based on the need of the population.
10.	The government is currently not extending Aasandha funding to newly established clinics, does HDC intend to provide any form of support or facilitation to address this challenge?	Necessary assistance to facilitate Aasandha funding to the Lessee will be provided within HDC's scope.
11.	Will HDC be overseeing the operation of the Clinic for instance dictating the prices of the services?	HDC will not be overseeing operational aspect of the clinic, however Lessee shall provide minimum required services stated in the RFP, Section III. Lessor's Requirements.

Please include this response to enquiries when submitting the proposal.

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