

Reference No: HDC (161)-BSI/IU/2022/35  
Date: 27<sup>th</sup> January 2022

### RESPONSE TO ENQUIRIES 1

**Project Name:** Development and Operation of a Mixed-use Parking and Commercial Building in Hulhumalé Phase 02

**Proposal Reference Number:** HDC (161)-BSI/IU/2022/21

**Announced Date:** 13<sup>th</sup> January 2022

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

	Enquiry	Response
1.	Is there a parking fee assigned to the Developer that they have to pay?	There is no parking fee assigned to the Developer. However, the Developer should ensure that public parking is provided in the ratios stated in Hulhumalé Planning & Development Guideline.
2.	Is the commercial space and the ownership of the entire building it with HDC or the Developer?	This is a land lease to develop and operate; the land title will belong to HDC. Developer will hold a leasehold right for the land. Therefore, the Developer does not have to transfer the developed space to HDC, but has to continue paying the land lease to HDC.
3.	Can the Developer lease out the commercial spaces?	The Developer can lease out Commercial space.

4.	Estimated build-up area of the ground floor is currently 3659. 73sqft.Can the build-up area of the ground floor be allotted to between 6000-7000sqft?	<p>Please note that the buildable area of the development refers to the area shaded in the Setback Plan page of the development guideline drawings. This area is the area which the building is to be placed. The footprint of the area is the ground floor area. As per the development guideline, the FP of each plot ranges from 1200sqm.</p> <p>The total GFA of each plot ranges from 3000 sqm. This is the total floor area of the development</p> <p>The GFA, Height &amp; the Floor space index of the development is determined by our masterplan which is relevant to the surrounding developments.</p>
5.	Can a winning party provide a part or full slot to rent or lease, to other intended parties of their choosing for instance to make a food court or a chain of mini marts	The winning party has to develop the land as per the Hulhumalé Planning & Development Guideline and the party cannot lease out bare land without development. However, the developer can lease out developed commercial space to other parties. The winning party must develop the land plot such that the targeted main activity is carried out.
6.	Can the Bid Securities provided by Insurance companies be accepted if it follows the same format as Form 01?	Bid Securities provided by the Insurance companies will be accepted as long as it follows the format in Form 01 uploaded with the RFP.
7.	With regard to the 20% marks allocated to "New entrants to Hulhumalé " - doesn't it limit the chance for an efficient and a pre-established party to establish their outlet in Hulhumalé Phase 2 (This party due to their experience and existing godowns/outlets would be able to cater to the customers at a better price with low cost). If a new business to Hulhumalé is brought to do the same, won't the end customer or rather the public suffer from high prices? What's the reason for such an evaluation criterion and doesn't it contradict with the "business experience 15%" given?	Our intention is rather than providing few parties to monopolise their products and services in Hulhumalé, to allow as many parties to participate in Hulhumalé development thereby increasing competition, more variety of products and services with competitive prices.
8.	Do we have to register?	Proponents are not required to register for proposal submission. Proponents can submit their proposal either through our proposal submission portal, starting from 27 <sup>th</sup> January 2022 to 7 <sup>th</sup> February 2022 or by visiting, the Exhibition Center, Ground Floor, HDC Building on 7 <sup>th</sup> February 2022, 13:00hrs to 14:00hrs.

9.	As per ITP 5.3 minutes and text of the questions raised during the pre-bid meeting or other queries are to be published on the relevant webpages. As of now we do not see any such information published. Please confirm if there are no queries raised by any party regarding this bid and that no such information will be published prior to bid submission date.	With reference to the announcement HDC (161)-BSI/IU/2022/21. The Response to enquiries for an announced RFP will be published after the deadline set for Enquiries period. Furthermore, with every RFP announcement the set date to publish the Response to Enquiries will be informed with the RFP. Therefore, Response to enquiries will be uploaded to the website on 27 <sup>th</sup> January 2022.
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**Please include this response to enquiries when submitting the proposal**



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