





Reference No: HDC (161)-MKS/IU/2022/156

Date: 27th March 2022

RESPONSE TO ENQUIRIES 1

Project Name: Development and Operation of Warehouse in Thilafushi

Proposal Reference Number: HDC (161)-BSI/IU/2022/122

Announced Date: 9th March 2022

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

	Enquiry	Response
1.	Can Staff accommodation be accommodated on the premises?	Yes. As long as it complies with the given guidelines, accommodations can also be accommodated.
2.	Is a building necessary on the land?	No, it is not compulsory. However, the land shall be used for the specific purpose after demarcation and boundary wall.
3.	What is the amount of bid security the and the method of payment for the lease land for industrial, garage and warehouse.	The Amount of bid Security Shall be MVR 500,000.00 (Maldivian Rufiyaa Five Hundred Thousand Only) or equivalent in United States Dollar (USD). The Bid Security shall be a demand guarantee in forms of an unconditional guarantee issued by a locally registered Bank or financial institution (such as an insurance, bonding or surety company). The bid security shall be submitted as per Form 01 in Section V.
		The Business Model is Lease Model, Whereby the lessee agrees to pay the proposed lease to the Lessor. The minimum acceptable lease rate per square feet per month is MVR 5.00 (Maldivian Rufiyaa Five) for the first 5 (five) years.
4.	On form 02, after year 2, year 3, 4 and 5, the lessee shall propose lease rate.	No. Proponent must fill the letter of Price Proposal, form 2 as per the draft form provided



	Should we leave the space on the form blank	with the RFP, where proponent is required to propose a lease rate per square feet per month for the first five years.
5.	Is the bid security form supposed to be filled by the bank?	The Bid Security will be issued from Banks or financial institutions as per the form 01 of the RFP.
		The Bid Security shall be a demand guarantee in forms of an unconditional guarantee issued by a locally registered Bank or financial institution (such as an insurance, bonding or surety company) in accordance with the form 01 in RFP, section V.
6.	If we want are we allowed to bid for more than 1 plot?	No. Proponents are required to submit only one proposal. And based on the evaluation rankings, the highest proponent will be given the priority in selecting the plot and only one plot will be allocated per proponent.
7.	How long will it take to announce the winning parties?	After the proposal submission, Proposals Evaluation will be carried out and the result will be shared with the Proponents after carrying out the Proposals Evaluation.
8.	For 4100 sqft plot, can the lessee use the whole plot for development or does the lessee requires to put a setback space from the boundary wall?	As per the Thilafushi land development guideline, for plots between 2000-5000 sqft, a setback of 3 meters should be given from the front of the building. A setback of 1 meter should be given from all the other sides of the building.
		Please refer to the Thilafushi planning and development guideline in RFP
9.	Is there any time period given to finish the building?	No. a specific time period is not given to complete the development. However, the construction of boundary wall / fencing should be completed within 3 months from the agreement signing.

Please include this response to enquiries when submitting the proposal.

