

Reference No: HDC(161)-BDS/IU/2025/127

Date: 10th August 2025

RESPONSE TO ENQUIRIES 1

Project Name: Lease of Unit for the Purpose of Chemical Storage from Chemical Warehouse Shell 1 & 2 in Thilafushi

Proposal Reference Number: HDC(161)-BDS/IU/2025/122

Announced Date: 29th July 2025

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

	Enquiry	Response
1	Each Proponent can submit Proposal for only one Warehouse unit?	Yes. Each Proponent can only submit one proposal. The proponents with the highest evaluation scores will get priority in unit selection.
2	Are the units brand new or previously used units?	The Chemical Warehouse 1 has been in use since 2020. The Chemical Warehouse 2 is a newly built property, and no units from the property have been handed over yet.
3	Does the Proponent require to bring renovations to the unit in order to make the unit up to chemical storage standard?	Chemical Warehouse 1 & 2 units are already developed and equipped for chemical storage. Based of chemical type, if any specific renovation is required to the unit, Lessee can bring the renovation upon written approval from HDC.
4	Proponents are required to propose a unit price per square feet per year, without choosing a specific unit?	Yes, Proponents shall propose lease rates per square feet per month, and unit selection priority will be given in the highest evaluation scoring order.
5	Will Bid Security be returned in case the Proponent does not win?	Yes, unsuccessful Proponent's Bid Security will be returned once the agreement is signed with all successful Proponents.

6	What are the types of chemicals that can be stored in the unit?	Chemicals that are permitted by the relevant authorities can be stored in the unit.
7	Is floor plan / layout available?	Yes, floor plan is annexed to the RFP, Section VII. Drawings.
8	Is it possible to share the Pre-proposal meeting recording?	No. Recording of the Pre-proposal meeting will not be shared with any party.
9	Will the lease rate increase each year?	Lease rates for the lease term to be proposed by the Proponents. Proposed lease rates shall be in accordance with the RFP Section III. Lessor's Requirement 4. Lease Rate.
10	Is it a pre-requisite to attend the Pre-proposal meeting to submit proposal?	No, participation in the Pre-proposal meeting is not a pre-requisite to submit a proposal. Any interested party can submit a proposal.
11	What is the amount of Bid Security?	Bid Security amount shall be MVR 5,000.00. Proponents are required to submit Bid Security as per the Form 1 and in accordance to RFP Section II. RFP Date Sheet, C. Preparations of Proposals.
12	Does the Proponent require to pay the full amount upfront?	Successful Proponents are required to settle the lease deposit amount equivalent to three months lease of the first year's rent within 07 (seven) business days of issuance of conditional award letter.
13	How to apply for the HDC statement of the Due Clearance?	<p>The Due Clearance Statement will be issued to Proponents upon submission of the filled HDC Due Clearance Form to hello@hdc.mv.</p> <p>Please ensure to submit the HDC Due Clearance form at least 10 (ten) business days prior to submission of the proposal.</p> <p>HDC Due Clearance form will be available for download on HDC website. Please refer to the link below: https://www.hdc.mv/downloads</p>



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14	What are the specific requirements for the lease, such as the duration and terms of the agreement?	<p>Lease term for the allocation is 05 (five) years from the date of handover of the unit. Proponents are required to propose the lease rate for the lease term, and the minimum acceptable lease rate is MVR 20.00 (Maldivian Rufiyaa Twenty) per square feet per month.</p> <p>Please check RFP Section III. Lessor's Requirements.</p>
15	What is the condition and facilities of the units available for lease?	<p>Both chemical warehouses are turnkey properties with all finishing works completed. The following are key facilities of each Chemical Warehouse.</p> <p><u>Chemical Warehouse 1:</u></p> <ul style="list-style-type: none"> ▪ Individual electrical meters are allocated for each unit. ▪ Fire extinguishers provided for each unit. <p><u>Chemical Warehouse 2:</u></p> <ul style="list-style-type: none"> ▪ Individual electrical meters are allocated for each unit. ▪ Fire extinguishers provided for each unit. ▪ Remote-controlled roller shutter doors. ▪ Provisions made for outdoor air conditioning units; tenants may install AC if required.
16	Is there any additional costs or fees associated with the lease?	<p>There are no additional costs or fees associated with the lease. However, Successful Proponents are required to pay a Lease Deposit amounting to 03 (three) months' lease of the first year's rent upon conditional awarding of the unit.</p>

Please include this response to enquiries when submitting the proposal.

