بسم الله الرحمن الرحيم

HOUSING DEVELOPMENT CORPORATION

RESPONSE TO ENQUIRIES 2

Project Name: Lease of units for the provision of Convenience Store from Vinares Commercial in Hulhumalé
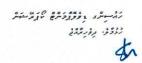
Proposal Reference Number: HDC (161)-MKS/IU/2022/332

Announced Date: 17th August 2022

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

	Enquiry	Response
1.	For Online Submission, Does the Proponent have to submit the Original Bid Security and Letter of in a sealed envelope as according to 15.2 of RFP? Are there any other documents to be submitted with these?	Proponents submitting proposals via online should only require to submit Bid Security and RFP Form 02: Letter of Proposal only and the documents should be in a sealed envelope as according to ITP 15.1 and 15.2 of RFP.
2.	How long does it take to get the HDC Statement of Due Clearance?	For the Due clearance form it takes approximately 3 working days.
3.	Is there a starting price to be proposed for Lease rate?	The Minimum acceptable lease rate per square feet per month for the unit is MVR 35.00 (Maldivian Rufiyaa Thirty-Five) for the First five years.
4.	How many apartments are in each tower?	Approximately 134 apartments per a Tower.
5.	As per the RFP the initial investment cost is MVR 702,560.00 to setup a business excluding manning and other operational costs. But the lease period is just 5 years. So, do you think is it feasible to any company to cover the investment cost within the short period of lease period considering the size of the area?	Please note that this is an estimated investment cost for the usage of convenience store. Depending on the business model of each company this will vary.
6.	How many months can be allowed as grace period?	The first 03 (three) months from the date of Unit handover, shall be a grace period where no rent shall be payable by the Lessee. Additional 1 (one) month of grace period will be granted for units that

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		require demolishing of the partition wall (Please refer to clause 10, contract terms of section VI)
7.	Can we operate a main preparation setup/kitchen of food & beverage with a small take way counter?	F&B usages are restricted for these units as the unit does not have existing service provisions cater to the need.
8.	Can it be easily possible to fix an exhaust duct line if we are to operate a kitchen?	F&B usages are restricted for these units as the unit does not have existing service provisions cater to the need.
9.	Can we easily fix an Oil-trap?	F&B usages are restricted for these units as the unit does not have existing service provisions cater to the need.
10.	Can we operate a bakery showroom?	F&B usages are restricted for these units as the unit does not have existing service provisions cater to the need.
11.	Does the area is easy access to a toilet? Or can we make a toilet inside?	Yes, there are common toilets in the assigned unit blocks. These units do not have existing toilet provisions. If the tenant wishes to install toilets, after approval by HDC at their own cost.
12.	What types of business we may not be able exercise in the building?	As for the units announced in the RFP is to operate a convenience store only. Any other business is not allowed other than the usage mentioned in the contract Term.
13.	For company the requested board resolution and power of attorney both need to be submitted? Or only board resolution is enough if mentioning on behalf of the company?	All businesses should submit Power of Attorney to sign on behalf of the proponent in accordance with ITP 14.2. Please refer to Section V of the RFP.
14.	Since retails store and convenience store is out for tender at vinares flats, please clarify the difference of these 2 types of stores and what can be done in those commercial spaces	Retail – is the main category of scale for a defined usage. For this instance, convenience store is defined as the usage under retail category. As for the units announced in the RFP is to operate a convenience store only.

Please include this response to enquiries when submitting the proposal