

Reference No: HDC(161)-CM/IU/2020/267

Date: 22<sup>nd</sup> November 2020

## RESPONSE TO ENQUIRIES 1

**Project Name:** Development and operation of building for clinics in Hulhumale' Lot 11628 (N3-25)

**Proposal Reference Number:** HDC(161)-CM/IU/2020/210

**Announced Date:** 24th October 2020

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

	Enquiries	Responses
1.	Can the registered parties get a copy of the pre-bid meeting presentation?	Complete RFP document will be available to download at HDC corporate website and MyHulhumale Properties website.
2.	Is the construction period counted as a part of the grace period? Is the construction period counted within the first 5 years for which initial lease rate is applicable?	Grace period shall be until the completion of construction and development (maximum 18 months) from the agreement signing date where no rent shall be payable by the lessee. Please refer to Section VI – Contract Terms, Clause 11 of RFP.  The lease period is 30 years from the date of signing the agreement. Please refer to Section VI – Contract Terms, Clause 9 of RFP.
3.	Could you provide an elaboration on the point about subleasing to 3 parties?	The Lessee should sublease minimum of 3 (three) units to independent parties.  Please refer to Section IV – Lessors Requirements, Clause 1 of RFP.
4.	Is the usage of land only limited for clinics? Can additional facilities to	Supporting facilities to the clinic such as Pharmacy and Café can be built.

	support clinics e.g. a café, food court, warehouse, pharmacy be built on the land plot?	
5.	Can an accommodation for doctors and other professionals be built on the land plot?	No residential use is prohibited. Please refer to Section IV – Lessor's Requirements, Clause 4 – Planning and Development Guideline.
6.	Are there any requirements/restrictions for the usage of the non-buildable area?	Non- buildable area can be used to vehicular circulation. It must be left as an open space.
7.	Can the basement be used as a parking area?	Basement can be allowed and is encouraged but can only be used for parking purposes only.
8.	What is the difference between buildable area, footprint and gross floor area (GFA)?	Buildable area is the available area after deduction of setback area. Footprint area is the maximum allowable footprint of the building. Gross Floor Area (GFA) is the total floor area of the development.
9.	Does the maximum height need to be 17m?	Yes, refer to the planning and development guideline in section IV. Clause 4.
10.	How many parties are participating in this bid?	Submission is open to public.
11.	Will the list of parties be emailed or provided to the registered parties?	No, registration was held only to conduct pre-proposal meeting. Proposal submission is open for all and does not require to register.
12.	How and When will the written responses to queries be sent?	Responses to enquiries will be uploaded to HDC Corporate website and MyHulhumalé Properties website.
13.	Are there any limitations on foreign Investment?	Foreign investments will be allowed as much allowed in Foreign Direct Investment Policy Published by Ministry of Economic Development. <a href="https://www.gazette.gov.mv/gazette/download/5678">https://www.gazette.gov.mv/gazette/download/5678</a>
14.	To which email should queries be sent to?	Email to send enquiries is sales@hdc.com.mv.

		Please note that the deadline to send queries has passed.
15.	What is the minimum parking required?	Minimum parking is as follows; <ul style="list-style-type: none"> <li>• A car parking for every 1000 square meter of G.F.A</li> <li>• A motorcycle for every 60 square meter of G.F.A</li> </ul>
16.	Can setback be used as parking? Or should it be within the building footprint?	Parking should be within the building footprint. Setback area should be left unobstructed but can be used for vehicular circulation
17.	Can all floor heights be increased?	A total building height of 17m should be maintained refer to the planning and development guideline in section IV. Clause 4.
18.	Is emergency fire exit allowed within setback?	Vehicular circulation should not be hindered, if vehicular circulation is provided within the setback
19.	Can we get AutoCAD file of Hulhumalé site plan road and block level map.	It will be available on HDC corporate website. Link: <a href="https://hdc.com.mv/downloads/">https://hdc.com.mv/downloads/</a> - Maps and other resources.
20.	Regarding sublease of minimum of 3 units, any percentage of Gross Floor Area is required?	There is no percentage of Gross Floor area required regarding sublease of 3 units. Please refer to Section IV – Lessors Requirements, Clause 1 of RFP.
21.	Can the tree be moved to a side?	Yes. Developer is to consult with HDC if the tree needs to be relocated.
22.	Should the construction of the building be at one go? Can the initial building be done at first for clinic operation and then develop other towers?	The construction and development of the 'Building for Clinics' shall be completed within a maximum period of 18 calendar months from the agreement signing date.  Please refer to Section VI – Contract Terms, Clause 12 of RFP.
23.	Can the terrace be utilized as a Café or other commercial purpose?	No structure can be allowed on the terrace floor except for lift machine room and stairwell.

24.	Can part of terrace be with a roof?	No structure can be allowed on the terrace floor except for lift machine room and stairwell.
25.	Any possibility of increasing grace period to 36 months?	There is no possibility of increasing grace period. Please refer to Section VI – Contract Terms, Clause 11 of RFP.
26.	Any possibility of increasing lease period to 50 years?	There is no possibility of increasing lease period. Please refer to Section VI - Contract Terms, Clause 9 of RFP.
27.	Is lease rate revised every 5 years?	Lease rate will be revised every five-year based on market inflation $P(1+i+5\%)$ where; P = monthly lease rate for the preceding year, and i= cumulative inflation for the five years which will be real estate inflation for the Male' area in the MMA statistics reports.
28.	What is HDC's mortgage policy?	Mortgage policy will be shared up on request for mortgage.
29.	Is the project an import duty free project? Or can we request for it?	The project is not an import duty free project.
30.	Can we request for a working and storage site nearby land?	Temporary land for development will be allocated depending on the size of the development. Location and proximity of the temporary land will depend on land availability.
31.	What is the approved working time to carry construction?	Noisy construction activities are prohibited after 1800 hrs in residential areas and 0000hrs in all areas.
32.	For the local JVs, how do you evaluate, for local JVs is it a combined evaluation or does each party need to meet specific criteria?	In case of JV's, there will be a combined evaluation.
33.	Are there any compulsory services to be made available in each unit?	There are no compulsory services to be made available.
34.	Can a specialized service such as Physiotherapy or Diagnostic Center only be made available in a unit?	Yes. Activities related to medical, clinical services is allowed.

35.	Can the setback area be used by the developer?	Setback area should be left unobstructed but can be used for vehicular circulation.
36.	Will incinerators be allowed? If yes, can the service be extended to all units.	Due to proximity to residential dwellings we do not allow incinerators.

**Please include this response to enquiries when submitting the proposal.**

