

Reference No: HDC (161)-BSI/IU/2021/566

Date: 4th November 2021

RESPONSE TO ENQUIRIES 1

Project Name: Lease of Units for Provision of Café in Hiyaa Commercial in Hulhumale Phase 2

Proposal Reference Number: HDC (161)-BSI/IU/2021/554

Announced Date: 21st October 2021

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

	Enquiry	Response
1.	Can the Lessee demolish the walls and install big glass windows to the unit?	Yes, as per the design guidelines the predominant material that should be used is impact glass, preferably with minimal borders. The demolition plan should be submitted and should align with the demolish able/ modifiable walls identified with the unit drawings provided.
2.	What are the reasons why previous bidders were disqualified?	A Proposal will be disqualified if it does not fulfill the requirements in section III, Clause 1; Qualification criteria. (Kindly refer to RFP, Section III, Clause 1.1)
3.	Not all SME's are required to be audited as per MIRA requirement, therefore will the financials submitted to MIRA be acceptable?	Please refer to Section IV. Business Proposal Requirement Clause 4, Financial Documents of RFP and submit the documents applicable to the Proponent.
4.	2020 and 2021 is likely to be loss years for food industry, how will you ascertain financial viability from Balance sheet?	If a Proponent's Audited Financial Statement does not show that the proposed investment cost can be funded from equity financing, Proponent may propose other financial methods of financing and submit proving documents as per RFP section IV clause 4; Financial Documents.

		(Kindly Refer to RFP, Section IV, Clause 4; Financial Documents)
5.	Isn't 5 years short for the lease, Possible to extend the lease period?	Hiyaa Commercial units are leased on 5 years period. However, as per the RFP Contract Terms, Clause 13.1, Lessor may at its discretion give the Lessee option to renew or extend the term, provided that the Lessee requests to renew or extend the term at least 6 (Six) months prior to expiration of the term. However, such renewal or extension may be granted based on the Lessee's performance under the Agreement. (Kindly refer to RFP Section VI, Clause 13.)
6.	How is accessibility to oil trap and how and where can lessee install the oil traps?	Oil traps are proposed to be installed at the external side of the unit at ground level as there are several service lines going underground. The oil traps installed should be as approved by MWSC. Assistance will be provided by HDC in finalizing exact location.
7.	Is there a common public toilet in the area for customers and staff to use?	Common toilets are planned to be developed one block per strata.
8.	Is there a Provision for Ventilation (Air in and Out?)	Windows can be installed on the areas identified in the modification drawing identified. Air conditioners can be installed with the outdoor units located as per drawing provided at RFP stage. For food production units, ducted hood exhausts with filtration system must be used. (This has to be specified with the concept).
9.	Where can the Lessee install Air Conditioning outdoor unit?	AC can be installed anywhere within the unit, outdoor units must be installed near the grill area, as the drawing provided along with the RFP drawing set.
10.	How and where will be Electricity Provision and Gas Cupboard located?	A dedicated electricity point is provided within the unit, each unit will have a certain electricity allocation as per usage. However, for meter connection, the tenant must request for utility connection. Utility permits Have to be requested by my.hdc.com.mv and a form has to be submitted to the service providers with HDCs approval.

