

Reference No: HDC(161)-SAL/IU/2026/272

Date: 5th October 2026

RESPONSE TO ENQUIRIES 1

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

Proposal Reference Number: HDC(161)-SAL/IU/2026/258

Announced Date: 23rd September 2026

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	Please confirm the internal clear height of the warehouse units, including any height restrictions for stacking goods.	Internal height of the unit is 3300mm.
3	What is the maximum permissible floor loading capacity (MT/sqm)?	The allocated unit may be utilized up to the maximum.
4	Is there any restriction on using pallet racking systems or stacking chemical products on pallets?	No. Tenants may store their goods within the allocated unit as they deem appropriate, subject to compliance with all applicable health, safety, fire, and regulatory requirements.
5	Please confirm the dimensions of the entrance shutters and whether forklift access is permitted inside the units.	The entrance shutter dimensions are 2,660 mm in width and 3,000 mm in height. Forklift access inside the units is permitted, subject to compliance with the applicable MNDF fire and safety guidelines.
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	Please clarify the categories if chemicals permitted for storage, including any restrictions of flammable, corrosive or hazardous materials.	The warehouse may be used to store chemicals that are legally permitted and approved through the Makudi Portal of the Ministry of Defense, subject to compliance with all applicable laws, regulations, and safety requirements.
8	Are fire detection, firefighting equipment, emergency ventilation and spill containment facilities already installed?	Yes. The unit is equipped with the required fire detection and firefighting systems, emergency ventilation, and spill containment facilities.
9	Who will be responsible for maintaining the existing fire protection and safety systems – HDC or the tenant?	HDC is responsible for the maintenance of the existing fire protection and safety systems provided within the unit.
10	Are any additional approvals or inspections required from MNDF or the other authorities before commencing storage operations?	The tenant is required to obtain the necessary permit through the Makudi Portal of the Ministry of Defence prior to commencing chemical storage operations.
11	Please confirm the available electrical capacity (single-phase/three-phase), water supply and utility billing arrangements.	The units are provided with a three-phase electrical supply. Electricity consumption is separately metered and billed for each unit. No water supply is provided within the units. However, common-area toilet facilities are available within the property.
12	Can tenants install additional ventilation, exhaust fans, CCTV, lighting and pallet racking, subject to HDC approval?	Tenants may install additional facilities and equipment, provided that any installation involving structural modifications is subject to prior approval from HDC.
13	Who will be responsible for major building maintenance, including roof leakage, structural defects, shutter repairs and drainage issues?	HDC is responsible for the maintenance and repair of the building and its existing infrastructure.
14	Will tenants have 24-hour access to the warehouse, including weekends and public holidays?	Tenants currently have 24-hour access to the warehouse, including weekends and public holidays. Any changes to the access arrangements in the future will be communicated to the tenants accordingly.
15	Is sufficient space available outside the units for loading/unloading trucks and temporary vehicle parking?	Yes. Tenants may park vehicles temporarily within the designated areas for loading and unloading purposes. However, long-term or permanent parking within the compound is not permitted.
16	Are there any restrictions on operating forklifts or other materials-handling equipment within the warehouse compound?	The operation of forklifts and other material-handling equipment within the warehouse compound is permitted only with the prior consent of HDC. Any damage caused by the operation of such equipment shall be the tenant's responsibility and must be rectified at the tenant's cost.

17	Will the warehouse be handed over ready for immediate chemical storage, or will the tenant need to carry out additional compliance work?	the unit will be ready for immediate chemical storage once handed over
18	Can a joint inspection of the available units be arranged before proposal submission?	No, HDC will not arrange site visits prior to the submission of proposals. However, interested parties may review the drawings and unit layout provided as part of the RFP document.
19	Please confirm whether there is any grace period for installation and preparation before the lease payment commences.	No grace period is provided since the unit will be ready for immediate chemical storage once handed over.
20	Please clarify the applicable conditions and financial implications if the tenant needs to terminate the lease before completing the five-year period.	Tenant shall give applicable notice as per the agreement. In case notice is not given as per the agreement, HDC may claim applicable amount from lease deposit as per the lease agreement.
21	Possible to make changes to the warehouses?	No. Tenants are not allowed to change any interior or exterior of the warehouse.
22	Does the Proponent require to bring renovations to the unit in order to make the unit up to chemical storage standard?	No. Chemical Warehouse 2 units are already developed and equipped for chemical storage
23	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.
24	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.
25	Is floor plan / layout available?	Yes, floor plan is annexed to the RFP, Section VII. Drawings.
26	Is it possible to share the Pre-proposal meeting recording?	No. Recording of the Pre-proposal meeting will not be shared with any party. However, interested parties may obtain further information by referring to the RFP document uploaded on our official websites; https://www.hdc.mv/ and https://properties.hdc.mv/



27	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.
28	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.
29	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.
30	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.
31	How to apply for the HDC statement of the Due Clearance?	The Due Clearance Statement will be issued to Proponents upon submission of the filled HDC Due Clearance Form to hello@hdc.mv. Please ensure to submit the HDC Due Clearance form at least 10 (ten) business days prior to submission of the proposal. HDC Due Clearance form will be available for download on HDC website. Please refer to the link below: https://www.hdc.mv/downloads
32	What are the specific requirements for the lease, such as the duration and terms of the agreement?	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. Please check RFP Section III. Lessor's Requirements.
33	What is the condition and facilities of the units available for lease?	The warehouse is a turnkey property with all finishing works completed. The following are key facilities of the Chemical Warehouse. ▪ 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.
34	Is there any additional costs or fees associated with the lease?	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.

Please include this response to enquiries when submitting the proposal.




C-793/2008

Page 5 of 5

HDC Building, Hulhumalé, Republic of Maldives
Post Code: 23000

Hotline 1516 T +960 335 3535
E hello@hdc.mv W www.hdc.mv

ދަރިވަރުންނަށް ދަންނަވާ ގޮތުން
މަޢުލޫމާތު ދޭން ބޭނުންވާ ފަރާތްތަކުގެ ފަރާތުން

