

Reference No: HDC (161)-MKS/IU/2022/234

Date: 25th May 2022

RESPONSE TO ENQUIRIES 1

Project Name: Local Developers 3 Project - Development and Sale of Pure Residential Apartments in Hulhumalé

Proposal Reference Number: HDC (161)-MKS/IU/2022/202

Announced Date: 28th April 2022

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

	Enquiry	Response
1.	If a basement fulfills parking need, can ground floor be used for commercial purposes or can the first floor be used for commercial use in any scenario?	No. The ground floor cannot be used for commercial purposes as the plots under this RFP is given specifically only for the Development and Sale of Pure Residential Apartments.
2.	How can the proponent ensure that apartments aren't sold to more than one party as stated in Section III 3.3.10? - How is one party defined?	The developer must sell the Price Capped Units as per Ministry of National Planning, Housing & Infrastructure's guideline which will be shared with the winning proponents. Further, one party is defined as one Maldivian Individual.
3.	If the proponent is submitting multiple applications should they furnish multiple bid securities?	No. Multiple Bid securities are not required as only one plot will be awarded. The proponent can apply to maximum 4 plots under this RFP with one original bid security.
4.	If the proponent is a general business that has completed its own projects with its own team will they be considered as operators and/or contractors in Section IV 2.2	If the proponent has development experience they will be considered as a contractor (developer).
5.	Page 45 Section VI 9 Housing Segmentation states that 2 bedroom apartments should be 650 sqft - please clarify if it should be 650 or 700 sqft	The correct sqft is 700 as per RFP Section III. Clause 3. 3.1.3.
6.	In the case only 1 lift is used does it need to be a fire lift and accommodate a stretcher?	Yes, it must be a fire lift which can accommodate a stretcher.
7.	Section 1.9.15 in the Design Guideline states that there should be 2 independent staircases - please verify if this is correct as it will be difficult to accommodate in these small buildings.	1 staircase should suffice as long as MNDF fire regulations are met.

8.	Are there minimum size requirements for the different rooms in the apartment?	Minimum size requirement for 2 Bedroom is 700 sqft and for 3 Bedrooms is 900 sqft. Please refer to RFP. Section VII. Design and Development Guideline.
9.	Are balcony spaces included in the minimum size requirement for price capped units?	No. It is not included
10.	Clarification needed for plot 10901 whether a half residential floor can be built (conceptual section page missing in RFP)	Revised drawing is attached with Response to Enquiries and will issue an addenda
11.	Usable floor area is approximately half of the plot area, after setbacks and FSI calculations, is this correct?	The usable floor area/ site coverage is in the data table on the setback plan drawings. Please refer to the drawings.
12.	Is there any specific building height or how many floors can be built as per given minimum area ?	Yes. For different plots the building height will differ. Please refer to the Section VII. Design and Development Guideline.
13.	For what years are the audit reports required for and if we haven't completed our 2021 audit reports what documents can we submit?	Audit reports of year 2021 and year 2020 is required. But in the case where the 2021 audit reports are not complete, please submit the audit reports of 2019 and 2020, along with the monthly average end balance of the past 12 months obtained from the bank. Please refer to Section V. Business Proposal Requirement
14.	Does the minimum area set for apartments include balconies?	No. Please refer to the RFP. Section VII. Design and Development Guideline.
15.	Audit Reports of most companies will be completed by end of June for 2021. in this case can we submit Audit Reports of 2019, 2020 and management account of 2021?	Yes. But along with the said documents monthly average end balance of the past 12 months shall also be submitted. Please refer to Section V. Business Proposal Requirement
16.	How did u calculate the estimated project cost?	The calculation basis for Project Cost Estimated by Lessor is project cost of the land plots calculated at the rate of MVR 1,000.00 per sqft (Gross Floor Area).
17.	Who do u refer to operators?	Operator is the party proposing to conduct the sale of housing units where by the developer will be the party developing the land.



18.	Can you sell add-ons to the price capped units? ie: added finishing levels etc	Yes. Any add-ons or upgrade of the housing unit can be brought only if the customer voluntarily requests for it, and it should be communicated in written form as per Annex 01. Customer Consent Form and should be submitted to HDC along with sale documents. However, Commercial area amenities and facilities will not be considered as an add on.
19.	Could you explain the outlier's elimination process	In evaluation of Proposed Land Price, procedure to eliminate the outliers as per below shall be applied. <ul style="list-style-type: none"> • Lower Quartile (LQ) - 25% percentile • Upper Quartile (UQ) - 75% percentile • Interquartile Range (IQR) = UQ - LQ • Lower Boundary = Minimum Acceptable Land Cost Value • Upper Boundary = UQ + (IQR x 0.5) If the proposed Land Price Value is higher than the Upper Boundary, the proposal shall be disqualified.
20.	Can basement be made as an additional to maximum allowed height	Basement is not considered as a floor. However, total building height must comply with maximum building height given in guideline drawings.
21.	What documents can be submitted through portal and what document must be submitted manually.	Through the portal (bids.hdc.com.mv) documents such as Legal Documents, Financial Documents, and Documents to Prove Experience can be submitted. But, the Bid security, letter of Price Proposal form and Business Plan shall be submitted physically at the proposal submission event.
22.	Is there a minimum number of 2 bedroom or 3 bedroom apartments required in a building or is it a must to have at least a 2 bedroom and a 3 bedroom apartment in each floor?	No. As long as total number of units does not exceed, unit type allocation is flexible.
23.	How should the equity be provided, should it be in the developers account at the time of submitting the proposal?	If equity financing is proposed by the proponent, documents proving the financials of the proponent shall be submitted. Please refer to Section V. Business Proposal Requirement

Please include this response to enquiries when submitting the proposal