

Reference No: HDC (161)-MKS/IU/2022/412

Date: 22<sup>nd</sup> September 2022

### RESPONSE TO ENQUIRIES 1

**Project Name:** Development and Operation of Channel Park Café / Restaurants in Hulhumalé

**Proposal Reference Number:** HDC (161)-MKS/IU/2022/385

**Announced Date:** 08<sup>th</sup> September 2022

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

	Enquiry	Response
1.	Can Proponents submit any drawing they want?	Proponents are required to submit concept in adherence to the points outlined in Business Plan. Please refer to RFP – Section V. Business Proposal Requirements, 6. Business Plan.
2.	What is the maximum lease period of this development?	Lease period for the development and operation of Café / Restaurants in Channel Park is 20 years. Please refer RFP – Section VI. Contract Terms, Clause 5.1.
3.	When does the Proponents have to pay Acquisition Fee?	Proponent is required to pay Acquisition Fee within 30 Calendar days from the receipt of Conditional Award letter. Please refer to RFP – Section VI. Contract Terms, Clause 8.
4.	Is the winning proponent's responsibility to plant grass in the open space? And what are requirements for open space?	Greening of the surrounding is a responsibility of HDC. However, upon proponent's request, planting of grass can be done by the Proponent. Further, the space can be utilized by the proponent for seating.
5.	Is it prohibited to smoke in the open space?	Open space will be considered as a public space for families and children however, it's under the Proponents discretion to allow smoking in the area.
6.	How do we define developers for this project when assigning points for	Proponents will get to declare if they are submitting the proposal as the developer or operator. The developer can be the party that the

	experience? Is the contractor seen as the developer?	Proponent proposes as the contractor for the development of Café. In such case, the Proponent will either be the operator or an individual proposing a contractor and an operator for the project.  More details on how experience marks are allocated, kindly refer to RFP – Section IV. Qualification and Evaluation Criteria, 2.2 Experience.
7.	What is the maintenance scope?	It will be the successful Proponents responsibility to maintain the plot for duration of lease term.
8.	Can an individual be an external financier?	Yes, an individual can also be an external financier. The Commitment letter of the external financier shall be submitted, along with the documents proving the financial capability such as average monthly end balance statement as per the requirements mentioned on the RFP.
9.	What would be condition of the place when it will be awarded?	The plot will be a bare land when handed over.
10.	Is it a password protected online submission?	The online submission will be protected as HDC will not be able to view the details, any documents, name of the Proponent.. etc, until the opening time of the proposal as mentioned on the RFP.
11.	Will there be more plots announced for the same usage?	As per the land usage plan, there are plans to announce more plots from Channel Park for the usage of Café / Restaurant. Upcoming announcements will be published on our websites.
12.	If the proponent wins this project, can they not apply again?	Terms are not yet finalized.
13.	There is a WAMCO garbage place near place, therefore will HDC be providing any solution for that?	WAMCO site will be relocated.
14.	Can proponents install umbrellas?	Yes, umbrellas can be installed in the plot. However, Proponents are not allowed to cover the open area with any fixed structures. Portable umbrellas can be used as a shading device in these open spaces.
15.	What is the sewerage and waste arrangement for the area?	All the cafés will be maintained at a same level as the road finished level. Therefore, it would not be an issue for sewage and water flow.

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