

INQUIRIES RECEIVED IN THE PRE-PROPOSAL MEETING FOR (IUL)FDC-BD/FDC/2025/4 AND CORRESPONDING RESPONSES

Q1: Is bid registration mandatory for submission?

A1: Bid registration for this bid is not mandatory for the submission.

Q2: Can a bakery operate as a production unit in the designated space?

A2: Baking and kitchen operations are limited to F&B units. The designated unit is for grocery operations.

Q3: When will residents begin moving into the buildings?

A3: According to government announcements, residents are expected to move in approximately two months after the publication of the tenant list.

Q4: What is the estimated population per flat?

A4: The estimated population per flat ranges between 700 and 1,200 individuals.

Q5: Will the grace period be extended if there are delays in residents moving into the buildings?

A5: Residential occupancy and commercial operations are not entirely dependent on each other, as some areas around the development are already inhabited. However, tenants may appeal to management for consideration if necessary.

Q6: Can bids be submitted separately for the 161.29 sqft unit?

A6: The two units are part of the same announcement and will be awarded to one party. The 161 sqft space is a void that can be utilized by covering the ceiling.

Q7: Where can bid proposal documents be obtained?

A7: Bid proposal documents can be downloaded from the FDC website.

Q8: Can a new business submit an EOI?

A8: EOI for commercial has been concluded.

Q9: Must proposals be submitted physically?

A9: Proposals must be submitted physically to the Hulhumale' office, as instructed in the announcement.

Q10: Is there an online process for bid submission?

A10: Bid submission must be completed physically.

Q11: When will the commercial unit be handed over?

A11: The commercial unit will be handed over within 30 days from the date of submission.

Q12: Will the grace period be adjusted to the actual move-in date of residents?

A12: Residential occupancy and commercial operations are not fully interdependent. However, tenants may appeal for management review, which will be addressed on a case-by-case basis.

Q13: How was the investment value determined?

A13: The investment value is based on the current construction rate and market-estimated value for the Greater Male' Area.

Q14: Are the units being leased as fully finished spaces?

A14: The units that are being leased as bare spaces without walls or finishes.

Q15: Is a different form required if a representative submits the proposal on behalf of the company?

A15: Any representative can submit the proposal on behalf of the company using the same forms.

Q16: Can a bidder submit proposals for multiple announcements?

A16: Proposals can be submitted for multiple announcements. However, for a single announcement, only one proposal is allowed.

Q17: Will the presentation from the meeting be shared?

A17: The presentation, which provided an overview of FDC's commercial plan, is already available on social media.

Q18: Is parking available for commercial units?

A18: There is no dedicated parking for commercial units.

Q19: Do commercial units have road access?

A19: All commercial units have direct access from the roads.

Q20: Can the Land Use Plan (LUP) be shared?

A20: The most updated LUP is available on the HDC website. Land use plans for Hulhumale' are developed by HDC.

Q21: Can proposals be submitted via email?

A21: Proposals must be physically submitted to the FDC Hulhumale' office to the address given in the announcement.

Q22: Is there a specific format for bid submission?

A22: The required forms are provided in the RFP. While there is no strict template for the proposal, all required information outlined in the RFP must be included.

Q24: Can a sole proprietorship submit a proposal?

A24: Sole proprietorships are eligible to submit proposals.