



REQUEST FOR THE SUBMISSION OF OFFERS  
TO PURCHASE

Lots 1 – 68, Land Part of Caymanas Estate,  
Ferry Pen, St Catherine



Issue Date: January 9, 2024

Deadline for Questions: March 7, 2024, at 11:59 PM

Deadline for Submission of Offers: March 21, 2024, at 2:00 PM

**INFORMATION MEMORANDUM DOCUMENT**

**Request for Offers to Purchase Lots 1-68, Land Part of Caymanas Estate, Ferry Pen St Catherine**

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## 1 INVITATION TO APPLICANTS

The Urban Development Corporation (hereinafter called “UDC”) requests the submission of **OFFERS** to purchase “**Lots 1-68 in Caymanas Estate, St. Catherine**” for commercial and light industrial use.

The land has been subdivided into seventy-eight (78) lots. Sixty-nine (69) of the lots are to be developed for commercial/light industrial businesses, while the other eight (8) lots are zoned to provide infrastructure and amenities to the development.

Bidders are allowed to participate in this tender process only if:

- i. They have purchased the Information Memorandum Document (IMD) from the UDC or
- ii. Downloaded same from the UDC’s website.

As such, documents relating to this bidding process are not to be transferred to any other individual/firm/contractor/supplier/service provider for the preparation and/or submission of an offer.

The IMD shall not be dismantled, disaggregated, and/or retyped; this may result in the rejection of a proposal.

Individuals/Bidders/Firms participating in the bidding process are to ensure the following:

1. The name of the Bidder submitting a bid was used to download or purchase the IMD.
2. The name of the Bidder submitting a bid has been recorded on the Tender Receipt Form at the time of depositing the bid at the UDC, 12 Ocean Boulevard, Kingston.

Documents and appendices are to be used exclusively for this tender process and for no other purpose.

### 1.1 HOW TO APPLY

1. Read the information provided thoroughly.
2. Complete the Application Form ([Appendix 1](#)) and the Monetary Offer Submission Form ([Appendix 2](#))
3. Submit all the following as part of the application package:

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- i. Completed Application Form and Monetary Offer Submission Form. **Each applicant is permitted to apply for a maximum of five (5) lots. For more than five (5) lots, requests will be subject to consideration based on the availability of lots, and such decisions will be made at the sole discretion of the UDC. The final lot allocation is at the sole discretion of the UDC.**
- ii. Deposit of **25%** of the bid price via manager's cheque or banker's guarantee (Manager's cheque will be returned to all unsuccessful bidders).
- iii. For individuals a Copy of the Tax Registration Number (TRN) Card, Letter or Slip.
- iv. Companies **MUST** submit a valid/current copy of its Certificate of Incorporation issued by the Office of the Registrar of Companies **AND** a copy of an up to date (unexpired) Tax Compliance Letter (TCL) or Tax Compliance Certificate (TCC
- v. Certified copy of a current/valid (unexpired) Government of Jamaica-issued photo identification, specifically a Passport, National Identification Card, or Driver's Licence. **Applicants submitting offers using other forms of identification other than an unexpired Government of Jamaica-issued photo identification will be rejected and deemed non-responsive.**
- vi. Evidence of financial standing, specific to the following and confirming sufficient liquidity to support the offer: Mortgage pre-approval letter, bank guarantee or letter of intent from a reputable financial institution, bank statement.
- vii. Financial Disclosure Form ([Appendix 3](#))
- viii. Disclosure and Certification Form at [Appendix 4](#) to be completed and enclosed.
- ix. Completed Declaration of Conflict of Interest ([Appendix 5](#))

**For application packages to be considered complete, it is necessary to submit all the information listed at number 3 above. Incomplete packages will not be accepted as they will be deemed non-responsive and rejected.**

4. Deposit application packages in the tender box labelled ***"Request for Offers: Land Part of Caymanas Estate, Ferry Pen St Catherine"***. Packages must be placed in a sealed envelope labelled with the name of the bidder and ***"Request for Offers: Land Part of Caymanas Estate, Ferry Pen St Catherine"***. The box is located at:

**Urban Development Corporation  
Ground Floor  
12 Ocean Boulevard  
Kingston.**

Before applications are dropped in the Tender Box, they **MUST** first be given to the Customer Service Representative (CSR) who will record the application on the Bid Receipt Record.

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Applications should be deposited in the Tender Box thereafter by the applicant or his/her representative.

Offers in response to this RFOP must be submitted **no later than March 21, 2024, at 2:00 p.m.** A public bid opening will take place **at 2:15 p.m.** at the above location. Any offer/application received after the prescribed deadline for submission will NOT be considered and will NOT be evaluated.

The packages will be checked for compliance, based on all required documents as per [Appendix 6 – Required Documents Checklist](#). The following information shall be recorded and announced:

- The name and address of each applicant
- the amount of the offer.

Bidders are invited to attend the opening if they so choose.

#### 1.1.1 COST OF APPLYING

The applicant shall bear all costs associated with the preparation and submission of his/her application.

## 2 REQUESTS FOR CLARIFICATION

Any Bidder, who is in any doubt as to the exact meaning or interpretation of any part of the IMD, should immediately seek clarification. Prospective Bidders may seek and receive clarification of any part of this IMD at any time, up to two (2) weeks before the deadline for submission. All requests for clarifications must be submitted using the secured e-mail: - [tenders@udcja.com](mailto:tenders@udcja.com) and should be submitted by **March 7<sup>th</sup>, 2024**. Without identifying the source, the UDC will respond to the request and issue a copy of the response to all interested Bidders. All emails should be directed to [tenders@udcja.com](mailto:tenders@udcja.com). No telephone queries will be accepted.

Should the UDC deem it necessary to amend this IMD as a result of any clarification sought or received, this shall be done by issuing an addendum via letter or by email to all prospective Bidders and the addendum shall be read as one with the IMD originally issued.

The UDC may in its sole discretion extend the deadline for the submission of bids to allow Bidders to take account of the addenda in preparing their proposals.

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### 3 SITE VISIT (S)

Prospective bidders are invited to visit the site to obtain for themselves all information that may be necessary for preparing the application and submitting the bid. Any costs related to visiting the site shall be at the bidder's own expense, and bidders are advised to undertake inspections within a reasonable time as no extension of the submission deadline will be granted due to a failure to properly inspect the premises.

The prospective applicant will release and indemnify the UDC and its personnel or agents from any and against all liability in respect of and will be responsible for personal injury (whether fatal or otherwise), loss of or damage to property and any other loss, damage, costs and expenses however caused during the inspection, which but for the exercise would not have arisen.

A pre-offer site visit will be held at 10:00 a.m. on Monday, January 22<sup>nd</sup>, 2024, at the property, **Land Part of Caymanas Estates, Ferry Pen St. Catherine**. Bidders attending must notify the Director – Strategic Sourcing & Procurement, by email: [tenders@udcja.com](mailto:tenders@udcja.com), no later than noon on Friday, January 19<sup>th</sup>, 2024.

### 4 VALIDITY OF OFFERS

Offers shall remain valid for 120 days after the deadline of submission of offers. In exceptional circumstances, the UDC may request that the applicants extend the period of validity for a specified additional period. The request and the applicants' responses shall be made in writing. An applicant agreeing to the request will not be required or permitted to otherwise modify the Offer.

### 5 EVALUATION CRITERIA

All applications shall be assessed based on the amount Offered. The applicant with the highest offer that is above the reserved price, as determined by the UDC, shall be recommended for the property unless otherwise determined by the UDC. **The offer price must be supported by the documentation provided further to point vi, page 3. Each lot is considered individually, and the highest price is the determination.**

Where the highest offer meets or exceeds the minimum price and there is a tie, all the bidders may be advised of the "tie-bid situation" and will be invited to tender a further bid, which is to exceed their existing bid.

The Corporation reserves the right to indicate to the second-highest bidder that they will be considered if the successful bidder fails to contract with the UDC.

## **6 AWARD CRITERIA**

In accordance with the Government of Jamaica's Policy Framework and Procedures Manual for the Divestment of Government-Owned Lands 2015, Section 2.2.7 provides that the government shall seek to optimize income from the divestment process. In this regard, the bid(s) offering the highest proven return will be selected.

### **6.1 NOTIFICATION TO SUCCESSFUL APPLICANT**

Notification of the successful applicant will be done after receipt of Ministerial Approval. The UDC will notify the successful applicant(s) in writing. Please note that this tender exercise is subject to the oversight, scrutiny and processes of other Government of Jamaica regulatory agencies and stakeholders which may impact the overall timeline for finalization.

The successful bidder (s) must initiate construction on the allocated lot (s) within five (5) years after the acquisition of the title.

### **6.2 UDC RIGHT TO ACCEPT ANY BID/OFFER AND TO REJECT ANY OR ALL BIDS/OFFERS**

The UDC shall have the right to delay the award of the property within the limits of the validity of the Application.

The UDC shall have the right to waive any information or requirement in the Bids received, and to accept any Bids considered advantageous to them.

The UDC shall not be bound to regard any claim regarding either the procedure or the result of the Application.

**The UDC reserves the right to accept or reject any or all applications or to withdraw the advertisement, at any time before the closing date of such advertisement without incurring any liability.**

## **7 CONTRACT NEGOTIATIONS**

Short-listed bidders will be ranked from the highest to the lowest offers for each lot, and the UDC will, subject to the receipt of Ministerial Approval, initiate negotiations with the

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individual or entity with the highest offer for each lot after the evaluation. If the UDC fails to arrive at an agreement with this Bidder, the next Bidder in the rank will be chosen for negotiations. Successful negotiation and receipt of the relevant approvals will culminate in the execution of a sale agreement.

It should be noted that if a sale of the subject property is awarded under this RFOP, the successful Bidder/purchaser is required to pay the following costs to effect the sale:

- a) The agreed purchase price.
  - i. A further (to 25% deposit submitted as per application requirement) payment of 30% on account of the sale price.
  - ii. Balance payable on completion of the sale
- b) Half ( $\frac{1}{2}$ ) Stamp Duty
- c) Half ( $\frac{1}{2}$ ) Registration Fee
- d) Administrative fee for the preparation of the Agreement for Sale and other documentation to effect the transfer.

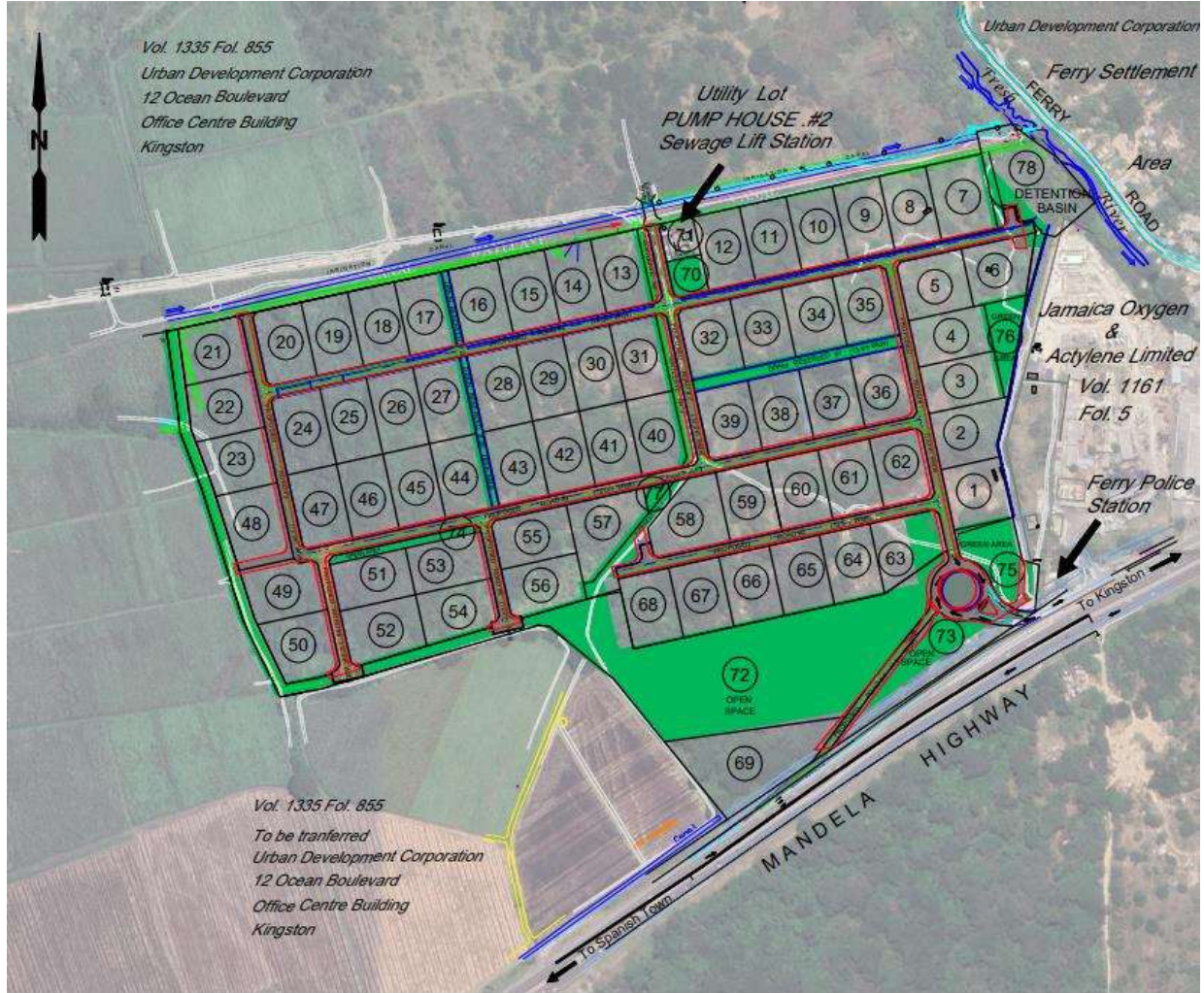


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8 CAYMANAS ESTATE COMMERCIAL SUBDIVISION

The Caymanas Commercial Subdivision is approximately 103.57 acres of land registered at volume 335 and folio 855 and is located north of Mandela Highway and west of the Ferry Police Station (see subdivision plan). Accordingly, it is a strategically located and highly accessible site with tremendous potential for impactful, transformational development.



Caymanas Estate Development  
Block 1 Commercial Subdivision  
Sixty-nine (69) Lots

Volume 1335 Folio 855  
Saint Catherine

Legend		Notes
Subdivision Lots		Plan Not To Scale Boundaries Shown Are By Graphical FE Surveys To Re-establish The Physical Boundary Must Be Undertaken Before Designs Are Finalized
Open Space		
Waterways & Drains		Drawn Estate Management Curtley Gordon Dec
Roadways		

Figure 1: Subdivision Plan

The property is accessed via unpaved former farm roads and a hard surface road just at its south-eastern corner adjoining the police station, but it has extensive road frontage on the Mandela Highway from which the proposed road will take access. It is easily identified and is bounded generally as follows:

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- North: Irrigation canal and farm road, part of Caymanas Estate Commercial Subdivision.
- South: Mandela Highway and vacant land
- East: Ferry Police Station, IGL industrial compound, and vacant lands; and
- West: Part of Caymanas Estate, vacant lands

It will be directly accessed off the Mandela Highway east bound lane and via the Ferry (IGL, Hydrel) overhead bridge from the Mandela Highway west bound lane. The subdivision road circulation is facilitated by eight (8) roads with a reservation of 12 m. Wayleaves, easements, drains, detention basin and select green areas will enable the development to drain north.

The development will be connected to the Soapberry Sewage Treatment plant via the existing UDC sewage trunk main. Potable water will be provided by the National Water Commission (NWC) and electricity provided by the Jamaica Public Service Company (JPSCO).

Figure 2, show the lots recommended for commercial and light industrial use.



Figure 2: Caymanas Commercial Land Zoning

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Light Industrial zoning accommodates industries in which the processes carried out are considered low-impact and are not detrimental to the aesthetics, quality, or overall enjoyment of an area by reason of appearance, noise, pollution, smell, or traffic. Generally, light industrial uses involve the manufacturing of food, beverages, printing and publishing, electronic equipment, assembly-type operations, research and development facilities and small-scale logistics operations.

Light industrial uses may be allowed on lots zoned as commercial providing that it would not conflict with surrounding uses, while maintaining all the relevant development standards.

### 8.1 DETAILS OF THE LOTS WITHIN THE SUBDIVISION

LOT #	AREA (sqm)	LOCATION	DESCRIPTION	RESERVED MARKET PRICE <sup>1</sup>
1	4,073.67	This lot is located close to the eastern boundary of the proposed road 1.	This lot is rectangular with a road frontage of 65 metres and a similar width to the rear boundary; the depth is 62.53 metres to the northern boundary and 62.82 metres to the southern side.	228,000,000.00
2	4,298.05	This lot is located close to the eastern boundary, on proposed road 1.	This lot is irregular in shape, with a road frontage of 60 metres and a rear width of 65.4 metres to the eastern boundary, while the depth is 85.67 metres on the northern boundary and 62.53 metres on the southern side.	231,321,000.00
3	4,050.00	This lot is located close to the eastern side of proposed road 1.	This lot has a road frontage of 50 metres and a similar width to the rear boundary; the northern boundary has a depth of 81 metres, and the southern side has a similar depth.	217,971,000.00
4	4,050.00	This lot is located close to the eastern side of proposed road 1.	This lot has a road frontage of 50 metres and a similar width to the rear boundary; the northern boundary has a depth of 81	217,971,000.00

<sup>1</sup> This is the minimum price the UDC will accept. There are no restrictions on the maximum dollar values.

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<b>LOT #</b>	<b>AREA (sqm)</b>	<b>LOCATION</b>	<b>DESCRIPTION</b>	<b>RESERVED MARKET PRICE<sup>1</sup></b>
			metres, and the southern side has a similar depth.	
<b>5</b>	4,340.85	This lot is at the Intersection of proposed roads 1 and 4. It is on the eastern side of road 1 and the southern side of road 4.	This lot has a road frontage of 57.37 metres on Road 1 and a return frontage of 65 metres on Road 4; the rear width has a traverse of 62 metres, while the western side has 62 metres.	233,624,000.00
<b>6</b>	4,210.69	This lot is on the southern side of proposed road 4 and is along the eastern boundary of the complex.	This lot is on the southern side of proposed road 4 and is along the eastern boundary of the complex. It has a road frontage of 79.90 metres and narrows to a rear width of 45.01 metres; the eastern boundary is 65.36 metres while the western side is 62 metres.	226,619,000.00
<b>7</b>	4,858.94	This lot is in the far north-eastern corner of the complex and has a frontage on the southern side of proposed road 4.	This lot has a road frontage of 60.15 metres on Road 4 and widens marginally to a width of 60.24 metres on the northern boundary; the depth is 80.81 metres on the eastern boundary and 80.62 metres on the western side.	261,508,000.00
<b>8</b>	4,031.68	This lot is on the northern side of Road 1, at the far northern side of the complex.	This lot is rectangular and has a road frontage of 50 metres on Road 4 and a similar width to the rear/northern boundary; the depth is 80.62 metres to the eastern boundary and 80.65 metres to the western side.	216,985,000.00
<b>9</b>	4,026.34	This lot is on the northern side of Road 1 and is across the road from Road 1.	This lot is rectangular and has a road frontage on road 4 of 50 metres and a similar width to the rear boundary; the depth is 80.65 metres to the eastern boundary and 80.41 metres to the western side.	216,698,000.00

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<b>10</b>	4,017.17	This lot is on the northern side of road 4.	This lot is rectangular and has a road frontage on Road 4 and a similar width to the rear boundary; the depth is 80.41 metres to the eastern boundary and 80.28 metres to the western side.	216,204,000.00
<b>11</b>	4,010.89	This lot is on the northern side of road 4.	This lot is rectangular and has a road frontage on road 4 of 50 metres and a similar width to the rear boundary; the depth is 80.28 metres to the eastern boundary and 80.16 metres to the western side.	215,866,000.00
<b>12</b>	4,004.61	This lot is on the northern side of road 4.	This lot is rectangular and has a road frontage on road 4 of 50 metres and a similar width to the rear boundary; the depth is 80.16 metres to the eastern boundary and 80.21 metres to the western side.	215,528,000.00
<b>13</b>	3,990.80	This lot is on the northern side of proposed road 4.	This lot has a road frontage of 50 metres and a similar width to the rear boundary; the depth is 79.88 metres to the eastern boundary and 79.75 metres to the western side.	214,785,000.00
<b>14</b>	3,984.52	This lot is on the northern side of proposed road 4.	This lot has a road frontage of 50 metres and a similar width to the rear boundary; the depth is 79.75 metres to the eastern boundary and 79.50 metres to the western side.	214,447,000.00
<b>15</b>	3,978.24	This lot is on the northern side of proposed road 4.	This lot has a road frontage of 50 metres and a similar width to the rear boundary; the depth is 79.63 metres to the eastern boundary and 79.50 metres to the western side.	214,109,000.00

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<b>LOT #</b>	<b>AREA (sqm)</b>	<b>LOCATION</b>	<b>DESCRIPTION</b>	<b>RESERVED MARKET PRICE<sup>1</sup></b>
<b>16</b>	4,199.76	This lot is on the northern side of proposed road 4.	This lot has a road frontage of 52.87 metres and a similar width to the rear boundary; the depth is 79.50 metres to the eastern boundary and 79.37 metres to the western side.	226,031,000.00
<b>17</b>	3,965.02	This lot is on the northern side of proposed road 4.	This lot has a road frontage of 50 metres and a similar width to the rear boundary; the depth is 79.35 metres to the eastern boundary and 79.25 metres to the western side.	213,397,000.00
<b>18</b>	3,958.70	This lot is on the northern side of proposed road 4.	This lot has a road frontage of 50 metres and a similar width to the rear boundary; the depth is 79.25 metres to the eastern boundary and 79.10 metres to the western side.	213,057,000.00
<b>19</b>	3,951.76	This lot is on the northern side of proposed road 4.	This lot has a road frontage of 50 metres and a similar width to the rear boundary; the depth is 79.10 metres to the eastern boundary and 79.97 metres to the western side.	212,684,000.00
<b>20</b>	4,146.76	This lot is on the northern side of proposed road 4, at the intersection with proposed road 3.	This lot has a road frontage of 47.87 metres on Road 4 and a return frontage of 68.84 metres on proposed Road 3; the eastern boundary is 78.97 metres, while the northern boundary is 47.87 metres.	223,179,000.00
<b>21</b>	4,164.51	This lot is in the far north-western corner of the development; on the western side of proposed road 3.	This lot has a road frontage of 64.96 metres and narrows to a rear width on the western side of 60.17 metres; depth on the northern boundary is 62.34 metres and 71.95 metres on the southern boundary.	224,134,000.00
<b>22</b>	4,466.68	This lot is located on the western side of	This lot has a road frontage of 60 metres on the eastern boundary	240,504,000.00

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		Road 3, immediately in front of Road 4.	and narrows to a rear width on the western side of 45.83 metres; depth on the northern boundary is 71.95 metres and 74.25 metres on the southern boundary.	
<b>23</b>	4,190.31	This lot is located on the western side of Road 3, on the western boundary of the proposed complex.	This lot has a road frontage of 60 metres on the eastern boundary and narrows to a rear width of 50.68 metres on the western side; the depth on the northern boundary is 74.25 metres and 65.91 metres on the southern side.	225,523,000.00
<b>24</b>	4,377.21	This lot is located on the southern side of Road 4, at the intersection with Road 3.	This lot has a road frontage of 47.87 metres on the northern side and widens to a rear width of 52.87 metres on the southern side; the depth along the return frontage on road 3 along the western boundary is 78.11 metres and 82.95 metres on the eastern side.	235,581,000.00
<b>25</b>	4,143.52	This lot is located on the southern side of road 4.	This lot is on the southern side of Road 4; it has a road frontage of 50 metres and a similar width to the rear boundary; the depth is 82.79 metres to the eastern boundary and 82.95 metres to the western side.	233,000,000.00
<b>26</b>	4,135.84	This lot is located on the southern side of road 4.	This lot is on the southern side of Road 4; it has a road frontage of 50 metres and a similar width to the rear boundary; depth is 82.64 metres to the eastern boundary and 82.79 metres to the western side.	222,580,000.00
<b>27</b>	4,128.21	This lot is located on the southern side of road 4.	This lot has a road frontage of 50 metres and a similar width to the rear boundary; depth is 82.49	222,180,000.00

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			metres to the eastern boundary and 82.64 metres to the western side.	
<b>28</b>	4,355.48	This lot is located on the southern side of road 4.	This lot has a road frontage of 52.87 metres on the northern side and a similar width to the rear boundary to the south; depth is 82.30 metres to the eastern boundary and 82.46 metres to the western side.	234,412,000.00
<b>29</b>	4,111.15	This lot is located on the southern side of road 4.	This lot has a road frontage of 50 metres on the northern side and a similar width to the rear boundary to the south; depth is 82.15 metres to the eastern boundary and 82.30 metres to the western side.	221,262,000.00
<b>30</b>	4,103.47	This lot is located on the southern side of road 4.	This lot has a road frontage of 50 metres on the northern side and a similar width to the rear boundary to the south; depth is 81.99 metres to the eastern boundary and 82.15 metres to the western side.	220,849,000.00
<b>31</b>	4,095.80	This lot is located on the southern side of road 4.	This lot has a road frontage of 50 metres on the northern side and a similar width to the rear boundary to the south; the depth is 81.84 metres to the eastern boundary and 81.99 metres to the western side.	220,436,000.00
<b>32</b>	4,223.61	This lot is located on the southern side of Road 4 and the intersection with Road 7.	This lot has a road frontage of 5.49 metres on the northern side and widens to a rear width of 56.49 metres to the rear boundary to the southern side; depth is 74.91 metres to the eastern boundary and 70.08 metres to the western side.	227,315,000.00



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<b>33</b>	4,115.45	This lot is located on the southern side of road 4.	This lot has a road frontage of 50 metres on the northern side and a similar width to the rear boundary to the south; the depth is 74.74 metres to the eastern boundary and 74.91 metres to the western side.	221,494,000.00
<b>34</b>	4,106.16	This lot is located on the southern side of road 4.	This lot has a road frontage of 55 metres on the northern side and a similar width to the rear boundary to the south; the depth is 74.57 metres to the eastern boundary and 74.74 metres to the western side.	220,994,000.00
<b>35</b>	4,195.10	This lot is located on the southern side of Road 4 and the intersection with Road 1.	This lot has a road frontage on Road 1 of 51.49 metres on the northern side and widens to a rear width of 56.49 metres to the rear boundary to the southern side; the depth is 69.4 metres to the eastern boundary on Road 1 and 74.57 metres to the western side.	225,780,000.00
<b>36</b>	4,203.28	This lot is located on the northern side of Road 4 at the intersection with Road 3.	This lot has a road frontage on Road 1 of 69.63 metres and a return frontage on the southern side of Road 3 of 51.49 metres; the northern boundary is 56.49 metres, while the western side is 74.63 metres.	226,221,000.00
<b>37</b>	4,104.71	This lot is on the northern side of proposed road 3.	This lot has a road frontage of 55 metres on the southern side and a similar width to the rear boundary to the north; the depth is 74.63 metres to the eastern boundary and a similar width to the western side.	220,916,000.00
<b>38</b>	4,104.71	This lot is on the northern side of proposed road 3.	This lot has a road frontage of 55 metres on the southern side and a similar width to the rear	220,916,000.00

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**Request for Offers to Purchase Lots 1-68, Land Part of Caymanas Estate, Ferry Pen St Catherine**

<b>LOT #</b>	<b>AREA (sqm)</b>	<b>LOCATION</b>	<b>DESCRIPTION</b>	<b>RESERVED MARKET PRICE<sup>1</sup></b>
			boundary to the north; the depth is 74.63 metres to the eastern boundary and a similar width to the western side.	
<b>39</b>	4,203.12	This lot is on the northern side of Road 3, at the intersection with proposed Road 7.	This lot has a road frontage on road 1 of 51.49 metres and a widens to a rear width of 56.49 metres to the rear boundary on the northern side; depth is 74.63 metres to the eastern boundary and 69.63 metres to the western side on road 7.	226,212,000.00
<b>40</b>	4,025.78	This lot is on the northern side of Road 3, at the intersection with proposed Road 7 and Wayleave 2.	This lot has a road frontage on road 3 of 42 metres and widens to a rear width of 50 metres to the rear boundary on the northern side; the depth is 71.32 metres to the eastern boundary and 81.32 metres to the western side.	216,668,000.00
<b>41</b>	4,065.78	This lot is on the northern side of proposed road 3.	This lot has a road frontage of 55 metres on the southern side and a similar width to the rear boundary to the north; the depth is 81.32 metres to the eastern boundary and a similar width to the western side.	218,820,000.00
<b>42</b>	4,065.78	This lot is on the northern side of proposed road 3.	This lot has a road frontage of 50 metres on the southern side and a similar width to the rear boundary to the north; the depth is 81.32 metres to the eastern boundary and a similar width to the western side.	218,820,000.00
<b>43</b>	4,299.15	This lot is located on the northern side of Road 3, at the intersection with reserved drain 2B.	This lot has a road frontage of 55 metres on the southern side and a similar width to the rear boundary to the north; the depth is 81.32 metres to the	231,380,000.00

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<b>LOT #</b>	<b>AREA (sqm)</b>	<b>LOCATION</b>	<b>DESCRIPTION</b>	<b>RESERVED MARKET PRICE<sup>1</sup></b>
			eastern boundary and a similar width to the western side.	
<b>44</b>	4,065.82	This lot is located on the northern side of Road 3, at the intersection with reserved drain 2B.	This lot has a road frontage of 50 metres on the southern side and a similar width to the rear boundary to the north; the depth is 81.32 metres to the eastern boundary and a similar width to the western side.	218,822,000.00
<b>45</b>	4,065.78	This lot is located on the northern side of proposed road 3.	This lot has a road frontage of 50 metres on the southern side and a similar width to the rear boundary to the north; the depth is 81.32 metres to the eastern boundary and a similar width to the western side.	218,820,000.00
<b>46</b>	4,065.78	This lot is located on the northern side of proposed road 3.	This lot has a road frontage of 50 metres on the southern side and a similar width to the rear boundary to the north; the depth is 81.32 metres to the eastern boundary and a similar width to the western side.	218,820,000.00
<b>47</b>	4,286.65	This lot is located on the northern side of proposed road 3.	This lot has a road frontage of 47.87 metres on the southern side and a rear width on the southern boundary of 52.87 metres; depth along the return frontage on road 3 along the western boundary is 76.32 metres and 81.32 metres on the eastern side.	230,708,000.00
<b>48</b>	5,061.46	This lot is located on the northern side of proposed road 3.	This lot has a road frontage of 81.32 metres on the eastern side and widens to a rear width on the western boundary of 52.87 metres; depth along the return frontage on road 3 along the western boundary is 76.32	272,408,000.00

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**Request for Offers to Purchase Lots 1-68, Land Part of Caymanas Estate, Ferry Pen St Catherine**

<b>LOT #</b>	<b>AREA (sqm)</b>	<b>LOCATION</b>	<b>DESCRIPTION</b>	<b>RESERVED MARKET PRICE<sup>1</sup></b>
			metres and 81.32 metres on the eastern side.	
<b>49</b>	4,591.48	This lot is on the western side of proposed Road 6, at the intersection with Road 3.	This lot has a road frontage of 48.68 metres on the eastern side and widens to a rear width on the western boundary of 52.09 metres; depth along the northern boundary is 58.58 metres and 75.48 metres on the southern side.	247,113,000.00
<b>50</b>	4,521.74	This lot is on the western side of proposed road 6.	This lot has a road frontage of 59.59 metres on the eastern side and widens to a rear width on the western boundary of 69.22 metres; depth along the northern boundary is 58.58 metres and 75.48 metres.	243,360,000.00
<b>51</b>	4,066.57	This lot is on the western side of proposed Road 3, at the intersection with Road 6.	This lot has a road frontage of 50 metres on the western side and a similar width on the western boundary; the northern boundary is 81.32 metres and a similar width to the southern side.	218,863,000.00
<b>52</b>	4,691.57	This lot is on the eastern side of proposed road 6.	This lot has a road frontage of 54.91 metres on the western boundary and 55.22 metres on the eastern boundary; the northern boundary is 81.32 metres, while the southern side is 71.47 metres.	252,500,000.00
<b>53</b>	4,064.98	This lot is on the western side of proposed road 5.	This lot has a road frontage of 50 metres on the eastern boundary; the northern boundary is 81.32, while the southern side is 81.32 metres.	218,777,000.00
<b>54</b>	4,204.12	This lot is on the western side of proposed road 5.	This lot has a road frontage of 40.73 metres on the eastern boundary and a rear width of 55.22 metres to the western	226,266,000.00

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<b>LOT #</b>	<b>AREA (sqm)</b>	<b>LOCATION</b>	<b>DESCRIPTION</b>	<b>RESERVED MARKET PRICE<sup>1</sup></b>
			side; the northern boundary has a width of 81.32, while the southern side is 71.49 metres.	
<b>55</b>	4,190.25	This lot is on the southern side of proposed Road 3, at the intersection with Road 5.	This lot has a road frontage of 73.32 metres on Road 1 to the northern side and a return frontage on Road 5 of 46.68 metres; the eastern boundary is 61.68 metres, while the southern side is 81.32 metres.	225,519,000.00
<b>56</b>	4,230.44	This lot is on the eastern side of proposed road 5.	This lot has a road frontage of 47.41 on the western boundary and a rear width of 46.64 metres to the eastern side; the northern boundary has a width is 81.32 metres, while the southern side is 71.49 metres.	227,682,000.00
<b>57</b>	4,913.88	This lot is on the southern side of proposed road 3.	This lot is triangular. It has a road frontage of 82.66 metres on the northern boundary and a rear width of 102.96 metres to the southern side; the eastern boundary is 26.87 metres, while the western side is 84.68 metres.	264,465,000.00
<b>58</b>	5,046.63	This lot is on the southern side of proposed road 3 and the northern side of road 2.	This lot is irregular in shape. It has a road frontage of 28.76 metres on the northern boundary and widens to a rear width of 77.01 metres to the southern side on proposed road 2; depth is 75.68 metres to the eastern boundary and 103.18 metres to the western side.	271,610,000.00
<b>59</b>	4,158.75	This lot is on the southern side of proposed road 3 and the northern side of road 2.	This lot is regular in shape. It has a road frontage of 55 metres on the northern boundary at Road 3 and a similar width of 55 metres to the southern side on proposed Road 2; depth is 74.63 metres to the eastern boundary	223,716,000.00

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**Request for Offers to Purchase Lots 1-68, Land Part of Caymanas Estate, Ferry Pen St Catherine**

<b>LOT #</b>	<b>AREA (sqm)</b>	<b>LOCATION</b>	<b>DESCRIPTION</b>	<b>RESERVED MARKET PRICE<sup>1</sup></b>
			and a similar width to the western side.	
<b>60</b>	4,162.65	This lot is on the southern side of proposed road 3 and the northern side of road 2.	This lot is regular in shape. It has a road frontage of 55 metres on the northern boundary at Road 3 and a similar width of 55 metres to the southern side on the proposed road 2 the depth is 75.68 metres to the eastern boundary and 75.54 metres to the western side.	224,034,000.00
<b>61</b>	4,162.65	This lot is on the southern side of proposed road 3 and the northern side of road 2.	This lot is regular in shape. It has a road frontage of 55 metres on the northern boundary at Road 3 and a similar width of 55 metres to the southern side on proposed Road 2; depth is 75.68 metres to the eastern boundary and a similar width to the western side.	224,034,000.00
<b>62</b>	4,133.59	This lot has three (3) road frontages, on roads 1, 2 and 3.	This lot is regular in shape. It has a road frontage of 50 metres on the northern boundary at Road 3 and a similar width 55 metres to the southern side on proposed road 2; while depth is 85.54 metres to the eastern boundary on road 1 and 75.68 metres to the western side.	222,470,000.00
<b>63</b>	4,396.76	This lot is on the eastern side of proposed road 1 and the southern side of road 2.	This lot is irregular in shape. It has a road frontage of 39.77 metres on the eastern boundary with road 1 and widens to a rear width of 75.28 metres to the rear/western boundary: depth on road 2 to the northern side is 68.50 metres, while the southern boundary is 79.39 metres.	260,297,000.00

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**Request for Offers to Purchase Lots 1-68, Land Part of Caymanas Estate, Ferry Pen St Catherine**

<b>LOT #</b>	<b>AREA (sqm)</b>	<b>LOCATION</b>	<b>DESCRIPTION</b>	<b>RESERVED MARKET PRICE<sup>1</sup></b>
<b>64</b>	4,065.14	This lot is located on the southern side of the road 2.	This lot is regular in shape. It has a road frontage of 54 metres on the northern boundary at Road 2 and a similar width of 54 metres to the southern side, while the depth is 75.28 meters on the eastern boundary and a similar width to the western side.	240,664,000.00
<b>65</b>	4,065.14	This lot is located on the southern side of the road 2.	This lot is regular in shape. It has a road frontage of 54 metres on the northern boundary at Road 2; and a similar width of 54 metres to the southern side, while depth is 75.28 meters to the eastern boundary and a similar width to the western side.	240,664,000.00
<b>66</b>	4,065.14	This lot is located on the southern side of the road 2.	This lot is regular in shape. It has a road frontage of 54 metres on the northern boundary at Road 2; and a similar width of 54 metres to the southern side, while depth is 75.28 meters to the eastern boundary and a similar width to the western side.	240,664,000.00
<b>67</b>	4,065.14	This lot is located on the southern side of the road 2.	This lot is regular in shape. It has a road frontage of 54 metres on the northern boundary at Road 2 and a similar width of 54 metres on the southern side, while the depth is 75.28 meters on the eastern boundary and a similar width to the western side.	240,664,000.00
<b>68</b>	4,061.34	This lot is located on the southern side of the road 2.	The lot is regular in shape. It has a road frontage of 54 metres on the northern boundary at road 2; and a similar width of 54 metres to the southern side, while depth is 75.28 metres to	240,439,000.00

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Request for Offers to Purchase Lots 1-68, Land Part of Caymanas Estate, Ferry Pen St Catherine

LOT #	AREA (sqm)	LOCATION	DESCRIPTION	RESERVED MARKET PRICE <sup>1</sup>
			the eastern boundary and 75.14 metres to the western side.	

Table 1: Details of Lots

See a copy of the location plan attached in [Appendix 7](#).

## 8.2 SUMMARY OF DEVELOPMENT GUIDELINES

Table 2 below outlines the guidelines governing the development of each lot within the subdivision.

DEVELOPMENT FEATURE	REQUIREMENTS
<b>Land use</b>	<p>Commercial and Light Industrial (inclusive of offices, professional businesses, distribution centre, assembly and packaging, warehousing, manufacturing, and agro processing (with the exception of animal and dairy processing businesses):</p> <ul style="list-style-type: none"> <li>• Low or no emission businesses (inclusive of dust)</li> <li>• Ambient noise standards must be adhered to i.e., no more than 80 dbA at the property boundary</li> </ul>
<b>Design typology</b>	<p>Green integrated design consistent and compatible with the local climate includes but not limited to the:</p> <ul style="list-style-type: none"> <li>• use of alternate source energy</li> <li>• reuse of materials</li> <li>• the harvesting and reuse of water in addition to storm water management</li> <li>• conservation of energy</li> </ul> <p>Use fenestration products to create aesthetically pleasing buildings, to allow natural light and ventilation.</p>
<b>Maximum height</b>	<p>Buildings not exceeding:</p> <ul style="list-style-type: none"> <li>• Commercial – 12m</li> <li>• Industrial – 12m</li> </ul>



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**Request for Offers to Purchase Lots 1-68, Land Part of Caymanas Estate, Ferry Pen St Catherine**

<b>DEVELOPMENT FEATURE</b>	<b>REQUIREMENTS</b>
<b>Number of storeys</b>	<ul style="list-style-type: none"> <li>• Commercial - Three (3)</li> <li>• Industrial - Two (2)</li> </ul>
<b>Maximum permissible lot coverage</b>	<ul style="list-style-type: none"> <li>• Commercial – 70%</li> <li>• Industrial – 75%</li> </ul>
<b>Maximum permissible floor area ratio</b>	<ul style="list-style-type: none"> <li>• Commercial – 0.5</li> <li>• Industrial - 1</li> </ul>
<b>Site preparation</b>	<p>Mass clearing of site is prohibited. Only the area on which the building will be constructed should be cleared. Trees with a minimum girth of 100cm DBH should be retained.</p> <p>All Royal Palms (<i>Roystonea altissima</i>) and cotton trees (<i>Ceiba pentandra</i>) are to be preserved on site and integrated in the landscaping of the site. In addition, guango trees of a minimum DBH 100cm and one (1) m high are to be retained.</p> <p>Trees to be retained should be marked (flagged using fluorescent tape at three levels on the trunk) and mapped for preservation prior to clearance of the area slated for development. The manager of the Enforcement Branch at NEPA, 10 Caledonia Avenue, Kingston 5, must be notified in writing of the completion of the tree flagging exercise at least seven (7) days prior to the clearance of the area slated for development.</p> <p>Approval must be granted from both the UDC and NEPA for the removal of any trees that have been marked for retention.</p>
<b>Setback (property boundary)</b>	<p><b>Commercial</b></p> <ul style="list-style-type: none"> <li>• Front (minimum) – 10m.</li> <li>• Sides (minimum) – 5m</li> </ul> <p><b>Industrial</b></p> <ul style="list-style-type: none"> <li>• Front (minimum) – 10m.</li> <li>• Sides (minimum) – 5m</li> <li>• Rear (minimum) – 5m</li> </ul>
<b>Roadway</b>	<p>Lots will be accessed off the subdivision roads and as such access is not typically allowed</p>

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**Request for Offers to Purchase Lots 1-68, Land Part of Caymanas Estate, Ferry Pen St Catherine**

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<b>DEVELOPMENT FEATURE</b>	<b>REQUIREMENTS</b>
	<p>through or over wayleaves, green areas, drainage channels and easements. Where a lot has double frontage such as</p> <ul style="list-style-type: none"><li>• Lot 63 – access off road #2</li><li>• Lot 36 – access off road #3</li><li>• Lots 5 and 36 – access off road #4</li><li>• Lots 55 and 53 – access off road #5</li><li>• Lots 49 and 51 – access off road #6</li><li>• Lots 32 and 39 – access off road #7</li></ul> <p>Mixed means of mobility such as walking, cycling, jogging trails or paths should be incorporated.</p> <p>Minimize the width and area of paved surfaces.</p>

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**Request for Offers to Purchase Lots 1-68, Land Part of Caymanas Estate, Ferry Pen St Catherine**

DEVELOPMENT FEATURE	REQUIREMENTS
<p><b>Parking area</b></p>	<ul style="list-style-type: none"> <li>A. Onsite parking is required.                             <ul style="list-style-type: none"> <li>1. One (1) parking space for the first 930 sq. m. of commercial/office space, plus one (1) space for each 1850 sq. m. over 930 sq. m. and 1 for each 930 sq. m. thereafter.                                     <ul style="list-style-type: none"> <li>a. Parking at the rear of the building</li> <li>b. Loading and off-loading bay to the rear of the building</li> </ul> </li> <li>2. One (1) parking space for the first 460 sq. m., plus 1 parking space for each 930 sq. m. in excess of the 460 sq. m a total of 3.1 spaces for each 460 sq. m. thereafter.                                     <ul style="list-style-type: none"> <li>a. Parking to the front of the industrial building</li> <li>b. Loading and off-loading bay to the rear of the building</li> </ul> </li> </ul> </li> <li>B. Parking area should be so designed that it allows banking of vehicles with the curtilage of the site rather than on the subdivision road.</li> <li>C. Parking area should be of a pervious surface allowing for percolation.</li> <li>D. Parking for the physically challenged should be provided and clearly marked.</li> <li>E. Ramp up and ramp down to building and parking area should also be provided and clearly marked and at the required standard.</li> <li>F. Loading and off-loading bays should be separate from the typical parking bays.</li> <li>G. Trees are encouraged throughout the parking area.</li> <li>H. Lighting of parking area should utilize 80% alternate energy sources</li> </ul>

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DEVELOPMENT FEATURE	REQUIREMENTS
<b>Landscaping</b>	<ul style="list-style-type: none"> <li>• the use of large canopy trees is encouraged.</li> <li>• storm water management features may be included as part of the landscape feature – e.g.,</li> <li>• rain garden, bio-swales.</li> <li>• the use of low maintenance landscape is encouraged – needing little or no fertilizer,</li> <li>• pesticides.</li> <li>• plants appropriate for the soil and micro-climate should be used.</li> <li>• Rainwater harvested and reused for landscaping.</li> <li>• Maintenance of existing trees (royal palms, cotton trees and Guango of minimum girth</li> <li>• 100cm and 1m high) is required, whilst the maintenance of other trees is encouraged as part of the development’s landscape.</li> <li>• Use vegetation appropriate to soil conditions and other physical characteristics of Caymanas Estate.</li> <li>• The trees that are to be retained should be integrated into the Landscaping plan.</li> </ul>
<b>Open Space</b>	<ul style="list-style-type: none"> <li>• Inclusive - accessible to all with specific designs for the inclusion of women and children.</li> <li>• Alternate source/s of energy should be used to light open space.</li> <li>• Developed using the core components of Great Public Spaces. The components are as follows:               <ul style="list-style-type: none"> <li>○ Uses and Activities</li> <li>○ Comfort &amp; Image</li> <li>○ Access &amp; Linkages</li> <li>○ Sociability</li> </ul> </li> </ul>

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<b>DEVELOPMENT FEATURE</b>	<b>REQUIREMENTS</b>
<b>Site drainage</b>	<p>Low impact development (LID) which mimics the natural environment and treat stormwater at source are encouraged. LID may be realized via:</p> <ul style="list-style-type: none"> <li>• rain gardens,</li> <li>• bioretention facilities,</li> <li>• permeable pavements – i.e., “grasscrete” for parking lots, tree pits or trenches</li> <li>• Install oil/water separators for high-traffic areas.</li> <li>• Rainwater harvested and reused for landscaping and other uses within the development.</li> <li>• The drainage of the site should conform with the drainage plan for the property.</li> </ul>
<b>Garbage Disposal</b>	<ul style="list-style-type: none"> <li>• Encourage the sorting of garbage into organic, plastics, glass, paper, metal etc.</li> <li>• Establish partnerships with recycling companies</li> </ul>
<b>Wastewater Disposal</b>	<p>If disposing of the trade effluent as per the 2013 Wastewater and Sludge regulations, the developer must apply to NEPA for the relevant licences.</p>

**Table 2: Development Guidelines**

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Request for Offers to Purchase Lots 1-68, Land Part of Caymanas Estate, Ferry Pen St Catherine

**9 APPENDIX 1 – APPLICATION FORM TO ACQUIRE LAND**



12 Ocean Boulevard,  
Kingston Mall, Kingston  
Tel. (876) 656-8031 Fax (876) 922-9326

**APPLICATION FORM  
UDC.SAL.LA.002.00F**

**APPLICATION FOR PURCHASE OF PROPERTY**

THIS FORM IS TO BE COMPLETED BY PROSPECTIVE PURCHASERS OF PROPERTY ON OFFER BY THE URBAN DEVELOPMENT CORPORATION.

PLEASE READ THE RULES AND CONDITIONS CAREFULLY AND PRINT CLEARLY. INCOMPLETE OR UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.

NAME OF PROPERTY: \_\_\_\_\_ LOT (S) #: \_\_\_\_\_

<b>A. PERSONAL INFORMATION (CONTACT PERSON/INSERT NAME OF COMPANY/ORGANIZATION IF APPLYING AS SUCH)</b>		
1) SURNAME _____	2) FIRST NAME _____	3) MIDDLE NAME (S) _____
4) NAME OF ORGANISATION _____		
5) HAVE YOU HAD A NAME CHANGE BY MARRIAGE OR DEED POLL?  <input type="checkbox"/> YES <input type="checkbox"/> NO	6) IF YES, STATE PREVIOUS NAME(S) _____	7) DATE OF BIRTH  _____ (dd/mm/yyyy)
8) HOME ADDRESS:  Street _____  Area / Town _____  Parish _____	9) MAILING ADDRESS:  Street _____  Area / Town _____  Parish _____	
10) PERSONAL CONTACT INFORMATION  Cell Phone Number _____ Home Number _____  Work Number _____ E-mail address: _____		
<b>B. COMPANY INFORMATION</b>		
11) DO YOU CURRENTLY OPERATE A BUSINESS?  <input type="checkbox"/> YES <input type="checkbox"/> NO		
12) IF THE ANSWER TO <b>QUESTION 11</b> IS YES  a) WHAT IS THE TRADE NAME OF THE BUSINESS? _____  b) WHAT IS THE REGISTERED NAME OF THE COMPANY? _____  c) WHAT IS THE DATE OF REGISTRATION? (Please provide a copy of the Certificate of Registration) _____		

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13) ADDRESS OF BUSINESS  Street _____  Area / Town _____  Parish _____	14) MAILING ADDRESS OF BUSINESS  Street _____  Area / Town _____  Parish _____
--	--

15) COMPANY CONTACT INFORMATION  Cell Phone Number _____ Landline Number _____  Fax Number _____ E-mail address: _____
--

**C. OPERATING INFORMATION**

16) GIVE A BRIEF DESCRIPTION OF THE TYPE OF BUSINESS YOU WISH TO OPERATE  _____ _____ _____
---

17) HOW MANY YEARS OF EXPERIENCE DO YOU HAVE IN THE PROPOSED BUSINESS? _____	18) WHAT SIZE (SQ. FT) SPACE DO YOU REQUIRE? _____
---	---

19) HOW SOON CAN OPERATIONS COMMENCE? _____	20) HOW MANY PERSONS ARE TO BE EMPLOYED? _____
--	---

21) ANY OTHER PERTINENT INFORMATION  _____ _____
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**D. IDENTIFICATION**

22) a) TAX REGISTRATION NUMBER (TRN) (Personal) <table border="1" style="width:100%; height: 20px; border-collapse: collapse;"> <tr> <td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td> </tr> </table> b) TAX REGISTRATION NUMBER (TRN) (Company) <table border="1" style="width:100%; height: 20px; border-collapse: collapse;"> <tr> <td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td> </tr> </table>																													23) ONE OF THE FOLLOWING MUST ALSO BE PROVIDED a) Passport <table border="1" style="width:100%; height: 20px; border-collapse: collapse;"> <tr> <td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td> </tr> </table> b) National I. D. <table border="1" style="width:100%; height: 20px; border-collapse: collapse;"> <tr> <td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td> </tr> </table> c) Driver's License <table border="1" style="width:100%; height: 20px; border-collapse: collapse;"> <tr> <td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td> </tr> </table> d) Other (please specify) <table border="1" style="width:100%; height: 20px; border-collapse: collapse;"> <tr> <td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td><td style="width:12.5%;"></td> </tr> </table>																																																								

**E. FINANCIAL INFORMATION**

24) LIST CREDIT REFERENCES, GIVING NAMES ADDRESSES & CONTACT NUMBERS														
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th align="center" style="padding: 2px;">Name</th> </tr> <tr> <td>a) _____</td> </tr> <tr> <td>b) _____</td> </tr> <tr> <td>c) _____</td> </tr> </table>	Name	a) _____	b) _____	c) _____	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th align="center" style="padding: 2px;">Address</th> </tr> <tr> <td>a) _____</td> </tr> <tr> <td>b) _____</td> </tr> <tr> <td>c) _____</td> </tr> </table>	Address	a) _____	b) _____	c) _____	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th align="center" style="padding: 2px;">Contact Numbers</th> </tr> <tr> <td>a) _____</td> </tr> <tr> <td>b) _____</td> </tr> <tr> <td>c) _____</td> </tr> </table>	Contact Numbers	a) _____	b) _____	c) _____
Name														
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b) _____														
c) _____														
Address														
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b) _____														
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Contact Numbers														
a) _____														
b) _____														
c) _____														

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**Request for Offers to Purchase Lots 1-68, Land Part of Caymanas Estate, Ferry Pen St Catherine**

<p>25) METHOD OF PAYMENT</p> <p><input type="checkbox"/> CHEQUE (provide cheque number) _____</p> <p><input type="checkbox"/> BANK TRANSFER (provide transfer number) _____</p> <p><input type="checkbox"/> MORTGAGE (state name, address, and contact number for mortgage provider)</p> <p style="margin-left: 20px;">a) NAME _____</p> <p style="margin-left: 20px;">b) ADDRESS _____</p> <p style="margin-left: 20px;">c) CONTACT NUMBER _____</p>	<p>26) DETAILS OF PAYMENT</p> <p>a) BID PRICE _____</p> <p>b) DEPOSIT AMOUNT _____</p>
<p>27) DO YOU BANK WITH ANY OTHER FINANCIAL INSTITUTION?    <input type="checkbox"/> YES                      <input type="checkbox"/> NO</p> <p><b>If Yes:</b></p> <p>NAME _____ ADDRESS _____</p> <p style="text-align: center;">_____</p>	
<p>28) HAVE YOU EVER BEEN INSOLVENT, BANKRUPT OR MADE OR BEEN INVOLVED IN ANY COURT PROCEEDINGS FOR DEBT?</p> <p><input type="checkbox"/> YES                      <input type="checkbox"/> NO</p>	<p>29) IF THE ANSWER TO QUESTION 28 is YES, PLEASE EXPLAIN.</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p><b>F. OTHER INFORMATION</b></p>	
<p>30) PROVIDE DETAILS OF THE PROPOSED USE _____</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>31) PROVIDE DETAILS OF ANY OTHER INFORMATION TO SUPPORT THE APPLICATION (OPTIONAL)</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p><b>G. ATTACHMENTS</b></p> <p>The following will need to be lodged with your application for it to be processed. If all this information is not submitted, your application will be returned or refused. Tick the box to confirm the attachments for part of the application:</p> <p><input type="checkbox"/> 25% DEPOSIT VIA MANAGER’S CHEQUE OR BANKER’S GUARANTEE</p> <p><input type="checkbox"/> COPY OF TAX REGISTRATION NUMBER (TRN)/TAX COMPLIANCE CERTIFICATE (TCC)</p> <p><input type="checkbox"/> COPY OF VALID FORM OF IDENTIFICATION</p> <p><input type="checkbox"/> EVIDENCE OF FINANCIAL STANDING, CONFIRMING SUFFICIENT LIQUIDITY TO SUPPORT THE OFFER.<sup>2</sup></p>	

<sup>2</sup> Examples of documents that can be submitted include but are not limited to:

- Two (2) years of most recent Audited Financial statements notarised by a qualified accountant confirming sufficient liquidity to support the proposal.
- Two (2) years of most recent Unaudited Financial statements notarised by a qualified accountant confirming sufficient liquidity to support the proposal.
- Bank statement confirming sufficient liquidity to support the proposal.
- Letter of Intent from a reputable financial institution confirming sufficient liquidity to support the proposal.



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**H. DECLARATION**

THE INFORMATION PROVIDED HEREIN IS FACTUAL AND IS TO THE BEST OF MY/OUR KNOWLEDGE TRUE AND COMPLETE. I HEREBY ACKNOWLEDGE THAT ANY FALSIFICATION OF THE INFORMATION PROVIDED HEREIN WILL RESULT IN MY DISQUALIFICATION FROM THE APPLICATION PROCESS AND MY APPLICATION WOULD BE CONSIDERED AS NUGATORY.

\_\_\_\_\_  
NAME OF APPLICANT

\_\_\_\_\_  
POSITION OF APPLICANT

\_\_\_\_\_  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
DATE (dd/mm/yyyy)

<b><u>FOR INTERNAL USE:</u></b>	
DATE RECEIVED: _____	
COMMENTS: _____	
_____	
_____	
<b>APPROVED</b>	
NAME: _____	SIGNATURE: _____
DATE: _____ (dd/mm/yyyy)	

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**10 APPENDIX 2 – MONETARY OFFER FORM**

To: Urban Development Corporation  
12 Ocean Boulevard,  
Kingston

**RE: Request for Offers to Purchase - Land Part of Caymanas Estate, Ferry Pen St. Catherine**

Dear Sirs:

Our offer to the Urban Development Corporation to purchase **Land Part of Caymanas Estate, Ferry Pen St. Catherine** registered at Volume 1335 Folio 855, lot number(s) \_\_\_\_\_ and area of \_\_\_\_\_ square metres is: \_\_\_\_\_

(\$ \_\_\_\_\_ .00)

We understand you are not bound to accept any Offer you receive.

Yours sincerely,

Authorized Signature [*In full and initials*]: \_\_\_\_\_

Name and Title of Signatory: \_\_\_\_\_

Name of Company: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Contact Number: \_\_\_\_\_

Tax Registration Number (TRN)/TCC: \_\_\_\_\_

Date: \_\_\_\_\_  
(dd/mm/yyyy)

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**Request for Offers to Purchase Lots 1-68, Land Part of Caymanas Estate, Ferry Pen St Catherine**

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**11 APPENDIX 3 - FINANCIAL DISCLOSURE FORM**

Include disclosure, if any, of the Bidder's principals, directors, officers, management team members, or similar persons (or any entity in which any of them have held a management or ownership or ownership position) involved with this offer have:

- Yes  No      Been convicted of a felony.
  
- Yes  No      Been convicted of a crime of moral turpitude.
  
- Yes  No      Been adjudged bankrupt within the last ten (10) years.
  
- Yes  No      Defaulted on any loans, real estate leases, purchase contracts, or other real estate agreements in the past ten (10) years.

## 12 APPENDIX 4 - DISCLOSURE AND CERTIFICATION FORM

### General Information

The Bidder hereby certifies that all statements and all information contained herein are true and correct to the best of its knowledge and belief. Statements must be complete, accurate and in the form requested. The UDC reserves the right to confirm and request clarification of all information provided. Incomplete disclosures may deem the Bidder's offer to be non-responsive by the UDC, and the offer may be rejected and returned.

Bidder's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Facsimile: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

### Offer Certificate

Certificate: I hereby certify that the information provided in this offer is true and correct, that I am authorized to sign on behalf of the business set out herein, and if requested by the Corporation will provide, within ten (10) days of notice, the necessary documents to substantiate the information provided on this form.

Name: \_\_\_\_\_ Title: \_\_\_\_\_

(Company Stamp or Seal)

Dated: \_\_\_\_\_

(dd/mm/yyyy)

### 13 APPENDIX 5 - DECLARATION OF CONFLICT OF INTEREST

To: Urban Development Corporation

I/We \_\_\_\_\_ understand that I/We shall make a declaration to the Management of the Urban Development Corporation in the event:

1. that any financial, familial, personal, or other matter or issue arises or exists that could give rise to bias or the appearance of bias in the evaluation of my/our bid by or decision-making of the Urban Development Corporation.
2. that I/We, my/our immediate or close relatives, and friends have any pecuniary, non-pecuniary, direct, or indirect interest in any company or entity that has business dealings with, is associated with, or is a connected party of the Urban Development Corporation or any of its subsidiaries.
3. that any of the instances outlined in CONFLICT OF INTEREST AND DECLARATION of the Information Memorandum Document exist or arise; or
4. of any issue whatsoever that may negatively impact the Urban Development Corporation or any of its subsidiaries.

#### Declaration

I/We hereby declare the following existing or potential conflict of interest situations arising from my/our participation in the divestment process concerning the Urban Development Corporation:

a) Description of the situation giving rise to the actual or potential conflict of interest:

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b) Name of company(s) or individual(s) involved with the actual or potential conflict of interest:

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c) Nature of personal interest or involvement with a company(s) or individual(s):

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\_\_\_\_\_

\_\_\_\_\_

d) Any other matter which constitutes a conflict of interest:

\_\_\_\_\_

\_\_\_\_\_

Or

I/We hereby certify and declare that I/We have no pecuniary, non-pecuniary, real, or apparent conflict of interest relating to the divestment process or the Urban Development Corporation.

I/We declare that the above details are complete and correct to the best of my/our knowledge and am/are aware of my/our responsibility to take reasonable steps to avoid any real or apparent conflict of interest in connection with the divestment process and to advise the Urban Development Corporation of any relevant changes in my/our circumstances.

Name and Position: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

(dd/mm/yyyy)

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**14 APPENDIX 6 – REQUIRED DOCUMENTS CHECKLIST**

- Completed Land Application Form - Appendix 1
- Completed Monetary Offer Form – Appendix 2
- Manager’s Cheque **OR** banker’s guarantee with deposit for 25% of Offer Amount
- Completed Financial Disclosure Form - Appendix 3
- Completed Disclosure and Certification Form- Appendix 4
- Completed Declaration of Conflict of Interest – Appendix 5
- Certified copy of valid ID
- Copy of Tax Compliance Certificate (TCC)/Taxpayer Registration Number (TRN)
- Evidence of financial standing confirming sufficient liquidity to support the offer.

Name and Position: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

(dd/mm/yyyy)

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15 APPENDIX 7 – LOCATION MAP





16 APPENDIX 8 – PICTURES



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**Request for Offers to Purchase Lots 1-68, Land Part of Caymanas Estate, Ferry Pen St Catherine**

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**Strategic Sourcing & Procurement Department**  
**Urban Development Corporation**  
**12 Ocean Boulevard**  
**Kingston**