

## Addendum # 1

**Date:** March 25, 2024

**Country/PE:** Jamaica / UDC

**Attention:** Prospective Bidders

**Re:** Request for offers to purchase Lots 1-68, Land Part of Caymanas Estate Ferry Pen, St. Catherine

This Addendum is issued to modify the original Information Memorandum Document (IMD), which was issued on January 9, 2024 and is hereby made part of the IMD.

IMD Request for offers to purchase Lots 1-68, Land Part of Caymanas Estate Ferry Pen, St. Catherine	Has been modified to read
<p><b>1.1 HOW TO APPLY</b></p> <p>i. Completed Application Form and Monetary Offer Submission Form.</p> <p><b>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.</b></p> <p>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).</p>	<p>Completed Application Form and Monetary Offer Submission Form.</p> <p><b>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.</b></p> <p><b>Please note that offers for the subject lot will not be considered if the price offered is below the reserve price, or if the proposed use is not in compliance with the land zoning requirements. The land is zoned for <u>commercial and light industrial</u> use and offers will only be considered for such purposes. See Figure 2 for the zoning requirements for each lot.</b></p> <p>Deposit of <b>10%</b> of the bid price via banker’s guarantee.</p>
<p><b>5 EVALUATION CRITERIA</b></p> <p>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 4. Each lot is considered individually, and the highest price is the determination.</p> <p>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.</p> <p>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.</p>	<p>All applications shall be assessed based on the highest price offered. <b>The applicant with the highest return to the UDC;</b> an offer that is above the reserved price, as determined by the UDC, shall be recommended for the property unless otherwise determined by the UDC. <b>The offer price must be supported by the documentation provided further to point vi, page 4.</b></p> <p>In case multiple bids are received for a specific lot, priority will be given to the bid offering the highest monetary value.</p> <p>When a bidder submits bids for several adjacent lots, and another bidder is interested in one or more of those lots, priority will be given to the bidder with the larger number of lots over the bidder with fewer lots.</p> <p>Where the highest offer meets or exceeds the minimum price and there is still 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.</p> <p>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.</p>

IMD Request for offers to purchase Lots 1-68, Land Part of Caymanas Estate Ferry Pen, St. Catherine	Has been modified to read
<p><b>6 AWARD CRITERIA</b></p> <p>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.</p>	<p>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.</p>
<p><b>6.1 NOTIFICATION TO SUCCESSFUL APPLICANT</b></p> <p>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 (GOJ) regulatory agencies and stakeholders which may impact the overall timeline for finalization.</p> <p>The successful bidder (s) must initiate construction on the allocated lot (s) within five (5) years after the acquisition of the title.</p>	<p>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 (GOJ) regulatory agencies and stakeholders which may impact the overall timeline for finalization.</p>
<p><b>7 CONTRACT NEGOTIATIONS</b></p> <p>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 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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>a) The agreed purchase price. <ul style="list-style-type: none"> <li>i. A further (to 25% deposit submitted as per application requirement) payment of 30% on account of the sale.</li> <li>ii. Balance payable on completion of the sale.</li> </ul> </li> <li>b) Half (½) Stamp Duty</li> <li>c) Half (½) Registration Fee</li> <li>d) Administrative fee for the preparation of the Agreement for Sale and other documentation to effect the transfer.</li> </ul>	<p>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 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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>b) The agreed purchase price. <ul style="list-style-type: none"> <li>i. A further (to 10% deposit Via Banker's Guarantee submitted as per application requirement) payment of 10% on account of the sale price when the UDC commences work.</li> <li>ii. Balance payable on completion of the development by UDC.</li> </ul> </li> <li>b) Half (½) Stamp Duty</li> <li>c) Half (½) Registration Fee</li> <li>d) Administrative fee for the preparation of the Agreement for Sale and other documentation to effect the transfer.</li> </ul>
<p><b>8 CAYMANAS ESTATE COMMERCIAL SUBDIVISION</b></p> <p><b>Light Industrial</b> 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 <b>may</b> be allowed on lots zoned as commercial providing that it would not conflict with surrounding uses while maintaining all the relevant development standards.</p>	<p><b>Light Industrial</b> 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 <b>may</b> be allowed on lots zoned as commercial providing that it would not conflict with surrounding uses while maintaining all the relevant development standards.</p> <p><b>Commercial</b> use refers to the utilization of land, buildings, or properties for business or profit-making purposes. This</p>

IMD Request for offers to purchase Lots 1-68, Land Part of Caymanas Estate Ferry Pen, St. Catherine	Has been modified to read
	<p>encompasses a wide range of activities, including but not limited to:</p> <ol style="list-style-type: none"> <li>1. <b>Retail:</b> The sale of goods directly to consumers through stores, malls, or online platforms.</li> <li>2. <b>Offices:</b> Spaces used for administrative, managerial, or professional purposes, such as corporate offices, co-working spaces, or professional service firms.</li> <li>3. <b>Restaurants and Food Services:</b> Establishments where prepared food and beverages are sold for immediate consumption, such as restaurants, cafes, fast-food outlets, and food trucks.</li> <li>4. <b>Entertainment:</b> Venues offering recreational activities or entertainment services, such as theatres, cinemas, amusement parks, bowling alleys, and arcades.</li> <li>5. <b>Healthcare:</b> Facilities providing medical services, including hospitals, clinics, dental offices, and pharmacies.</li> <li>6. <b>Financial Services:</b> Institutions offering banking, insurance, investment, or other financial services, such as banks, credit unions, insurance agencies, and brokerage firms.</li> <li>7. <b>Commercial Services:</b> Businesses providing various professional or personal services, including legal, accounting, real estate, advertising, consulting, and maintenance services.</li> </ol>
8.1 DETAILS OF LOTS WITHIN THE SUBDIVISION	Column added to show zoning – see table attached
APPENDIX 1 Application Form to Acquire Land Section G: 25% Deposit Via Manager’s Cheque or Banker’s Guarantee	10% Deposit Via Banker’s Guarantee
Footnote 3 added to Appendix 1 Application form to Acquire Land.	*Lots are zoned for commercial and light industrial use as such business opportunities are required to be in line with the land zoning. See Figure 2 for zoning specific for each lot.
APPENDIX 2 – MONETARY OFFER FORM	Form amended for a maximum of five Offers. See form attached

**All other terms and conditions of the Bidding Document remains in full force and unchanged.**

Thank you in advance for your interest in UDC’s procurement notices.

Sincerely,  
UDC Strategic Sourcing and Procurement Department

It will be assumed by the Procuring Entity that the amendments contained in this Addendum will have been taken into account by the Bidder in its bid. Kindly acknowledge receipt of this Addendum by signing in the space provided at the bottom of the page and return to tenders@udcja.com.

Name: .....

Position/Title: .....

Company: .....

Signature: ..... Date:.....