

Raintree Commercial Complex 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 in Raintree Commercial Complex, Land Part of Caymanas Estate, Ferry Pen, St. Catherine**” for commercial and light industrial use. Details of the subject property and terms of the sale are outlined in Table 1.

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.

The IMD shall not be dismantled, disaggregated, or retyped. Documents and appendices are to be used exclusively for this application 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:
 - i. Completed Application Form ([Appendix 1](#)) and Monetary Offer Submission Form ([Appendix 2](#)). **Each applicant is permitted to apply for a maximum of five (5) lots. For more than five (5) lots, requests will be considered 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. 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 does not comply with the land zoning requirements. The land is zoned for commercial and light industrial use, and offers will only be considered for such purposes. See Figure 2 for the zoning requirements for each lot.**
 - ii. A deposit of ten per cent (10%) of the offer price will be required, payable by certified/manager’s cheque, bank guarantee or bank transfer¹
 - iii. A concept paper (to include plans/drawings) in alignment with the gazetted use per the Caymanas Development Area – Land Use Plan 2022.
 - iv. For individuals, a Copy of the Tax Registration Number (TRN) Card, Letter or Slip.
 - v. For companies, you **MUST** submit:

¹A/C Name: UDC Deposit
A/C#: 062994991
Bank: NCB
Branch: Duke Street
Type: Current

- a) a valid/current copy of their Certificate of Incorporation and
 - b) a current letter of good standing to confirm that the company is compliant with the Companies Act and has satisfied all filing and statutory requirements for the current year issued by the Office of the Registrar of Companies, and
 - c) a copy of an up-to-date (unexpired) Tax Compliance Letter (TCL) or a Copy of a valid Tax Compliance Certificate (TCC).
- vi. A certified copy of a current, valid, and unexpired Government-issued photo identification, specifically a Passport, National Identification Card, or Driver's License. **Applicants submitting offers using forms of identification other than an unexpired, government-issued photo identification will be rejected and deemed non-responsive.**
- vii. Evidence of financial standing, confirming sufficient liquidity to support the offer. Applicants are required to provide proof of financial capacity to complete the purchase. Acceptable evidence may include:
- a) A recent bank reference or statement showing adequate funds.
 - b) Audited financial statements; or
 - c) Confirmation of approved financing facilities.
- The UDC reserves the right to request additional information to verify financial standing.
- viii. Financial Disclosure Form ([Appendix 3](#)).
- ix. Disclosure and Certification Form at [Appendix 4](#) to be completed and enclosed.
- x. Completed Declaration of Conflict of Interest ([Appendix 5](#)).

For application packages to be considered complete, it is necessary to submit all the information listed in number 3 above.

4. Deliver the application package to 12 Ocean Boulevard, Kingston. Application packages are to be in a sealed envelope labelled with the name of the applicant and attention **Deputy General Manager, Subsidiary Management and Revenue Generation, Raintree Commercial Complex, Land Part of Caymanas Estate, Ferry Pen, St Catherine.**

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 Applicant who is in doubt about the exact meaning or interpretation of any part of the IMD should seek clarification immediately. All requests for clarification must be submitted using the secure email: rcc@udcja.com. Without identifying the source, the UDC will respond to the request and issue a copy of the response to all interested Applicants. All emails should be directed to rcc@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 Applicants, 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 offers to allow Applicants to take account of the addenda in preparing their proposals.

3 AMENDMENT OF INFORMATION PACKAGE BY UDC

The UDC may, for any reason, whether on its initiative or as a result of a request for clarification by a prospective applicant, modify the Information Package by issuing an addendum, amendment or revision.

In such cases, the addendum, amendment, or revision shall be communicated promptly to all prospective applicants who have purchased an Information Package, must be considered in the application, and shall be binding.

The UDC may, at its discretion, extend the deadline for submitting applications to afford prospective applicants a reasonable time to consider the amendment in preparing their applications.

4 SITE VISIT (S)

Applicants are invited to visit the site to obtain for themselves all the information that may be necessary for preparing the application and submitting the offer. Any costs related to visiting the site shall be at the Applicant's own expense.

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.

5 VALIDITY OF OFFERS

Offers shall remain valid for 120 days after the 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.

6 EVALUATION CRITERIA

All applications shall be assessed based on the highest price offered. The applicant with the highest return to the UDC: an offer that is above the reserved market price², 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.**

In the event of competing offers for a particular lot, precedence will be accorded to the offer that presents the highest monetary value.

When an Applicant submits offers for several adjacent lots, and another Applicant is interested in one or more of those lots, priority will be given to the Applicant with the larger number of lots over the Applicant with fewer lots.

If there is a tie between two or more Applicants for the highest offer, the subset of Applicants so affected by the tie situation through the submission of similar offer amounts will be advised to submit a further offer that exceeds their existing offer.

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

7 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.

The award will be based on the highest price offered, provided it meets or exceeds the reserved market price set by the UDC. In the case of competing offers, priority is given to the

² Prices are inherently subject to fluctuations that correlate directly with the prevailing market valuations, necessitating vigilant monitoring and assessment by stakeholders.

highest monetary offer. If an Applicant submits offers for multiple adjacent lots, they will be prioritized over an Applicant interested in fewer lots.

7.1 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 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.

The successful Applicant(s) must initiate construction on the allocated lot(s) within five (5) years after the acquisition of the title. If the successful Applicant fails to begin the construction within the time frame specified above, or any extension thereof agreed upon by the parties, due to Force Majeure or otherwise, the successful Applicant shall immediately re-transfer the said land to the UDC (at the successful Applicant's expense) at the same purchase price as stated in the Sale Agreement.

7.2 UDC RIGHT TO ACCEPT ANY OFFER AND TO REJECT ANY OR ALL 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 Offers received and to accept any Offers 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 without incurring any liability.

8 CONTRACT

Short-listed Applicants will be ranked from the highest to the lowest offers for each lot, and the UDC, subject to the receipt of Ministerial Approval, will contact the individual or entity with the highest offer for each lot. If the UDC fails to agree with this Applicant, the next Applicant in the rank will be chosen.

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It should be noted that if approval is given for the subject property, the successful Applicant/purchaser is required to pay the following costs to effect the sale:

- i. The agreed purchase price.
 - ii. A further (to 10% deposit submitted as per application requirement) payment of 10% on account of the sale price, six (6) months after the initial deposit.
 - iii. The balance payable on completion of the development by UDC.
- b) Half (½) Stamp Duty
 - c) Half (½) Registration Fee
 - d) Administrative fee for the preparation of the Agreement for Sale and other documentation to effect the transfer.

9 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.



Figure 1: Subdivision Plan

The property is accessed via unpaved former farm roads and a hard surface road just at its southeastern 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 generally bounded as follows:

- 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 eastbound lane and via the Ferry (IGL, Hydel) overhead bridge from the Mandela Highway westbound lane. The subdivision road circulation is facilitated by eight (8) roads with a reservation of 12 m. Wayleaves, easements, drains, detention basins 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).

9.1 LAND USE AND ZONING

The Gazette use per the Caymanas Development Area - Land Use Plan 2022 is commercial/light industrial. Figure 2 shows the lots recommended for commercial and light industrial use.

Light Industrial zoning accommodates industries in which the processes carried out are considered low-impact and are not detrimental to an area's aesthetics, quality, or overall enjoyment because of appearance, noise, pollution, smell, or traffic. Generally, light industrial uses involve warehousing, manufacturing food and 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, provided that they would not conflict with surrounding uses while maintaining all the relevant development standards.

Commercial use refers to using land, buildings, or properties for business or profit-making purposes and with a focus on customer interaction. This encompasses a wide range of activities, including but not limited to:

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1. **Retail:** The sale of goods directly to consumers through stores, malls, or online platforms.
2. **Offices:** Spaces used for administrative, managerial, or professional purposes, such as corporate offices, co-working spaces, or professional service firms.
3. **Restaurants and Food Services:** Establishments where prepared food and beverages are sold for immediate consumption, such as restaurants, cafes, fast-food outlets, and food trucks.
4. **Entertainment:** Venues offering recreational activities or entertainment services, such as theatres, cinemas, amusement parks, bowling alleys, and arcades.
5. **Healthcare:** Facilities providing medical services, including hospitals, clinics, dental offices, and pharmacies.
6. **Financial Services:** Institutions offering banking, insurance, investment, or other financial services, such as banks, credit unions, insurance agencies, and brokerage firms.
7. **Commercial Services:** Businesses providing various professional or personal services, including legal, accounting, real estate, advertising, consulting, and maintenance services.

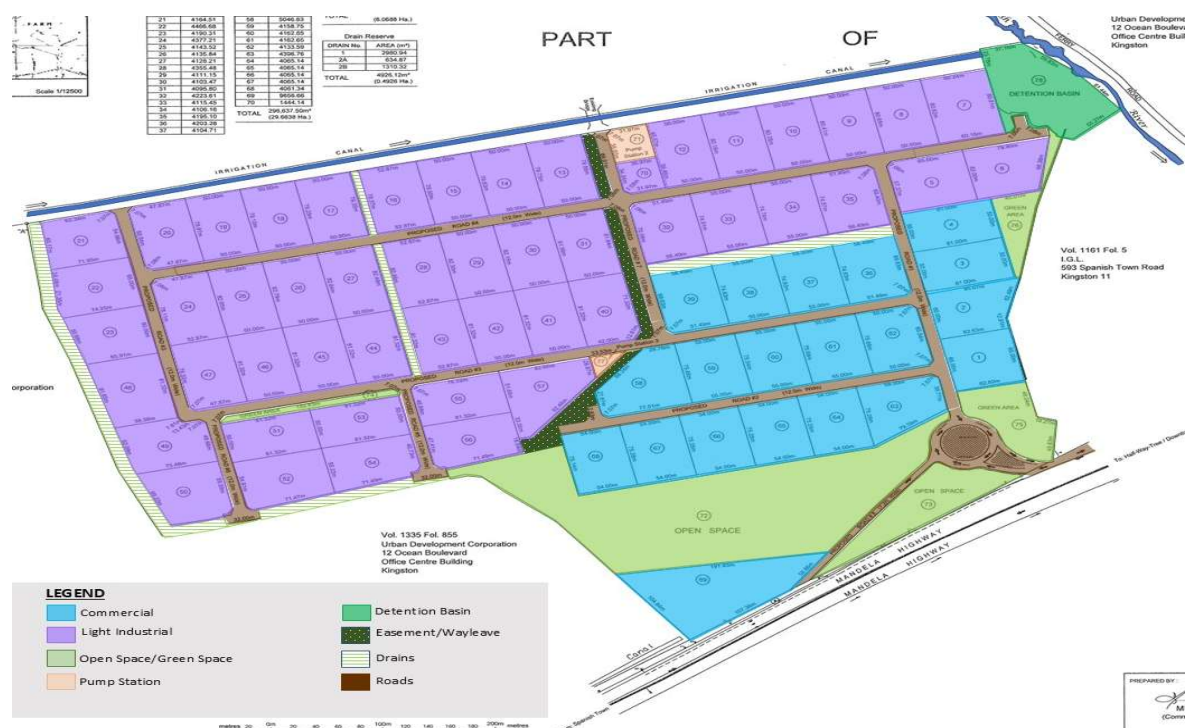


Figure 2: Caymanas Commercial Subdivision Land Zoning

9.2 DETAILS OF THE AVAILABLE LOTS WITHIN THE SUBDIVISION

LOT #	AREA (sqm)	LOCATION	DESCRIPTION	ZONING	RESERVED MARKET PRICE ³ (JMD)
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.	Commercial	\$175,625,000.00
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.	Commercial	\$183,000,000.00
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.	Commercial	\$175,125,000.00
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	Commercial	\$175,125,000.00

³ This is the minimum price the UDC will accept. There are no restrictions on the maximum dollar values.

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LOT #	AREA (sqm)	LOCATION	DESCRIPTION	ZONING	RESERVED MARKET PRICE ³ (JMD)
			metres, and the southern side has a similar depth.		
5	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.	Light Industrial	\$187,925,000.00
6	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.	Light Industrial	\$184,250,000.00
7	4,858.94	This lot is in the far northeastern 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.	Light Industrial	\$210,625,000.00
8	4,031.68	This lot is on the northern side of Road 1, at the far	This lot is rectangular and has a road frontage of 50 metres	Light Industrial	\$175,125,000.00

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LOT #	AREA (sqm)	LOCATION	DESCRIPTION	ZONING	RESERVED MARKET PRICE ³ (JMD)
		northern side of the complex.	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.		
10	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.	Light Industrial	\$171,125,000.00
11	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.	Light Industrial	\$174,125,000.00
12	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.	Light Industrial	\$174,125,000.00

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LOT #	AREA (sqm)	LOCATION	DESCRIPTION	ZONING	RESERVED MARKET PRICE³ (JMD)
13	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.	Light Industrial	\$171,250,000.00
14	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.	Light Industrial	\$171,250,000.00
15	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.	Light Industrial	\$171,250,000.00
16	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.	Light Industrial	\$181,000,000.00
17	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	Light Industrial	\$170,750,000.00

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LOT #	AREA (sqm)	LOCATION	DESCRIPTION	ZONING	RESERVED MARKET PRICE ³ (JMD)
			depth is 79.35 metres to the eastern boundary and 79.25 metres to the western side.		
18	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.	Light Industrial	\$170,750,000.00
19	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.	Light Industrial	\$170,750,000.00
20	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.	Light Industrial	\$179,612,500.00
21	4,164.51	This lot is in the far northwestern corner of the development, on the western side	This lot has a road frontage of 64.96 metres and narrows to a rear width on the western side of 60.17 metres; the depth on	Light Industrial	\$180,000,000.00

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LOT #	AREA (sqm)	LOCATION	DESCRIPTION	ZONING	RESERVED MARKET PRICE ³ (JMD)
		of proposed road 3.	the northern boundary is 62.34 metres and 71.95 metres on the southern boundary.		
22	4,466.68	This lot is located on the western side of Road 3, immediately in front of Road 4.	This lot has a road frontage of 60 metres on the eastern boundary 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.	Light Industrial	\$190,750,000.00
23	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.	Light Industrial	\$181,000,000.00
28	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; the depth is 82.30 metres to the eastern boundary and 82.46 metres to the western side.		\$188,750,000.00

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LOT #	AREA (sqm)	LOCATION	DESCRIPTION	ZONING	RESERVED MARKET PRICE³ (JMD)
29	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; the depth is 82.15 metres to the eastern boundary and 82.30 metres to the western side.	Light Industrial	\$178,500,000.00
30	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; the depth is 81.99 metres to the eastern boundary and 82.15 metres to the western side.	Light Industrial	\$178,500,000.00
31	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.	Light Industrial	\$176,625,000.00
32	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 on the southern side; the depth is 74.91 metres to the eastern	Light Industrial	\$183,375,000.00

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LOT #	AREA (sqm)	LOCATION	DESCRIPTION	ZONING	RESERVED MARKET PRICE ³ (JMD)
			boundary and 70.08 metres to the western side.		
33	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.	Light Industrial	\$178,500,000.00
34	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.	Light Industrial	\$178,500,000.00
35	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.	Light Industrial	\$181,000,000.00
36	4,203.28	This lot is located on the northern side of Road 4 at	This lot has a road frontage on Road 1 of 69.63 metres and a return frontage on the	Commercial	\$182,875,000.00

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LOT #	AREA (sqm)	LOCATION	DESCRIPTION	ZONING	RESERVED MARKET PRICE ³ (JMD)
		the intersection with Road 3.	southern side of Road 3 of 51.49 metres; the northern boundary is 56.49 metres, while the western side is 74.63 metres.		
37	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.	Commercial	\$178,500,000.00
38	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.	Commercial	\$178,500,000.00
39	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 widens to a rear width of 56.49 metres to the rear boundary on the northern side; the depth is 74.63 metres to the eastern boundary and 69.63 metres to the western side on road 7.	Commercial	\$182,875,000.00
40	4,025.78	This lot is on the northern side of	This lot has a road frontage on road 3 of	Light Industrial	\$174,125,000.00

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LOT #	AREA (sqm)	LOCATION	DESCRIPTION	ZONING	RESERVED MARKET PRICE ³ (JMD)
		Road 3, at the intersection with proposed Road 7 and Wayleave 2.	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.		
41	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.	Light Industrial	\$175,625,000.00
42	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.	Light Industrial	\$175,625,000.00
43	4,299.15	This lot is located on the northern side of Road 3, at the intersection with reserved drain 2 B.	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.	Light Industrial	\$184,875,000.00

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LOT #	AREA (sqm)	LOCATION	DESCRIPTION	ZONING	RESERVED MARKET PRICE ³ (JMD)
48	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 metres and 81.32 metres on the eastern side.	Light Industrial	\$217,000,000.00
49	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.	Light Industrial	\$198,500,000.00
50	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.	Light Industrial	\$196,500,000.00
51	4,066.57	This lot is on the western side of proposed Road 3,	This lot has a road frontage of 50 metres on the western side	Light Industrial	\$175,625,000.00

INFORMATION MEMORANDUM DOCUMENT

Raintree Commercial Complex, Land Part of Caymanas Estate, Ferry Pen, St Catherine

LOT #	AREA (sqm)	LOCATION	DESCRIPTION	ZONING	RESERVED MARKET PRICE ³ (JMD)
		at the intersection with Road 6.	and a similar width on the western boundary; the northern boundary is 81.32 metres and a similar width to the southern side.		
52	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.	Light Industrial	\$202,875,000.00
53	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 metres, while the southern side is 81.32 metres.	Light Industrial	\$175,625,000.00
54	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 side; the northern boundary has a width of 81.32 metres, while the southern side is 71.49 metres.	Light Industrial	\$182,875,000.00
58	5,046.63	This lot is on the southern side of proposed road 3	This lot is irregular in shape. It has a road frontage of 28.76 metres on the	Commercial	\$217,000,000.00

INFORMATION MEMORANDUM DOCUMENT

Raintree Commercial Complex, Land Part of Caymanas Estate, Ferry Pen, St Catherine

LOT #	AREA (sqm)	LOCATION	DESCRIPTION	ZONING	RESERVED MARKET PRICE ³ (JMD)
		and the northern side of road 2.	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.		
59	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 and a similar width to the western side.	Commercial	\$180,000,000.00
60	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.	Commercial	\$180,000,000.00
61	4,162.65	This lot is on the southern side of	This lot is regular in shape. It has a road	Commercial	\$180,000,000.00

INFORMATION MEMORANDUM DOCUMENT
Raintree Commercial Complex, Land Part of Caymanas Estate, Ferry Pen, St Catherine

LOT #	AREA (sqm)	LOCATION	DESCRIPTION	ZONING	RESERVED MARKET PRICE ³ (JMD)
		proposed road 3 and the northern side of road 2.	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; the depth is 75.68 metres to the eastern boundary and a similar width to the western side.		

Table 1: Details of Available Lots

Please note that offers below the reserve market price will NOT be accepted. Also, GCT, Transfer tax and Stamp duty will be subsequently applied to the Offer amount.

An annual maintenance fee of approximately \$500,000 per acre is required. This is a necessary investment that ensures the sustained quality and functionality of the property. This fee encompasses a comprehensive range of services, including landscape management, infrastructure upkeep, security measures, and utility maintenance, all of which are essential for preserving the value and appeal of the lots. Stakeholders must recognize the significance of this financial commitment, as it directly correlates with the enhancement of property standards and overall community satisfaction. Therefore, it is advisable for all property owners to promptly allocate the necessary funds to meet this fee, thereby guaranteeing the long-term viability and attractiveness of their investments. Embracing this responsibility will undoubtedly lead to a flourishing environment that benefits all parties involved.

The following lots are currently under offer: 9, 24, 25, 26, 27, 44, 45, 46, 47, 55, 56, 57, 62, 63, 64, 65, 66, 67, and 68.

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

9.3 SUMMARY OF DEVELOPMENT GUIDELINES

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

INFORMATION MEMORANDUM DOCUMENT

Raintree Commercial Complex, Land Part of Caymanas Estate, Ferry Pen, St Catherine

DEVELOPMENT FEATURE	REQUIREMENTS
Land use	Commercial and Light Industrial (inclusive of offices, professional businesses, distribution centres, assembly and packaging, warehousing, manufacturing, and agro processing (except for animal and dairy processing businesses): • Low or no-emission businesses (inclusive of dust) • Ambient noise standards must be adhered to, i.e., no more than 80 dbA at the property boundary
Design typology	Green integrated design consistent and compatible with the local climate includes, but is not limited to, the: • Use of alternate source energy • reuse of materials • Harvesting and reuse of water in addition to stormwater management • conservation of energy Use fenestration products to create aesthetically pleasing buildings to allow natural light and ventilation.
Maximum height	Buildings not exceeding: • Commercial – 12m • Industrial – 12m
Number of storeys	• Commercial - Three (3) • Industrial - Two (2)
Maximum permissible lot coverage⁴	• Commercial – 70% • Industrial – 75%
Maximum permissible floor area ratio	• Commercial – 0.5 • Industrial - 1
Site preparation	Mass clearing of the 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. All Royal Palms (<i>Roystonea altissima</i>) and cotton trees (<i>Ceiba pentandra</i>) are to be preserved on site and integrated with the landscaping of the site. In addition, guango

⁴ Sum of total developed area

INFORMATION MEMORANDUM DOCUMENT

Raintree Commercial Complex, Land Part of Caymanas Estate, Ferry Pen, St Catherine

DEVELOPMENT FEATURE	REQUIREMENTS
	trees of a minimum DBH of 100cm and one (1) m high are to be retained. 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. Approval must be granted from both the UDC and NEPA for the removal of any trees that have been marked for retention.
Setback (property boundary)	Commercial • Front (minimum) – 10m. • Sides (minimum) – 5m Industrial • Front (minimum) – 10m. • Sides (minimum) – 5m • Rear (minimum) – 5m
Roadway	Lots will be accessed off the subdivision roads, and as such, access is not typically allowed through or over wayleaves, green areas, drainage channels and easements. Where a lot has double frontage, such as • Lot 63 – access off road #2 • Lot 36 – access off road #3 • Lots 5 and 36 – access off road #4 • Lots 55 and 53 – access off road #5 • Lots 49 and 51 – access off road #6 • Lots 32 and 39 – access off road #7 Mixed means of mobility, such as walking, cycling, jogging, trails or paths, should be incorporated. Minimize the width and area of paved surfaces.

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Raintree Commercial Complex, Land Part of Caymanas Estate, Ferry Pen, St Catherine

DEVELOPMENT FEATURE	REQUIREMENTS
Parking area	A. On-site parking is required. 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. a. Parking at the rear of the building b. Loading and off-loading bay to the rear of the building 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., for a total of 3.1 spaces for each 460 sq. m. thereafter. a. Parking in front of the industrial building b. Loading and off-loading bay to the rear of the building B. Parking area should be so designed that it allows banking of vehicles within the curtilage of the site rather than on the subdivision road. C. The parking area should be of a pervious surface allowing for percolation. D. Parking for the physically challenged should be provided and marked. E. Ramp up and ramp down to the building and parking area should also be provided and marked, and at the required standard. F. Loading and off-loading bays should be separate from the typical parking bays. G. Trees are encouraged throughout the parking area. H. Lighting of parking area should utilize 80% alternate energy sources

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Raintree Commercial Complex, Land Part of Caymanas Estate, Ferry Pen, St Catherine

DEVELOPMENT FEATURE	REQUIREMENTS
Landscaping	• The use of large canopy trees is encouraged. • stormwater management features may be included as part of the landscape feature – e.g., • rain garden, bio-swales. • the use of a low-maintenance landscape is encouraged – needing little or no fertilizer, • pesticides. • Plants appropriate for the soil and micro-climate should be used. • Rainwater harvested and reused for landscaping. • Maintenance of existing trees (royal palms, cotton trees and Guango of minimum girth • 100cm and 1m high) is required, whilst the maintenance of other trees is encouraged as part of the development's landscape. • Use vegetation appropriate to soil conditions and other physical characteristics of Caymanas Estate. • The trees that are to be retained should be integrated into the Landscaping plan.
Open Space	• Inclusive - accessible to all with specific designs for the inclusion of women and children. • Alternate source/s of energy should be used to light open space. • Developed using the core components of Great Public Spaces. The components are as follows: ○ Uses and Activities ○ Comfort & Image ○ Access & Linkages ○ Sociability

INFORMATION MEMORANDUM DOCUMENT

Raintree Commercial Complex, Land Part of Caymanas Estate, Ferry Pen, St Catherine

DEVELOPMENT FEATURE	REQUIREMENTS
Site drainage	Low-impact development (LID), which mimics the natural environment and treats stormwater at its source, is encouraged. LID may be realized via: • rain gardens, • bioretention facilities, • permeable pavements – i.e., “grasscrete” for parking lots, tree pits or trenches • Install oil/water separators for high-traffic areas. • Rainwater will be harvested and reused for landscaping and other uses within the development. • The drainage of the site should conform to the drainage plan for the property.
Garbage Disposal	• Encourage the sorting of garbage into organic, plastic, glass, paper, metal, etc. • Establish partnerships with recycling companies
Wastewater Disposal	If disposing of the trade effluent as per the 2013 Wastewater and Sludge regulations, the developer must apply to NEPA for the relevant licences.

Table 2: Development Guidelines

10 APPENDIX 1 – APPLICATION FORM TO ACQUIRE LAND



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

APPLICATION FOR THE 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) #: _____

A. PERSONAL INFORMATION (CONTACT PERSON/INSERT NAME OF COMPANY/ORGANIZATION IF APPLYING AS SUCH)	
1) APPLICANT TYPE: ☐ INDIVIDUAL☐ FOR PROFIT ENTITY☐ NONPROFIT ENTITY	
2) APPLICANT/ENTITY NAME: _____	
3) ENTITY TYPE ☐ CORPORATION☐ LIMITED LIABILITY☐ PARTNERSHIP☐ NONPROFIT ASSOCIATION	
4) AUTHORISED CONTACT: POSTAL ADDRESS _____ CELL PHONE NUMBER _____ LANDLINE NUMBER _____ FAX NUMBER _____ E-MAIL ADDRESS _____	
B. COMPANY INFORMATION	
5) DO YOU CURRENTLY OPERATE A BUSINESS? ☐ YES☐ NO	6) IF THE ANSWER TO QUESTION 5 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.) _____
7) ADDRESS OF BUSINESS Street _____ Area / Town _____ Parish _____	8) MAILING ADDRESS OF BUSINESS Street _____ Area / Town _____ Parish _____
9) GIVE A BRIEF DESCRIPTION OF THE TYPE OF BUSINESS YOU WISH TO OPERATE _____ _____ _____	

INFORMATION MEMORANDUM DOCUMENT

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10) HOW MANY YEARS OF EXPERIENCE DO YOU HAVE IN THE PROPOSED BUSINESS? _____	11) WHAT SIZE (SQ. FT) SPACE DO YOU REQUIRE? _____													
12) PROPOSED DEVELOPMENT TIMELINE _____	13) HOW MANY PERSONS ARE TO BE EMPLOYED? _____													
14) PROPOSED END USER: ☐ OWNER-OCCUPIED (BY APPLICANT OR RELATED ENTITY) ☐ LEASE TO TENANT ☐ SALE ☐ OTHER														
15) ANY OTHER PERTINENT INFORMATION _____ _____														
C. IDENTIFICATION														
16) a) TAX REGISTRATION NUMBER (TRN) (Personal) b) TAX REGISTRATION NUMBER (TRN) (Company) 	17) ONE OF THE FOLLOWING MUST ALSO BE PROVIDED a) Passport b) National I.D. c) Driver's License d) Other (please specify) 													
D. FINANCIAL INFORMATION														
18) LIST CREDIT REFERENCES, GIVING NAMES, ADDRESSES & CONTACT NUMBERS														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; padding: 2px;">Name</th> </tr> </thead> <tbody> <tr><td style="padding: 2px;">a) _____</td></tr> <tr><td style="padding: 2px;">b) _____</td></tr> <tr><td style="padding: 2px;">c) _____</td></tr> </tbody> </table>	Name	a) _____	b) _____	c) _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; padding: 2px;">Address</th> </tr> </thead> <tbody> <tr><td style="padding: 2px;">a) _____</td></tr> <tr><td style="padding: 2px;">b) _____</td></tr> <tr><td style="padding: 2px;">c) _____</td></tr> </tbody> </table>	Address	a) _____	b) _____	c) _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; padding: 2px;">Contact Numbers</th> </tr> </thead> <tbody> <tr><td style="padding: 2px;">a) _____</td></tr> <tr><td style="padding: 2px;">b) _____</td></tr> <tr><td style="padding: 2px;">c) _____</td></tr> </tbody> </table>	Contact Numbers	a) _____	b) _____	c) _____
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19) METHOD OF PAYMENT ☐ Bankers Guarantee ☐ BANK TRANSFER (provide transfer number) _____ ☐ MORTGAGE (state name, address, and contact number for mortgage provider) a) NAME _____ b) ADDRESS _____ c) CONTACT NUMBER _____	20) DETAILS OF PAYMENT a) OFFER PRICE _____ b) DEPOSIT AMOUNT _____													

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21) DO YOU BANK WITH ANY OTHER FINANCIAL INSTITUTION? ☐ YES ☐ NO If Yes: NAME _____ ADDRESS _____ _____	
22) HAVE YOU EVER BEEN INSOLVENT, BANKRUPT, OR BEEN INVOLVED IN ANY COURT PROCEEDINGS FOR DEBT? ☐ YES ☐ NO	23) IF THE ANSWER TO QUESTION 22 IS YES, PLEASE EXPLAIN. _____ _____ _____
E. OTHER INFORMATION	
24) PROVIDE DETAILS OF THE PROPOSED USE⁵ _____ _____ _____ _____	
25) PROVIDE DETAILS OF ANY OTHER INFORMATION TO SUPPORT THE APPLICATION (OPTIONAL) _____ _____ _____ _____	
F. ATTACHMENTS	
The following will need to be logged 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: ☐ MONETARY OFFER SUBMISSION FORM ☐ COPY OF TAX REGISTRATION NUMBER (TRN)/COPY OF A VALID TAX COMPLIANCE CERTIFICATE (TCC) ☐ CERTIFIED COPY OF A VALID FORM OF IDENTIFICATION ☐ COPY OF BUSINESS REGISTRATION FROM THE COMPANIES OFFICE OF JAMAICA OR CERTIFICATE OF INCORPORATION AND LETTER OF GOOD STANDING ☐ EVIDENCE OF FINANCIAL STANDING, CONFIRMING SUFFICIENT LIQUIDITY TO SUPPORT THE OFFER. ☐ CONCEPT PAPER	

G. 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 WILL BE CONSIDERED AS NUGATORY.

NAME OF APPLICANT	POSITION OF APPLICANT
SIGNATURE OF APPLICANT	DATE (dd/mm/yyyy)

⁵ 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.

11 APPENDIX 2 – MONETARY OFFER FORM

To: Urban Development Corporation
12 Ocean Boulevard,
Kingston

RE: 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 #	Size	Offer Price (JS)	Proposed Use

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)

12 APPENDIX 3 - FINANCIAL DISCLOSURE FORM

Include disclosure, if any, of the Applicant'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.

13 APPENDIX 4 - DISCLOSURE AND CERTIFICATION FORM

General Information

The Applicant 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 Applicant's offer to be non-responsive by the UDC, and the offer may be rejected and returned.

Applicant'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)

14 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 offer 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:

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

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)

15 APPENDIX 6 – REQUIRED DOCUMENTS CHECKLIST

- ☐ Completed Land Application Form - Appendix 1
- ☐ Completed Monetary Offer Form – Appendix 2
- ☐ Completed Financial Disclosure Form - Appendix 3
- ☐ Completed Disclosure and Certification Form- Appendix 4
- ☐ Completed Declaration of Conflict of Interest – Appendix 5
- ☐ Certified copy of a valid government-issued identification card
- ☐ Copy of a valid Tax Compliance Certificate (TCC) or Tax Compliance Letter (TCL)/Taxpayer Registration Number (TRN) **(Local bidders)**
- ☐ Copy of a valid Tax Compliance document⁶ issued by the appropriate tax authority in the bidder's country of registration. **(Overseas bidders)**
- ☐ Letter of Good Standing
- ☐ Certificate of Incorporation
- ☐ Evidence of financial standing confirming sufficient liquidity to support the offer.

Please note that applications that do not provide this information at the time of opening will be excluded from the bidding process. Please make every effort to have it displayed prominently in the correct envelope.

Name and Position: _____

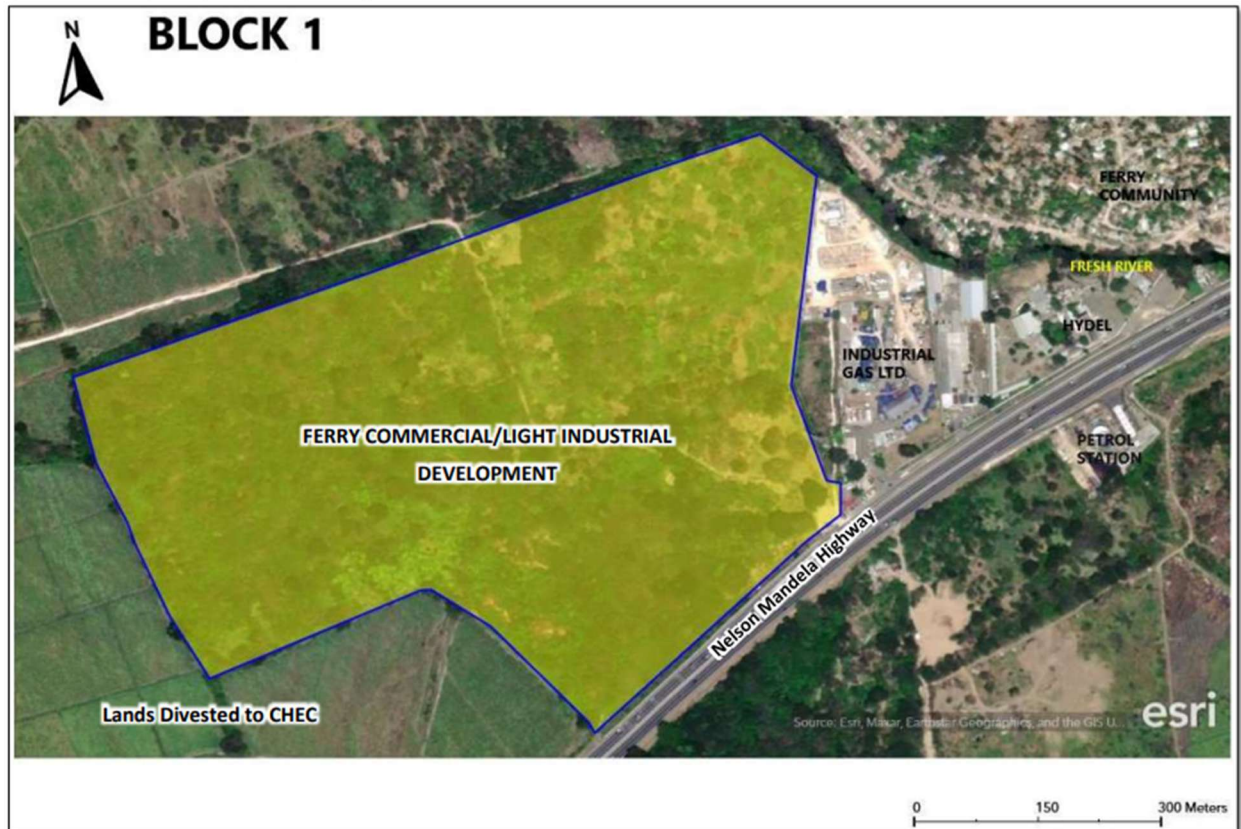
Signature: _____

Date: _____
(dd/mm/yyyy)

⁶ This document must:

- i. confirm that the bidder is tax compliant or in good standing with respect to its tax obligations within its country of domicile; and
- ii. be notarized or apostilled (where applicable)

16 APPENDIX 7 – LOCATION MAP



Urban Development Corporation
12 Ocean Boulevard
Kingston