



Ministry of Planning and Sustainable Development
Office of the Permanent Secretary

Level 14 Eric Williams Finance Building
Independence Square, Port-of-Spain, Trinidad and Tobago, WI
PBX: 627-9700; Fax 623-8123

October 31, 2014

Mr. Afra Raymond
President
Joint Consultative Council
For the Construction Industry
The Professional Centre Building
1st Floor, Unit B202
11-13 Fitzblackman Drive
Wrightson Road South
PORT OF SPAIN

Dear Mr. Raymond

Re: Request for Information on Invaders Bay Development

Your letters dated September 09th and October 13th, 2014 and my correspondence of September 26th, 2014 refer. In keeping with my undertaking to provide requested information, the following is now provided.

Legal Costs

Please note that your queries on legal costs are not in relation to matters that fall under the purview of the Ministry, as the Ministry does not engage the persons who provide the legal advice or conduct the legal proceedings. You may wish to direct this question to the Office of the Attorney General.

Progress Report

1. *How many of the original ten proposers were successful in the selection process handled by the MPSD?*

Following the issuance for RFP's three (3) entities were short listed; M Falcon, Dachin and Invaders Bay Marina Group.

2. *Which were the successful entities?*

Dachin and Invader's Bay Marina Group were the successful entities. This was based on a due diligence exercise conducted by Price WaterHouse Cooper on the basis of which the Cabinet appointed inter-disciplinary committee recommended that negotiations be initiated with two of the three.

3. *What is the nature and size/scope of the proposals made by those entities?*

- a. Dachin: A Commercial/Residential complex, a boutique hotel, a cultural focus area and three (3) main event entertainment areas comprising a Museum, Bowling Alley and Movie Theatres.
- b. Invader's Bay Marina Group-Commercial Development: Hotel, Commercial Office Complex, Cruise Ship Complex; Gas Station; Residential Development and Light Industrial Development; a Marina.

4. *What is the intended land area to be allocated to those entities?*

- a. Dachin - Land allocation 10.2 acres
- b. Invaders Bay Marina Group - Land allocation 13 acres

5. *What are the intended lease terms in respect of length of term, renewal options, rents, rent reviews, permitted uses and alienation?*

Generally commercial leases of this nature are for 30 years, renewable, permitted uses are defined and they are based on legitimate valuations linked to market rates. The same hold for 99 year leases in respect of residential. Leases will be linked to land use as appropriate – commercial or residential.

6. *Have any leases or agreements for leases been entered-into? If so, please provide those details.*

No

7. *Have any Memoranda of Understanding, Memoranda of Agreement or agreements towards those been entered into?*

Yes. Memoranda of Understanding (MOUs) were signed between The Ministry of Planning and Sustainable Development and DACHIN and the Ministry of Planning and Sustainable Development and Invader's Bay Marina Group. These MOUs will form the basis on which lease agreements are to be executed and will become public on registration of said leases.

8. *Has any concession, for example in terms of maritime rights or tax obligations, been entered into? Have terms been agreed for any such concessions? If so, please provide those details.*

Investments generally enjoy concessions established by law in Trinidad and Tobago and some are specific to industries such as Tourism. However, no new or additional concessions of any kind have been negotiated.

9. *The Minister of Planning and Sustainable Development disclosed in his letter of 1st March, 2012 that the Invader's Bay lands had been valued at \$1.28 billion TTD. Has there been any other valuation, appraisal, assessment, estimate or study carried out as to the value of those lands (developed or undeveloped)? If so, please provide those details.*

Valuations on the proposed areas of development were provided by the Valuation Division, Ministry of Finance and the Economy, valuers engaged by the proposed developers and BCQS International (retained by PwC), in their consulting/negotiating capacity with the Ministry. The valuation provided by BCQS is the valuation proposed for use. Valuation of land to be leased to IBMG: \$247,084,710, valuation of land to be leased to DACHIN: \$204,518,200. The valuations used during negotiations with IBMG and DACHIN will form the basis for future negotiations pertaining to development of the unallocated portions of lands at Invader's Bay.

10. *Has any Environmental Impact Assessment (EIA) been commenced or completed of the proposed development of these lands? If so, please provide those details.*

UDeCOTT is mandated by Cabinet to carry out all infrastructure works at Invader's Bay and as such is responsible for obtaining an EIA.

11. *Has any Certificate of Environment Clearance (CEC) been applied for or granted in respect of the proposed development of these lands? If so, please provide those details.*

UDeCOTT is mandated by Cabinet to carry out all infrastructure works at Invader's Bay and as such is responsible for obtaining a CEC.

12. *Has any Planning Permission, outline or full, been granted for the development of these lands? If so, please provide those details.*

No. Submission of a Planning application prior to the execution of a lease would be premature and as such Town and Country is not now in receipt of any applications pertaining to the lands at Invader's Bay.

Proposed Concept or Layout:

Approved Structural Plan of 2009

Cabinet Minute No. 813 of April 8, 2010 agreed to accept the Structure Plan prepared by the Town and Country Planning Division (as outlined in Cabinet Note PHE:10(38); the main features of which are:

- Expansion of the existing commercial and entertainment facilities;
- Establishment of a water taxi terminal to provide easy access for both leisure and business between southern areas of the country and the capital;
- Establishment of a second site for business hotel development to support the conference facility offered by Hyatt International;
- Establishment of areas for office and residential parks with the relevant support services;
- Establishment of a slip way along the course of the Maraval River to allow access for maintenance of the channel by the Drainage Division of the Ministry of Works and Transport to mitigate against the flooding problem created by reclamation.

Please be advised that the disclosure provided is not intended to be a precedent for dealing with further or future requests and is not meant to constitute a practice which is intended to be followed.

Yours Sincerely

**Permanent Secretary (Ag)
Ministry of Planning and Sustainable Development**

cc: **Mr Haydn Furlong, President**
Association of Prof. Engineers of T'dad & Tobago

Mr Joseph Affoo, President
Institute of Surveyors of T'dad & T'go

Mr Arnim Cozier, Designated Representative
T'dad & T'go Society of Planners

Mr Tyrel Melville, Representative
T'dad & T'go Chapter International Facility
Management Association

Ms Alison Grosberg, President
T'dad & T'go Institute of Architects

Mr Mikey Joseph, President
T'dad & T'go Contractors' Association