



PROPERTIES FOR SALE
MONYMUSK - CLARENDON
FROME - WESTMORELAND

Submission Deadline: 11:00 a.m. on Tuesday, April 15, 2025

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SUBMISSION CHECKLIST

The following documents must be submitted with the bid:

(Bidders are encouraged to use this checklist to ensure that all the required documents are submitted with the bid.)

- | | <i>Tick Box</i>
(✓) |
|---|--------------------------|
| • Completed and signed Commercial Property Bid Form | <input type="checkbox"/> |
| • Bidder Profile Form | |
| • Statement or letter from financial institution, NOT OLDER THAN SIX MONTHS, stating the: <ul style="list-style-type: none">✓ Proposer's name✓ Currency of the funds✓ Account balance: Please Note that the account balance must be able to cover the following:<ul style="list-style-type: none">➤ Required deposit - (the minimum deposit is 15% of the purchase price proposed)➤ Related costs - (estimated at 3% of the proposed price)➤ Balance on the Sale Price | <input type="checkbox"/> |

If any portion of the bid amount will be covered by a mortgage. please submit:

- THE ORIGINAL: Mortgage pre-approval letter from a financial institution NOT OLDER THAN SIX MONTHS

Notes:

- ✓ Bidders are required to sign all pages on which entries have been made.
- ✓ Bids must be submitted on or before Tuesday, April 15, 2025 at 11:00 am
- ✓ Bids must remain valid for one hundred and eighty (180) days after the submission date, i.e. until: October 12, 2025
- ✓ *Late bids will not be accepted.*

**INVITATION TO BID
SALE OF COMMERCIAL PROPERTIES
MONYMUSK - CLARENDON
FROME - WESTMORELAND**

The National Housing Trust (NHT) invites interested persons to submit bids to purchase commercial lots at Monymusk in Clarendon and Frome in Westmoreland

Monymusk Housing Development is located south of Vere Technical High School on the western side of the main road running between May Pen and Lionel Town. Details of the properties are as follows:

- Lot # 918B – approx. -7,985 m2 – reserved for commercial use
- Lot # 918C – approx. -8,093 m2– reserved for commercial use
- Lot # 918D – approx. - 4,047 m2 - Church
- Lot # 920B – approx. - 15,782 m2– reserved for commercial use
- Lot # 920C – approx. - 8,093 m2– reserved for commercial use
- Lot # 920D – approx. - 8,932 m2– reserved for commercial use

The Albany / Meylersfield community is a part of the Frome Estate which are bordered by several rural communities in the parish of Westmoreland. The development is approximately 9 kilometers from the parish capital of Savanna-la-mar and 20km from the resort town of Negril. Details of the properties are as follows:

- Lot #666 – approx. -1,679 m2 – reserved for church / commercial use
- Lot # 667A – approx. -1,180 m2– reserved for commercial use
- Lot # 667B – approx. – 1,691 m2 - reserved for commercial use
- Lot # 667C – approx. – 2,643 m2– reserved for commercial use

BID DOCUMENTS:

Bid documents will be available as at December 18, 2024, at www.nht.gov.jm. Copies may also be requested by emailing properties@nht.gov.jm.

SUBMISSION & OPENING OF BIDS:

Sealed bids, clearly stating the property of interest, the bidder's name and contact number should be deposited in the box marked "SALE OF COMMERCIAL PROPERTIES: CLARENDON & WESTMORELAND" no later than **11:00 AM ON TUESDAY, APRIL 15, 2025.**

There will be a public opening of bids at 10:00 am on **THURSDAY APRIL 17, 2025** in the Information Systems meeting room, NHT Head Office, 4 Park Boulevard, Kingston 5 at the time indicated below, for each development.

BIDS MAY BE DEPOSITED IN THE APPROPRIATELY LABELLED BOX, AT

- ALL BIDS NHT Head Office, 4 Park Boulevard, Kingston 5
- FROME BIDS NHT Westmoreland Branch Office 123 Great George St., Sav-La-Mar
- MONYMUSK BIDS NHT Clarendon Branch Office 55 Manchester Avenue, May Pen

The NHT reserves the right to reject any/ all applications and *NHT reserves the right not to award a contract to any party with whom it is currently in litigation or with whom it has been previously involved in litigation.*

For further information, please contact:

**Advertising, Marketing & After Sales
National Housing Trust
4 Park Boulevard, Kingston 5
Tel: 876-929-6500-9, Ext. 7271**

**1-888-CALL-NHT
(2255-648)
www.nht.gov.jm**

PROPERTY OVERVIEW

MONYMUSK, CLARENDON

Monymusk is a large estate in the plains of Clarendon located along the main road leading from May pen to Lionel Town and carries a high volume of commuter traffic. Over the years, large tracts of lands in this area have been taken out of sugar cane production and subdivided to provide housing solutions in an attempt to satisfy the growing demand for residential properties. JAMALCO Alumina plant and Vere Technical High School are also permanent features of this location.

Neighbouring residential communities include Hayes Savannah, Hayes New Town, Monymusk Housing Development and Bowens. The May pen leg of Highway 2000 makes the area very accessible and encourages the development of more residential communities which will drive and sustain commercial activity in the area.

Market Profile

There is growing demand for residential lots in Clarendon as improvements have taken place in the transportation network and has decreased the travel time to Kingston. The Highway 2000 uplink is within 10 to 15 minutes drive at Mineral Heights where there is also commercial expansion in progress.

The subject lots forms part of the Monymusk development and are designated as the supporting commercial lots for development. However, like with other development in relatively close proximity to a major parish capital, these lots tend to match the pace of the residential developments. Notwithstanding, there are certain industries which would benefit tremendously from the residential developments. Industries such as hardware, beauty and barber, haberdasheries, and confectionaries are poised for immediate take-off.

Details for the property available for divestment are as follows:

Lot #	Details	Zoning
Lot # 918B	approx. -7,985 m ²	reserved for commercial use
Lot # 918C	approx. -8,093 m ²	reserved for commercial use
Lot # 918D	– approx. - 4,047 m ²	reserved for church / commercial use
Lot # 920B	approx. - 15,782 m ²	reserved for commercial use
Lot # 920C	approx. - 8,093 m ²	reserved for commercial use
Lot # 920D	approx. - 8,932 m ²	reserved for commercial use

PROPERTY COMPARISON GUIDE

The following sales comparison for properties sold can be used as a guide to help in arriving at a bid amount.

	Trinity, St. Mary	Paradise Pen, Westmoreland
Reference	1293/0586	1572/370
Year of Sale	2013	2023
Land size	5,789.53 m2	1,060 m2
Sale Amount	\$13M	\$15M
Zoning	Commercial	Commercial

FROME. WESTMORELAND

The Albany / Meylersfield lands of the Frome Estate are bordered by several rural communities such as little London, Llandilo and Savanna-la-mar. Apart from some ornate and imposing residences along the Little London main road, most households are in the low to lower-middle income grouping. Property ownership in the location is usually family oriented and sites tend to have more than one household on them. All primary infrastructure is in place and are in good condition. Several lots have been improved with single-storey and even substantial two-storey structures.

In addition to there being above-average infrastructure, the scheme's close proximity and easy access to Little London and Savanna-la-mar is a primary factor that can be attributed to demand.

Market Profile

Located between two economic centres, the Albany Housing development project targets a wide underserved segment of the residential market and would most likely appeal to prospective commercial developers.

The properties fall within the environs and influence of Savanna-la-mar, the major urban centre in the south western section of the country which serves the lesser but growing urban centre of Negril. Tourism based in Negril has become an important activity, but the vast potential with its spin-off for goods and services associated with the sector is still not fully developed. However, the location has been assuming greater importance in terms of commercial and financial services as well as distribution, but development has not been at a rapid pace particularly with the hope for a push in the south cost tourism. Little London and environs is on the important route linking the Negril Resort area with Savanna-la-mar, which is the main urban centre serving the resort town.

Details of the property are as follows:

Lot #	Details	Zoning
Lot # 666	Vol. 1090 / Folio 851 approximately – 1,679 sq. m (18,072.75 sq. ft.)	Church / Commercial
Lot # 667A	Vol. 1090 / Folio 851 approximately – 1,180 sq. m (12,701.52 sq. ft.)	Commercial
Lot # 667B	Vol. 1090 / Folio 851 approximately – 1,691 sq. m (18,201.92 sq. ft.)	Commercial
Lot # 667C	Vol. 1090 / Folio 851 approximately – 2,643 sq. m (28,449.25 sq. ft.)	Commercial

PROPERTY COMPARISON GUIDE

The following sales comparison for properties sold recently can be used as a guide to help in arriving at a bid amount.

	Golden Grove, St. Thomas	Morant Bay St. Thomas	Paradise Pen, Westmoreland
Reference	1179/ 472	1410 / 71	1572/370
Year of Sale	2016	2015	2023
Land size	1,315.228 m2	1,108.02 m2	1,060 m2
Sale Amount	\$5M	\$3.95M	\$15M
Zoning	Commercial	Commercial	Commercial

Evaluation and Qualification Criteria

EVALUATION AND QUALIFICATION

Eligibility

1. Bids relating to the Sale of Commercial Property/ Lots/ Units shall be accepted from employed, self-employed and entities that operating in Jamaica.

Qualification

1. Duly completed Commercial Property Bid Letter with required documents
 - a. statement or letter from financial institution, NOT OLDER THAN SIX MONTHS, stating the:
 - i. Proposer's name
 - ii. Currency of the funds
 - iii. Account balance

Please Note that the account balance must be able to cover the following:

- ✓ Required deposit - (the minimum deposit is 15% of the purchase price proposed)
- ✓ Related costs - (estimated at 3% of the proposed price)
- ✓ Balance on the Sale Price.

Note:

Bidders will have to meet the qualification requirements as set out for a financial assessment of their bid to be considered.

Financial

1. All bids must be in Jamaican Dollars
2. Highest bid price for the property.
3. Earliest bid received where a tie breaker is needed.

Award Criteria

1. Bids must have met the eligibility and qualification requirements
2. A bid can be submitted for more than one Lot. Please note that a Bid Letter **MUST** be completed for each Lot to which a bid is being submitted.
3. Bids received will be ranked by amount and the order in which they are received.
4. Any Bidder that has submitted the highest bid for more than one Lot will have the right of first refusal for any of these Lots.
5. Following the right of first refusal, the next ranked bidder will be offered the one
6. A bidder that has submitted the highest bid for a Lot may reject the award and withdraw their bid. Such bidder would not be eligible for award of any other Lot that was advertised.
7. The ranked bids will be evaluated until all the Lots have been awards

8. In addition to being the highest bid submitted for the property, this bid **MUST** be within a margin of 15% of the Market Reserved Price for it to be considered. The Market Reserved Price shall be determined by averaging the market value of the property as given by two independent Chartered Valuation Surveyors.
9. Earliest bid received where a tie breaker is needed will be considered as the preferred bid.
10. The NHT reserves the right to reject any/ all applications
11. Bids must remain valid for one hundred and eighty (180) days after the submission date, i.e. until: October 12, 2025

Bidding

Forms

- Commercial Property Bid Form
- Bidder Profile

INSTRUCTIONS

- **This form should be used to submit a bid (an offer to purchase) for a Commercial Property being sold by the NHT.**
- **COMPLETE FORM IN BLOCK LETTERS. (N.B. Please initial any change made to the completed form)**

YOUR BID WILL BE DISQUALIFIED IF YOU DO NOT COMPLY WITH THESE INSTRUCTIONS

PLEASE SUBMIT THE FOLLOWING DOCUMENTS WITH THIS COMPLETED ORIGINAL bid LETTER

- A.** Statement or letter from financial institution, NOT OLDER THAN SIX MONTHS, stating the:
- ✓ Proposer's name
 - ✓ Currency of the funds
 - ✓ Account balance

Please Note that the account balance must be able to cover the following:

- ✓ Required deposit - (the minimum deposit is 15% of the purchase price proposed)
- ✓ Related costs - (estimated at 3% of the proposed price)
- ✓ Balance on the Sale Price.

If any portion of the bid amount will be covered by a mortgage. please submit:

- B.** THE ORIGINAL: Mortgage pre-approval letter from a financial institution NOT OLDER THAN SIX MONTHS

NOTE: The following persons are not allowed to bid for Commercial property sold by the NHT:

- NHT staff members, their spouses or extended family members of NHT staff
- NHT Board members, their spouses or extended family members of the NHT Board
- Staff of contracted external agencies, their spouses and extended family

Bid Validity

Bids must remain valid for one hundred and eighty (180) days after the submission date, i.e. until: October 12, 2025

COMMERCIAL PROPERTY BID FORM

COMPLETE FORM IN BLOCK LETTERS. (N.B. Please initial any change made to the completed form).

Date _____

BIDDERS INFORMATION

A. Bidder's name and mailing address	
B. Bidder's current legal status (e.g., corporation, limited liability company, partnership, or sole-proprietorship/ self-employed)	
C. Bidders Taxpayer Registration Number (TRN)	
D. If Bidder is a corporation, limited liability company or partnership: - Contact person's name - Title - Telephone number - e-mail address - Copy of a valid Certificate of Incorporation of the company OR Certificate of Registration for partnership	
E. Signature of Bidder (if Bidder is an entity, the signature and title of the individual authorized to sign on such entity's behalf).	
Please provide complete answers to all questions below by placing a tick in the appropriate box.	
1. Are you a member of staff of the NHT or related to any member of staff of the NHT? [] YES [] NO	
2. Are you a member of staff of NHT's contracted External Agencies or related to any member of staff of NHT's contracted External Agencies? [] YES [] NO	
3. The purchase will be financed by [] - Mortgage – Other financial institution [] - Cash or Other source	
4. Enclosed please find [] - Pre approval letter from financial institution if purchase is being financed by a mortgage [] - Documentary evidence of availability of funds	



Selection Committee
National Housing Trust
4 Park Boulevard,
Kingston 5

Dear Sirs:

I/We _____ and _____
[Name of Proposer (A)] *[Name of Proposer (B)]*

hereby submit a bid for property located at: _____

(Full Property Address as advertised)

in an amount of _____
(Bid amount in words)

(J _____)
(Bid amount in figures)

I/We may be contacted at

[Mailing Address of Bidder (A)]

[Mailing Address of Bidder (B)]

Telephone number _____ (H) Telephone number _____ (H)
_____ (W) _____ (C) _____ (W) _____ (C)

TRN _____ TRN: _____

Email: _____ Email: _____

Signature of Bidder (A)

Signature of Bidder (B)



BIDDER PROFILE FORM

SECTION A: FIT AND PROPER

(TO BE COMPLETED BY THE BIDDER (if Sole Proprietor/ Self-Employed) OR PRINCIPAL OF THE COMPANY)

It is understood and agreed that the information submitted herein is to be used by the Government of Jamaica (hereinafter referred to as the “Government”) and the National Housing Trust (hereinafter referred to as the “Trust”) in helping to establish a character reference in line with the submitted bid. The bidder gives the Government of Jamaica and the National Housing Trust the right to check and verify all the information given in this document.

Name of Bidder	
Mailing Address:	
Email Address:	
Telephone #	
Alternative Contact Person Name & Telephone #:	
Relation to Bidder	

USE ADDITIONAL PAGES WHERE NECESSARY

1. Have you ever held a leadership position in an organization that has filed for bankruptcy, or have you personally filed for bankruptcy? Yes No. Please provide details:

2. Have you ever been charged with or convicted of an offense involving dishonesty, either in Jamaica or elsewhere? Yes No. Please provide details:

3. Have you ever been sued personally, or has any organization or business you are associated with as a partner, director, or manager been sued? Yes No. Please provide details:

4. Have you ever been dismissed or asked to resign from any office or employment due to engaging in any business practice that appears to be deceitful, oppressive, or otherwise improper, either in Jamaica or elsewhere? Yes No. Please provide details:

SECTION B: FIT AND PROPER

5. In connection with the formation or management of any partnership, business undertaking, or corporation, have you been found civilly or criminally liable for any fraud, misfeasance, or other misconduct towards that corporation or any member or customer thereof, either in Jamaica or elsewhere? Yes No

Please provide details:

6. Have you ever been convicted of an offense under any tax laws in Jamaica or elsewhere?

Yes No

Please provide details:

7. What is the intended use of property for which a bid was submitted?

Please provide details:

8. Provide the name of two persons who will be able to provide character reference for the bidder. Please note that the reference will be contacted by the NHT to confirm the character reference.

Name of Bidder OR Principal Director and Name of Entity:

Address:

Telephone Number: _____

Email: _____