

Greater Bernard Lodge

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Government of
Jamaica Competitive
Divestment.

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10/10/2020	12:00	101	OK





**DEVELOPMENT &
OPPORTUNITY
FOR ALL**



We have seen developments like this in Jamaica before, but this one is slightly different, because it is a mix of agriculture development, light industry, industrial agriculture, urban township development and social infrastructure and some very creative environmental and recreational space development as well,” -

MOST HON ANDREW HOLNESS, ON, PC
PRIME MINISTER



TIMELINE



GREATER BERNARD LODGE

2018

CABINET APPROVAL

In March 2018 Cabinet first approved the Greater Bernard Lodge Development Master Plan

2019

PM ORDERS REVIEW

In April 2019, the Most Honourable Prime Minister instructed that the Development Master Plan be reviewed.

2020

REVISED PLAN APPROVED

In January 2020, Cabinet approved the revised Development Master Plan.



BERNARD LODGE

2020

RELOCATION BEGINS

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The Government begins the relocation and compensation of farmers in March 2020.

2021

DIVESTMENT BEGINS

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In Jan 2021, SCJ Holdings & Development Bank of Jamaica tasked to lead Competitive Divestment of lands.

2021

PM TOURS BERNARD LODGE

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In June the MHPM Andrew Holness, toured the Development Master Plan. The Competitive Divestment Process was also launched.

Investment Opportunities

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The Greater Bernard Lodge Development Master Plan's vision is to create and sustain a vibrant resilient community and to protect its character and longevity, while tackling the challenges of affordable housing, transportation, access to jobs and services.



Over 1000+ Acres of land within the Greater Bernard Lodge Master Plan has been dedicated to the development of residential solutions.

COMING SOON

COMPETITIVE DIVESTMENT PROCESS FOR LANDS IN THE GREATER BERNARD LODGE DEVELOPMENT



RESIDENTIAL LOTS AVAILABLE:

Residential lots - Townhouses:
74.7 Acres

Residential lots - Detached:
1,090.5 Acres

Total: 1,165.2 Acres



(876) 929-4000 • bernardlodgeja.com

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Masterplan Outline

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The Master Plan includes 1438.47 acres devoted to detached residential housing, 74.65 acres for townhouses and 37.58 acres for Mixed Used development.

165.1 acres will be divested for Light Industrial development in accordance with the Development Master Plan. Blocks for Social Services and Open Spaces are also included within the development.

The Master Plan also includes over 3000 acres devoted to Agricultural use which has been leased to medium and small farmers. The Prime Minister has tasked the SCJH to ensure that idle leases are revoked to provide persons with the desire to put the land to productive use the opportunity to do so.

The divestment of lands within the Greater Bernard Lodge Development will be by way of a public competitive process, open to all qualified persons and entities, both here and internationally.

The process will be supervised by an Enterprise Team, appointed by the Cabinet, which is chaired by Mr. Linval Freeman, a chartered accountant and will be managed by the Development Bank of Jamaica Limited.

Development & Opportunity For All. That Includes You!



It will probably be the most modern agricultural facility in Jamaica with the ability to [not only] grow and produce, but to process as well. It will be integrated with agriculture that is now taking place with small and medium enterprises."

- MHPM Andrew Holness, ON, PC, MP

Prime Minister, the Most Hon. Andrew Holness, has reassured that housing and agriculture are being equally prioritised under the Greater Bernard Lodge Development in St. Catherine.

Mr. Holness reiterated that while 15,000-16,000 housing solutions were programmed for construction, approximately 1,300 acres of land would be reserved for small and medium size farmers, adding that the development would also incorporate light industrial and agricultural activities.



Housing Development

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Qualified Developers are being sought to participate in a competitive divestment process for residential blocks within Greater Bernard Lodge.

Detached Housing

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1438.47 acres of land within the Greater Bernard Lodge Development Master Plan has been earmarked to the development of Detached Housing Units.

Townhouses

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74.65 acres of land within the Development Master Plan has been earmarked for Townhouses.

These blocks along with the allocations for detached housing combines to give a total of 1513.12 acres of residential blocks.



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Light Industrial Development

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Qualified Developers are being sought to participate in a competitive divestment process for Light Industrial blocks within Greater Bernard Lodge.

Light Industrial Opportunities

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Rapid urbanization and population increase in the Kingston Metropolitan Region (KMR) has led to a demand for the development of sustainable communities to provide housing, social, cultural and employment options for the ever-increasing population. The GBL is considered ideal for a multitude of reasons, not the least of which is its close proximity to the KMR, which includes Kingston, urban Saint Andrew, Portmore and Spanish Town. Out of all the parishes, (with the exception of Kingston and Saint Andrew), Saint Catherine shows the most potential for urban development.

The first phase (Phase 1) of the divestment process will involve the acceptance of applications in relation to select Residential (Detached and Townhouse) and Light Industry Development Blocks.



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Instructions to Prospective Bidders

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The Prospective Bidder will indicate via email to info@bernardlodgeja.com their interest to acquire any land in the RFP. The Prospective Bidder must state which RFP Document they are interested in i.e. Residential RFP or Light Industrial RFP.

The cost to purchase the RFP document is US\$100 or the Jamaican equivalent as determined by the day's Weighted Average Spot Sales Rate. The Prevailing Exchange Rate can be found on the Bank of Jamaica's website: <https://boj.org.jm/market/foreign-exchange/daily-fx-spot-trading-summary/>.

Please see below for details on the bank account to which the funds are to be remitted.

Payee Bank Account Name:	SCJ Holdings Limited
Payee Street Address:	Lot 12 Innswood, Old Harbour Road
City/State, Country or Province/Country:	Old Harbour Road, St. Catherine
Bank Account Number:	474395979
Bank Name:	National Commercial Bank Jamaica Limited
Bank Street Address:	NCB Atrium, 32 Trafalgar Road, Kingston 10
City/State, Country or Province/Country:	Jamaica
Account Type and Denomination:	Savings Account and USD
Bank/Transit Code and Branch Code:	JNCBJMKX 000470779

By way of return email, the Prospective Bidder should reply using the same email thread with the evidence of payment.

The Prospective Bidder will be given access to the Virtual Data Room (VDR) within 48 hours of providing the evidence of payment. The Government of Jamaica (GOJ) has established a web-based VDR for the purpose of providing Prospective Bidders access to certain information and documents related to the Privatisation of the Greater Bernard Lands (the "Project").



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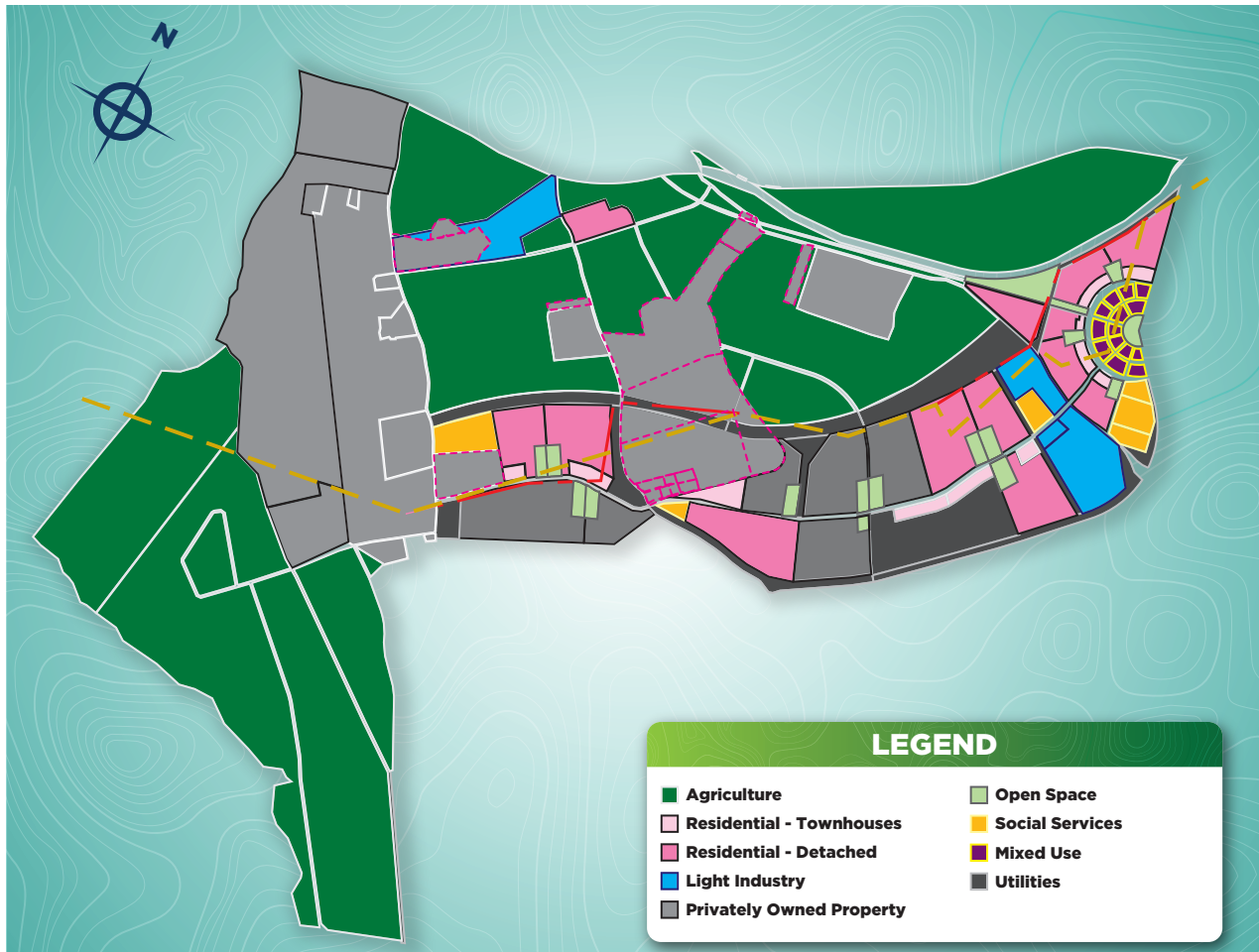
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Master Plan Development

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Follow Us:

For More Updates.

Contact the Development Bank of Jamaica or SCJ Holdings Limited for more details on the Greater Bernard Lodge Divestment Process.



@BernardLodgeja



www.BernardLodgeja.com



Info@bernardlodgeja.com

Get In Touch With Us

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For More Information on the Greater Bernard Lodge Development Master Plan and the Divestment Process, contact the Development Bank of Jamaica or the SCJ Holdings Ltd.



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