



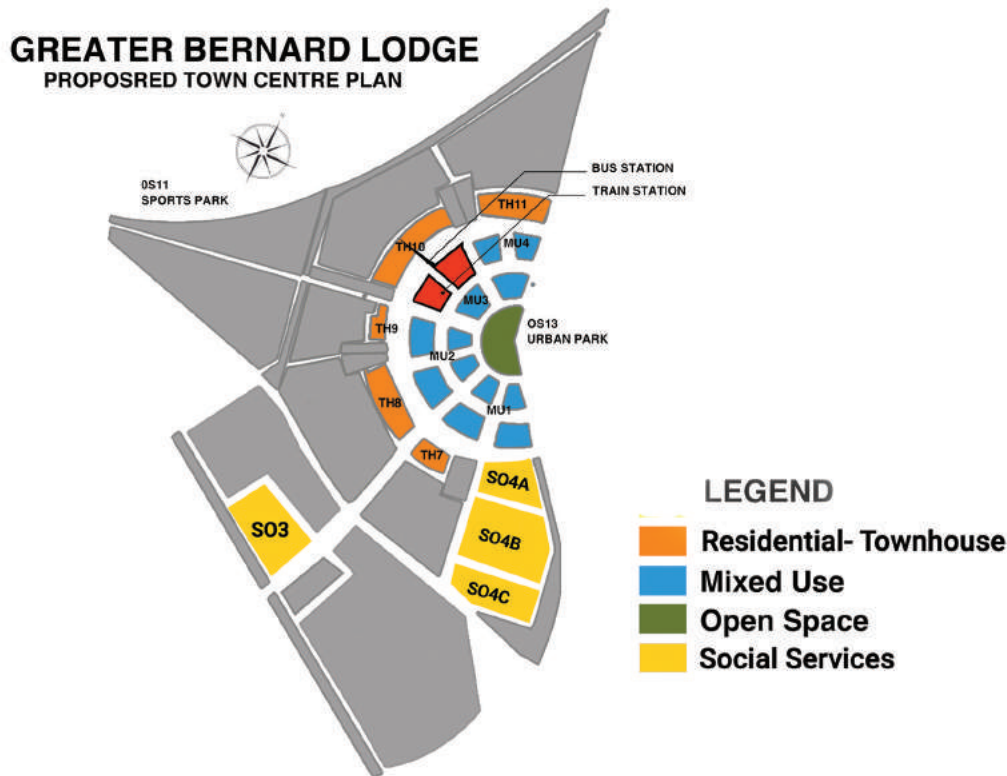
**GREATER BERNARD LODGE**

# **OVERVIEW**

# **URBAN TOWN CENTRE**

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# GBL URBAN TOWN CENTRE OVERVIEW & PROPOSAL



## Project Overview

Overall, the proposed development presents an opportunity to create a truly dominant and integrated hub for the area that could serve as the capital of Portmore and its financial, entertainment/cultural and educational centre amongst others. The major social services to be incorporated as part of the Urban Town Centre (UTC) will include education (government-owned schools and library), security (police and fire stations), health care (hospital) and entertainment (sports facility and cultural site). Overall, the UTC is expected to be a place where people work, shop, eat, drink, live and play.

## URBAN TOWN CENTRE

The Urban Town Centre (UTC), is envisaged to be a transit-oriented district with a high-density mixed-use community. The designated location of the UTC will be to the eastern section of the project area. The UTC is expected to be a truly defined central hub, with strategically placed commercial developments and social services that will run alongside the residential clusters. The UTC will be supported by a multimodal transportation system to promote connectivity to other urban centres, which will support the formation of an urban network. The objective is to create a sustainable and efficient interchange which will enable seamless mobility, travel, efficiency, user satisfaction and improved performance of the interchange.

## SIZE OF LOCATION

NAME	AREA (MU <sup>2</sup> )	AREA (ACRES)	AREA (HECTARES)
MU1a	8,020.30	1.98	0.80
MU1b	8,020.30	1.98	0.80
MU1c	14,242.36	3.52	1.42
MU1d	14,233.90	3.52	1.42
MU2a	8,020.30	1.98	0.80
MU2a	8,020.30	1.98	0.80
MU2c	14,242.36	3.52	1.42
MU2d	14,242.36	3.52	1.42
MU3c	9,306.56	2.30	0.93
MU4a	12,022.67	2.97	1.20
MU4b	10,154.09	2.51	1.02
MU4c	10,182.00	2.52	1.02
TH7	12,126.94	3.00	1.21
TH8	21,775.98	5.38	2.18
TH9	7,114.19	1.76	0.71
TH10	26,123.33	6.45	2.61
TH11	25,179.59	6.22	2.52
OS13	20,670.01	5.11	2.07
Total lands available	243,697.54	60.22	24.35

The Purchaser will bear a proportionate share of the infrastructure costs or impact fee with such proportion calculated in accordance with the formula:

$$\frac{(\text{hectares purchased}) \times \text{infrastructure costs}}{(\text{area of relevant lands in hectares})}$$

A deposit of 10% of the impact fee is payable on the execution of the agreement for sale.

The Purchaser agrees that it will on completion, become a member of the Greater Bernard Lodge Development Limited, a company limited by guarantee without a share capital incorporated under the Companies Act of Jamaica to be the vehicle by which the commencement and completion of the infrastructure works may be carried out.

Along with the plans for the development of light industry, commercial properties, public facilities, and green and open spaces, the GBL development is expected to provide approximately 16,000 residential units with an expected 72,000 occupants.

The cost of the RFP document is USD \$100 and may be accessed by sending an email to [info@bernardlodgeja.com](mailto:info@bernardlodgeja.com). The bid submission deadline is March 3, 2023.

Please note that bidders must submit a single bid for all blocks that are in the RFP.