

PARLIAMENT

RESOLVED that Parliament approve the change of the public purpose for which the parcel of land situate at Vaucluse in the parish of Saint Thomas in this Island, more particularly described in the *First Schedule* hereto, was compulsorily acquired by the Crown in accordance with section 5 of the *Land Acquisition Act*, Cap. 228 from the construction of an abattoir to the construction of an administrative office building.

AND FURTHER RESOLVED that Parliament, in accordance with section 5 of the *Crown Lands (Vesting and Disposal) Act*, Cap. 225, approve the lease to Bolt Solutions Inc. of the said land, more particularly described in the *First Schedule* hereto, on the terms and conditions set out in the *Second Schedule* hereto, for the construction of an administrative office building.

APPROVED by the House of Assembly this day of
Two thousand and fifteen.

Speaker

APPROVED by the Senate this day of
Two thousand and fifteen.

President

FIRST SCHEDULE

ALL THAT LAND, the property of the Crown situate at Vaucluse in the parish of Saint Thomas, in this Island and found by survey made and certified on the 14th day of March, 1991 to contain by admeasurement 3.355 hectares or thereabouts and found by recent survey to contain by admeasurement 3.354 hectares or thereabouts Abutting and Bounding on lands now or formerly of Vaucluse Estates Limited, on a public road known as Highway D leading to Porey Spring in one direction and to Shop Hill in the other direction, on a track and on lands now or formerly of Vaucluse Estates Limited or however else the same may abut and bound as shown and delineated on a Plan certified on the 21st day of April, 2015 by Michelle E. St. Clair, Land Surveyor and recorded in the Lands and Surveys Department on the 22nd day of April, 2015 as Plan No. 314/2015.

SECOND SCHEDULE

TERMS AND CONDITIONS:

- (a) The lease shall be for a term of twenty-two (22) years from November 1, 2014 to October 31, 2036.
- (b) The premises shall be leased for the purpose of constructing an Administrative Office Building.
- (c) The Lessee shall not use, permit or suffer the demised premises or any part thereof to be used for any purpose other than for the construction of the Administrative Office Building.
- (d) The land together with all improvements shall be leased back to the Government of Barbados/Sanitation Service Authority.
- (e) The rent for the entire term shall be \$20.00, inclusive of value added tax, payable in advance.
- (f) The Lessee shall be responsible for the cost of development of the site.
- (g) The Lessee shall comply with the *Town and Country Planning Act*, Cap. 240 and all other statutory requirements for building, safety and health throughout the term.
- (h) The Lessee shall keep the Lessor indemnified against all actions or loss arising from its use of the premises.
- (i) The Lessee shall not assign, demise, sublet or otherwise part with possession of any part of the demised premises, without the Lessor's consent.
- (j) The lease shall terminate on the transfer of the ownership of the Administrative Office Building to the Government of Barbados.
- (k) During the term of this lease, the Lessee may encumber its interest in the building and/or the property by way of one or more loans, mortgages or other financing.
- (l) The Lessee shall have the right, without limitation, to assign the rent payments due from the Crown pursuant to the terms of this lease.
- (m) At the end of the lease or its sooner determination, the premises, with improvements, shall pass to the Crown for nil consideration.

ADDENDUM

On the 18th day of January, 1990, the Cabinet agreed that approximately 18.5 acres (7.5 hectares) of land situate at the Vaucluse Plantation in the parish of Saint Thomas, should be acquired for the public purpose of constructing an abattoir. It was subsequently decided that such a large area of land was not required to execute the public purpose. Consequently, the Crown sought to acquire 3.355 hectares or thereabouts instead.

The said parcel of land was acquired under the provisions of the *Land Acquisition Act*, Cap. 228 and became vested in the Crown by virtue of a Notice of the acquisition which was published in the *Official Gazette* on the 2nd day of September, 1991 as Statutory Instrument No. 118 of 1991.

An Abattoir was subsequently constructed in the parish of Christ Church, which obviated the need to construct one at Vaucluse, in the parish of Saint Thomas.

On the 9th day of April, 2015, the Cabinet agreed that the parcel of land situate at Vaucluse in the parish of Saint Thomas, containing 3.354 hectares or thereabouts and described in the *First Schedule* hereto, should be leased to Bolt Solutions Inc. and that the Lease shall be subject to the terms and conditions set out in the *Second Schedule*.

The approval of Parliament is now sought

- (a) for the changing of the public purpose for which the parcel of land, more particularly described in the *First Schedule* to this Resolution, was acquired from "the construction of an abattoir" to "the construction of an administrative office building"; and
- (b) in accordance with section 5 of the *Crown Lands (Vesting and Disposal) Act*, Cap. 225, for the lease to Bolt Solutions Inc. of the said parcel of land, more particularly described in the *First Schedule* to this Resolution, on the terms and conditions set out in the *Second Schedule* hereto, for the construction of an administrative office building.

27/4/2015

LANDS AND SURVEYS DEPARTMENT

Survey Order No: 9/2015

Correspondence No:

Parish of: St. Thomas
Locality: Vaucluse

GRID
NORTH



Barbados

PLAN OF LAND (bordered green)

at VAUCLUSE, ST. THOMAS

containing 3.354 ha.

surveyed for MINISTRY OF HOUSING, LANDS & RURAL DEVELOPMENT

Certified 21st April, 2015

M. E. St. Clair
Michelle E. St. Clair
Land Surveyor

SCALE 1:1000

Distances are in metres
Bearings are referred to Grid North
derived from a previous plan by A. P. Weekes
certified 1991-03-14 and recorded as
DLS#0258/91

○ denotes iron found
○ denotes iron put
● denotes x found on korb unless otherwise stated

Land Tax #: 49.03.01.011

For Lands and Surveys Dept only

RECORDED 3/4/2015

AP