

MOORLAND DEVELOPMENT

JULY 2018



WHITEHOUSE BEACH CLUB

MOORLANDS ESTATE

MOORLANDS MANOR

PALMBROOK ESTATE



COMING SOON

WhiteHouse Beach Club

YOUR INVITATION TO RESORT LIVING



@MOORLANDDEVELOPMENT

876-963-8047 / 876-625-2298

moorlandsestate@yahoo.ca
moorlanddevelopment.com

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GATED COMMUNITY

1/4 ACRE LOTS

24 HOUR SECURITY

UNDERGROUND UTILITIES

CLUB HOUSE & BEACH PARK



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A photograph of two men in construction attire. The man on the left is wearing a blue hard hat, a blue polo shirt, and a high-visibility yellow and green safety vest. He is looking down and to the right. The man on the right is wearing a white hard hat, a light blue button-down shirt, and a high-visibility yellow and green safety vest. He is looking towards the camera. The background is a blurred construction site with orange machinery and earth.

Founded in 2001, Moorland Development has a proven track record in setting new benchmarks with our integrated lifestyle developments and a comprehensive range of services that distinguishes us from traditional Jamaican developers. To date we have assembled a portfolio of landmark development projects and high quality investment assets in Mandeville Manchester (Moorlands Estate and Moorlands Manor) and PalmBrook Estate in Lacovia St Elizabeth projected to enjoy substantial growth in the coming years.

There are several pieces to the development puzzle, and having a good understanding of each will ensure a successful finished product. Our vision is to continue this growth trajectory, whilst remaining highly focused on rigorous analysis and the economic fundamentals of every project to build wealth and provide a hedge against inflation for our investors.

Our growth will be led by where we see the greatest opportunities and we will use the breadth of our expertise and the strength of our clients support to retain flexibility as we see market conditions evolve.

Having won a reputation for not just delivering exceptional, secure, eco-friendly, intelligent design. But also in creating dynamic and cohesive communities and being specialists in property renewal, the team draws on best practicedesign principles, critical thinking and true innovation to create quality, inspirational and one of a kind residential communities.

'The Best of Living, Inspired by Nature' is grounded in our guiding principles of long term master planning, environmental sustainability and protection, and exceptional service.

OUR VISION

To be the leading local provider of eco-friendly, attractive residential communities and other property developments.

OUR MISSION

To provide attractive, eco-friendly and secure residential communities and other developments that exceed the expectations of our customers, deliver superior value to shareholders and establish a benchmark for our competitors of consistent high quality outputs, through excellent service from committed and qualified team.

OUR VALUES

- **Comprehensive Planning** - We focus on long-term master planning and attending to every detail.
- **Thoughtful Stewardship** - We care for the land—both that which is developed and that which is conserved. We strive to build and operate our properties in a sustainable, environmentally sensitive way.
- **Ethical Conduct** - We are honest in our actions and follow through on our commitments. We make good decisions based on long-term goals rather than short-term gains.
- **Exceptional Service** - We provide our customers with memorable experiences.
- **Collaborative Citizenship** - We are active, involved members of our communities and strive to work with stakeholders to address key public policy issues and meet critical needs through our philanthropy.

Board of Directors



Howard Kempton Smalling - Chairman

Howard K. Smalling became a Board member at the inception of the company in 2001. He has been the Chairman of the Board of MDCL for the last nine years, having served as Vice Chairman for four years prior to that. Howard is a retiree from Alumina Partners of Jamaica (ALPART) where he worked as a statistician for over 30 years in the technical department. In addition to MDCL, he serves as a Chairman of the Board of Ocean View Bible camp located in Southfield, St. Elizabeth.



Dalton Wint – Vice Chairman

Dalton Wint was appointed to the Board of MDCL in 2011, and currently serves as Vice Chairman a position he has held for the past three (3) years. As an Electrical Engineer, he was previously employed to WINDALCO as a process operator. He holds a Bachelor of Science (B.Sc) in Electrical Engineering from the University of Technology (UTECH). He is the General Secretary of Jamaica Football Federation.



Carlton Maxwell – Managing Director

Carlton Maxwell has held the post of Managing Director since 2008, prior to that he served as Director and Project Manager upon inception of the Company in 2001. He is a Construction Engineer by profession and holds a BSc. (Construction Engineering and Management) from the University of Technology, Jamaica. He also has project management certification from both PMP and IPMA. Carlton has over 25 years of experience in the building and construction industry. He is also a director at Maxwell Construction Company Ltd since 1989 and a past Director and assistant Treasurer of the St. Elizabeth Co-operative Credit Union. Mr. Maxwell is a Justice of the Peace for the parish of St. Elizabeth and Assistant Treasurer of the St. Elizabeth Chapter of the LMAJ.



Geraldine E. Pinnock – Director

Geraldine Pinnock was appointed to the Board of MDCL in 2005, She was appointed Company Secretary in 2006 and held that position until 2016 when she returned to the position of a director. She is currently a Registrar at Northern Caribbean University (NCU). She has a MBA in Management and over 30 years experience in the bauxite, banking and legal sector. She is a Justice of the Peace and Lay Magistrate for the parish of Manchester.

Board of Directors



Sebrynia Patterson - Finance Director

Sebrynia has served as Finance Director of MDCL since 2008. Prior to that, she was a Director of the Company at its inception in 2001. Sebrynia is an Accountant by profession and has over 18 years' experience in the accounting field. She has a qualification from the Association of Chartered Certified Accountant (ACCA) and is a Fellow Chartered Certified Accountant (FCCA). Sebrynia is currently the Financial Controller at ALPART.



Derek Scott - Director

Derek was appointed a Director of MDCL in 2005. He subsequently held the position of Vice Chairman for six years. Derek, who has a Higher National Certificate in Process & Mechanical Engineering, returned to Jamaica in 1993, where he was employed at Alumina Partners of Jamaica (Alpart) for 16 years. He started at Alpart in the Engineering & Construction Department. During his tenure at Alpart, he served in various positions namely draughtsman, field coordinator, construction superintendent and project administrator. Derek holds a Bachelor's Degree of Business Administration in Project Management.



Fitzgerald Stewart - Director

Fitzgerald has been appointed to the MDCL's Board since June 2009. His current interest is in Agriculture and he owns and operates Stewarts Agri, specializing in the cultivation of coffee, banana and plantain. Fitzgerald was previously employed at ALPART in the capacity of Senior Processing Engineer for nine (9) years; he is currently employed on contractual basis with as a process safety Engineer. He holds a B.Sc. in Chemical Engineering from the University of the West Indies (UWI), St. Augustine, and is certified in Industrial Safety, Project Management and Process Engineer.



Rose Davis Logan LLB, MBA - Company Secretary

Rose Davis-Logan is a commercial attorney at law at a private practise. She has several years of experience in areas of law pertaining to business operation. Her assignment with the Company is to develop and implement governance restructuring initiative as the Company positions itself for greater expansion.

Moorland Development Team

PROJECT MANAGER

Damian Hall



PROJECT TEAM

Tyrone James, Rickardo Salmon, Damian Hall



MARKETING/SALES/PR SUPERVISOR

Jason Baker



MARKETING TEAM

Everol Orr, Jason Baker



SENIOR ACCOUNTANT

Andrea Myrie-Clarke



ACCOUNTING TEAM

Jenise Francis, Andrea Myrie-Clarke, Nicay Burrell-Williams



OFFICE ADMINISTRATOR

Alecia Booth



PROCUREMENT TEAM

Alecia Booth, Stacy-Ann Wright



Moorland Development Team

Jenise Francis, Tyrone James, Nicay Burrell-Williams, Jason Baker

Everol Orr, Alecia Booth

Damian Hall, Andrea Myrie-Clarke, Stacy-Ann Wright, Rickardo Salmon



CHAIRMAN'S STATEMENT



Moorland Development Company, having been established some sixteen years ago has made a significant mark on Real Estate Development in this section of the island. In fact, the "Moorlands Brand" is now well recognized for quality delivery of the highest order. The satisfaction of all our clients is our primary pursuit.

Providers of goods and services are also able to testify about the excellent manner in which the company meets its obligations to them.

As a company, we are mindful of our corporate social responsibilities in particular our obligations for statutory payments. While doing this, our outreach to groups and organisations in our operating areas continues. Particular emphasis is placed on the advancement of our youths. This manifests itself in our contribution to both sports and education. Perhaps some will also point to the impact on infrastructure in some of these areas.

The company looks forward to exciting times as we venture into new areas and new developments.

**H. Kempton Smalling
Chairman**

MANAGING DIRECTOR'S STATEMENT



Since our incorporation as a Private Limited Company in 2001, Moorland Development Company Limited has progressively demonstrated consistent growth in organizational capacity, size, complexity and the variety of the construction works that we undertake.

To date, our Company is regarded by our esteemed customers and partners as a reliable brand that guarantees the delivery of optimum value for any given outlay of investment.

In line with our unswerving quest for growth, Moorland Development profoundly recognizes the significance of the main objectives set forth in the Government of Jamaica's Vision 2030 Growth and Transformation Plan. This Plan aspires to see the nation become the place of choice to live, work, raise families and do business. In this regard, our firm has embarked upon the implementation of a five-year strategic business plan (2017 –2022) that envisions to achieve a multitude of clearly defined corporate core objectives.

With the staunch support of our shareholders we look forward to aligning ourselves with the prevailing pace to be able to meet international construction standards and enhance our market share and increase revenue. This we will achieve through diversifying our business portfolio and building institutional capacity in terms of human resource, construction technology, project management and finance.

I would like to take this opportunity to call on our esteemed employees, customers, suppliers, subcontractors and other stakeholders to keep working together and to contribute to the achievement of our Company's core objectives, so that we remain the developer of choice for gated eco-friendly communities across Jamaica.


Carlton Maxwell
Managing Director



WhiteHouse Beach Club

YOUR INVITATION TO RESORT LIVING





Having successfully developed and marketed our gated Eco-friendly Communities Moorlands Estate and Moorlands Manor in Manchester and PalmBrook Estate in St. Elizabeth. Moorland Development Company Limited continues our drive to reproduce this concept across Jamaica. Providing first-class housing solutions to Jamaicans living here and in the diaspora.

White House Beach Club in Whitehouse, Westmoreland represents an opportunity to expand our concept and business model to take advantage of a need in the resort space and explore a new niche market. Whitehouse is a growing vacation spot for persons wishing to vacation outside of the limelight. In recent years, several properties attracting both Jamaicans and foreigners have been developed in this town.

The property is approximately forty-four (44) acres and is to be developed as a secure, gated residential property. Each lot will be a minimum of $\frac{1}{4}$ acre and will be sold with approved building plans. There will be distinctive designs for the units based on the location, shape, size and view of the sunset and beach. The approximate house size will be 2500 square feet.

Purchasers of lots at White House Beach club will have six (6) house designs to choose from at the time of purchase. Thereafter, they will have five (5) years to complete construction of the house. The property will be divided into phases for ease of construction, so that purchasers will select a lot based on their construction timeline. This is to allow for a structured build within the community, allowing lot owners building in the earlier phase to enjoy the benefits of their vacation/retirement home, without the inconvenience of heavy construction taking place around them.

Moorland Development will be responsible for the construction of all houses within the development and will require the purchaser to sign their building contract at the time of buying the lots. The contract will include the expected start time and cost to construct quoted in United States Dollars. The construction will then be executed as per contract.

White House Beach Club is in close proximity to the famous Sandals Whitehouse Resort (Now Sandals South Coast) and will be marketed as a possible Air, Bed and Breakfast destination. Our vision is to provide persons with first class beach access and sunset view that will serve as the perfect retirement home or investment property for vacationers wanting to enjoy the best of Jamaica without the confines of the all-inclusive model.

On completion, White House Beach Club will be fully secured with controlled access, perimeter fencing, CCTV cameras, two recreational parks, hard courts and a beach park, boasting, clubhouse, restaurants, fresh water swimming pool and a bathing beach. The infrastructure will feature underground utilities, concrete sidewalks, grass verge, covered drains and trees and shrubs along all roadways.

All units will be outfitted with a solar water heater. Lot owners will be encouraged to incorporate solar panel to provide alternate power supply and re-cycled treated waste water for use in irrigating their lawns and gardens.

The projected start date for this development is April 2018. We anticipate completing all infrastructure works by July 2019 and have splinter titles available by September 2019. The completion timeline inclusive of amenities and homes is December 2024.



GATED COMMUNITY

1/4 ACRE LOTS

24 HOUR SECURITY

UNDERGROUND UTILITIES

CLUB HOUSE & BEACH PARK

Fishing – Jet Ski – Water Ski
Catamaran Tour – Swimming Pool
Restaurant – Over Water Deck
Gym





TIMELINE

AVAILABLE
FOR
SALE

SPLINTER
TITLE

APRIL
2018

SEPT
2018

JUNE
2019

JULY
2019

DEC
2024

START DATE

INFRASTRUCTURE
WORKS
COMPLETION

COMPLETION
OF HOMES &
AMENITIES

LUNAR SANDS

YOUR INVITATION TO RESORT LIVING



WhiteHouse Beach Club

DESIGNS – FEATURES

SWIMMING POOL* OPTIONAL

GOURMET KITCHEN WITH STAINLESS STEEL APPLIANCES

PORCELAIN TILES / HARDWOOD FLOORS

VENETIAN PLASTER / KNOCK DOWN

LUNAR SANDS

YOUR INVITATION TO RESORT LIVING

TOTAL FLOOR AREA: 2600 SQ FT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GROUND FLOOR

- | | |
|----------------|-------------------------------|
| 1. Garage | 5. Bathroom _(half) |
| 2. Laundry | 6. Bedroom 1 |
| 3. Kitchen | 7. Bathroom 1 |
| 4. Dining Room | 8. Living Room |

FIRST FLOOR

- | |
|---------------------------------|
| 1. Bedroom _(master) |
| 2. Bathroom _(master) |
| 3. Bedroom 2 |
| 4. Bathroom 2 |

SOLAR WINDS

YOUR INVITATION TO RESORT LIVING



WhiteHouse Beach Club

DESIGNS - FEATURES

15

- SWIMMING POOL* OPTIONAL
- GOURMET KITCHEN WITH STAINLESS STEEL APPLIANCES
- PORCELAIN TILES / HARDWOOD FLOORS
- VENETIAN PLASTER / KNOCK DOWN

SOLAR WINDS

YOUR INVITATION TO RESORT LIVING

TOTAL FLOOR AREA: 2600 SQ FT



GROUND FLOOR

- | | |
|----------------|----------------|
| 1. Garage | 5. Bathroom 1 |
| 2. Laundry | 6. Bedroom 1 |
| 3. Kitchen | 7. Pool Area |
| 4. Dining Room | 8. Living Room |

FIRST FLOOR

- | |
|---------------------------------|
| 1. Bedroom _(master) |
| 2. Bathroom _(master) |
| 3. Bathroom 2 |
| 4. Bedroom 2 |

SUNDANCE

YOUR INVITATION TO RESORT LIVING



WhiteHouse Beach Club

DESIGNS – FEATURES

SWIMMING POOL* OPTIONAL

GOURMET KITCHEN WITH STAINLESS STEEL APPLIANCES

PORCELAIN TILES / HARDWOOD FLOORS

VENETIAN PLASTER / KNOCK DOWN

SUNDANCE

YOUR INVITATION TO RESORT LIVING

TOTAL FLOOR AREA: 2350 SQ FT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GROUND FLOOR

- | | | |
|----------------|--------------------|--------------|
| 1. Garage | 5. Living Room | 9. Pool Area |
| 2. Laundry | 6. Bathroom (half) | |
| 3. Kitchen | 7. Bathroom 1 | |
| 4. Dining Room | 8. Bedroom 1 | |

FIRST FLOOR

- | | |
|----------------------|---------------|
| 1. Bedroom (master) | 5. Bathroom 2 |
| 2. Bathroom (master) | |
| 3. Atrium | |
| 4. Bedroom 2 | |

STAR FALL

YOUR INVITATION TO RESORT LIVING



WhiteHouse Beach Club

DESIGNS – FEATURES

SWIMMING POOL* OPTIONAL

GOURMET KITCHEN WITH STAINLESS STEEL APPLIANCES

PORCELAIN TILES / HARDWOOD FLOORS

VENETIAN PLASTER / KNOCK DOWN

STAR FALL

YOUR INVITATION TO RESORT LIVING

TOTAL FLOOR AREA: 2550 SQ FT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GROUND FLOOR

- | | |
|-------------------------------|----------------|
| 1. Garage | 5. Kitchen |
| 2. Laundry | 6. Dining Room |
| 3. Living Room | 7. Rear Deck |
| 4. Bathroom _(half) | 8. Pool Deck |

FIRST FLOOR

- | | |
|---------------------------------|--------------|
| 1. Bedroom _(master) | 5. Bedroom 2 |
| 2. Bathroom _(master) | |
| 3. Bedroom 1 | |
| 4. Bathroom 1 | |

WINTER MOON

YOUR INVITATION TO RESORT LIVING



WhiteHouse Beach Club

DESIGNS – FEATURES

SWIMMING POOL* OPTIONAL

GOURMET KITCHEN WITH STAINLESS STEEL APPLIANCES

PORCELAIN TILES / HARDWOOD FLOORS

VENETIAN PLASTER / KNOCK DOWN

WINTER MOON

YOUR INVITATION TO RESORT LIVING

TOTAL FLOOR AREA: 2550 SQFT



GROUND FLOOR

- 1. Garage
- 2. Laundry
- 3. Kitchen
- 4. Bathroom_(half)
- 5. Dining Room
- 6. Living Room
- 7. Pool Area

FIRST FLOOR

- 1. Bedroom_(master)
- 2. His/Her Closet
- 3. Bathroom_(master)
- 4. Bathroom 1
- 5. Bedroom 1
- 6. Bedroom 2

SUMMER SAILS

YOUR INVITATION TO RESORT LIVING



WhiteHouse Beach Club

DESIGNS – FEATURES

SWIMMING POOL* OPTIONAL

GOURMET KITCHEN WITH STAINLESS STEEL APPLIANCES

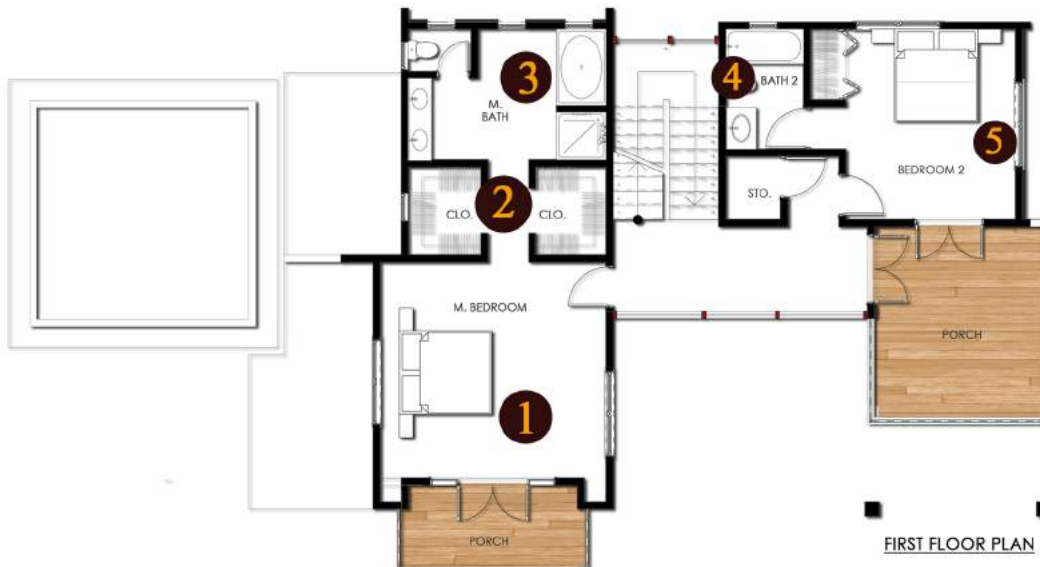
PORCELAIN TILES / HARDWOOD FLOORS

VENETIAN PLASTER / KNOCK DOWN

SUMMER SAILS

YOUR INVITATION TO RESORT LIVING

TOTAL FLOOR AREA: 2600 SQ FT

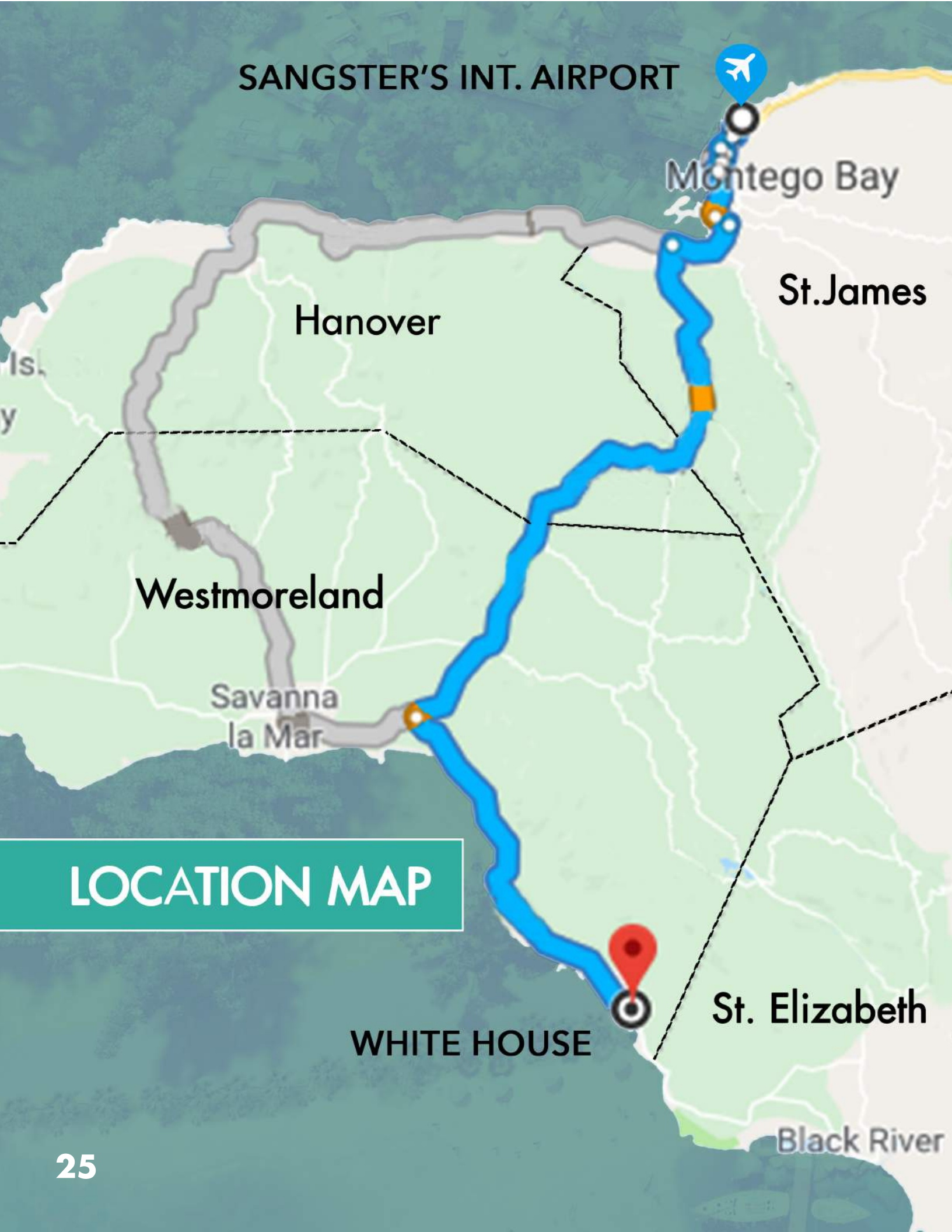


GROUND FLOOR

- 1. Garage
- 2. Bathroom_(half)
- 3. Kitchen
- 4. Bathroom 1
- 5. Bedroom 1
- 6. Dining Room
- 7. Pool Deck

FIRST FLOOR

- 1. Bedroom_(master)
- 2. His/Her Closet
- 3. Bathroom_(master)
- 4. Bathroom 2
- 5. Bedroom 2



SANGSTER'S INT. AIRPORT



Montego Bay

Hanover

St. James

Westmoreland

Savanna
la Mar

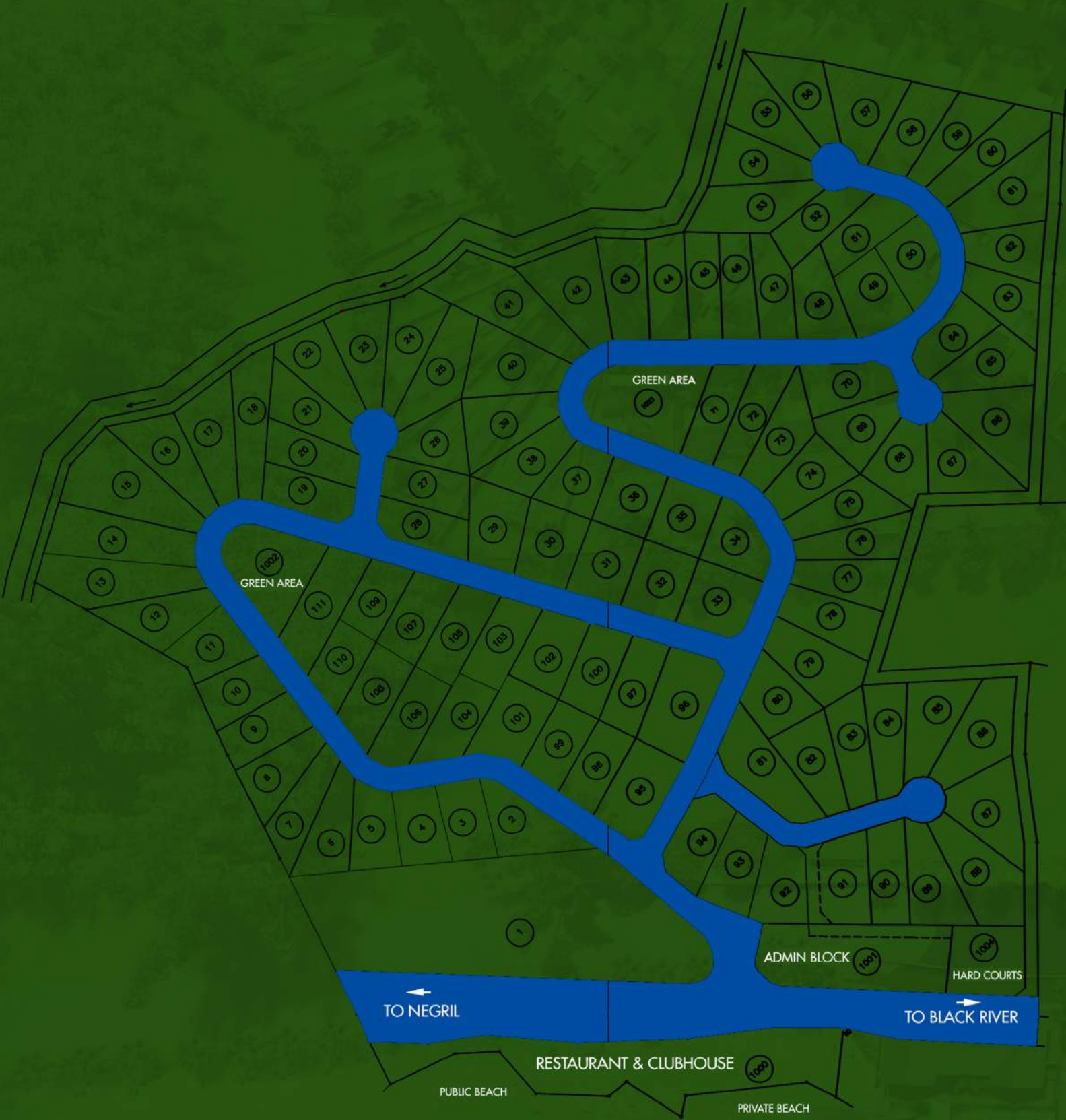
LOCATION MAP

WHITE HOUSE

St. Elizabeth

Black River

SITE PLAN





SITE PLAN/LOCATION MAP



WhiteHouse Beach Club




MOORLAND
DEVELOPMENT
The Best of Living. Inspired by Nature



PURCHASING A LOT

STEPS TO PURCHASING A LOT

1 Visit the Property

Visit one of our communities (or have someone you trust view the lots on your behalf if you are unable)

Identify an available lot you wish to purchase.

2 Fact File

For PalmBrook Estate **JMD \$50,000 non-refundable processing fee.**

For White House Beach Club, Pay **JMD \$100,000 non-refundable processing fee.**

Fill out a fact file for the lot you selected.

Fact files can be completed at our office or online at our website
<http://www.moorlanddevelopment.com/FactFileForm-Fillable7F.pdf>

3 Sale and Maintenance Agreements

A sale and maintenance agreement will be sent to you or your attorney within seven (7) days of receipt of your completed fact file and processing fee.

You will have fourteen (14) days to review, sign, and return the agreements.

4 Construction Contract (WHITEHOUSE BEACH CLUB)

A construction contract will be sent to you and your attorney along with your sale and maintenance agreement, within (7) days of receipt of your completed fact file and processing fee.

You will have fourteen (14) days to review, sign, and return the agreements.

PURCHASING A LOT

5 Deposit

[CASH TRANSACTION] A deposit of twenty-five percent (25%) of the cost of the lot is required.

[MORTGAGE] A deposit of the difference between the cost of the lot and the loan is required. **E.g. If the financing is 90% of the cost of the lot then a deposit of 10% of the cost of the lot is required.**

6 Purchase Completion

The transaction is estimated to take ninety (90) days to complete after the deposit is made.

DOCUMENTS REQUIRED

1. Proof of Funds
2. Pre-approval Letter from Financial Institution **[MORTGAGE]**.
3. Hypothecation Letter from Financial Institution **[CASH TRANSACTION]**
4. Valid Photo ID
5. Proof of Address (E.g. **A Current Utility Bill**)



PALMBROOK ESTATE

Moorland Development Company Limited takes our tag line "The Best of Living Inspired by Nature" to Lacovia St. Elizabeth and introduces our latest gated eco-friendly residential community, with 1/4 - 3/4 Acre lots, **PalmBrook Estate**.





SHOPPING & LIFESTYLE



Located less than 30 minutes from Black River and an even closer 10 minute drive to Santa Cruz PalmBrook Estate is ideally placed between the two major shopping districts in the parish. The Bamboo Avenue, Jamaica Zoo, YS falls and Black River safari surrounds you with exceptional active lifestyle opportunities.

The community's convenient location combined with its amenities makes for a rare combination you won't find in any other community within the parish.





An expansive deck overlooks surrounding trees and tennis courts with foot-paths leading to the sports park which will feature a full size football field and multipurpose hard-courts for tennis, netball and basketball and more...

CLUBHOUSE & SPORTS PARK

At the heart of PalmBrook Estate will be 6.8 acres for an elegant Victorian style clubhouse and sports park. The Clubhouse, the centerpiece of this exquisitely designed gated community, is a 4,500 square-foot Victorian styled structure with the main level having a spacious great room and kitchen area, ideally suited for any social event or meeting.



PALM PARK & FRUIT ORCHARD

Within the 337 acres of forestry/natural reserve is an elaborate outdoor trail system that winds its way throughout majestic giant palm trees and leads to both natural and man-made private lakes.



The private lakes will be well stocked for the avid fisherman or create great family bonding experiences as children get a chance to discover the great outdoors and a new hobby. Share in the moment when they land their first catch or as they end up skipping stones across the lake instead of casting their line.

Now selling Phase 3

1/4 to 3/4 Acre Lots



Situated on 377 acres amid the panoramic natural beauty of the Lacovia plains and set against a backdrop of the Santa Cruz mountains PalmBrook Estate is an exciting, picturesque, gated, eco-friendly community.



Titles Available for Phases 1 and 2

As one of the world's fastest growing tourist destinations, Jamaica's south coast is theming with lifestyle activities and is home to a variety of major tourist attractions.

Experience the diverse cuisine, climate and topography, and marvel at the intimacy and the beauty of some of the most serene locations

From the adrenaline rush of a canopy ride over gushing waterfalls at the YS Falls. To a relaxing pontoon boat ride up Jamaica's longest river on the Black River Safari. Or sampling various rums on the Appleton Rum Tour.



SOUTH COAST



Careful planning is the foundation upon which all successful projects are built. Moorland Development Company Limited's unsurpassed preconstruction experience enables us to see the "big picture" and ensure that our plans are designed to attain our clients' objectives. Working with our partners from a project's earliest stages promises a seamless transition from the design phase to the project site, results in fewer construction-phase changes and schedule impacts, and yields cost savings; it also provides a certainty that the product we deliver matches our client's vision.



CONSTRUCTION SERVICES

To guarantee results, we work alongside our project teams, clients, designers, and engineers during a project's earliest stages to maximize constructability, evaluate building materials and provide an accurate budget and schedule.



Moorland Development offers our clients great flexibility when we undertake a project, to that end we offer four (4) types Contracts:

SHELL CONSTRUCTION

Not limited to:

Foundation
Block Wall
Roof
Rendering
Rough Plumbing \Electrical
Sewage Disposal
Floor Slabs

The finishes for the building will be per cured by Moorland Development Company Limited with the direct consultation and supervision of the client.
OR

The finishes for the building will be provided by the client wherein Moorland Development shall provide labour to install the finishes including but not limited to:

Floor Finishes
Windows and Doors
Joinery Fittings – Cupboards , Closets, Handrail
Ceiling
Sanitary Fixtures and Fittings
Electrical, Wiring, Fixtures and Inspection Certificate
Security System

FINISHES

Landscaping
Perimeter Fencing / Wall
Gates

EXTERNAL

This combines the Shell Construction, Finishes and External contracts into a single package.

TURN KEY

HOME CONSTRUCTION GUIDELINES

Here are the steps to follow for a smooth and transparent construction process:

1 GETTING READY TO BUILD

- ❖ Commission a land surveyor to re-establish the property boundaries.
- ❖ If the land is sloped the surveyor should also be commissioned to provide a topographic survey. This will aid the architect with the design.
- ❖ Commission an architect to produce working drawings of the structure/structures to be constructed.
- ❖ Submit drawings to the relevant Municipal Corporation (**Parish Council**) for approval.
- ❖ Commission quantity surveyor to prepare a bill of quantities (**a detailed estimate**) for the project.

2 CONTRACTING MOORLAND DEVELOPMENT

- ❖ The approved working drawings and the bill of quantities must be presented to Moorland Development to determine the cost of the project.
- ❖ A contract stipulating the terms and conditions of the project must be signed by both parties.
- ❖ A deposit of twenty percent (**25%**) is required. This advance will be deducted from payment claims over the contract period.
- ❖ A retention amount of five percent (**5%**) will be held by the client post project completion for a period of ninety (**90**) days.

3 PROJECT PROGRESSION AND COMPLETION

- ❖ A payment certificate will be provided every month based on actual work completed during the period.
- ❖ A practical completion certificate will be issued by a quantity surveyor upon successful completion of the project.

CONTACT



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www.moorlanddevelopment.com



WELCOMES YOU TO
**MOORLANDS
ESTATE**

Moorlands Estate, “The Liveable Forest”, located in Mandeville is a home owner’s dream with large residential lots, beautiful Georgian and Victorian styled homes, attractively landscaped properties and a golf course, surrounded by approximately 100 acres of natural forest.

SOLD OUT

Moorlands Estate



“The Best of Living
Inspired by Nature”





THE GLADES

Within Moorlands Estate lies our gated Town House community called The Glades. Boasting its own multipurpose hardcourts and security gate.

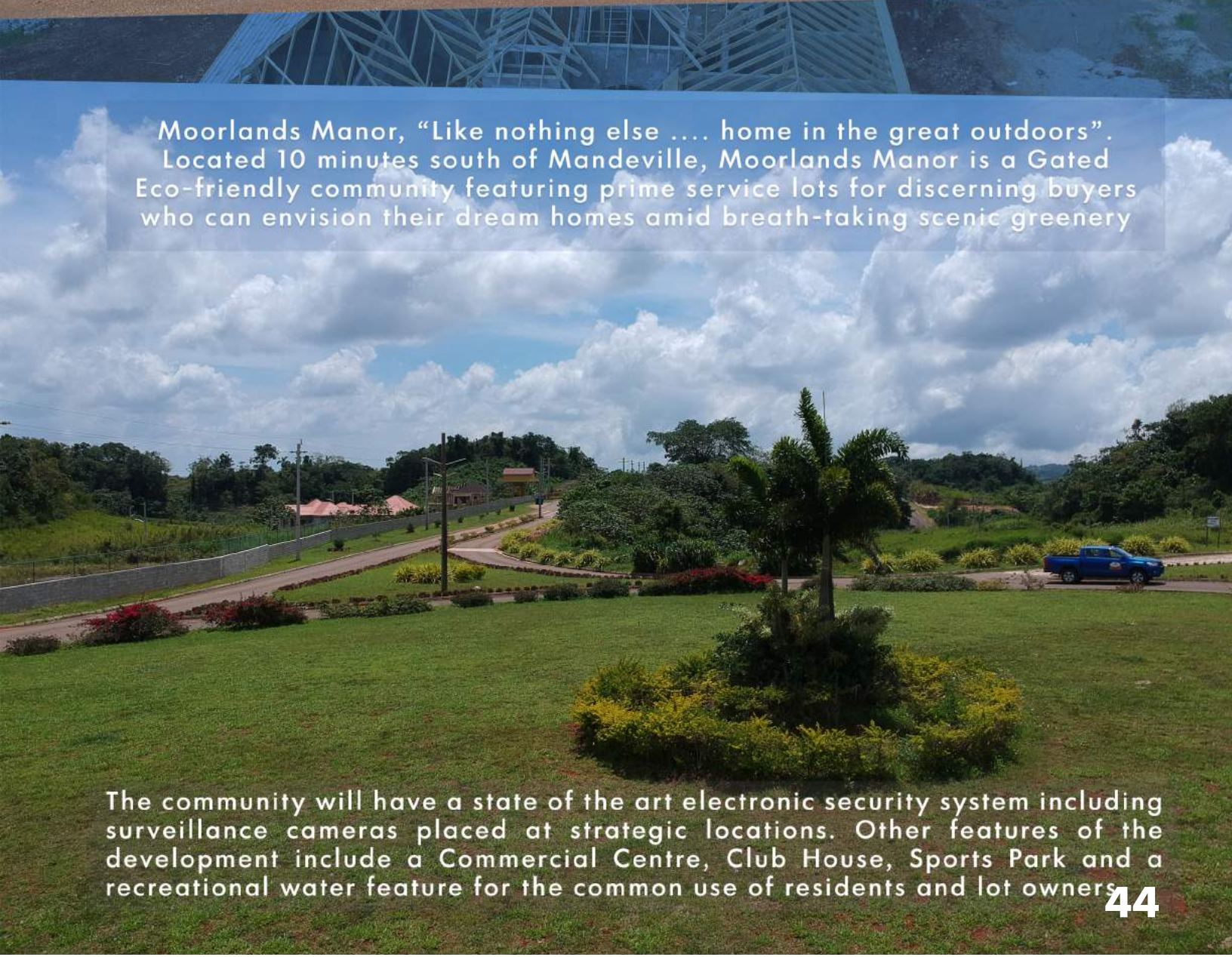
The Glades features 132 town house lots four (4) designs for the detached and semi-detached homes to be built.





MOORLANDS MANOR

Moorlands Manor, "Like nothing else home in the great outdoors". Located 10 minutes south of Mandeville, Moorlands Manor is a Gated Eco-friendly community featuring prime service lots for discerning buyers who can envision their dream homes amid breath-taking scenic greenery



The community will have a state of the art electronic security system including surveillance cameras placed at strategic locations. Other features of the development include a Commercial Centre, Club House, Sports Park and a recreational water feature for the common use of residents and lot owners

Lot #...

, Moorlands Manor

1529

What're you waiting for?

Let's give your DREAM an address!



**5
Lots Left!**



45

MOORLAND IN



THE COMMUNITY

MOORLAND IN

MOORLAND DEVELOPMENT
The Best of Living... Inspired by Nature

The Best of Living... Inspired by Nature

Developers of Moorlands Estate, Manor & PalmBrook Estate

003695

Date 11/03/16

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