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**MINUTES OF THE SPECIAL MEETING OF THE TWELFTH ANGUILLA
EXECUTIVE COUNCIL HELD ON FRIDAY 21st June 2024 AT 8.00 AM**

- PRESENT: Acting Governor, Mr. Perin Bradley
- The Honourable Premier and Minister for Finance, Economic Development & Investment and Health, Dr. Ellis Webster
- Acting Deputy Governor, Dr. Bonnie Richardson-Lake
- The Honourable Minister for Social Development, Cultural Affairs, Youth Affairs, Gender Affairs, Education and Library Services, Ms. Dee-Ann Kentish-Rogers
- The Honourable Minister for Home Affairs, Immigration, Labour, Human Rights, Constitutional Affairs, Information and Broadcasting, Lands and Physical Planning, Mr. Kenneth Hodge
- The Honourable Minister for Infrastructure, Communications, Utilities, Housing and Tourism, Mr. Haydn Hughes
- The Honourable Minister for Sustainability, Innovation and the Environment, Ms. Quincia Gumbs-Marie
- The Honourable Attorney General, Mr. Dwight Hosford
- Clerk to Executive Council, Ms. Dumisa Webster
- IN ATTENDANCE: Head of Governor's Office, Mr. Orlando Ames-Lewis
- ABSENT: Her Excellency the Governor, Ms. Julia Crouch

EX MIN 24/168

EX MEMO 24/120 Application for Issue of Licence Under the Aliens Land Holding Regulation Act- Registration Section: South Central, Block 38611 B, Parcel 287, 297 and 298 Being 0.46, 0.50 and 0.42 of an Acre Respectively, Registration Section: South Central Block 38411 B, Parcels 256 and 257 Being 0.47 of An Acre Respectively and Registration Section: South East, Block 78813 B Parcel 86 Being 0.65 of An Acre

AND

Application for Transfer of Shares Under the Aliens Land Holding Regulation Act Registration Section: North Central, Block 48814 B, Parcel 64 Being 1.2 Acres.

Head of Governor's Office remained.

Application is being made to regularize the ownership of Registration Section: North Central Block 48814B Parcel 64. Subsequently, an amendment was made to the application to include the acquisition of property situated in Registration Section: South East, Block 78813 B, described as Parcel 86.

Council approved the granting of an Aliens Land Holding Licence the applicant to hold on a freehold basis the following property:

REGISTRATION SECTION	BLOCK	PARCEL	ACREAGE	VACANT/ BUILT	LOCATION
South Central	38611 B	287, 297 and 298	0.46, 0.50, and 0.42	Vacant	Little Harbour
South Central	38411 B	256 and 257	0.47 and 0.47	Vacant	South Hill
North Central	48814 B	64	1.2	Vacant	The Valley
South East	78813 B	86	0.65	Built – Commercial	Rey Hill

(a) Payment of the following Stamp Duties

Option B

Block 38611 B Parcel 287

(i) under the Stamp Act – 5%
of EC\$112,904.40

EC\$5,645.22

(ii) under the Aliens Land Holding Regulation Act – 6.25% of EC\$112,904.40 EC\$7,056.53

(iii) refundable deposit of EC\$112,904.40 – 10%

Waiver

TOTAL

EC\$12,701.75

Block 38611 B Parcel 297

(i) under the Stamp Act – 5% of EC\$123,657.20

EC\$6,182.86

(ii) under the Aliens Land Holding Regulation Act – 6.25% of EC\$123,657.20

EC\$7,728.58

(iii) refundable deposit of EC\$123,657.20 – 10%

Waiver

TOTAL

EC\$13,911.44

Block 38611 B Parcel 298

(i) under the Stamp Act – 5% of EC\$134,410.00

EC\$6,720.50

(ii) under the Aliens Land Holding Regulation Act – 6.25% of EC\$134,410.00

EC\$8,400.63

(iii) refundable deposit of EC\$134,410.00 – 10%

Waiver

TOTAL

EC\$15,121.13

Block 38411 B Parcel 256

(i) under the Stamp Act – 5% of EC\$126,345.40

EC\$6,317.27

(ii)	under the Aliens Land Holding Regulation Act – 6.25% of EC\$126,345.40	EC\$7,896.59
(iii)	refundable deposit of EC\$126,345.40 – 10%	<u>Waiver</u>
	TOTAL	<u>EC\$14,213.86</u>

Block 38411 B Parcel 257

(i)	under the Stamp Act – 5% of EC\$126,345.40	EC\$6,317.27
(ii)	under the Aliens Land Holding Regulation Act – 6.25% of EC\$126,345.40	EC\$7,896.59
(iii)	refundable deposit of EC\$126,345.40 – 10%	<u>Waiver</u>
	TOTAL	<u>EC\$14,213.86</u>

Block 78813 B Parcel 86

(i)	under the Stamp Act – 5% of EC\$268,820.00	EC\$13,441.00
(ii)	under the Aliens Land Holding Regulation Act – 6.25% of EC\$268,820.00	EC\$13,441.00
	TOTAL	<u>EC\$26,882.00</u>

(b) Properties situated in **Registration Section South Central, Block 38611 B Parcels 287, 297, 298 and Block 38411 B, Parcels 256 & 257** must be used for residential purposes.

- (c) The Licencee must not rent their dwelling house without first notifying the Economic Development, Investment, Commerce, Information Technology & Natural Resources in order to rent the said property.
- (d) Property situated in **Registration Section South East, Block 78813 B Parcel 86** must be used for commercial purposes.
- (e) The Licencee must not rent their dwelling house without first notifying the Economic Development, Investment, Commerce, Information Technology & Natural Resources in order to rent the said property.
- (f) The Applicant Company be exempted from Government's Policy on restricting Aliens from holding no more than half an acre on the grounds that the property situated in Registration Section South Central, Block 38611 B, Parcels 287, 297 & 298 and Block 38411 B Parcels 256 and 257 are for settlement of debt
- (g) The Licensee shall fully comply with the laws of Anguilla from time to time, including the Land Development Control Act, the Property Tax Act, the Building Regulations, the Labour Relations Act 2018 and Control of Employment Act Regulations, the Social Security Act, the Immigration and Passport Regulations and any statutory modification or re-enactment thereof and any rules or regulations made there under.

Transfer of Shares

REGISTRATION SECTION	BLOCK	PARCEL	ACREAGE	VACANT/ BUILT	LOCATION
North Central	48814 B	64	1.20	Vacant	The Valley

Block 48814 B Parcel 64

- (i) under the Stamp Act – 5%
of EC\$322,584.00 EC\$16,129.20
- (ii) under the Aliens Land Holding
Regulation Act – Section 14(1)(a)
6.25% of EC\$1,612,920.00
EC\$100,807.50

(iii) refundable deposit
of EC\$322,584.00 – 10%
TOTAL

Waiver
EC\$116,936.70

- (h) The property must be used for Commercial purposes.
- (i) That the property must be constructed in accordance with Planning permission 24/00112 for the construction of a Car Show Room.
- (j) The Applicant Company be exempted from Government's Policy on restricting Aliens from holding no more than half an acre on the grounds that the property will be used for commercial development.
- (k) The express condition in the Licence that the development shall be completed within thirty-six (36) months, failing which a penalty of US\$3,500.00 shall apply for each calendar month or part thereof that the project remains uncompleted without reasonable justification for the delay in completion. The said penalty shall continue for a period of 12 months. Thereafter, forfeiture proceedings for the property will be commenced by the Government of Anguilla.
- (l) The Licensee shall fully comply with the laws of Anguilla from time to time, including the Land Development Control Act, the Property Tax Act, the Building Regulations, the Labour Relations Act 2018 and Control of Employment Act Regulations, the Social Security Act, the Immigration and Passport Regulations and any statutory modification or re-enactment thereof and any rules or regulations made there under.

Action: PS, HA; DLS; HON. MIN. HA.
