



COMMERCIAL PROPERTIES
FOR SALE
DARLISTON, WESTMORELAND

Submission Deadline: 11:00 a.m. on Tuesday, July 1, 2025

Table of Contents

Submission Checklist.....	3
Invitation to Bid	4
Property Information Overview	5
Evaluation and Qualification Criteria	7
Bidding Forms	10

SUBMISSION CHECKLIST

The following documents must be submitted with the bid:

(Bidders are encouraged to use this checklist to ensure that all the required documents are submitted with the bid.)

- | | <i>Tick Box
(✓)</i> |
|---|--------------------------|
| • Completed and signed Commercial Property Bid Form | <input type="checkbox"/> |
| • Bidder Profile Form | |
| • Statement or letter from financial institution, NOT OLDER THAN SIX MONTHS, stating the: | <input type="checkbox"/> |
| ✓ Proposer's name | |
| ✓ Currency of the funds | |
| ✓ Account balance: Please Note that the account balance must be able to cover the following: | |
| ➤ Required deposit - (the minimum deposit is 15% of the purchase price proposed) | |
| ➤ Related costs - (estimated at 3% of the proposed price) | |
| ➤ Balance on the Sale Price | |

If any portion of the bid amount will be covered by a mortgage. please submit:

- THE ORIGINAL: Mortgage pre-approval letter from a financial institution NOT OLDER THAN SIX MONTHS

Notes:

- ✓ Bidders are required to sign all pages on which entries have been made.
- ✓ Bids must be submitted on or before Tuesday, July 1, 2025 at 11:00 am
- ✓ Bids must remain valid for one hundred and eighty (180) days after the submission date, i.e. until: December 28, 2025
- ✓ *Late bids will not be accepted.*

INVITATION TO BID SALE OF COMMERCIAL PROPERTY DARLISTON, WESTMORELAND

The National Housing Trust (NHT) invites interested persons to submit bids to purchase commercial lots located in Darliston, Westmoreland.

Darliston is located in the parish of Westmoreland approximately 10 miles east-northeast of the parish capital of Savanna-La-Mar.

The following commercial lots are reserved within the Darliston Housing Development, which is located on the main road leading to the Darliston community centre from Hopetown.

- Lot 1 & 45 - reserved for commercial use
- Lot 36 - reserved for commercial use

BID DOCUMENTS:

Bid documents can be downloaded from www.nht.gov.jm. Copies of bidding documents may also be requested by emailing properties@nht.gov.jm.

SUBMISSION & BID OPENING:

Sealed bids, clearly stating the property of interest, the bidder's name and contact number should be deposited in the box marked "COMMERCIAL PROPERTY FOR SALE: DARLISTON, WESTMORELAND" no later than 11:00 am on Tuesday, July 1, 2025.

There will be a public opening of bids at 10:00 am on **THURSDAY JULY 3, 2025** in the Information Systems meeting room, NHT Head Office, 4 Park Boulevard, Kingston 5 at the time indicated below, for each development.

BIDS MAY BE DEPOSITED IN THE APPROPRIATELY LABELLED BOX, AT

NHT Head office
4 Park Blvd, Kingston

OR

Westmoreland Branch Office
123 Great George Street, Savanna-La-Mar

The NHT reserves the right to reject any/ all applications and NHT reserves the right not to award a contract to any party with whom it is currently in litigation or with whom it has been previously involved in litigation.

For further information, please contact:

Advertising, Marketing & After Sales
National Housing Trust
4 Park Boulevard, Kingston 5
Tel: 876-929-6500-9, Ext. 7271

1-888-CALL-NHT
(2255-648)
www.nht.gov.jm

PROPERTY OVERVIEW

DARLISTON, WESTMORELAND

Darliston – located in close proximity to the Darliston Square, adjacent to the Darliston Post Office which is located on the western side of the Enfield to Darliston Main Road, Westmoreland. It is a secondary township located 25km north east of Savanna-la-mar, Westmoreland. The town is elevated being generally at 400 – 500 metres above sea level in the hilly interior of the parish and has a pleasing and peaceful rural ambiance. Over the years, the Town has grown to become the centre of commercial activity in north-eastern Westmoreland.

From its largely rural farming base, the town has expanded with the addition of structured residential subdivision, high and primary schools, hardware stores, gas station, supermarket, restaurants and other types of commercial activity. It is in close proximity to other low income housing schemes such as Kent and Maxey Carey. The properties are situated at the front of the Darliston Housing Development along the Town’s main road and offers excellent access.

Services available to the properties include paved roads, piped water supply, electricity and street lighting, telephone/ internet/ cable and garbage collection.

The properties are 50 km south of the Police Station.

MARKET PROFILE

Darliston Grove is a small lower-middle income housing development comprising 38 lots situated near the town center of Darliston. The scheme is laid out with two and one-bedroom residential units towards the rear with the commercial lots at its frontage with access from the scheme as well as the main road. The Scheme was developed in 2018-2019 and has the advantage of sitting within the institutional sphere of the Post Office, Primary School, Police Station and a Type 111 Heath Center.

Commercial market activity in Darliston such as the provision of goods and services is offered primarily by SME’s. Present market indicators show that there is a demand for properties in the area. The community of Darliston is growing steadily with an increase demand for commercial activity to satisfy the demands of the community.

Details for the property available for divestment are as follows:

Lot #	Details	Zoning
Combined Lots #1 & 45	Vol. 1516 / Folio 132 approximately – 1,705.31 sq. m (18,355.80 sq. ft.)	Rural Commercial
Combined Lots #36	Vol. 1516 / Folio 132 approximately – 1,784.11 sq. m (19,204.16 sq. ft.)	Rural Commercial

PROPERTY COMPARISON GUIDE

The following sales comparison for properties sold can be used as a guide to help in arriving at a bid amount.

	Part of Bethel Town, Westmoreland	Part of Kent, Darliston, Westmoreland	Paradise Pen, Westmoreland	Trinity, St. Mary
Reference	1414/105	1356/853	1572/370	1293/0586
Year of Sale	2021	2021	2023	2013
Land size	3,783 m2	1,098 m2	1,060 m2	5,789.53 m2
Sale Amount	\$16M	\$4.1M	\$15M	\$13M
Zoning	Commercial	Commercial	Commercial	Commercial

Evaluation and Qualification Criteria

EVALUATION AND QUALIFICATION

Eligibility

1. Bids relating to the Sale of Commercial Property/ Lots/ Units shall be accepted from employed, self-employed and entities that operating in Jamaica.

Qualification

1. Duly completed Commercial Property Bid Letter with required documents
 - a. statement or letter from financial institution, NOT OLDER THAN SIX MONTHS, stating the:
 - i. Proposer's name
 - ii. Currency of the funds
 - iii. Account balance

Please Note that the account balance must be able to cover the following:

- ✓ Required deposit - (the minimum deposit is 15% of the purchase price proposed)
- ✓ Related costs - (estimated at 3% of the proposed price)
- ✓ Balance on the Sale Price.

Note:

Bidders will have to meet the qualification requirements as set out for a financial assessment of their bid to be considered.

Financial

1. All bids must be I Jamaican Dollars
2. Highest bid price for the property.
3. Earliest bid received where a tie breaker is needed.

Award Criteria

1. Bids must have met the eligibility and qualification requirements
2. A bid can be submitted for more than one Lot. Please note that a Bid Letter **MUST** be completed for each Lot to which a bid is being submitted.
3. Bids received will be ranked by amount and the order in which they are received.
4. Any Bidder that has submitted the highest bid for more than one Lot will have the right of first refusal for any of these Lots.
5. Following the right of first refusal, the next ranked bidder will be offered the one
6. A bidder that has submitted the highest bid for a Lot may reject the award and withdraw their bid. Such bidder would not be eligible for award of any other Lot that was advertised.
7. The ranked bids will be evaluated until all the Lots have been awards

8. In addition to being the highest bid submitted for the property, this bid **MUST** be within a margin of 15% of the Market Reserved Price for it to be considered. The Market Reserved Price shall be determined by averaging the market value of the property as given by two independent Chartered Valuation Surveyors.
9. Earliest bid received where a tie breaker is needed will be considered as the preferred bid.
10. The NHT reserves the right to reject any/ all applications
11. Bids must remain valid for one hundred and eighty (180) days after the submission date, i.e. until: December 28, 2025

Bidding

Forms

- Commercial Property Bid Form
- Bidder Profile

INSTRUCTIONS

- **This form should be used to submit a bid (an offer to purchase) for a Commercial Property being sold by the NHT.**
- **COMPLETE FORM IN BLOCK LETTERS. (N.B. Please initial any change made to the completed form)**

YOUR BID WILL BE DISQUALIFIED IF YOU DO NOT COMPLY WITH THESE INSTRUCTIONS

PLEASE SUBMIT THE FOLLOWING DOCUMENTS WITH THIS COMPLETED ORIGINAL bid LETTER

- A.** Statement or letter from financial institution, NOT OLDER THAN SIX MONTHS, stating the:
- ✓ Proposer's name
 - ✓ Currency of the funds
 - ✓ Account balance

Please Note that the account balance must be able to cover the following:

- ✓ Required deposit - (the minimum deposit is 15% of the purchase price proposed)
- ✓ Related costs - (estimated at 3% of the proposed price)
- ✓ Balance on the Sale Price.

If any portion of the bid amount will be covered by a mortgage. please submit:

- B. THE ORIGINAL:** Mortgage pre-approval letter from a financial institution NOT OLDER THAN SIX MONTHS

NOTE: The following persons are not allowed to bid for Commercial property sold by the NHT:

- NHT staff members, their spouses or extended family members of NHT staff
- NHT Board members, their spouses or extended family members of the NHT Board
- Staff of contracted external agencies, their spouses and extended family

Bid Validity

Bids must remain valid for one hundred and eighty (180) days after the submission date, i.e. until: : December 28, 2025

COMMERCIAL PROPERTY BID FORM

COMPLETE FORM IN BLOCK LETTERS. (N.B. Please initial any change made to the completed form).

Date _____

BIDDERS INFORMATION

A. Bidder's name and mailing address	
B. Bidder's current legal status (e.g., corporation, limited liability company, partnership, or sole-proprietorship/ self-employed)	
C. Bidders Taxpayer Registration Number (TRN)	
D. If Bidder is a corporation, limited liability company or partnership: - Contact person's name - Title - Telephone number - e-mail address - Copy of a valid Certificate of Incorporation of the company OR Certificate of Registration for partnership	
E. Signature of Bidder (if Bidder is an entity, the signature and title of the individual authorized to sign on such entity's behalf).	
Please provide complete answer to all questions below by placing a tick in the appropriate box.	
1. Are you a member of staff of the NHT or related to any member of staff of the NHT? [] YES [] NO	
2. Are you a member of staff of NHT's contracted External Agencies or related to any member of staff of NHT's contracted External Agencies? [] YES [] NO	
3. The purchase will be financed by [] - Mortgage – Other financial institution [] - Cash or Other source	
4. Enclosed please find [] - Pre approval letter from financial institution if purchase is being financed by a mortgage [] - Documentary evidence of availability of funds	



Selection Committee
National Housing Trust
4 Park Boulevard,
Kingston 5

Dear Sirs:

I/We _____ and _____
[Name of Proposer (A)] *[Name of Proposer (B)]*

hereby submit a bid for property located at: _____

(Full Property Address as advertised)

in an amount of _____
(Bid amount in words)

(J _____)
(Bid amount in figures)

I/We may be contacted at

[Mailing Address of Bidder (A)]

[Mailing Address of Bidder (B)]

Telephone number _____ (H) Telephone number _____ (H)
_____ (W) _____ (C) _____ (W) _____ (C)

TRN _____ TRN: _____

Email: _____ Email: _____

Signature of Bidder (A)

Signature of Bidder (B)



BIDDER PROFILE FORM

SECTION A: FIT AND PROPER

(TO BE COMPLETED BY THE BIDDER (if Sole Proprietor/ Self-Employed) OR PRINCIPAL OF THE COMPANY)

It is understood and agreed that the information submitted herein is to be used by the Government of Jamaica (hereinafter referred to as the “Government”) and the National Housing Trust (hereinafter referred to as the “Trust”) in helping to establish a character reference in line with the submitted bid. The bidder gives the Government of Jamaica and the National Housing Trust the right to check and verify all the information given in this document.

Name of Bidder	
Mailing Address:	
Email Address:	
Telephone #	
Alternative Contact Person Name & Telephone #:	
Relation to Bidder	

USE ADDITIONAL PAGES WHERE NECESSARY

1. Have you ever held a leadership position in an organization that has filed for bankruptcy, or have you personally filed for bankruptcy? Yes No. Please provide details:

2. Have you ever been charged with or convicted of an offense involving dishonesty, either in Jamaica or elsewhere? Yes No. Please provide details:

3. Have you ever been sued personally, or has any organization or business you are associated with as a partner, director, or manager been sued? Yes No. Please provide details:

4. Have you ever been dismissed or asked to resign from any office or employment due to engaging in any business practice that appears to be deceitful, oppressive, or otherwise improper, either in Jamaica or elsewhere? Yes No. Please provide details:

SECTION B: FIT AND PROPER

5. In connection with the formation or management of any partnership, business undertaking, or corporation, have you been found civilly or criminally liable for any fraud, misfeasance, or other misconduct towards that corporation or any member or customer thereof, either in Jamaica or elsewhere? Yes No

Please provide details:

6. Have you ever been convicted of an offense under any tax laws in Jamaica or elsewhere?

Yes No

Please provide details:

7. What is the intended use of property for which a bid was submitted?

Please provide details:

8. Provide the name of two persons who will be able to provide character reference for the bidder. Please note that the reference will be contacted by the NHT to confirm the character reference.

Name of Bidder OR Principal Director and Name of Entity:

Address:

Telephone Number: _____

Email: _____