



QUESTIONS & ANSWERS

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Section 1 - THE RESORT

1. What is the concept of *Sugar Beach*?

The *Jalousie Plantation* is currently undergoing a US\$100,000,000 refurbishment and is to be re-branded in December 2011 as ***The Tides, Sugar Beach***. Situated in a UNESCO World Heritage Site, the concept is to create one of the best resorts in the world.

The transformation will comprise 112 luxury rooms, 42 Residences, two white sand beaches, three new restaurants, four bars, a unique rainforest spa and walkway, a scuba centre, kids club, and games room. Set in the rain forest, but within 100 meters from the beach, tree-house treatment cabanas nestle in the trees where guests are able to enjoy a variety of exquisite treatments in a unique setting. The hotel's existing swimming pool will be remodelled and will be surrounded by private cabanas overlooking the Caribbean Sea.

2. Who are the developers of *Sugar Beach*?

Jalousie (1996) Limited has owned the property for 14 years. Initially in 1982, the Jalousie and the Beau Estates, which comprise the Val des Pitons, were bought by Lord Glenconner "The man who built Mustique". He built his own home in the Beau Estate and sold the land for the Jalousie Plantation, which became a Hilton hotel in the 1990's. In 2005 it was sold to a consortium and managed by Sunswept. In 2008 Roger Myers, already a shareholder bought the remaining shares with a view to transform the hotel into one of the best residential developments in the world.

Roger has over 35 years experience in the leisure industry covering restaurants, pubs health spas and hotels. He was a founder and Chairman of the Pelican Group which developed a hugely successful chain of restaurants in the UK including Café Rouge, Dome and Mama Amalfi. After the sale of the group to Whitbread he became a founder and Development Director of Punch Taverns plc, a company that grew to become a Fotsie 100 company and own over 6000 licensed premises in the UK.

He now lives in St Lucia and is exclusively focused on the development of ***Sugar Beach***.

British property developer Anthony Lyons, Director of Matterhorn Capital, has secured a substantial investment in the development.

Lyons brings a wealth of property experience to the development, having previously been involved with such projects as the O2 Centre, Finchley Road and Earls Court developments in London, and more than US\$57.8 billion in transactions since the late 1990s.

He is on the board of Jalousie (1996) Limited where Roger Myers will remain as Chairman and majority shareholder.

3. Where is the company registered?

The company is registered in St Lucia, West Indies

4. How many properties will be available for sale?

There are 42 Residences available for sale.

5. What facilities will be available to Residential Owners?

Facilities of the hotel will include:

- Two white sand beaches with beach bars
- 24 hour Concierge services and chauffeured golf cart service
- Restaurants and Bars:
 - The Great Room – opened April 2009. Fine dining restaurant and wine bar, situated in the Great House.
 - Great House Terrace – open daily for breakfast and afternoon tea. To be constructed in 2011
 - Bayside Restaurant – opened November 2009. Relaxed dining on the beach
 - The Cane Bar – opened August 2009, on the upper floor of the great house. This stunning new cocktail bar offers sushi and bar snacks.
 - Late Bar – opened August 2009, an intimate club which features a dance floor and outdoor terrace.
- Kids club
- Great House Games Room
- Waters Sports Centre
- Marine Reserve for snorkelling
- Rainforest Spa:
 - Designed by local Rastafarians using traditional techniques used to build the Awarak huts of the ancient Carib Indians, the Rainforest spa comprises a network of treatment cabanas spread throughout the rainforest walkway. The spa opened on 19th December 2010 and offers a variety of treatments including massages, hot rock therapies, temescal treatments and mud baths.
- Beauty Salon
- Gym
- Boutiques
- Wedding Chapel
- Tennis Courts
- Daily and Weekly Yacht Charter

6. How large is the development?

The development is one hundred and thirty acres with 700 feet of beach. A second beach of around 400 feet is being constructed in 2011.

7. When is the Resort planned to open?

The hotel will be re-branded in December 2011 as ***The Tides, Sugar Beach***.

The vision is to create a resort that is commensurate with the site's World Heritage status and an extensive environmental impact study was undertaken before finalising the plans.

Sugar Beach Residences

The resort is being completed in phases with minimum disruption to normal hotel service. The sheer size of the site means the enhancements can be carried out in isolated areas on the property with minimal disruption to hotel services and guests. This also benefits the primarily local workforce at the resort by providing ongoing employment and helping the economy in St Lucia.

8. Who will manage the Resort when it opens?

The Tides - an elite brand with resorts in the world's most desirable locations - will manage the new resort when it is re-branded as **The Tides, Sugar Beach** in December 2011.

The unique location of the development attracted interest from prestigious resort operators from around the world. The Viceroy Hotel Group's Tides brand was chosen for its high standards, proven experience and energetic and enthusiastic leadership style complimented the vision for the resort.

The Tides properties are located on some of the most unique and awe-inspiring beaches in the world. **The Tides, Sugar Beach** will augment this offering as the brand's first Caribbean resort. Sister properties include The Tides Riviera Maya in Playa Xcalacoco on Mexico's Yucatan Peninsula, The Tides Zihuatanejo in Playa la Ropa, on the Mexican Riviera, and The Tides South Beach in Florida.

The Tides, St Lucia will feature the brand's provocative design, intuitive service and an array of refined and modern amenities designed for the spirited traveller. Personal Assistants, a Tides feature, will anticipate guest needs and assist them in accessing and enjoying the transformational experiences found on St. Lucia.

Fresh, locally grown and influenced, sustainable cuisine and ocean-inspired dishes will be a star feature of the menus. The resort will offer marine-based and locally sourced spa products and treatments at The Tides signature spa, and a holistic wellness program is being devised to guide guests on a journey toward the discovery of their essential selves.

Roger Myers said "I knew that an international brand of The Tides' stature and Viceroy's expertise behind the operations would fit with my vision for the development. They have already established various resorts worldwide that have won a number of prestigious awards and media accolades. This will add value to the real estate in both appreciation and also generating higher room rates. I am confident that like the other Tides resorts, once completed, **Sugar Beach** will provide our guests and owners with a truly special and inspiring destination."

Amongst many awards, The Tides portfolio of hotels and resorts has won:

- The Travel and Leisure Award for "One of the World's Top 500 Best Hotels" 2007
- The Conde Nast Traveller Gold List Award for World's Best 700 Hotels and Resorts 2008
- One of Fortune Magazine's "Best New Business Hotels" in 2008
- The Conde Nast Traveler Readers Awards for "100 Best in the World" 2009
- The Conde Nast Traveler Gold List Awards for World's Best 681 Hotels and Resorts 2010

Section 2 - THE ISLAND

1. What is the Government system like in St Lucia?

In February 1979 St. Lucia celebrated independence. Since then, it has enjoyed 30 years of stable, democratic government. HM Queen Elizabeth II remains Head of State, represented by her appointed Governor General. Prime Minister Stephenson King and his cabinet currently lead the country.

2. What is the climate of St Lucia?

St Lucia is very warm all year round at an average of 30° with very little variation in temperature. It is one of the Windward Islands, so there is always a cooling, temperate breeze. The dry season is from January to May and the rainy season is from June to November, although generally the weather in the summer is still fantastic with a little daily rain.

3. Is St Lucia predisposed to hurricanes?

Hurricane season in the Caribbean runs from June to November. St Lucia lies below the hurricane belt and generally hurricanes are rare. However, in November 2010 Hurricane Tomas passed over the island causing some structural damage. This was registered as a category one hurricane and luckily, the Jalousie Plantation suffered superficial damage which was cleared up and the resort re-opened again on 19th December 2010.

4. Are the properties insured against hurricanes?

The Residences are insured by the developer until the properties are built and sold. The management team will then organise the insurance details and the owner will be billed for their Residence.

5. What is the St Lucian Currency System?

The St Lucia currency system is based on the decimal system, with the Eastern Caribbean Dollar (XCD) made up of 100 cents. The Eastern Caribbean Dollar is pegged to the US\$ at a rate of US\$1 = \$2.688 Eastern Caribbean Dollars.

6. What language is spoken in St Lucia?

The official language is English, although a local French Creole dialect, Patois, is widely spoken.

7. Is it safe and easy to travel around the island?

Yes. St Lucia is 238 square miles; only 26 miles long by 14 miles wide. The main roads are good throughout the island, and visitors can travel by hire car, taxi, bus, boat or helicopter.

Sugar Beach Residences

Taxis are available at the airport as well as in most hotels and towns. The Taxi Association sets fixed rates for most routes.

Water taxis are also available to use. For 2-4 people to travel to the North of the island and back from the resort is at a rate of US\$120. To hire a water taxi for the whole day is at a rate of US\$200.

8. Can I use a foreign driving license in St Lucia?

Yes, but a local driving permit will need to be purchased for US\$21 or EC\$57 and is valid for 3 months.

9. Do I have to make a will in St Lucia?

No, but it is always advisable. The will from the owners' country of domicile would be recognised in St Lucia. Alternatively a UK will can be registered in St Lucia.

10. Are there any legal safeguards for foreign investors?

The same legal safeguards exist as in the UK and North America.

11. Does St Lucia suffer from water shortages?

There is no problem with the water supply at **Sugar Beach**, which is on mains supply.

12. Who supplies the electricity?

Lucelec will supply the electricity, and both 220v and 110v is available in the Residences.

13. Can I apply for a permanent Residence?

Owners do not need to be a permanent resident to visit St Lucia for up to seven weeks per year but anyone can apply for a permanent resident permit. Each case is considered on an individual basis and owners would need to demonstrate a good income and/or skill base. There is no tax on pension income for retirees.

14. What is there to do in St Lucia?

There are many things to see and do whilst in St Lucia. The island is rich in local charm and character with warm friendly people. There are many resorts and friendly villages scattered throughout the island and deserted beaches dotted along the coast. The rainforest in the central region is an explorer's paradise and for those who prefer more structured activities there are many opportunities.

Sight seeing

There are many tours around St Lucia which include the Sulphur springs, Rain Forest, Botanical Gardens or Diamond Water Falls.

Piton Climbing

Gros Piton (the larger of the two pitons) is a four mile round trip, with the 2 mile climb to the summit gaining approximately 1,900ft².

Pigeon Island National Park

The grounds of this park contain a fortress, barracks and lofty trees. There are stunning views of the coast and Martinique. British Admiral, Sir George Brydges Rodney, established a naval base on Pigeon Island in 1778 so that he could monitor the movements of the French at the base in Fort Royal, Martinique.

Zip Wire

This course takes visitors through the forest canopy 30-50ft above the ground. Children must be eight or over.

Scuba Diving

St. Lucia's warm clear waters and numerous spectacular reefs and marine life offer a perfect environment for both beginners and expert divers. There is a fabulous diving area along the wall of the Pitons on the South of the island with a variety of marine life including over 160 species of fish and 60 species of coral. Hawksbill turtles can also be seen inshore.

Golf

The St Lucia Golf & Country Club is situated in the Cap Estate in the North. This 18-hole championship golf course has stunning views across the Caribbean Sea. The course has been improved over the last 18 months and is now managed by Troon Golf Management. The club has an excellent restaurant and is a challenge for the most accomplished of golfers.

There are plans for a further Jack Nicklaus course in the North East of the island, which will enjoy views over the Atlantic. Work has already started on a Greg Norman course in the East coast.

Anse-la-Raye Fish Fry

This is a popular destination every Friday night for locals and visitors alike. A variety of sea foods are prepared as part of the traditional village fish fry showcasing the skills of local fisherman and the abundance of their catch.

Sailing

A prevailing Easterly wind makes the islands a sailor's paradise. St Lucia boasts Rodney Bay marina in the north of the island, which has recently undergone a multi-million dollar renovation. As one of the Caribbean's leading centres for yachting, Rodney Bay offers 248 slips and a new mega yacht pier featuring 32 berths with support facilities for mega yachts of up to 250 feet in length. There are also permanent mooring buoys located close to the hotel for short-term mooring. Sailing yachts and powerboats will be available for day or cruising charter.

Section 3 - THE RESIDENCES

1. Are the properties being sold as freehold or leasehold?

The majority of the Residences are Freehold

However in St Lucia the area within 186.5ft of high water mark is defined as the Queens chain and the title is traditionally leasehold. There are several properties on the waterfront that this affects however Jalousie 1996 has an automatically renewable 99 year Emphyteutic Lease.

N.B. 'Emphyteutic' (pronounced emphytosis) means that you are given the freehold title of the property for the duration of the lease.

2. Are there furnishing packages available and are these included in the price?

Furniture packages will be available to purchasers. Alternatively, our interior design team will be happy to discuss any modifications that you may require. The cost of furniture is not included in the purchase price.

3. Are there kitchens in the Residences?

Yes, the Residences all have a specified kitchen with quality branded appliances that will be included in the price. Our team will be happy to discuss any modifications that you may require.

4. What is included in the bathrooms of the residences?

The specified bathroom will include American standard fixtures with brushed nickel fittings, including a separate shower and cast iron claw foot bathtub. Principal bathrooms have double vanity units with natural stone vanity tops and are set off with vintage, chic style chandelier. Our team will be happy to discuss any modifications that you may require.

5. Will there be air-conditioning systems?

Yes, the air-conditioning will be ducted into every room.

6. Will there be a satellite TV system?

Yes, satellite or cable TV will be provided.

7. What direction do the properties face and what will the views be like?

All properties will be facing the southwest and will have Ocean and/or Piton views.

8. Will all the Residences have swimming pools?

Yes, all the Residences will have their own private pools.

9. Will there be wireless internet access throughout the property?

Yes, wireless Internet will be provided in all Residences.

10. Can I drive my car to my villa? Where can I keep my car when I am not in Residence and who will look after it for me?

No, private cars cannot be driven through the property; there will be a designated car park area at the entrance with a space for each owner.

11. How do I get around the resort?

A twenty-four hour chauffeured golf cart service will be provided for each cluster.

12. Who pays for the Butler and Chauffeur service?

Residence owners will pay a maintenance charge of US\$1.20 per internal covered square foot per month. This charge will include Resort Butler Service.

13. Who pays for the Gardeners?

This is included in the maintenance charge

14. Will the hotel cater in my Residence?

Yes the hotel can arrange for the chef to come to your Residence to provide catering for you depending on requirements.

15. Can I moor a boat?

There are mooring buoys in the bay. If you wish to moor in the bay then you will need to contact Gasper Blaize, Head of Transport & Security at the resort by calling +1 (758) 456 8047 or +1 (758) 485 4047.

16. How much will parking cost?

Parking costs will be included in the monthly maintenance charge for one car per residence.

17. Will the hotel supply a babysitter?

Yes the hotel will provide child care facilities.

18. Is there a doctor on call?

Yes the hotel has a doctor on call if medical attention is required.

19. Can I paint my house in any colour I like?

To protect the environment of the resort there are covenants in place restricting owners from painting or modifying the outside of the Residences. The upkeep and maintenance of the exterior of the Residences is covered in the maintenance charge.

Section 4 - RENTAL

1. How long can I stay in my Residence?

Owners are entitled to use their Residence as often as they wish.

2. Do I have to participate in the rental programme and how long does it last?

Rental is optional for Residence owners. However, the hotel management must manage rental to third parties.

3. How is the rental income divided between hotel operator and owners?

There is a 25% Tides service charge deduction from the rental income. For other charges, please refer to the rental illustrations sheet.

4. What rental income can I expect?

This will be dependent on how often your Residence is used. Please refer to the rental illustrations for an example.

5. Is there a rental guarantee?

There is no rental guarantee for the Residences.

6. How often will I receive my rental income?

Quarterly.

7. Can I rent my property privately instead of using it myself?

Owners can invite friends and guests to stay in their property, however if owners wish to rent their Residence they must do so through the Hotel.

8. What will the daily rates be to stay in the Residences?

Rates will vary according to the Residence purchased as the number of bedrooms, position of the property and views will differ. Please contact us for more information.

9. What are the annual maintenance charges?

Our goal is for any visits to your Residence at Sugar Beach to be as care free as possible. We have a complete team of well-trained in-Residence maids and service providers, such as, plumbers, A/C technicians, electricians, pool & general maintenance, irrigation and landscaping specialists. We provide all the necessary services to ensure your Residence is in the condition expected, and all necessary arrangements have been attended and personalized to you and your Residence's specific needs.

Sugar Beach Residences

There is an annual maintenance charge of US\$1.20 per internal covered square foot per month.

The maintenance charge will include:

- Maintenance of all common areas – roads, landscaping, lighting etc.
- External maintenance of Residence – painting, decks etc
- Sewerage
- Extermination
- Rubbish Collection
- Landscaping of villa
- Pool Cleaning
- Butler Service and transportation throughout resort
- On call Maintenance Service
- Bill payment and Administration
- Hurricane preparation.

10. Are there any other additional charges?

Water and electricity will be metered separately and are the responsibility of the owner however the manager pays these costs when the property is rented out. The owner is responsible for the cost of insuring their property although the policy is organised by the manager. Please contact us for further information.

There is the option to have maid service or hotel housekeeping when in Residence.

11. Do I need approval for furniture from The Tides if I want to let my Residence?

Yes. If you are planning to rent your Residence then the furniture package, kitchen, bathroom and overall interior have to be approved by The Tides.

12. Will the Residences be rotated so that they are all rented fairly?

There will be different rate categories based on location and Residence size. The Residences within each category will be rotated.

Section 5 – FINANCIAL INFORMATION

1. Who will do the conveyancing?

The firms listed below have agreed to carry out the conveyancing for purchasers at **Sugar Beach** for an agreed price of 0.5% of the property purchase price. Fifty percent is payable to the lawyer at the time of signing the contract and the balance is paid on completion.

Recommended St Lucian Lawyers for Conveyance

Brenda Floissac - Floissac Fleming & Associates

Cnr. Brazil & Mongiraud Streets
P.O. Box 722, Castries
SAINT LUCIA
Tel: +1.758.452.2887
Fax: +1.758.453.1496
Email: ffa@candw.lc

Raquel Du Boulay-Chastanet – Du Boulay, Anthony & Co

No.6 Brazil Street,
P.O. Box 1761,
Castries, St. Lucia
Tel: +1.758.452.5111
Fax: +1.758.452.5114
Email: rduboulay@slulaw.com

Jonathan McNamara – McNamara & Co

20 Micoud St.
P.O. Box 189
Castries, St. Lucia

Tel: +1.758.452.2662
Fax: +1.758.452.3885
Email: jonathan@mcnamara-stlucia.com

2. Can non-residents buy property in St Lucia?

Non-citizens require an Alien's Landholding License (ALHL) to purchase real estate in St Lucia and a local lawyer must register the licence.

- It is a permanent licence which does not require renewal
- The licence is granted for a specific property or plot of land and is not transferable
- The cost of the licence for properties under one acre is approximately US\$2,000
- There is a non-refundable licence application fee of US\$500.
- Applications can take as little as 6 weeks and as long as 6 months to process.

Documents / information required in support of an Alien's Licence.

- Profile of applicant/Directors of Company

Sugar Beach Residences

- Passport and Citizenship details (Copy Data pages of Passport)
- Profession or employment status (short form CV/Resume)
- Bankers' reference
- Police Certificate of good Character (PCGC) or Police Report from country of origin or current Residence. The Statutory Declaration may be provided as an interim measure, but the PCGC must be provided within 6 months of the date of the application.
- Four (4) passport sized colour photographs of the applicant.
- Full set of Fingerprints of applicant.
- Purchase Price of the Property

Once granted, the Licence is registered at the Land Registry of St Lucia where it is given an Instrument No. This number and the details of the Licence are then entered on the Deed of Sale - the instrument drawn up and executed by the parties to give effect to the actual Conveyance.

3. What taxes do I have to pay? Are there any tax concessions?

Income Tax

If the purchaser owns their unit through a local company, then there is an income tax of 30% per annum. If a St Lucian resident has a unit in their name, personal income tax is 10% on the first EC\$10,000, 15% up to EC\$20,000, 20% up to EC\$30,000 and 30% thereafter. If a non-St Lucian resident has a unit in their name, personal income tax is 30% per annum.

Property Tax

There is an annual tax of 0.25% applied to the market value of the property.

Vendors Tax

Vendors Tax is payable on the selling price of the villa at the rate of 5% for St Lucian nationals and 10% for foreigners.

VAT

There is currently no VAT in St Lucia.

Capital Gains Tax

There is no capital gains tax in St Lucia.

Estate Duties

There are no death duties, inheritance tax or estate taxes in St Lucia

Concessions

The Government has granted a 15 year holiday on income tax at ***Sugar Beach*** and a 50% waiver on annual property tax for 5 years which commenced on the 9th April 2009. The property tax waiver means that owners will only pay 0.125% applied to the market value of the property.

Sugar Beach Residences

If you choose to live in your residence, you will not be applicable to pay St Lucia tax. Non-citizens only pay tax on income arising in St Lucia or earnings remitted to the island. We would advise you to take independent advice on this matter.

4. Are there any tax benefits of purchasing the property in a company?

If a non-national buys an International Business Company (IBC) which in turn buys a local company to purchase the property then Vendors Tax does not apply when the IBC sells their shares (i.e. the property).

5. How do I set up a company to purchase the property and what are the costs?

To form a local company, purchasers are required to provide the owner's names and it will cost approximately US\$2,000. The representing lawyer in St Lucia can form the company on the purchaser's behalf and their premises can be used as the registered office. The annual running costs for the company, which includes annual returns and preparation and filing of accounts, is between US\$1,000 - US\$1,200. The local lawyer will advise the owners regarding company set up.

6. What happens to my property if I die?

The property passes to the heirs as it would in the UK or North America or as instructed in your will.

Section 6 - PAYMENT TERMS

1. What are the payment terms for purchasing at *Sugar Beach*?

There is a US\$25,000 non-refundable reservation fee

The purchaser has 28 days to sign the sales contract, which consists of the lot purchase contract and construction contract.

Lot Purchase:

- Reservation fee US\$25,000
- 50% on signature of contract
- 50% upon execution of block and parcel

Construction:

- 25% on signature of contract
- 25% on completion of the foundation
- 25% on completion of the roof
- 25% on practical completion

2. In what currency are payments made?

All payments are made in US dollars.

3. Can I get financing for the purchase of a property?

Financing is available subject to status through a range of international and regional lenders. The criterion is strict and a lot of information is required, therefore it is best to use a specialist broker who can also often negotiate a competitive rate. Please contact us for further information.

4. What types of mortgages are available?

It differs depending on personal circumstances. Mortgage Advisor Anita Ashton has previously provided some of our owners with mortgages.

Anita Ashton
Mortgage Advisor
Caribbean Mortgages

Tel: +1 (246) 230 5824
Email: anita@caribbeanmortgages.com

Please contact us for further information.

5. How do I pay the reservation fee?

The reservation fee can be paid by Visa, MasterCard or bank transfer.

The bank details for the transfer of the reservation fee are:

*Account Name: Jalousie 1996 Ltd-Gross Villa Sales
Account Number: 2000941
The Bank of Nova Scotia
P O Box 301, Castries
St Lucia, West Indies
Swift Code: NOSCLCLC.*

6. What are the advantages of buying at pre-construction prices?

It is fair to assume that once The Tides Sugar Beach becomes established as a five star resort, there will be a considerable appreciation in property prices. By purchasing early, owners are obtaining the Residence of their choice at today's price.

If buying pre-construction, purchasers will only have to pay 2% stamp duty on the land value rather than the whole purchase price if buying a Residence that has been completed.

Section 7 – CONSTRUCTION

1. Who are the resort consultants?

Design Architect - Lane Pettigrew Associates

Caribbean architect, Lane Pettigrew Associates is a world-renowned architectural firm with offices in Miami, St. Lucia, and Honduras. Pettigrew, a member of the Royal Institute of British Architects, is an award-winning architect who has designed over sixty diverse luxury homes and resorts in over twenty Caribbean countries since 1985. His designs reflect a West Indian aesthetic combined with a luxurious reinterpretation of the classic French colonial style.

Development and Construction Director – Trevor Stephens BSc (Hons), MBA, MRICS

Trevor has a wide range of development experience and has consulted on many major high profile developments. He has overseen projects for clients such as Godfrey Bradman's European Land, Chelsfield, Land Securities, Westcity Wates and Northacre. Trevor is supported by a team of architects, engineers and surveyors who are acknowledged as being preeminent in their chosen fields

Sales and Marketing – Cardea Property Consultants Ltd

Formed by Lisa Basire and Naomi Cambridge, Cardea focuses on providing niche high end properties and resort developments to individuals worldwide. With a combined experience of over 16 years in the overseas property industry, both Lisa's attention to detail in Marketing and Naomi's alluring Sales technique create the perfect unity for a successful partnership. In their first month of trading, Cardea generated reservations to the value of US\$7million.

Cardea have previously worked on the Cove Residences in Antigua, which sold out in just under 8 weeks, generating sales revenue of US\$15million.

Cardea produced a total US\$10million in sales in the first six months of 2010 at Sugar Beach Villas in St Lucia.

Interior Design – Mariel Ascencio, Mav Studio

Mariel Ascencio is a celebrated young designer from Santo Domingo. She established her interior design studio five years ago after working with acclaimed architecture and interior design firm Studio Quattro. Mariel's dynamic firm, Mav Studio specializes in hospitality and residential interior design.

Mav Studio has completed resort, residential and five star development projects in the Dominican Republic, Tortola in the British Virgin Islands, Dominica and Anguilla and Mariel's latest triumph was Guana Island in the British Virgin Islands. Mariel and Mav Studios bring their inspiration and ability to create fresh, comfortable and elegant spaces to the interior design of Sugar Beach.

Landscape Architect – Veronica Shingleton-Smith

Veronica first arrived in St Lucia in 1951 and after dreaming about her own garden for 30 years, she created the tropical eden that is Mamiku Gardens, a heritage site above the fishing village of Praslin where she grows ginger lilies, heliconias and orchids.

Veronica is responsible for a number of landscape projects in hotels and private gardens across the island and her talent has been recognised in the form of the St Lucia Medal of Merit (gold) for her contribution to the field of horticulture. She is now turning her expertise to enhance the tropical rainforest surrounding the homes of The Residences at Sugar Beach.

Coastal Engineers – Smith Warner International Ltd

Founded in 1995, SWI is the largest Caribbean firm specializing in Coastal Engineering, Coastal Zone Management and Oceanography. The directors, Dr. David A.Y. Smith and Mr. Philip Warner, have, collectively, over 37 years experience in these fields, and have undertaken projects in North America, the Far East, Africa, the Arctic and the Caribbean. The professional team at SWI is comprised of postgraduate trained coastal engineers, graduate engineers, and a Coastal Environmental Management Specialist. Services include: data collection and analysis; computer modelling of coastal and hydrodynamic phenomena; design; coastal/marine environmental impact assessment; coastal zone management planning; construction supervision; and post-construction project monitoring.

2. Who are the contractors?

There is an established team of local and regional contractors that have been employed to carry out the work at ***Sugar Beach***.

3. What kind of building standards will be used in the construction?

The ***Sugar Beach*** design team is comprised of world-renowned experts with extensive experience building in the Caribbean and its environment. The goal of the team is to ensure the longevity of the development through prudent and practical design measures. The buildings will be built to comply with or exceed applicable international building codes. All buildings are designed to comply with the Uniform Building Code, which has the strictest seismic design requirements, and comply with the wind loading criteria set out in the Southern Florida Building Code, which carries the strictest wind load criteria.

The Eastern Caribbean is exposed to hurricanes, which may occur during the months of June to November. Most of the hurricanes affecting this part of the Caribbean form off the coast of Africa and travel across the Atlantic Ocean through the Caribbean Sea and up the eastern seaboard of the USA, but very few of these will affect St Lucia. In response to this infrequent but very real natural occurrence, the design team at ***Sugar Beach*** has incorporated specifically designed construction techniques to mitigate damage arising from hurricane activity. The entire resort has been graded and planned to mitigate water and wind damage due to hurricane force winds.

4. Are there any contractor Performance Bonds?

The owner's contract will be with the Developer of Sugar Beach and not the contractor. The developer has to pay a mobilization payment to the contractor that will be secured with an advance payment bond. This is in relation to the overall contract and development as a whole, not specific to an individual lot. The developer will also have a performance bond from the contractor's bondsman - a bank or insurance company is common.

5. What are the start and completion dates?

The Resort is under construction and is being completed in phases.

The first phase of the Residences commenced construction in August 2010 and will complete approximately end of 2011. Construction of the Residences will take approximately 12 to 18 months.

The construction of the second beach in front of the ocean front residences will start in January 2011.

The remaining site infrastructure, further improvements to the Great House, beachfront cottages, beach lounge and pool will be carried out in 2011.

Section 8 – Sustainability and Innovation

1. What steps are being taken to conserve the area around the development?

Sustainability and conservation are key. The properties at Sugar Beach are being rebuilt using the existing cottage foundations so that there is little disruption to the surrounding wildlife and vegetation. The UNESCO policies state that trees in excess of 6” in diameter cannot be cut down and we are incorporating them into the design of the resort wherever possible.

2. What methods are being used to ensure the properties eco-friendly?

The residences have been designed to be eco-friendly in many aspects.

Super D heaters catch any waste heat from the air conditioning compressors and re-use it to heat the water in the properties.

Infra-red systems turn the air conditioning down if it has been left on to save energy. To reduce the need for air conditioning all rooms have natural cross ventilation and the walls and roofs of the buildings are insulated to the highest standards.

Water for the resort is sourced from a local river in the mountains and it is treated and stored in tanks at high level for natural pressure so that pumps and pressure piping are not used.

3. What eco-friendly methods are used around the resort?

The design team has implemented various techniques to ensure the resort is as eco-friendly as possible. Low level lighting has been used around the resort to save energy. Solar powered golf carts – the first to be used in the Caribbean - are used to transport owners around the site.

We maintain designated nature reserves all around the property where there are no paths or people allowed. The sea in front of the property is a marine reserve and no anchoring is allowed to protect the coral.

The resort’s new Rainforest Spa has also been sympathetically constructed to resemble a collection of tree houses, hidden within the dense vegetation of the surrounding slopes.

The Spa has been built in true St Lucian style by local Rastafarian craftsmen using traditional techniques which mirror native Arawak Indian huts. The spa is built entirely by hand in the rainforest without machinery using the traditional Amerindian custom of 900 years ago.

All of the wood (campeche) used is a local indigenous hardwood. It is cut at a full moon and soaked in the sea for a month. This process eliminates insects and allows the wood to cure naturally so that it can be manipulated and “woven” into shape. The spa buildings are 100% wood with thatched roofs. The thatch is made from natural grass that grows locally at the base of the Gros Piton. It is harvested once a month and laid to dry on the beach. When it is dry it is tied into bundles and used as thatch.

The stone used in the spa for adjoining walls and paths is collected from the site itself and chipped by hand into flat surfaces to make it easy to dry stack.