



FREQUENTLY ASKED QUESTIONS



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THE RESORT

Where is St Kitts?

The Federation of St. Christopher (St. Kitts) and Nevis is an independent English-speaking island state situated in the northern part of the Leeward Islands in the Eastern Caribbean. It is approximately 1,300 miles (2,092 km) from Miami, 2,000 miles (3,218 km) from New York, 4,000 miles (6,437 km) from London and about an hour by plane from Puerto Rico and the US Virgin Islands.

The Federation is made up of two islands, St. Kitts and the smaller Nevis, which are separated by a channel two miles wide. It is a former British colony and a member of the Commonwealth of Nations (British Commonwealth) as well as the United Nations and Caricom.

What is the development concept of Ocean's Edge?

Ocean's Edge is a luxury Caribbean resort project from the Cable Bay Hotel Development Company. Covering approximately 40 acres, overlooking the ocean and neighbouring the fabulous Royal St Kitts Golf Course, the development of 381 luxury apartments and residences and 32 villa lots will comprise studios and two bedroom Beachfront apartments, one and two bedroom Hillside apartments, two bedroom Beachside apartments and studio and two bedroom Poolside Residence.

A variety of leisure and entertainment facilities is planned, including a clubhouse, recreation centre with fitness facility, restaurants, several pools, tennis courts plus concierge and housekeeping services.

Who are the owners of the Ocean's Edge project?

Ocean's Edge is owned by The Cable Bay Hotel Development Company Limited, a St. Kitts registered corporation owned by a consortium of stakeholders comprised of locally based partners TDC Ltd., Mansha Ltd. and SKNA National Bank Ltd.

Who are the development managers?

Aiyana Developments is a property development company with offices in London and a project office in the Caribbean. In St Kitts, Aiyana has assembled a specialized team of property professionals with the right mix of international and local expertise and experience to create the inspirational and market-leading Ocean's Edge development.

Who is responsible for sales and marketing?

Savills International and Select Resorts Ltd

Savills is a leading global real estate service provider listed on the London Stock Exchange. The company, established in 1855, has over 200 offices and associates through the Americas, Europe, Asia Pacific, Africa and Middle East.

Select Resorts, based in Dorset, UK, has been providing a unique and individual service to clients purchasing properties abroad since 1982 and, therefore, has a wealth of experience specializing in International Sales. Select Resorts is proud to be the only UK based Savills International Associate Office.

Who is the construction company?

NH International (Caribbean) Ltd.

What is the construction schedule for Ocean's Edge?

Construction began – June 2007

Phase 1 & 2 completed end December 2009

Phase 3 construction starts summer 2010 Anticipated completion of mid 2013

Phase 3 includes Beachfront club house and restaurant, pools, Ornamental pool, admin/reception, building

Phase 4 expected to start Autumn/Fall 2012 with completion 2014

Phase 4 includes fitness centre, retail, tennis courts

Practical completion of project end 2014/15

Who is responsible for the property's running costs?

The unit owner will typically cover the cost of the condominium association fee (to fund buildings insurance, communal roads, lighting, pools, gardening and water service, and contents insurance for fixtures, fittings and furniture, and maintenance). Running costs specific to each unit, such as electricity will be the personal responsibility of the unit owner.

THE PROPERTIES

How many properties will be for sale?

BEACHFRONT APARTMENTS – flanking the beach overlooking the ocean

26 x studio suites

36 x 2 bedroom apartments with spa pools

HILLSIDE APARTMENTS – varying views of the Mountains and/or Atlantic

60 x 1 bedroom apartments

93 x 2 bedroom apartments – top floors have spa pools

POOLSIDE RESIDENCES

120 x studio suites

28 x 2 bedroom apartments

3 year rental guarantee option

BEACHSIDE APARTMENTS

18 x 2 bedroom apartments – spa pools

32 EXECUTIVE PLOTS

Sitting on the highest point of Ocean’s Edge, these plots command outstanding views of the Caribbean Sea, the St. Kitts mountains and all of Frigate Bay including the Royal St. Kitts Golf Course. Plot sizes range between 7,786 ft (728m²) and 232,503 ft (2,184m²).

Will the properties be offered freehold or leasehold?

The apartments are offered freehold subject to the conditions of the Condominium Act 1976. The villas will be sold freehold.

What construction guarantees are available?

All properties will be sold with a 12 month construction quality guarantee as per the standard terms currently offered in the Caribbean region. There will be extended warranties for termite treatment (5 years), roofs (5 years), PVC doors (10 years), windows (10 years), solid wood floors (25 years) and air conditioning (5 years).

Will the properties be built to withstand hurricanes?

The properties will be built to Dade County, Florida equivalent standard. Dade County standard is the building code for Dade County in South Florida. Building codes specify standards of workmanship and materials which for South Florida includes protection against hurricanes. For example, it specifies the type of fixings and straps, and their proximity, for attaching a roof to the structure of the building.

Our contractors, NH International, are regional contractors and are used to building to hurricane specifications.

Will there be air-conditioning in all properties?

All properties will be fully air conditioned with LG systems.

Will there be internet, phone lines and cable TV installed in the properties?

Yes, each unit will be constructed to have cable TV, phone and high speed wireless internet access.

How much does the furniture package cost and when is payment due?

There is a set furniture package for each unit which can be purchased upon completion of the unit. A furniture package will also be available for villa owners. The cost of the package for phase 3 studio suites US\$25,000, 1 bedroom apartments and US\$30,000.

Who supplies the water?

Water will be supplied by the public water distribution system of St. Kitts. Waste water treatment will be supplied by St. Kitts Sewer and Water Limited.

Who supplies the electricity?

The electricity will be supplied by the public electricity distribution system of St. Kitts. Back-up electricity will be supplied by Royal Utilities Limited. Electricity is supplied at 230 volts and 60 hertz, with 110 volts available in some hotels.

Will the resort be lit at night?

Yes, with low level lighting and security lights.

Are the developers sensitive to the environment and environmental issues?

Yes. Ocean's Edge has been accepted in the green globe 21 Benchmarking program (www.greenglobe21.com), the only globally recognized brand that assures commitment to improved environmental and social outcomes for a more sustainable travel and tourism industry.

As Ocean's Edge strives to become a green globe Benchmarked Resort, the following environmental issues are being targeted during the construction phase:

- All buildings will be constructed using a Forsa aluminium formwork that reduces the need for plywood and timber.
- Eco Shakes made from recycled car tires will be used as roof tiles.
- Thermal insulation to roofs and double glazed windows will be installed to conserve energy.
- Rock recycling - excavated rocks will be crushed and used for road aggregate and pavements will be cut from natural rock and used for decks and sidings of buildings.
- All waste water will be treated and reused for irrigation.
- All taps and toilets will be equipped with water saving devices.
- Sensors will be installed to automatically shut off air conditioning thermostats when doors or windows are opened.
- Solar heaters will be installed on roofs for hot water supply.
- Local drought resistant plants will be used for landscaping.
- The current beach berm will be retained to provide natural beach protection.

VILLAS

If I buy a villa plot when do I have to start building and finish my house?

The developer will advise of start times as they will manage the construction project.

How long is the villa construction period?

Approximately one year.

How many villa designs are available?

There are four basic designs that can be adapted to suit individual requirements.

What percentage of the plot can I build on?

This will be dictated by the topography and the developer but legally the footprint of the villa must take up no more than 25% of total plot size.

Can I buy more than one plot to build on?

Yes.

Can the developer provide a turn key service for the building of my villa?

Yes.

PAYMENT AND LEGAL

In which currency are payments made?

US Dollars.

Are mortgages available in St. Kitts for the purchase of a property?

Local mortgages of up to 70% are available through banks, depending on personal circumstances.

What is the payment schedule for apartments?

USD \$10,000 reservation fee
USD\$15,000 for Economic Citizenship purchasers
(refunded on receipt of 30% installment
or can be applied towards the 30% installment)
30% payable upon signing of the Agreement of Purchase and Sale
25% on commencement of foundations
25% on commencement of roofing
20% on completion

Buyers must provide evidence of funds to the developer prior to the start of each construction phase.

What is the payment schedule for purchasing a plot and a villa?

The buyer will sign two contracts, one for the purchase of the land and one for the construction of the villa.

Land Contract

100% on closing of the contract.

Construction contract

10% of total villa price prior to commencement of construction
20% on commencement of foundations
40% on commencement of roofing
20% upon practical completion
10% upon inspection

Can I resell my property?

After completion of the villa, you can sell your property at any time through the agent of your choice. Sales prior to completion are at the discretion of the developer.

OPERATIONS

Will there be a residents' association?

Yes, a condominium association as defined by the St. Kitts and Nevis condominium Act 1976. Upon making a purchase, buyers of Beachfront Apartments, Hillside Apartments and Poolside Cottages take freehold title of the unit (under the terms of the St. Kitts and Nevis condominium Act) and become part of the condominium association. Under the condominium association, owners share an interest in the common areas which include, but are not exclusive to, roadways, swimming pools, hallways, stairwells, and other aspects of the resort infrastructure. Condominium association fees and individual running costs are payable on a regular basis throughout the year.

How is insurance organised?

Buildings insurance is paid for through the condominium association fee. Villa owners will be responsible for arranging their own buildings insurance. Contents insurance is the owner's responsibility in all cases.

What are the annual resort fees and running costs for each type of property?

Further information on the condominium association fees and running costs will be available shortly.

TAXATION

What property duties and other costs are involved with the purchase of real estate in St. Kitts?

Assurance fund

0.2% of property price

Registration fee for assurance fund

Ec\$ 7.20

Survey fees for villa plots

circa US\$500.00

Legal fees

The approximate amount of legal fees is as follows:

2.5% on 1st Ec\$25,000

2% on next Ec\$25,000

1% on next Ec\$950,000

1/2% thereafter

No additional fees are payable to the lawyer if a mortgage is applied for. These amounts are subject to change and purchasers should consult with a lawyer to determine the specific legal fees that will apply.

Inland Revenue admin fee

Ec\$ 50

A mortgage incurs an extra one percent stamp duty on the value of the loan, plus legal fees payable to the bank on a reducing balance rate based on the value of the loan, as per the legal fees above.

What property duties and other costs are involved when holding a property in St. Kitts?

0.2% of assessed market value of property.

What is an alien landholder's license?

A license that all non-nationals must possess when acquiring an interest in land or real property in St. Kitts. Purchasers of Ocean's Edge property, by virtue of the resort's location in the Frigate Bay area, are exempt from the standard alien landholder's license requirements and accordingly buyers are not required to pay the otherwise standard 10% fee on the acquisition of property.

Is VAT payable on property and if so at what rate?

No such tax exists for property in St. Kitts.

What is the St. Kitts Citizenship by investment Program?

St. Kitts is one of the countries of the Eastern Caribbean where there is a well-functioning government sponsored citizenship by investment program, allowing foreign nationals a fast track to full citizenship through investment in approved projects on the island. Under this program, persons making a minimum investment of USD \$350,000 in an approved project are eligible to apply for citizenship in the Federation.

Ocean's Edge Resort is one of these approved projects which allow purchasers the option of seeking citizenship in St. Kitts and Nevis. Applicants are required to retain the services of a lawyer based in St. Kitts to prepare their application. The review process normally takes between 8 to 12 weeks, but applicants are not required to personally attend any interviews in St. Kitts. For further details on the process and requirements, contact our sales office or visit the website of the Marketing and Development Department of the St. Kitts Ministry of Finance:

www.skbfancialeservices.com

ST KITTS

What is the climate of St. Kitts?

St. Kitts has a tropical climate that varies little between seasons, averaging 25 to 28 degrees Celsius (77° to 83° Fahrenheit) all year round. Humidity is low and constant northeast trade winds keep the islands cool. Annual rainfall averages 55 in (140 cm). There is no marked rainy season.

What language is spoken in St. Kitts?

English is the first language

What is the local currency in St. Kitts?

The local currency is the Eastern Caribbean Dollar (EC\$). The E C is pegged to the US Dollar at a rate of 2.6882 to 1.00 USD. Most stores and businesses accept US dollars or travellers cheques, but change will be given in E.C. Neither banks nor stores accept the US coins, only paper bills.

When is the peak tourist season in St. Kitts?

From November to May.

When is the hurricane season?

The official hurricane season for the Atlantic Basin (the Atlantic Ocean, the Caribbean Sea, and the Gulf of Mexico) is from 1 June to 30 November. Please refer to www.noaa.gov. This is the official website of the National Oceanic and Atmospheric Administration.

Which airlines fly to St. Kitts and how often?

Direct flights into Robert L Bradshaw International Airport are scheduled as follows:

- From San Juan, Puerto Rico daily with American Eagle.
- From Miami, FL daily with American Airlines
- From London's Gatwick Airport on Saturdays and Tuesdays with British Airways.
- From New York (JFK) two times per week (Wednesday and Sunday) with American Airlines.
- From Charlotte, NC weekly (Saturday) with US Airways.
- From Atlanta's Hartsfield-Jackson International Airport weekly (Saturday) with Delta Airlines. A second flight operates on Wednesdays during Peak Winter Travel Season.

Other operators, including Continental Express, British Airways, Caribbean Airways, Air France, Lufthansa, KLM and Air Canada offer non-direct flights. Service is usually to San Juan, Puerto Rico, St Maarten, Guadeloupe, Virgin Islands or Antigua, with transfers to lighter aircraft for the final flight to St. Kitts.

There are regular flights throughout the week from the UK, Canada and the USA to nearby Antigua, where visitors can take a 20 minute connecting flight to St. Kitts on LIAT Airlines to St. Kitts

What travel documentation is required?

A valid passport is required in most instances by all visitors to St. Kitts and Nevis. Nationals of Capricorn member states, the United Kingdom, Canada and some commonwealth countries can travel directly to St. Kitts and Nevis with acceptable proof of nationality and identity (e.g. either a valid passport and/or original birth certificate with Photo ID or national identification documents) and may be admitted for a period not exceeding three months.

All visitors are required to have onward or return tickets. Visas are required for citizens from: Eastern European Countries, The People's Republic of China, Cuba, Taiwan, South Africa, Korea, India, Pakistan, Non-commonwealth countries of Africa, and all South American countries except Argentina, Brazil, Colombia and Venezuela.

Citizens of the United States are required to have passports in order to re-enter that country. As such, a valid passport is a required travel document when travelling to the Caribbean.

Is there a departure tax?

Yes, USD\$22 payable in cash upon departure from St. Kitts.

How far is Ocean's Edge from the airport?

Ocean's Edge is less than ten minutes' drive from Robert L Bradshaw International Airport.

How far is the nearest town for shopping / pharmacies etc?

Basseterre, the capital, is a ten minute drive from the resort. It offers a small selection of shops selling groceries or pharmaceuticals, or more elaborate gift items. Standard convenience stores are located in the immediate area of Ocean's Edge.

Shops are open from 0800-1200 and from 1300-1600 Monday to Saturday.

Will there be any medical facilities on site?

No. The Joseph N France general Hospital in Basseterre, which was opened in 2003, is a ten minute drive from Ocean's Edge Resort. Modern emergency services are present in St. Kitts with access to specialists in most fields of medicine. There are no particular health concerns associated with St. Kitts and thus special vaccines are usually not required.

What else is in the Ocean's Edge area?

The Royal St. Kitts golf course (royalstkittsgolfclub.com), various fine-dining and beach restaurants, golden sandy beaches, an endless array of water sport activities and the Marriott Resort which houses the Royal St. Kitts casino and spa.

Is there a marina where I could rent or moor a boat?

Berths are presently available at Port Zante in Basseterre. Plans are also in progress by independent third parties for the construction of Christophe Harbour, on the Southeast Peninsula of the island. This new marina will consist of approximately 300 acres of water and provide docking for luxury private yachts. Amenities will include an elegant yacht club, a heliport and state-of-the-art facilities and services for all vessels

What are the projections for tourism growth in the Caribbean and St. Kitts over the coming years?

St. Kitts has an investor-friendly climate and a developing tourism industry. The government, having closed its sugar cane trade in July 2005, is committed to developing tourism as the primary component of its economic growth strategy. The plan is clear and focuses on sustainable expansion as part of a move to make St. Kitts an upmarket destination. The administration intends to preserve the character of the island and remain sensitive to its cultural heritage by allowing only a small number of exclusive boutique developments.

Following the success of the St. Kitts Marriott Resort and the Four Seasons development in Nevis, another major luxury hotel group investing in the islands includes the Mandarin Oriental as part of the Christophe Harbour in the Southeast Peninsula.

The island's local infrastructure has also undergone considerable improvement. Ongoing projects include the \$17 million Beaumont Racetrack, the \$16 million Marine World, the \$16 million expansion at Robert L Bradshaw International Airport and the \$12 million Warner Park cricket stadium built to host the cricket World cup of 2007, which took place across 10 caribbean islands including St. Kitts. Visit www.stkitts-tourism.com for further details.

St. Kitts and Nevis combine a favourable tax regime with a safe environment and Ocean's Edge represents an unprecedented opportunity to invest in an island whose property market is expected to show substantial appreciation in the near future.

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