

# UPPER TOWN PROPERTY REDEVELOPMENT SCHEME TENDER

## 12 Castle Steps

### Conditions of Sale

1. Tenders must be submitted on the attached form entitled “Form of Tender - Upper Town Property Redevelopment Scheme”. All sections of the Tender Form must be accurately completed. Incorrect information will result in the tender being disregarded.
2. Completed Tender Forms must be inserted into the Tender Box marked “GRP Properties” at the lobby, No.6 Convent Place by **12 noon on Friday 17<sup>th</sup> December 2010**. TENDERS RECEIVED AFTER THE CLOSING TIME AND DATE WILL NOT BE CONSIDERED.
3. The properties are being offered on an “as is as seen basis”.
4. The properties are being offered for sale at the following prices:

Property 1 – Maisonette £211,600

Property 2 – Apartment £172,300

There is no point in offering a higher price.

5. These properties are intended as owner-occupier homes, for the sole use as residential accommodation. The following criteria will be applied when allocating these units:
  - Preference may be given to young married couples who do not own and have never owned a home;
  - Consideration will be given to the bidder(s)’ present living circumstances and conditions including those Gibraltar belongers who are living outside Gibraltar as a matter of necessity;

- Consideration will be given to the bidder(s)' presence on the Government Housing Waiting List and/or to the surrender of a Government flat;
  - If there are more than two bidders who meet these criteria, lots will either be drawn in public or before a Notary Public. There is no advantage in rushing in a tender. Allocation will not be on a first come first served basis.
6. Sales are on the basis of the full 100% purchase at the listed price for a 150 year lease.
7. Parking Spaces  
Buyers of these properties will be given the opportunity to rent a car parking space at the Willis' Road Car Park.
8. Resale Restrictions  
These properties are not being offered for sale to the highest bidder. Accordingly, the following resale restrictions will apply in order to avoid speculation:
- Resales will not be permitted during the first three years except by (1) a mortgagee or (2) an owner who, in the Government's opinion, has a genuine and compelling family circumstance. In the latter case, the Government's approval will be required both as to the resale and the resale price. Government will be entitled to retain 60% of the profit of any authorised sale during the first three years;
  - During the fourth to tenth years, resales are allowed subject to the following conditions:
    - Government agrees the price;
    - Government has the first option to purchase at the proposed resale price;
    - Government is entitled to a share of the resale profit as follows:
- |                  |     |
|------------------|-----|
| Sale in Year 4:  | 60% |
| Sale in Year 5:  | 50% |
| Sale in Year 6:  | 40% |
| Sale in Year 7:  | 30% |
| Sale in Year 8:  | 20% |
| Sale in Year 9:  | 10% |
| Sale in Year 10: | 5%  |
- In all cases of resales during the first fifteen years, resales will only be allowed to persons who have been ordinarily resident in Gibraltar for at least three years at the time of the resale.

9. Viewing, allocation and completion

- (1) Viewings can be arranged by appointment through GRP Sales Office, 40 Town Range – Tel 200 72572, Email [grpsales@gibtelecom.net](mailto:grpsales@gibtelecom.net);
- (2) If the drawing of lots is required, this will be done either in public or before a Notary Public;
- (3) Successful bidders must, when a flat is allocated to them:
  - (a) sign a reservation agreement and pay a non-refundable £500 reservation fee by 5pm on the third business day after the allocation of the property; and
  - (b) pay the total purchase price (minus the Reservation Fee) no later than 31 days thereafter.

10. Completion Documentation

- (1) Upon completion, purchasers will receive an assignment of an underlease for between 149 and 150 years and a share (which they must accept) in 12 Castle Steps Management Limited. This management company will own and manage the common areas of the estate and the residue of the underlease.
- (2) The texts of the following documents will be issued to prospective purchasers upon allocation of the property:
  - Reservation Agreement
  - Underlease and Deed of Assignment
  - Constitution of Management Company

*End*