



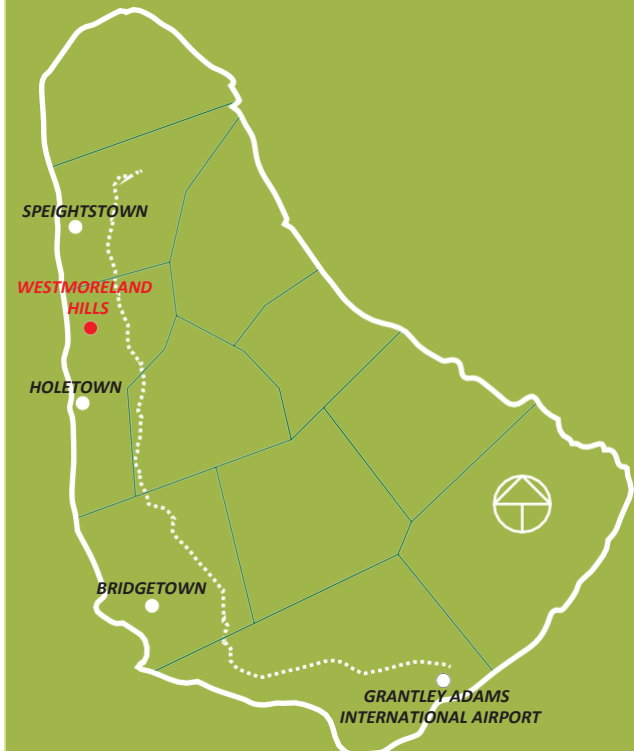
WESTMORELAND

H I L L S

ST. JAMES, BARBADOS

LOCATION





With a central location on Barbados' west coast and offering panoramic sea views from each home, **Westmoreland Hills** is the perfect location for Barbados' first sustainably driven luxury gated community. Next to Royal Westmoreland & Sugar Hill, landmarks such as Lone Star, Sandy Lane and Limgrove are only a few moments away. This gated community offers private facilities only available to residents & guests, a centralized management & rental program and a customer oriented design team ensuring personalized and quality built homes.



MASTER PLAN

TOWNHOUSE A/B:

- LOT 16 LOT 33
- LOT 17 LOT 34
- LOT 18 LOT 35
- LOT 19 LOT 36
- LOT 20 LOT 37
- LOT 21 LOT 38
- LOT 22 LOT 39
- LOT 23 LOT 40
- LOT 32 LOT 41

VILLA T:

- LOT 3
- LOT 4
- LOT 5
- LOT 6
- LOT 7
- LOT 8
- LOTS 24 & 25 (w/ G.C.)
- LOTS 26 & 27 (w/ G.C.)

VILLA R:

- LOTS 1 & 2 (w/ G.C.)
- LOT 9 (w/ G.C.)

VILLA D:

- LOTS 10 & 11
- LOTS 12 & 13
- LOTS 14 & 15

VILLA G:

- LOTS 28 & 29 (w/ G.C.)
- LOTS 30 & 31
- LOTS 42 & 43 (w/ G.C.)

RECREATIONAL FACILITY:

- LOTS 44



(* G.C. - GUEST COTTAGE)

Westmoreland **H**ills site works are due to start on February 2016. This eco friendly development will comprise of 2, 3, and 4 bedroom villas all designed with a modern aesthetic and strategically sited on a sloping 8 acre site in a way to optimize stunning ocean views while utilizing the prevailing cool northeast winds. The private, gated community of up to 40 homes will also feature a central recreational facility with a fully equipped gym, pool and café within easy walking distance from all villas. In addition there will be a children's play area within the adjacent landscaped open space. For efficiencies of scale, management will provide and supervise house security, house-keeping, gardening, refuse collection and maintenance services. This pooling arrangement will help reduce running costs and deliver owner's hassle free living. Owners will also be able to take advantage of the in-house rental program.



THE COLLECTION





TOWNHOUSE A

3 BEDROOM / 2 BATHROOM (OPTIONAL EN-SUITE ADD-ON)

2,100 SQ.FT.



ENTRANCE
4'-0" x 5'-0"

FOYER
7'-0" x 4'-0"

LAUNDRY
5'-5" x 4'-0"

VESTIBULE
7'-9" x 13'-0"

MASTER BEDROOM
11'-0" x 19'-0"

MASTER BATHROOM
6'-9" x 9'-2"

MASTER WALK-IN-CLOSET
7'-1" x 6'-6"

BEDROOM 1
11'-0" x 11'-6"

BATHROOM 1
6'-11" x 8'-2"

BEDROOM 2
11'-0" x 11'-0"

FOYER / STAIRS
7'-0" x 11'-7"

STUDY
7'-6" x 5'-8"

LIVING
11'-4" x 17'-7"

KITCHEN
11'-4" x 18'-10"

PANTRY
6'-9" x 4'-3"

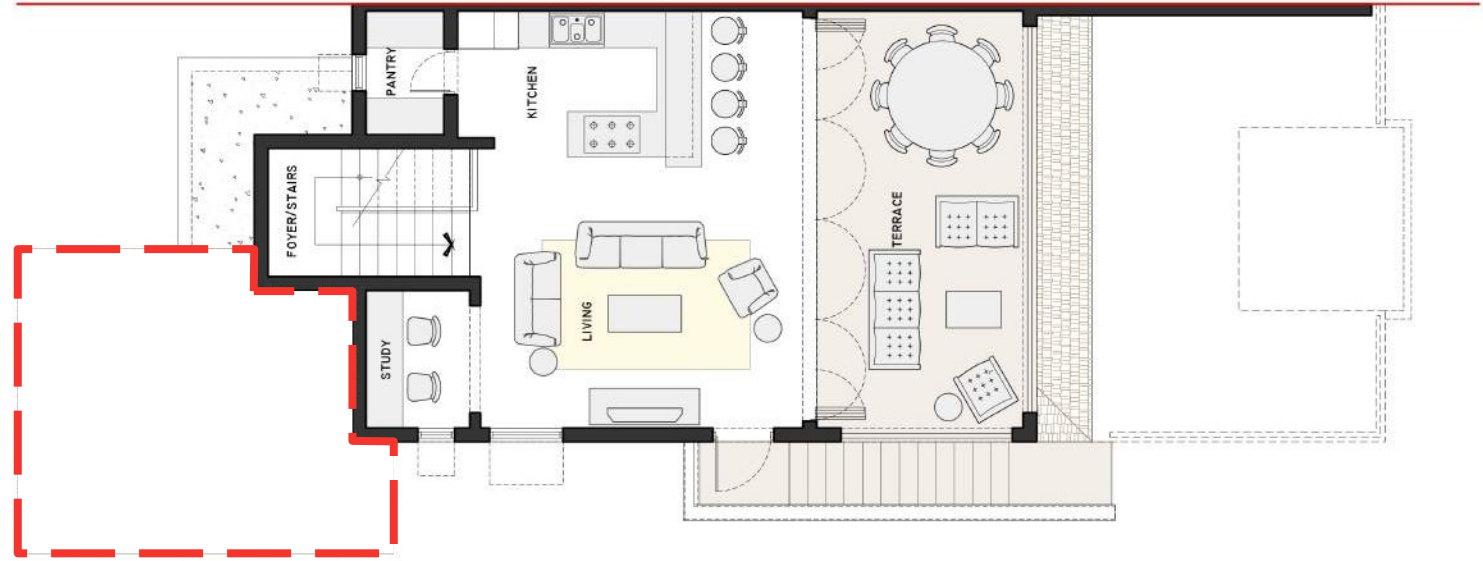
TERRACE
22'-9" x 11'-3"

DECK
23'-3" x 19'-0"

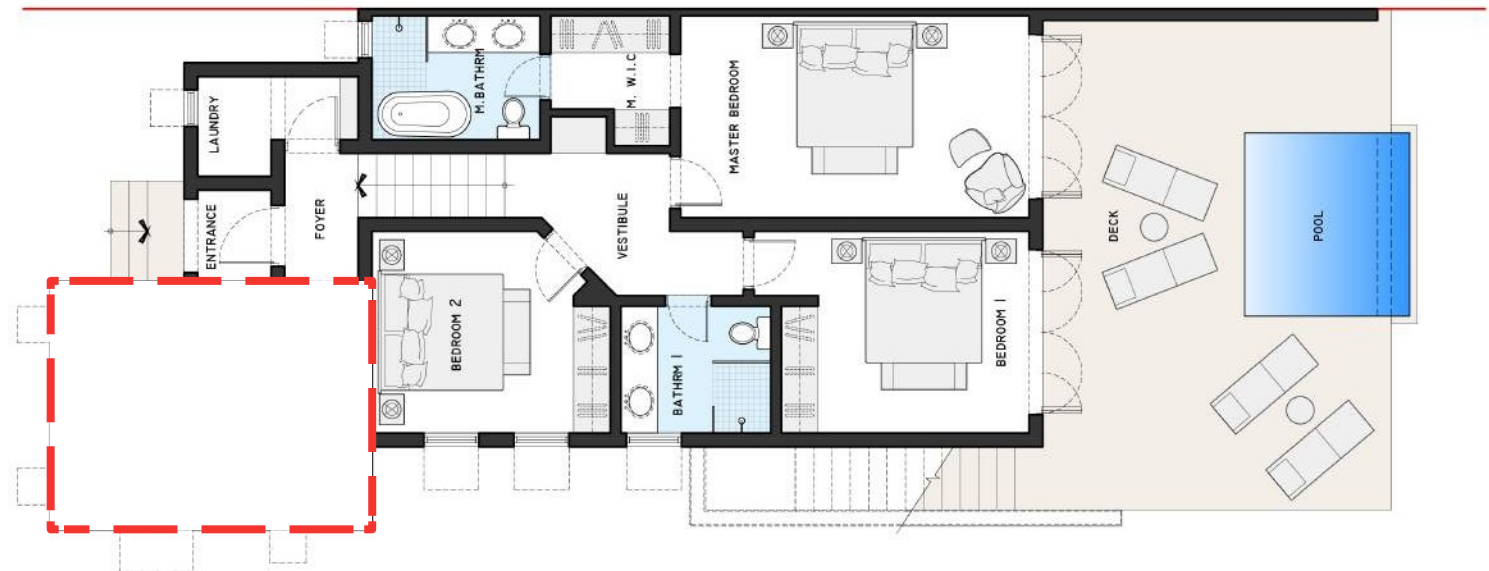
BEDROOM 3 (OPTIONAL ADD-ON)
12'-0" x 10'-0"

BATHROOM 2 (OPTIONAL ADD-ON)
6'-0" x 5'-5"

WALK-IN-CLOSET 1 (OPTIONAL ADD-ON)
5'-5" x 5'-5"



FIRST FLOOR



GROUND FLOOR

TOWNHOUSE B

3 BEDROOM / 3 1/2 BATHROOM

2,400 SQ.FT.



ENTRANCE
4'-0" x 5'-0"

FOYER
7'-0" x 4'-0"

LAUNDRY
5'-5" x 4'-0"

VESTIBULE
10'-3" x 10'-2"

MASTER BEDROOM
13'-3" x 18'-9"

MASTER BATHROOM
6'-9" x 9'-2"

MASTER WALK-IN-CLOSET
7'-1" x 6'-6"

BEDROOM 1
11'-3" x 11'-6"

BATHROOM 1
8'-11" x 4'-8"

BEDROOM 2
12'-1" x 11'-0"

BATHROOM 2
8'-11" x 4'-8"

FOYER / STAIRS
7'-0" x 11'-0"

STUDY
12'-1" x 5'-8"

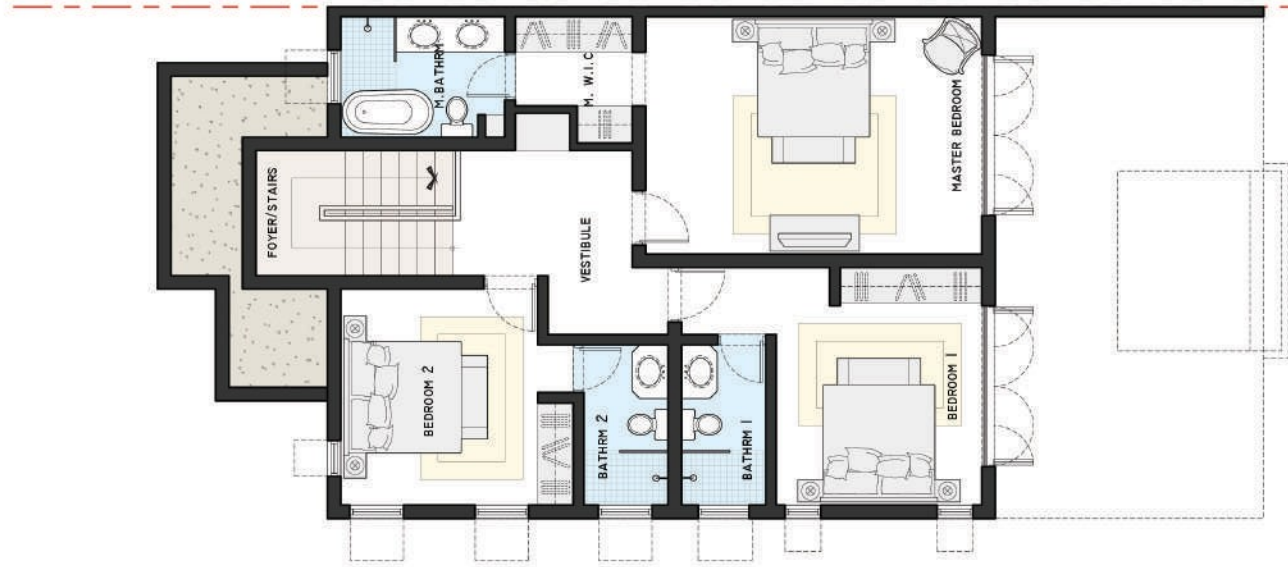
LIVING
13'-8" x 17'-7"

KITCHEN
13'-8" x 17'-7"

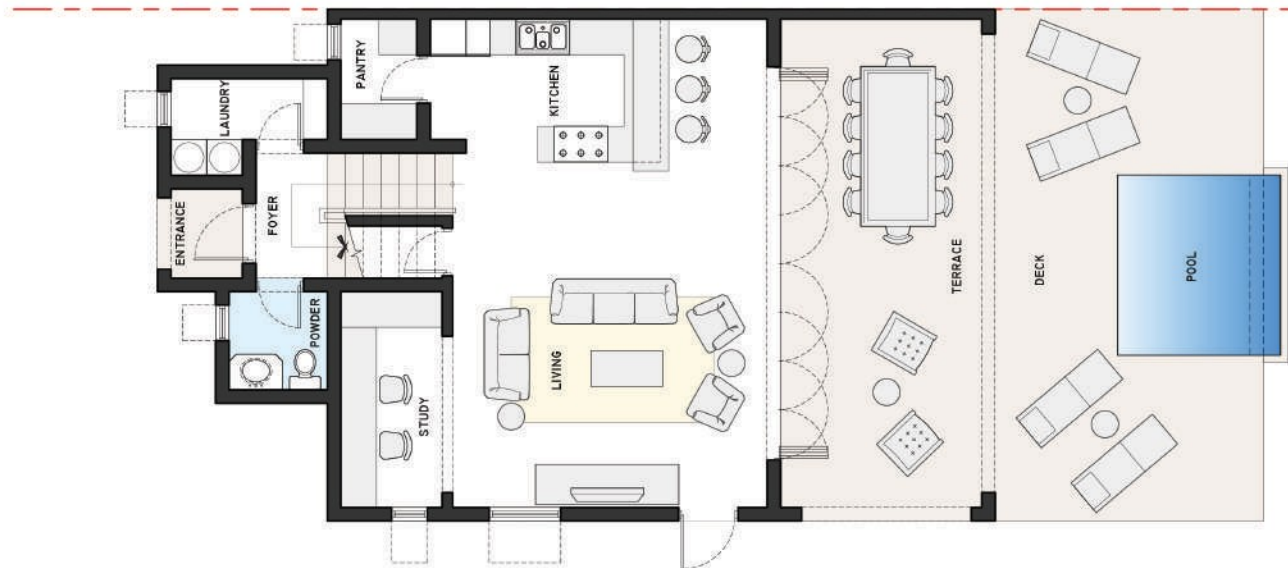
PANTRY
6'-9" x 4'-3"

TERRACE
27'-4" x 11'-3"

DECK
28'-7" x 15'-0"



FIRST FLOOR



GROUND FLOOR

VILLA T

3 BEDROOM / 3 1/2 BATHROOM

3,000 SQ.FT.



ENTRANCE
17'-6" X 6'-0"

FOYER
5'-0" x 6'-3"

POWDER
5'-6" x 5'-6"

LAUNDRY
8'-6" x 6'-0"

VESITBULE 1
26'-0" x 4'-0"

MASTER BEDROOM
14'-9" x 12'-0"

MASTER BATHROOM
10'-6" x 8'-3"

MASTER WALK-IN-CLOSET
10'-6" x 7'-0"

BEDROOM 1
14'-9" x 11'-0"

BATHROOM 1
5'-6" x 5'-6"

BEDROOM 2
14'-9" x 11'-0"

BATHROOM 2
10'-6" x 5'-6"

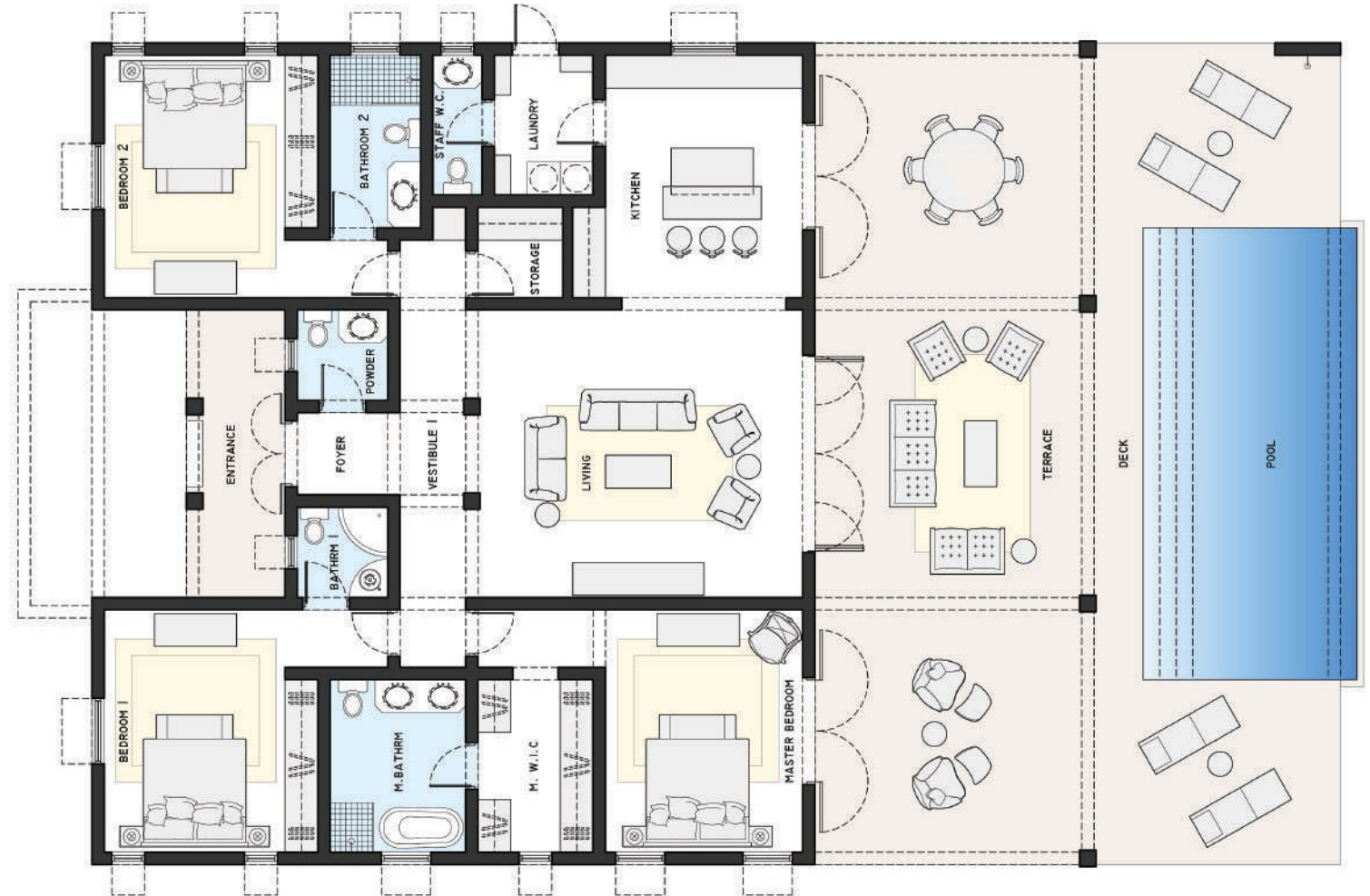
LIVING
17'-6" x 19'-9"

KITCHEN
14'-9" x 12'-0"

STORAGE
5'-6" x 5'-2"

TERRACE 1
50'-0" x 17'-0"

DECK
50'-0" x 15'-0"



VILLA R

4 BEDROOM / 3 1/2 BATHROOM

4,000 SQ.FT.



ENTRANCE
18'-6" x 5'-0"

FOYER
18'-6" x 5'-0"

POWDER
5'-0" x 5'-9"

LAUNDRY / STORAGE
9'-0" x 10'-0"

VESITBULE 1
6'-6" x 8'-0"

MASTER BEDROOM
14'-0" x 14'-0"

MASTER BATHROOM
6'-6" x 14'-0"

MASTER WALK-IN-CLOSET
21'-3" x 8'-0"

BEDROOM 1
14'-0" x 14'-0"

BEDROOM 2
15'-0" x 12'-0"

BATHROOM 1
6'-6" x 14'-0"

BEDROOM 3
15'-0" x 12'-0"

BATHROOM 2
8'-6" x 5'-9"

LIVING
14'-6" x 15'-0"

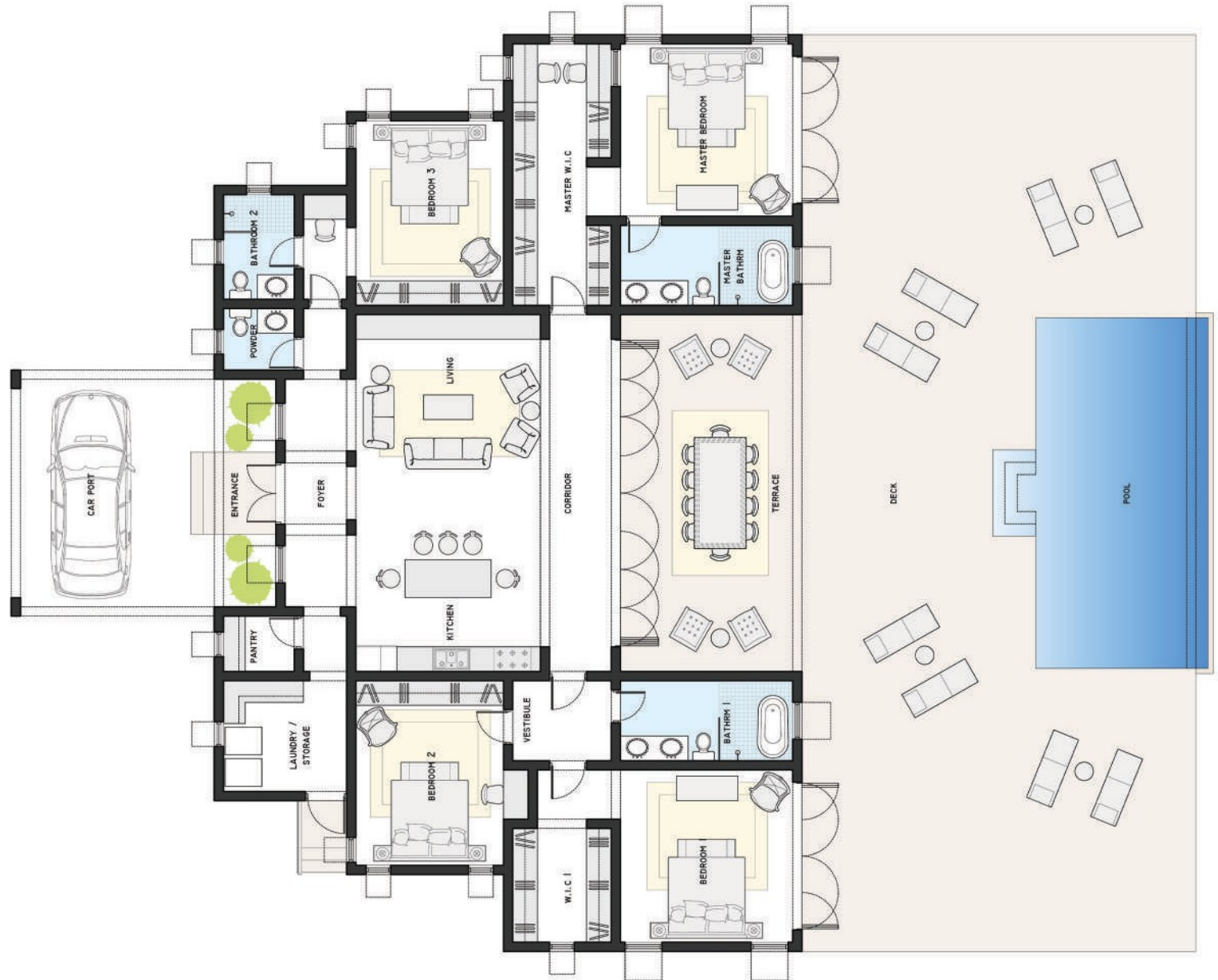
KITCHEN
14'-6" x 15'-0"

PANTRY
4'-6" x 5'-9"

TERRACE 1
29'-0" x 14'-9"

CAR PORT
18'-6" x 15'-9"

DECK
74'-6" x 32'-0"



VILLA D

2 BEDROOM / 2 BATHROOM

1,820 SQ.FT.



ENTRANCE
5'-0" x 3'-9"

FOYER
5'-0" x 6'-4"

LAUNDRY / STORAGE
5'-0" x 9'-4"

VESTIBULE 1
5'-0" x 3'-7"

VESTIBULE 2
6'-9" x 3'-6"

MASTER BEDROOM
13'-0" x 13'-0"

MASTER BATHROOM
5'-6" x 13'-7"

MASTER WALK-IN-CLOSET
5'-6" x 9'-4"

BEDROOM 1
11'-0" x 13'-2"

BATHROOM 1
5'-0" x 8'-10"

LIVING
14'-3" x 17'-3"

KITCHEN
12'-9" x 13'-0"

TERRACE 1
41'-4" x 15'-1"

DECK
74'-6" x 32'-0"



**A THREE BEDROOM OPTION OF VILLA D IS AVAILABLE UPON REQUEST. THE AREA OUTLINED IN RED IS CONVERTED TO TWO BEDROOMS IN THIS OPTION*

VILLA G

4 BEDROOM / 4 1/2 BATHROOM

4,650 SQ.FT.



ENTRANCE

4'-7" x
10'-0"

FOYER

10'-0" x
8'-1"

VESTIBULE 1

8'-6" x 4'-0"

STORAGE

4'-5" x
6'-8"

LAUNDRY / STORAGE

8'-6" x 8'-0"

STAFF W.C.

7'-1" x 4'-0"

MASTER BEDROOM

15'-0" x 13'-0"

MASTER BATHROOM

6'-0" x 15'-0"

MASTER WALK-IN-CLOSET

15'-0" x 8'-0"

BEDROOM 1

14'-0" x 13'-0"

BATHROOM 1

7'-0" x 6'-9"

WALK-IN-CLOSET 1

7'-0" x 7'-6"

BEDROOM 2

11'-0" x 12'-0"

BATHROOM 2

9'-1" x 5'-6"

WALK-IN-CLOSET 2

6'-6" x 5'-6"

BEDROOM 3

11'-0" x 12'-0"

BATHROOM 3

9'-1" x 5'-6"

WALK-IN-CLOSET 3

6'-6" x 5'-6"

TERRACE 1

22'-9" x 17'-3"

DECK

45'-9" x
16'-9"

CAR PORT

18'-6" x
15'-9"

FOYER / STAIRS

10'-0" x 12'-3"

POWDER

6'-0" x
6'-0"

STUDY

16'-4" x
6'-0"

PANTRY

9'-7" x
6'-0"

LIVING

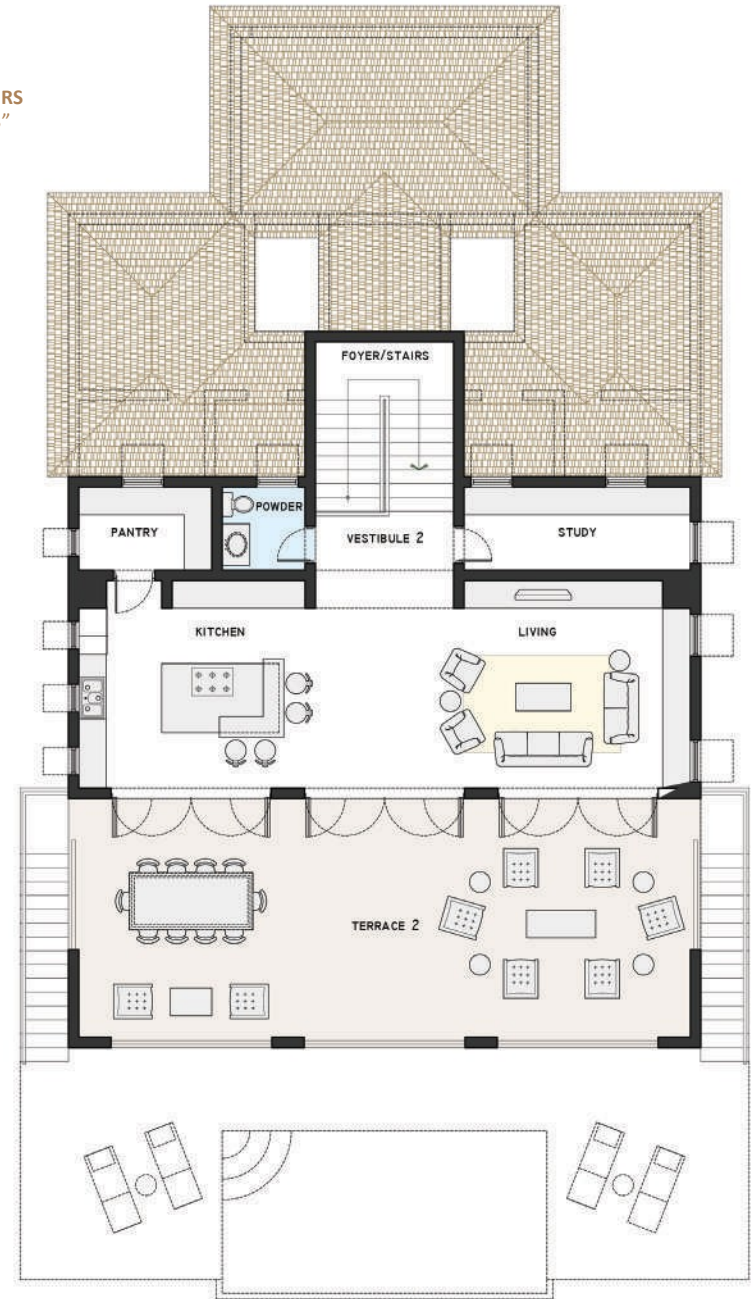
22'-1" x
13'-0"

KITCHEN

22'-1" x
13'-0"

TERRACE 2

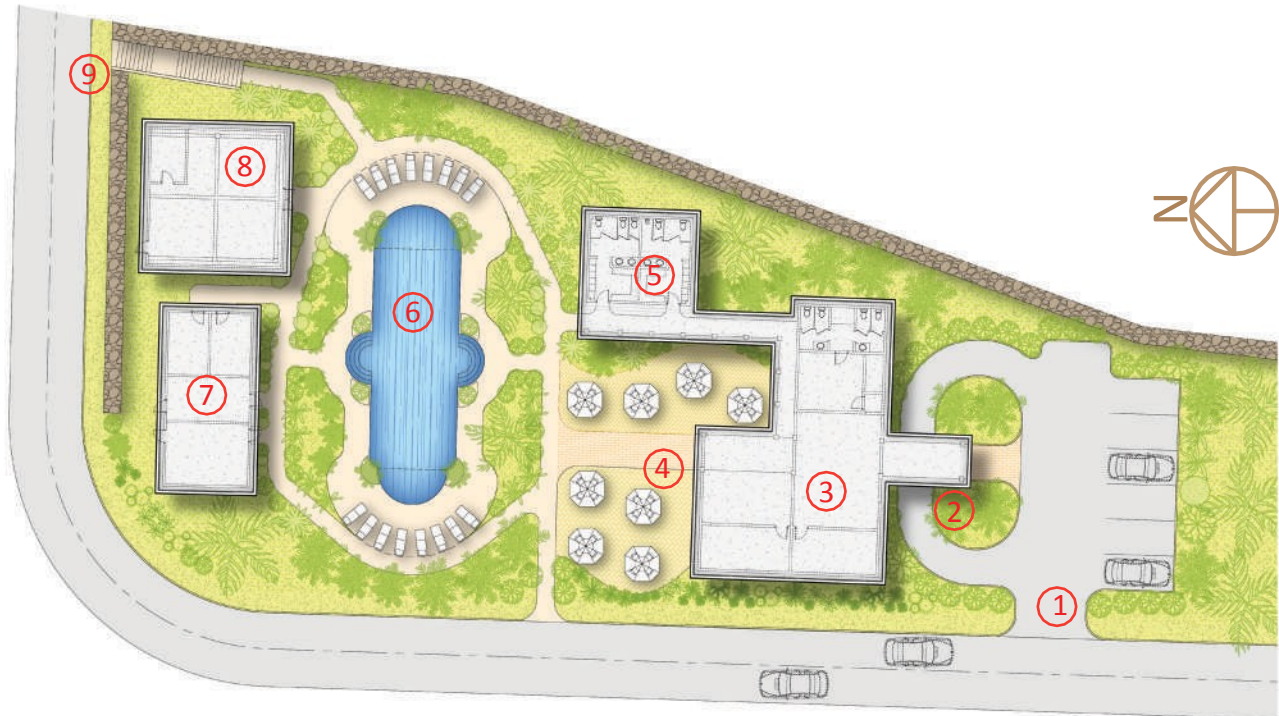
20'-9" x
17'-3"



RECREATIONAL FACILITY



- ① MAIN ENTRANCE & PARKING
- ② CAR & ENTRY PORT TO HUB
- ③ HUB
- ④ OUTDOOR CAFE
- ⑤ MALE & FEMALE CHANGING ROOMS
- ⑥ COMMUNAL LAP POOL W/ KIDS & ADULTS SECTIONS
- ⑦ KIDS ROOM
- ⑧ GYM
- ⑨ PEDESTRIAN ACCESS STEPS





The Recreational Facility & Park is a private sanctuary for the sole use of residents & guests, and an easy walk from all the properties. At the core of the Recreational Facility is the “The Hub”, a meeting & greet front-of-house management facility that is home to the resort’s state of the art security camera monitoring & response system. The Park, which sits just south of the Recreational Facility is a large landscaped open space available for residents and guest to enjoy.



Abbreviations:

WH: Westmoreland Hills / WHPOA: Westmoreland Hills Property Owners Association Limited /

WHMC: Westmoreland Hills Management Company / RF: Recreational Facility / HUB: Administration Center

Acquiring Property in Westmoreland Hills (WH)

Once you have made your decision to buy a property at **WH**, you must appoint a lawyer and provide **Chestertons**, our designated real estate agents with contact details. You can buy your property through an International Business Company (IBC) or in your own name(s).

Your lawyer will be sent agreements for you to review.

These will include:

- a.** The Sale and Purchase agreement for the Lot.
- b.** The villa construction agreement.
- c.** The shareholders agreement

In all cases, the developer conveys the freehold land to the purchaser.

The contract for the purchase of the villa requires stage payments to complete the construction of the villa. See **appendix A**.

Founder Members enjoy a discounted price and will be limited to the first 12 purchasers.

FAQs

What is the Westmoreland Hills Property Owners Association Limited

The Westmoreland Hills Property Owners' Association Limited will own and operate the common areas of the estate. Each lot owner of Westmoreland Hills will be entitled to a class A share in the POA?

What is the function of the Westmoreland Hills Management Company.

The WHMC will be responsible for the running of the café/restaurant, maid service and rental program?

FAQs continued...

When will 'site' construction start?

February 2016.

When will the first villas be ready for occupation?

June 2017.

What is the "Collection"?

The Collection offers a variety of one and two storey villas within Westmoreland Hills that can be interchanged between some of the Lots.

Villas can also be designed on a bespoke basis but will carry an additional fee for architect and engineering time.

What are "Standard finishes"?

These are the finishes the villa costs are based on.

See **appendix B**.

Why are there flat roofs on most of the properties?

To improve sea views and to enable the addition of green roofs.

See **appendix C** for details of green roofs.

Is the roof guaranteed in the event of leaks ?

Yes the roof is guaranteed for 10 years by the roofing contractor.

Are there any restrictions on selling my house?

No.

Is there internet and cable TV available ?

Yes.

How do I gain entry to WH?

By using your computerised entry card or via intercom request to the Hub.

What is the Hub?

The Hub is the operations room in the administration centre manned 24 hours per day.

How does WH plan to provide house security.?

All houses will be fitted with alarms from a specialist security contractor.

Are there furniture packages available?

Yes.

Who do I contact for furniture packages?

Terri Archer at Archers Hall

<http://www.archershall.com>

Tel 246 422 0400

terri@archershall.com

What is the lead time for ordering furniture packages?

Approximately 4 months.

When will the Recreational Facility be completed?

When the founder members have taken ownership of their properties.

What services and amenities are provided in the RF?

- 70 foot Lap pool with children's area
- Sun decks with umbrellas
- Gym
- Yoga/Pilates room
- Children's games room
- Café/restaurant/shop
- Administration center
- Reservations center
- Meet and Greet center for renters.

FAQs continued...

Who will run the RF?

The WHMC.

Does the RF have a shop and what will be available to buy?

Yes. Toiletries, hot drinks and certain essential food items.

Can outsiders use the RF facilities?

No.

What are the running costs of a house in WH?

See **appendix D**.

What is the common area?

All that WH land not subdivided into lots.

Who pays for the upkeep of the common area?

The POA.

Who manages and finances the WHPOA during the development?

The Developer until handover to the residents (on the expiry of the Developers class B share).

Occupied properties will contribute to the POA costs.

Are the WHPOA facilities insured for storm & earthquake damage?

Yes.

Who runs the voluntary rental program?

The WHMC.

What is landscape pooling?

Landscape gardeners will be hired by the POA.

The gardeners will maintain all the estates gardens including resident's properties. These costs will be included in the POA fee.

What is housekeeping pooling?

Housekeepers will be hired by the WHMC and pooled.

Owners can request maid service from the pool on an hourly/ weekly/monthly basis according to their needs and will be charged accordingly. The rates for maid service will start at \$20 BDS / hour for a minimum of 2 hours.

What is Land Tax?

This is a Government tax. The Land tax year runs from April to March. Rates vary depending on the value of the property. Land Tax is reviewed every 3 years, the Government currently charges 0.04% of the property value per year.

What is Municipal Solid Waste Tax?

Levied on all properties with a structure on them. The tax is calculated at a rate of 0.3 per cent of the site value.

When do I have to complete the snagging list?

Six months from the time of practical completion.

The Developer will complete the rectification of the listed snags after the receipt of the snagging list. Snags not on the list will be for the owners account.

When will phase 1 be complete?

It is anticipated that P1 will be completed by December 2018.

When will phase 2 be complete?

It is anticipated that P2 will be completed by December 2020.

Is there provision for wheel chair access to my home?

This can be provided upon request.

Is there provision for wheel chair access to the RF?

Yes.

What is the total area of WH?

34,265 s.m (8.5 acres)

Is there access to a golf course?

Sandy Lane Golf Club is a fee paying golf club, accessible to all members of the public.

Is there access to tennis courts?

WH is negotiating access to tennis courts close by.

Access to the beaches?

As a tropical island Barbados is home to many beautiful beaches. Legally there are no private beaches but some hotels ignore this law. Barbados beaches are as diverse as the island and everyone has their favorite. On the calmer **west coast**, palms sway on white sandy shores while the azure waters lap gently at the shore. Jet skiing, kayaking, catamaran cruises, swimming and snorkeling are all available. Heading **south** you'll continue to find flawless sandy beaches protected by coral reefs. The more lively surf in the south and southeast are ideal for a host of watersports such as windsurfing, kite surfing and boogie boarding. Along the **east coast** the beaches are wide and wind-blown. Here the shore is pounded by the Atlantic making it a delight for the surfers who come from all over the world. In the **north**, coral and sandstone cliffs rise straight out of the sea reaching up to a hundred feet in height. But even here, you'll find the occasional sheltered cove. All along the Barbados shores large and small beaches are dotted with coral formations, the soft coral rocks weathered by the ocean surf, forming abstract sculptures pleasing to an artist's eye. Barbados beaches are truly some of the most beautiful in the Caribbean, in fact the beach at **The Crane** was rated "one of the ten best beaches in the world" by 'Lifestyles of the Rich and Famous'.

Can domestic animals be kept at Westmoreland Hills?

Yes but must be kept within the confines of each lot. The By-Laws set out the regulations regarding the control of domestic animals.

appendix A

STAGE PAYMENTS are to be paid as follows:

Sale and Purchase agreement for Lot

Exchange Contracts	50%
Foundations Completed	50%

Construction agreement

Exchange Contracts	10%
September 1st 2015	10%
Foundations	20%
Ring Beam	20%
Enclosure	20%
Practical Completion	17.5%
Retention	2.5%

appendix B

SPECIFICATIONS AND STANDARD FINISHES (SUBJECT TO CHANGE)

Construction:

- Concrete structures with trowel textured finish.

Frame, Walls And Structure:

- Reinforced Concrete structural columns and beams.
- 12", 8" and 6" Hollow Concrete Block-work; filled solid and soundly reinforced.

appendix B continued...

Roof:

- Treated Pine with Duratile UPVC roof tiles or cedar shingles.

Windows:

- UPVC – Top Hung or double hung sash with optional decorative fiberglass window hoods.

Doors:

- Masonite Panel and French Exterior Doors.
- Masonite 6 Panel Interior Doors.
- Closets Masonite bi-fold doors.

Access:

- Exposed aggregate Driveways.

appendix C

GREEN ROOFS

A green roof is an assembly of materials, including grass, that is added to a traditional roof system. Green roofs are an energy-efficient, ecologically-sensitive upgrade to the typical roof finishes of tar, gravel, asphalt and plastic membranes, usually seen on urban rooftops. Most commonly applied to flat or shallow-sloped roofs, green roofs work with many building types, including commercial, multifamily and industrial buildings; as well as single-family dwellings and garages.

Green roofs are not new. Roofs with vegetated surfaces have been in use for centuries as an effective thermal insulator and watertight building technology. In the 20th Century, modern green roofs were made possible by advances in membrane and waterproofing materials, and in horticulture. Natural Grass may be substituted by artificial grass if the maintenance costs are considered too high.



appendix B continued...

Pool and Deck:

- 5' deep wading and swimming pools.
- Reinforced Concrete deck.
- Non-Skid shellstone tiles laid on deck.

Internal Wall Surface Finishes:

- Trowel textured Finish in "Natural" Colour.

External Wall Surface Finishes:

- Textured trowel finishes.

Ceiling Finishes:

- Suspended gypsum lined ceilings with smooth painted finish.

Floor Finishes:

- 18" x 18" Porcelain Floor Tiles.
- Tiled skirtings.

Bathroom Composition:

- American manufactured with quartz countertops and sanitary ware.
- Or Italian Astra model.

Kitchen Composition:

- American manufactured with quartz countertops and GE stainless steel appliances
- Or Italian Astra model.

Accessories:

- Hunter Ceiling fans.
- PVC exterior retractable awnings.
- Louvred Window Shutters.

appendix D

OWNERS COSTS

A. Specific House costs (Owner responsible)

- Villa House Insurance
- Villa Contents Insurance
(This is based on the value of the furniture and fixtures that you have in the unit. Approximate costs, for Bds\$30,000 worth of coverage Bds\$250 per year.)
- Land Tax
(This is reviewed every 3 years, the Government currently charges 0.04% of the property value per year.)
- Municipal Solid Waste Tax
(Levied on all properties with a structure. The tax is calculated at a rate of 0.3 per cent of the site value.)
- Utilities
(Power, Water, Tel, Internet, Cable TV. These costs vary with the owners occupation time and usage.)
- House alarms
(Provided by local contractor)
- Housekeeping

A. Westmoreland Hills Property Owners Association (WHPOA) annual costs

(The WHPOA costs vary with villa type/size and are set annually by the WHPOA board of Directors. The developer has estimated that the annual costs will be in the order of B\$7 per/square foot of villa size. Unsold lots will not pay WHPOA annual costs but the developer will fund any shortfall in the WHPOA until the development is completed or handed over to the owners.)

appendix D continued...

Estimated Annual Costs For Year 1(Barbados Dollars):

Town House A: (2,100 sq.ft.)	\$ 14,700
TownHouse B (2,400 sq.ft.)	\$14,910
Villa R: (4,000 sq.ft.)	\$ 28,000
Villa D: (1,820 sq.ft.)	\$ 12,740
Villa G: (4,650 sq.ft.)	\$ 32,550
Villa T: (3,000 sq.ft.)	\$ 21,000
Bespoke Villa:	\$ TBA

The costs include:

- Estate Security
- Landscape maintenance for Lots and WHPOA land
- R.F. maintenance (pools, Gym, etc)
- Garbage collection.
- Insurance for Estate including Recreational Facility.
- POA administration charges.

*To help offset costs, the WH Management Company offers a rental program for owners.

*All rental income is credited to the owners account less a 15% administration charge and housekeeping costs.

Westmoreland Hills is the trading name of the developer CLIFF TOPS LTD., a company incorporated and registered under the provisions of the Companies Act Cap. 308 of the Laws of Barbados as Company No. 27600 which resulted from the amalgamation of Cliv Tops Ltd. (Company No. 23513) Mistral Sunrise Ltd. (Company No. 26806) and Mistral Sunset Ltd. (Company No. 26805) and having its registered office situated at Prospect Chambers, "The Charlotte", Prospect in the parish of Saint James in Barbados.

Disclaimer

Price, conditions, specifications, plans impressions and other impressions in this promotional document are subject to change and availability. Details are believed to be correct at the time of printing but are not guaranteed. Any purchase of property mentioned in this promotional document is subject to contract.

FOUNDER MEMBER PRICES

Townhouse A	\$ 765,000
Townhouse B	\$ 835,000
Villa D	\$ 695,000
Villa T	\$ 1,200,000
Villa R	\$ 1,600,000
Villa G	\$ 1,850,000

*Townhouse Option 4th En-suite Bedroom \$ 60,000

*All prices listed above are in US dollars and exclude the pool shown on the villa illustrations. Prices for pool are determined on size and specification and are available upon request.



For further information & site visit contact: