

**PARLIAMENT**

**RESOLVED** that Parliament in accordance with section 5 of the *Crown Lands (Vesting and Disposal) Act*, Cap. 225 approve the lease to the Queen Elizabeth Hospital Board of two parcels of land, the property of the Crown, situate at Martindales Road in the parish of Saint Michael in this Island more particularly described in the *First Schedule* to this Resolution on the terms and conditions set out in the *Second Schedule* to this Resolution for the purpose of the provision of health services and to facilitate development programmes.

**APPROVED** by the House of Assembly this        day of        ,  
Two thousand and twenty.

**Speaker**

**APPROVED** by the Senate this        day of        ,  
Two thousand and twenty.

**President**

**FIRST SCHEDULE**

**ALL THAT** land the property of the Crown situate at Martindales Road in the parish of Saint Michael (being Lot 1) containing by admeasurement 52 307.3 square metres (exclusive of 343.2 square metres in road reserve) or thereabouts Abutting and Bounding on Lot 2 (as shown on the Plan) on a public road known as Martindales Road which leads to Mencea Cox Roundabout in one direction to Ena Walters Roundabout in the other direction on a public road known as River Road on the lands now or late of Jefferson Clarke on lands now or formerly of Tiffany Krystal Inc. on lands now or late of Lawson Hooper on lands now or formerly of the New Testament Church on lands now or formerly of Genesis Holding Inc. on lands now or late of Authur Marshall on lands now or formerly of C G I Consumers' Guarantee Insurance Co. Ltd. on the public road known as River Road which leads to Fairchild Street and on the public road known as John Beckles Drive which leads to St. Michaels Row or however else the same may abut and bound as shown and delineated on a Plan certified on the 17<sup>th</sup> day of August, 2018 by Samuel N. Taylor, Land Surveyor and recorded in the Lands and Surveys Department on the 27<sup>th</sup> day of September, 2019 as Plan No. 1205/2019 together with the buildings thereon.

**FIRST SCHEDULE - (Concl'd)**

**ALL THAT** land the property of the Crown situate at Martindales Road in the parish of Saint Michael (being Lot A) over which there is a right-of-way containing by admeasurement 12 823.3 square metres (exclusive of 231.2 square metres in road reserve and exclusive of 1 774.3 square metres in right-of-way) or thereabouts Abutting and Bounding on a road reserve on lands now or formerly of The Barbados Government (Bannister Land) on lands now or formerly of the Ursuline Convent on Lot B (as shown on the Plan) on a right-of-way on a roundabout on the sidewalk on the public road called Lower Collymore Rock which leads to Culloden Road in one direction and to Ena Walters Roundabout in the other direction and on the said sidewalk on the public road known as Martindales Road which leads to Bay Street in one direction to Fairchild Street in another direction and to George Street in the other direction as shown and delineated on a Plan certified on the 17<sup>th</sup> day of August, 2018 by Samuel N. Taylor, Land Surveyor and recorded in the Lands and Surveys Department on the 27<sup>th</sup> day of September, 2019 as Plan No. 1204/2019 together with the buildings thereon.

**SECOND SCHEDULE****TERMS AND CONDITIONS**

The Lessee                      Queen Elizabeth Hospital Board

The Lessor                      Government of Barbados

The lease of two parcels of land, Lot 1, the Queen Elizabeth Hospital Campus, containing by admeasurement 52 307.3 square metres (exclusive of 343.3 in road reserve) and Lot A, the Enmore Complex, containing by admeasurement 12 823.3 square metres (exclusive of 231.2 square metres in road reserve and exclusive of 1774.3 square metres in right-of-way) with buildings thereon, situate at Martindales Road in the parish of Saint Michael to the Queen Elizabeth Hospital Board ('QEH Board') for the provision of health services and to facilitate its development programmes under the following terms and conditions:

- (i) the lease shall be for a term of 50 years with an option to renew for a further 50 years;
- (ii) the lessee shall pay an initial concessionary rate of \$12,000.00 per annum during the first 10 years of the lease;
- (iii) the rent shall be reviewed at 10 year intervals;
- (iv) the premises shall revert to the Crown for nil consideration at the end of the lease;
- (v) the lease may be terminated by either party serving 2 years notice on the other party;

**SECOND SCHEDULE - (Concl'd)****TERMS AND CONDITIONS - (Concl'd)**

- (vi) the lessee shall be responsible for the insurance of the buildings, public liability and occupiers' liability at the premises, the repairs and maintenance of the buildings, the payment of utilities and other outgoings arising out of the use of the site;
- (vii) the lessee shall bear the cost of the development of the property so that it complies with town planning and other statutory requirements;
- (viii) the lessee shall advise the Ministry of Housing, Lands and Rural Development of the replacement cost of the buildings and plant on site on the completion of any refurbishment, improvements or expansion;
- (ix) the lessee shall indemnify the Crown against all actions, costs, claims and demands in respect of any injury which may arise directly or indirectly as a result of the lessee's use of the property;
- (x) the buildings, structures and other facilities and improvements, regardless of the stage of construction, shall revert to the Crown for nil consideration at the end of the lease period or its sooner determination; and
- (xi) the lessee shall not assign or otherwise dispose of the property by way of lease or part with possession without the prior written consent of the lessor, such consent not to be unreasonably withheld.

## ADDENDUM

The Cabinet at its meeting held on the 16<sup>th</sup> day of January, 2020 considered Note (2020) 27/MHLR 05 and agreed to the lease of two parcels of land Lot 1, the Queen Elizabeth Hospital Campus Property containing 52 307.3 square metres (exclusive of 343.2 square metres in road reserve) of Crown land situate at Martindales Road in the parish of Saint Michael in this Island together with the buildings thereon and Lot A, the Enmore Complex containing 12 823.3 square metres (exclusive of 231.2 square metres in road reserve and exclusive of 1 774.3 square metres in right-of-way) of Crown lands situate at Martindales Road in the parish of Saint Michael in this Island together with the the buildings thereon but more particularly described in the *First Schedule* to this Resolution to the Queen Elizabeth Hospital Board for the provision of health services and to facilitate the Queen Elizabeth Hospital Board's development programmes under the terms and conditions set out in the *Second Schedule* to this Resolution.

The parcels of land described in the *First Schedule* formed part of the estates and property of the Constitution Swamp and Reef and by virtue of section 7 of the *Crown Lands (Vesting and Disposal) Act*, Cap. 225 became vested in the Crown.

In accordance with the provisions of section 5 of the *Crown Lands (Vesting and Disposal) Act*, Cap. 225 the approval of Parliament is now sought for the lease of the parcels of Crown lands described in the *First Schedule* to the Queen Elizabeth Hospital Board on the terms and conditions set out in the *Second Schedule*.