

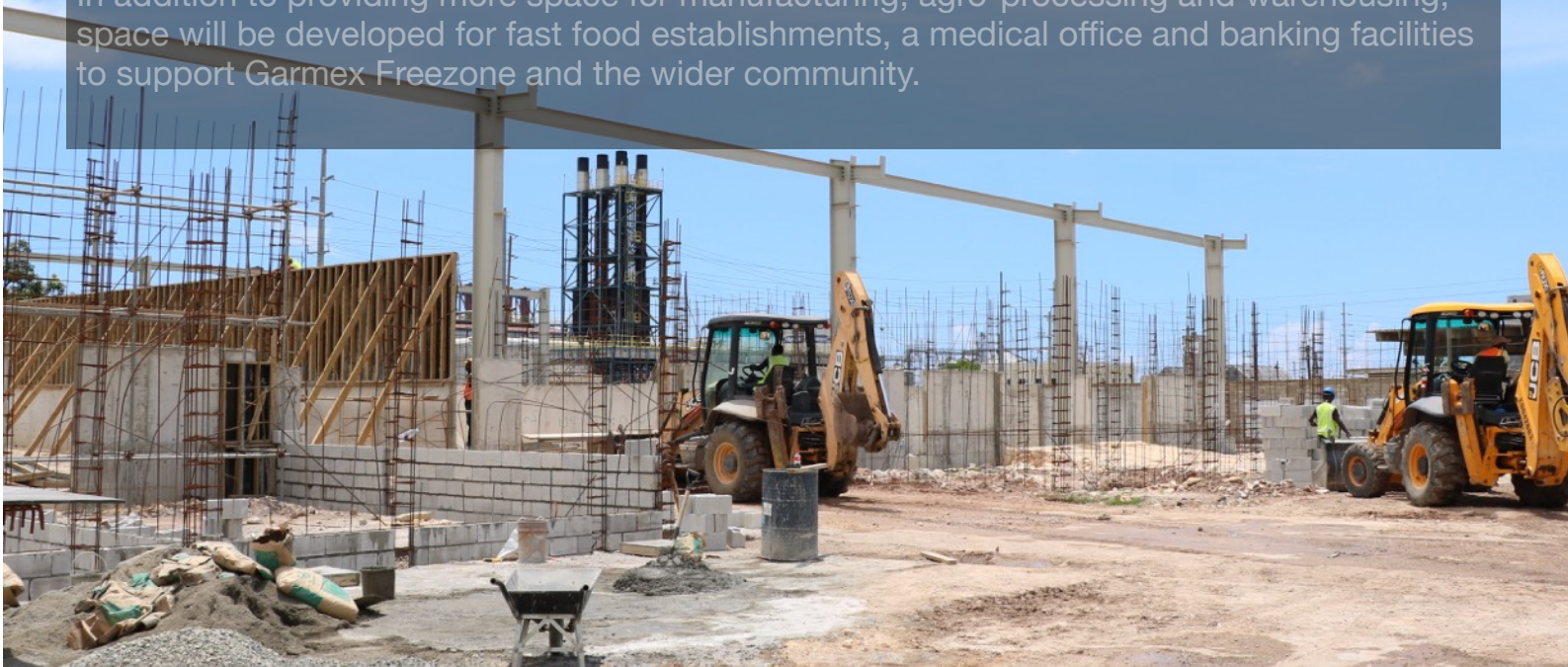
# FCJ NEWS

## ENTERPRISE PROJECTS UPDATE

The first phase of the Garmex Redevelopment and Expansion Project has started. This will see the construction of six (6) buildings totalling 126,000 sq. ft. of space. Phase one is expected to be completed by March 2021.

In total the Garmex Redevelopment and Expansion project will see the construction of 13 new buildings on 8.7 acres of green space, totalling 370,000 sq. ft. of new space.

In addition to providing more space for manufacturing, agro-processing and warehousing, space will be developed for fast food establishments, a medical office and banking facilities to support Garmex Freezone and the wider community.



Birds eye view of the site



Rendering of the Garmex Freezone redevelopment and expansion .



## THE MORANT BAY URBAN CENTRE



The Morant Bay Urban Centre (MBUC) is presently over booked. To date, interest in this project includes two (2) BPO companies, a university, supermarkets and multiple fast food restaurants along with government and private sector entities.

The MBUC is a cabinet approved Joint Venture Agreement (JVA) between FCJ and China Harbour Engineering Company Limited (CHEC). Construction is projected to begin in the first quarter of 2021 with strategic focus placed on 'fast tracking' the construction of the stand-alone buildings to accommodate businesses such as fast food establishments, banks and other commercial entities.

The intention is to have a BPO company as a major anchor at the location, with 40-50,000 sq. ft. being reserved for this sector.

The Urban Centre is an integrated industrial and commercial complex. It will be a one stop shop. Three hundred and sixty-five thousand (365,000) square feet of space will be created to facilitate the amalgamation of the services provided by the Government of Jamaica and the private sector.

The design phase will be completed by December 2020.



## THE BOUNDBROOK UPDATE

A Feasibility study has been completed and has indicated that significant value can be created for the people of Port Antonio, Portland and the surrounding environment with the redevelopment of the Boundbrook Industrial Estate into 'The Boundbrook'.

The Boundbrook will see the amalgamation of the services provided by the Government of Jamaica and the private sector.

The Boundbrook will be a commercially viable space with over 100 thousand square feet of space. It will be home to government offices such as the Portland Municipal Corporation, the Tax Office and the Registrar General's Department as well as commercial/retail space to accommodate fast food establishments, financial institutions, healthcare facilities, a sports bar and lounge, a supermarket, a gymnasium and the in demand Business Process Outsourcing, BPO space to be used as one of the main anchors.

In addition, the Boundbrook will take on a tourist appeal, which will allow relations with the Port Antonio Marina and other entertainment activities.

The project will be a joint venture between FCJ and the National Insurance Fund, NIF. Construction budget is estimated to cost one billion Jamaican dollars. There will be a return on investment through lease/rentals.

### *Major Updates:*

- *Procurement for design services has been completed.*
- *Design contract to be in place by December 2020.*
- *Construction is planned to commence 2<sup>nd</sup> quarter of 2021-22 financial year.*
- *16 months to complete*
- *100,000 sq. ft. (30% to be allocated to the Business Processing and Outsourcing (BPO) companies.*





## NAGGO HEAD TECHNOLOGY



A decision has been made to postpone the development of the Naggo Head Technology Park until after the construction of the Morant Bay Urban Centre. As it stands, no JVAs or feasibility study has been done.

Initially the concept of Naggo Head Technology Park was to provide majority of its space to facilitate BPO companies along with support service such as banking facilities and fast food enterprises. With much consideration and responding to the demands of our clients and the public, the concept will be redesigned into an integrated technology park and commercial complex. This is to provide more space allotment to warehousing, agro-processing and manufacturing while still providing space of BPO companies.

The Naggo Head Technology Park will be located on 34 acres of land in the Naggo Head community of Portmore, St. Catherine.



## THE HAYES FREE ZONE UPDATE

**The Hayes Free Zone Redevelopment** will bring about change for the people of Clarendon. Under this redevelopment, Factories Corporation of Jamaica Limited' vision for Hayes is to increase economic activity through the creation of approximately 293,042 sq. ft. of space dedicated to warehousing and agro-processing.

Under the redevelopment and expansion, FCJ will create over 153,560 sq. ft. of new space. This will complement the two existing warehouses (61,121 sq. ft) on 25 acres of land.

The concept of this development is to create space for agro-processing, manufacturing, distribution and other SMES increasing the economic activity in Hayes, Clarendon.

Presently, FosRich Group of companies has leased approximately 120,000 sq. ft. of warehousing space at location. The company is a distributor of lighting products and manufacturer of PVC pipes. With this added space at the Hayes Freezone, FosRich will be manufacturing and repairing transformers.

