

SOCIEDADE DE DESENVOLVIMENTO TURISTICO DAS ILHAS DE BOAVISTA E MAIO

INVESTMENT PROCESS

1. Expression of interest by the promoter

It consists of a free presentation document, to be sent by the promoter, in order to establish the first contacts with SDTIBM, at a stage where the promoter has not yet obtained a lot for the development of the project.

In this document the interested party should present a theoretical outline of the Tourist Investment project and make available information that shapes the future project and its contribution to the development of the tourist destination in question (eg service offer, number of rooms, potential direct and indirect jobs, sustainability, etc.)

The expression of interest can be carried out by the following routes:

- info@sdtibm.cv
- Letter sent to SDTIBM, via CTT or delivered by hand, to the following address:
SDTIBM – Sociedade de Desenvolvimento Turístico de Ilhas da Boa Vista e Maio
Cxa. Postal nº 108
Sal Rei – Boavista

It can also be delivered to the Ilha do Maio delegation at the following address:

SDTIBM – Sociedade de Desenvolvimento Turístico da Ilhas da Boa Vista e Maio
Av. Amílcar Cabral
Cidade de Porto Inglês
Ilha do Maio

2. Feedback from SDTIBM and sending the promoter identification card to fill out

Upon receipt of the manifestation SDTIBM will return to the interested party sending the Promoter Identification Card (FIP).

3. Delivery of a Master Plan (MP)

The Master Plan consists of the general lines of a specific tourist project, which should be developed in the respective POD (Detailed Development Plan). It must be delivered in 2-way A4 format, and shall contain the following information:

- Proposed location or indication of the Detailed Ordering Plan (POD) to which it refers;
- Descriptive and justificative memory with general lines of the tourist project and, among others, indication of the urban planning parameters and no;
- General town planning conception of the project and definition of the desired tourist development profile;
- Plant (s) of development (highlighting the areas of edification, leisure, landscape and protection)
- Registration statement in the Order of Architects of Cape Verde (OAC) / Statement of responsibility of the Authors.

Note: the location plan must be requested from SDTIBM, which will indicate the value of the respective cost. The limits of the lot can be requested in Autocad with written request.

4. Analysis and approval of the Master Plan – MP

It consists of the technical evaluation of the Master Plan and its approval by the SDTIBM management.

Note: Masterplan analysis has a cost associated with

5. Negotiation of the purchase and sale agreement

At this stage the discussion begins for the purpose of defining the prices of the land and the conditions of payment.

6. POD - Detailed Ordering Project

The POD is a planning instrument and governs the insertion, in the territory of the lot to which it refers, of the various types of use and tourist occupation of the soil that, in the aggregate, a tourist enterprise. Must be presented in 3 printed lines and 1 in digital format (eg PDF) and executable (eg, DWG or other similar extensions).

The POD includes the following elements:

- General urban design concept of the development and definition of the tourist development profile to be welcomed;
- Delimitation of building, leisure, landscape and environmental protection areas;
- Environmental Impact Study (EIA) of the project (approved by the Ministry of Environment and Agriculture);
- Definition of measures to mitigate environmental impacts adopted;
- Delimitation of afforestation areas and indication of the species to be planted;
- Free space scheme;
- Scheme of social and leisure facilities;
- Layout and dimensioning of the secondary and local road network, as well as the primary network and the public access or access roads to the beach which are located, by imposition of the POT, within the lot concerned;
- Vehicle Parking Scheme;
- Tracing and dimensioning of the secondary or local electricity distribution network, as well as primary or medium voltage air transport networks that are located, by imposition of the POT, within the lot concerned;
- Layout and sizing of the secondary or local communications network and the primary network that is located, by imposition of the POT, within the batch concerned;
- Tracing and dimensioning of the secondary or local network for potable water distribution, as well as tracing and dimensioning of the primary and adduction networks, and location and dimensioning of intermediate reservoirs and sectioning valves that are located, by imposition of POT , within the batch concerned;
- Trace and dimensioning of the secondary or local sewage network, as well as tracing and sizing of the primary network and location of the stations and pipelines located by the POT within the batch concerned ;
- Trace and dimension of the secondary or local network for the distribution of recycled water, as well as the main network that is located, by imposition of the POT, within the lot concerned;
- Solid waste collection network;
- Maintenance program for infrastructure networks and equipment, including those within the batch concerned, which are of general use;
- Project execution program and its financing plan.

POD has also to include the following documents :

- Boundary location plan for the project ;
- General plan for planning the project, at scale 1/5000;
- General project regulation;
- Report or end-use memory, which is based on the solutions adopted in the regulation and general planning plan.

Note: POD analysis has a cost associated with

7. Signing and recording of the contract for the purchase of land

Document in which the general conditions accepted by the parties are established for the further development of the project.

8. Payment of land values

According to the values and deadlines agreed in point 5.

9. Projects of works and buildings (POE)

They are the projects of networks, infrastructures equipment and services and the architectural projects of building. The POE should be presented in 3 printed paths and 1 in digital supportl in print formats (eg PDF) and executable (eg, DWG or other similar extensions).

It must contain the following elements:

- Location plan;
- Descriptive memoirs of the architecture project (s) and specialties;
- Architectural design pieces drawn;
- Drawings Special projects;
- Declaration of affiliation to their respective professional bodies (OAC, OECV, OETCV) / Authors' liability;
- Construction License application form and its attachments.

Note: POE analysis has a cost associated with

10. Construction of the enterprise, according to terms contracted

Construction License – It is issued by the city council of the island where the project will be developed (CM da Boa Vista and CM do Maio)

11. Other documents

Documents to be issued by other entities, after the construction of the project:

- Request for inspection to CM (PROMOTOR): inspection request form and its attachments;
- Certificate of Habitability (City Hall) – PROMOTER;
- Request for inspection of DGT – Directorate-General for Tourism (PROMOTOR);
- Issuance of the Permit (DGT).

12. Start of activity

Beginning of the exploration cycle of the tourist enterprise, according to a previously established schedule between SDTIBM and the Promoter.