

Building Regulations - The Building Regulations to govern Harbour Island and Reeds Point were discussed and the following was agreed on.

Harbour Island

1. Buyers on Harbour Island have the obligation to start construction within 2 years from the date of registration.
2. Buyers have to follow the (building) regulations, among which:
 - a. Plot to building ratio is 40% of the total surface of the plot;
 - b. Architecture should be in accordance with point No. 4 on page 5 in the Building Regulations;
 - c. Only one private house per plot;
 - d. Several plots may be combined for the construction of one house;
 - e. No commercial buildings or activities allowed;
 - f. Maximum two floor houses;
 - g. Maximum building height is 8 meters;
 - h. First floor may only occupy 60% of the surface of the ground floor;
 - i. No apartment buildings allowed;
 - j. Houses need to be built with a minimum distance of 3 meters from the road, 8 meters from the waterfront or front side of the plot and 3 meters from either lateral side;
 - k. All building plans are subject to CDAL Planning Committee approval prior to submission to DCA for approval.

Reed's Point for plots 1 – 31C

Buyers of plots 1C to 19C and plots 22C to 31C have to follow the (building) regulations, among which:

- a. Building volume is 30% of the total surface of the plot;
- b. Architecture need to be in local, colonial Caribbean style;
- c. Only one private house per plot;
- d. Several plots may be combined for the construction of one house;
- e. No commercial buildings or activities allowed;
- f. Maximum three floor houses (subject to Committee)
- g. Maximum building height is 11 meters of which only a maximum of 5 meters is allowed counting from street level;
- h. First floor may occupy 100% of the ground floor and the second floor may only occupy 60% of the surface of the first floor;
- i. No apartment buildings allowed;
- j. Houses need to be built with a minimum distance of 3 meters from the road, 8 meters from the waterfront or front side of the plot and 3 meters from either lateral side;
- k. All building plans need written approval from the Planning Committee of CDAL before licenses are being applied for or construction is started.