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**MINUTES OF THE 205<sup>th</sup> MEETING OF THE TWELFTH ANGUILLA  
EXECUTIVE COUNCIL HELD ON THURSDAY 24<sup>th</sup> OCTOBER 2024 AT 9.00 AM**

PRESENT: Her Excellency the Governor, Ms. Julia Crouch

The Honourable Premier and Minister for Finance, Economic Development & Investment, and Health, Dr. Ellis Webster

The Honourable Deputy Governor, Mr. Perin Bradley

The Honourable Minister for Social Development, Cultural Affairs, Youth Affairs, Gender Affairs, Education, and Library Services, Ms. Dee-Ann Kentish-Rogers

The Honourable Minister for Home Affairs, Immigration, Labour, Human Rights, Constitutional Affairs, Information and Broadcasting, Lands and Physical Planning, Mr. Kenneth Hodge

The Honourable Minister for Sustainability, Innovation and the Environment, Mrs. Quincia Gumbs-Marie

The Honourable Minister for Infrastructure, Communications, Utilities, Housing, and Tourism, Mr. Haydn Hughes

The Honourable Attorney General, Mr. Kurt De Freitas KC

Clerk to Executive Council, Ms. Dumisa Webster

IN ATTENDANCE: The Honorable Parliamentary Secretary, Mr. Merrick Richardson

Financial Advisor, Mr. Evarist Mwesigye

**EX MIN 24/291**

**CONFIRMATION OF THE MINUTES**

Hon. Parliamentary Secretary and Financial Advisor remained.

Council confirmed the Minutes of the 204<sup>th</sup> Meeting of Executive Council held on Thursday 10<sup>th</sup> October 2024 with amendments, Executive Council Decision made by Round Robin on Thursday, 17<sup>th</sup>

October and the Special Meeting of the Executive Council held on Monday, 21<sup>st</sup> October 2024.

**MATTERS ARISING OUT OF THE MINUTES**

None.

**EX MIN 24/292**

**EX MEMO 24/207 Application for Issue of Licence Under the Aliens Land Holding Regulation Act- Registration Section: South Central, Block 38711 B, Parcel 92 being 0.50 of an Acre**  
Hon. Parliamentary Secretary and Financial Advisor remained.

The Honourable Minister for Home Affairs and Lands briefed Council. Executive Council approved the granting of an Aliens Land Holding Licence to the applicants to hold on a freehold basis, property situated in Registration Section: South Central, Block 38711 B, described as Parcel 92 being 0.50 of an acre located at Little Harbour, Anguilla for residential purposes with a dwelling house thereon, subject to the following:

(a) Payment of the following Stamp Duties:

(i) under the Stamp Act – 5% of EC\$786,298.50	EC\$39,314.93
(ii) under the Aliens Land Holding Regulation Act – 5% of EC\$786,298.50	EC\$39,314.93
<b>TOTAL</b>	<b><u>EC\$78,629.86</u></b>

(b) The property must be used for residential purposes.

(c) The Licencee must not rent their dwelling house without first notifying the Economic Development, Investment, Commerce, Information Technology & Natural Resources in order to rent the said property.

(d) The Licensee shall fully comply with the laws of Anguilla in force from time to time including the Land Development Control Act, the Property Tax Act, the Building Regulations, the Labour Relations Act 2018 and Work Permit Regulations, the Social Security Act, the Immigration and Passport

Regulations and any statutory modification or re-enactment thereof and any rules or regulations made there under.

Council authorised issue of the action sheet before confirmation of the minutes.

Action: DLS; PS, HA; HON. MIN., HA.

**EX MIN 24/293**

**EX MEMO 24/208 Application for Issue of Licence Under the Aliens Land Holding Regulation Act- Registration Section: East Central, Block 89117 B, Parcel 506 being 0.30 of an Acre**

Hon. Parliamentary Secretary and Financial Advisor remained.

The Honourable Minister of Home Affairs and Lands briefed Council. Executive Council approved the granting of an Aliens Land Holding Licence to the applicant to hold on a freehold basis, vacant property situated in Registration Section: East Central, Block 89117 B, described as Parcel 506, being 0.30 acre located at Shoal Bay, Anguilla for residential purposes to develop a Villa (2 bedrooms) subject to the following:

(a) Payment of the following Stamp Duties:

(i)	under the Stamp Act – 5% of EC\$48,387.60	EC\$ 2,419.38
(ii)	under the Aliens Land Holding Regulation Act – 6.25% of EC\$48,387.60	EC\$ 3,024.23
(iii)	refundable deposit – 10% of EC\$48,387.60	<u>EC\$ 4,838.76</u>
	<b>TOTAL</b>	<b><u>EC\$10,282.37</u></b>

(b) The property must be used for residential purposes.

(c) The Licencee must not rent their dwelling houses without first notifying the Ministry of Economic Development, Investment, Commerce, Information Technology & Natural Resources in order to rent the said properties.

(d) The construction of the dwelling house is to be completed within thirty (30) months. If said dwelling house is not completed at the end of thirty (30) months, 50% of the refundable deposit will be forfeited to the Government of Anguilla. The balance 50% will be forfeited if the construction is not completed within a further 6 months. Thereafter, forfeiture proceedings for the property will be commenced by the Government of Anguilla for a period of twenty-four (24) months.

(e) The Licensee shall fully comply with the laws of Anguilla in force from time to time including the Land Development Control Act, the Property Tax Act, the Building Regulations, the Labour Relations Act 2018 and Work Permit Regulations, the Social Security Act, the Immigration and Passport Regulations and any statutory modification or re-enactment thereof and any rules or regulations made there under.

Council authorised issue of the action sheet before confirmation of the minutes.

Action: DLS; PS, HA; HON. MIN., HA.

**EX MIN 24/295**

**EX MEMO 24/210 Application for Issue of Licence Under the Aliens Land Holding Regulation Act- Registration Section: North, Block 58716 B, Parcel 480 being 0.18 Acre**  
Hon. Parliamentary Secretary and Financial Advisor remained.

The Honourable Minister for Home Affairs and Lands briefed Council. Executive Council approved the granting of an Aliens Land Holding Licence to the applicant to hold on a freehold basis property situated in Registration Section: North, Block 58716 B, described as Parcel 480 being 0.18 of an acre of vacant located at Cedar Village, Anguilla for residential purposes, subject to the following:

(a) Payment of the following Stamp Duties:

- (i) under the Stamp Act – 5%  
of EC\$40,323.00 EC\$2,016.15
  
- (ii) under the Aliens Land Holding

	Regulation Act – 6.25% of EC\$40,323.00	Waiver
(iii)	refundable deposit – 10% of EC\$40,323.00	<u>Waiver</u>
	<b>TOTAL</b>	<b><u>EC\$2,016.15</u></b>

- (b) The property must be used for residential purposes.
- (c) The Applicant be granted an exemption from the Aliens Land Holding Licence Regulation Act fee and refundable deposit, on the grounds that the Applicant has lived in Anguilla for eight (8) years and meets Executive Council Minute 03/224 criteria which exempts Caribbean Nationals from the above-stated fees (attached at Appendix 2 and 3).
- (d) The Licencee must not rent their dwelling house without first notifying the Ministry of Economic Development, Investment, Commerce, Information Technology & Natural Resources in order to rent the said property.
- (e) The Licensee shall fully comply with the laws of Anguilla enforced from time to time, including the Land Development Control Act, the Property Tax Act, the Building Regulations, the Labour Relations Act 2018 and Work Permit Regulations, the Social Security Act, the Immigration and Passport Regulations and any statutory modification or re-enactment thereof and any rules or regulations made thereunder.
- (f) Any breach of any of the conditions of this Licence shall result in all the estate and interest of the Licensee in the land being liable for forfeiture to the Crown.

Council authorised issue of the action sheet before confirmation of the minutes.

Action: DLS; PS, HA; HON. MIN., HA.

**EX MIN 24/296**

**EX MEMO 24/211 Granting of Crown Land Lease to Iglesia Casa De Oracion Tabernaculo De Oracion Limited, Property Described as Registration Section North, Block 58814 B, Parcel 68 (Part of) Being Lot 3 Containing 0.58 of an Acre**

Hon. Parliamentary Secretary and Financial Advisor remained.

The Honourable Minister of Home Affairs and Lands briefed Council on the application of Iglesia Casa De Oracion Tabernaculo De Oracion Limited to lease Crown Lands to be used for a Church and Mission House, for which planning permission has been granted. It was noted that the applicant confirmed agreement to the terms and conditions as set out in correspondence issued by the Department of Lands and Surveys.

Council accordingly directed:

1. That land situate in Registration Section North, Block 58814 B described as Parcel 58, Lot 3 (Part of) being 0.58 of an acre of land be leased to Iglesia Casa De Oracion Tabernaculo De Oracion Limited;
2. That the Lot 3 on Parcel 58 (Part of) being 0.58 of an acre as delineated on Survey Ref. LS11-24 at Appendix 2 be leased;
3. That the terms of the lease shall be as follows:
  - a) Lease term of fifty (50) years with an option to renew,
  - b) A nominal rent per annum in the amount of EC\$100.00 per annum for first 2 year payable in advance. Said rent is nominal to allow the lessee to develop the land. Thereafter, the rent shall be EC\$3,600.00 per annum increasing by Cost Price Index (CPI) or 2% per annum whichever is greater for a further three (3) years. Thereafter a rent review at the end of the fifth year upwards only
  - c) At the end of every fifth (5th) year thereafter (i.e. year 10 and onwards), the rent to be reviewed by market rent, upward only,
  - d) The property to be used for a Church & Mission House,
  - e) Stamp Duty payable is as follows:

- i. Market Value of the property is US\$58,000.00/EC\$155,915.60; and
- ii. Stamp Duty on Lease EC\$3,897.89.

4. That the Department of Lands and Surveys draft the lease and the Attorney General's Chambers to finalise the lease for execution by Iglesia Casa De Oracion Tabernaculo De Oracion Limited and the Crown.

Council authorised issue of the action sheet before confirmation of the minutes.

Action: DLS; PS, HA; HON. MIN., HA.

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