



**Ministerie van Volkshuisvesting,  
Ruimtelijke Ordening,  
Milieu en Infrastructuur**

Ministry of Public Housing, Spatial Planning,  
Environment and Infrastructure

Tamarindesteeg # 16  
Philipsburg, Sint Maarten  
T: (+1721) 542-4289  
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To : S.B.L. Management N.V.  
Welfare road # 68  
Cole Bay  
Sint Maarten

20 OCT 2014

Dear Sir/Madame,

On August 18, 2014 you submitted a request to obtain a building permit to construct seven residential buildings plus the required infrastructure on the parcel of land described in certificate of admeasurement 5/1965 - 428/1988 and 429/1988, located at Welgelegen road #68, Belair, Little Bay.

Your request with administration number BP#176/14 has been evaluated for compliance with the Building Ordinance and other policies put in place by the Government of St. Maarten.

Your plans for the construction of the residential buildings have been determined to be in compliance with the government regulations and are thus approved for construction. However the Ministry of VROMI has concluded that there are some aspects of the plans for the realization of the Infrastructure for the project that requires some adjustments and/or additional information on your part prior to approval.

In order to allow the progress of the project I have decided to separate the permit approval of the construction plan into sections, being a permit for construction of the residential buildings under administration number BP#176/14 and a separate permit for the construction of the Infrastructure will have to be submitted before the construction of the infrastructure can commence.

Trusting to have informed you sufficiently,

The Minister of VROMI



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## BUILDING PERMIT

THE MINISTER OF V.R.O.M.I.

BUILDING PERMIT NR : 176/14  
DATE ISSUED : ... 23 OCT. 2014.

Permit is hereby granted to construct Seven Apartment Buildings of the following dimensions, materials, cost and calculated value, upon the following premises in accordance with the Building Ordinance (P.B. 1935, nr. 64, as revised).

In addition to the Building Ordinance, construction must be executed in accordance with the hereby attached building regulations and without prejudice to the legal rights of others.

This Building Permit must be accompanied with the Infrastructure Permit for this location before construction of the Infrastructure can begin.

### PREMISES

Certificate of admeasurements	Lot no.	Subdivision
5/1965, 428/1988,429/1988		

Said construction shall consist of Seven Apartment Buildings with a combination of 63 units, located at Welgelegen road #68, Belair, Little Bay, and be subject to all regulations of the Building Ordinance and regulations of other ordinances that may be applicable thereto.

### DIMENSIONS

Surface area of combine Buildings: 4'274.96 m2.

### MATERIALS OF CONSTRUCTION

Foundation	: Reinf. conc.	Floor(s)	: Reinf. conc.
Exterior walls	: Reinf. conc.	Interior walls	: Reinf. conc.
Roof	: Reinf. conc.		

The cost for obtaining this Building Permit is **NAF 225'750,00 (Two Hundred Twenty Five Thousand Seven Hundred Fifty Netherlands Antilles Guilders)**.

Appeal: In accordance with the Federal Ordinance on Administrative Procedures (LAR P.B. A 2001, no. 79) affected persons may appeal this decision at the Court of First Instance St. Maarten within 6 weeks of the date of this permit.

The Minister of V.R.O.M.I.,





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Enclosure is pertaining to Building Permit no. 176/14 Date: ..... **20 OCT 2014** .....  
Permit is granted for the Building site located at Welgelegen road #68, Belair, Little Bay.

**THE MINISTER OF V.R.O.M.I.**

**BUILDING REGULATIONS TO BE FOLLOWED DURING BUILDING**

1. All those performing any work on the Building site must be insured against accidents.
2. The Building permit, including approved drawings must be kept on the Building site.
3. The Building permit must be posted visibly to the Building site.
4. Written notice must be given to the department of **Inspection** 48 hours before commencement of any critical phases of the construction, such as pouring of concrete, on the information card as supplied by the department of Inspection.
5. Building must commence within twelve (12) months of the date of issuance of this permit. The Minister of V.R.O.M.I can revoke the permit in accordance with article 29 of the Building Ordinance 1935 (PB 1935, 64), if this stipulation is not complied with.
6. All Building specifications and floor elevations must be approved by the department of Inspection prior to commencement of construction.
7. Any site shed must be removed within one (1) month after completion of Building.
8. All percolation, boring and other soil tests together with all engineering tests (structural design for reinforced concrete and steel works) and the design of a waste disposal system must be submitted for approval prior to commencement of construction.
9. All Building must be in accordance with the approved plans.
10. All Building must be in accordance with the Civil Code (Burgerlijk Wetboek) concerning rights of light and air, as affecting adjacent parcels of land.
11. No site preparation may interfere with any public works, services or with natural flow or drainage of water.

**The Building permit does not grant permission to connect to utilities, such as water supply, electrical power lines and telephone lines. The applicant is solely responsible to arrange these services.**

**FIRE PREVENTION REGULATIONS**

1. The building must withstand collapse in case of fire for at least 60 minutes.
2. The building must be fitted as one fire compartment: The fire resistance between this building and a next building must be at least 60 minutes. A Fire compartment must be resistant to fire for at least 60 minutes, i.e. no fire may come through a fire compartment to a next building for at least 60 minutes.
3. For multi-family buildings (max. 3 dwelling / max. 3 floor levels (not apartments buildings) each dwelling unit must be fitted a fire compartment.
4. Once outside, it must be possible to escape from the building in two opposite directions.
5. The door to be used as the main exit must be at least 0.8. meters wide and 1.9 meters high.
6. Any height difference exceeding 0.21 meters between floors or between a floor and the adjoining terrain must be covered by stairs or a slope. If the height difference of the stairs exceeds 0.6 meters both sides must be fitted with a railing at least 0.8 meters high. The stairs must be at least 0.8 meters wide and cover a height difference of at most 4 meters. The free height above the stairs must be at least 2.1 meters. If the scope of the stairs exceeds 2.3 at least one side must be fitted with a railing at least 0.8 meter and at most 1 meter high. The top step must connect to a free floor area of at least the width of the steps of 0.8x0.8 meters.
7. The distance between the entrance to the building and road may not exceed 10 meters. No obstructions may be placed between the road and the building. In special cases, if the distance between the road and the entrance to the building exceeds 10 meters, the Fire Department may request additional fire prevention measures.
8. The Fire Department may inspect buildings during or after construction and require additional fire safety measures to be taken.