



FCJ NEWS

MORANT BAY URBAN CENTRE

Work has started on the 436,000 sq. ft. Morant Bay Urban Centre development at the old Good Year factory in Morant Bay, St Thomas.

The preparatory works include demolition and removal of debris, structures and trees. While this is being done, the parameter fencing of the site, pest control and the erection of a field office are scheduled to commence over the coming weeks.

In the meantime we continue to liaise with our stakeholders to solidify their space requirements and any other needs.

The work follows a town hall meeting held in April of this year to sensitize the residents of the development.



Excavation of the land being done



Excavation of the existing structure to be done



St Thomas residents urged to prepare themselves for the economic impact and jobs the MBUC development will create.

The old Goodyear factory in Morant Bay, St Thomas was the scene of excitement for residents and stakeholders, who turned out to a town hall meeting on April 7, 2022 organised by Factories Corporation of Jamaica Limited (FCJ) to give an update on the construction process for the urban centre.

The event was held to sensitize the residents and major stakeholders of updates on the Morant Bay Urban Centre(MBUC) project and the activities to follow.

The community provided strong support by coming out to hear the plans to come. Mirroring their support was His Worship Councillor Micheal Hue, Mayor of Morant Bay who brought greetings. He highlighted some of the benefits the project will bring to the community, while urging the residents to prepare themselves for the economic impact and jobs the development will create.

“We must prepare ourselves, so we can get the jobs during construction, and we must also prepare ourselves that when this is finished, the jobs will be there...and that we must play our part in getting ourselves trained and certified, so we can be prioritised,” Mayor Hue said.

It is a call which was also echoed by the Western St Thomas Member of Parliament James Robertson, who insisted that no politics will be brought into the urban centre development.

“We have no time for it. We have suffered long enough, many have died over the last 160 years dreaming of proper infrastructure for our own people. Dreaming of proper infrastructure and opportunities for our youth. We have no time to waste. This project I ask the FCJ, I ask CHEC and the financiers, to continue the tradition that we have built in West St. Thomas where projects are brought in underbudget and on time with no games played. That’s the tradition we have. We don’t put up with rubbish. Anybody coming to be a part of this come to deliver service,” urged the Western St Thomas MP.



*His Worship Councillor Micheal Hue,
Mayor of Morant Bay*



*Western St Thomas Member of Parliament
James Robertson*

FCJ, National Commercial Bank and China Harbour Engineering Company, CHEC, are equity partners in the project, which is being managed by the Morant Bay Urban Centre Limited.

For NCB, being a part of this development is the true definition of public private partnership working for the good of the nation, which will auger well for the most important stakeholders – the people of St. Thomas.

“I have no doubt that the Morant Bay project will open up new opportunities in surrounding communities. The multiplier effect of this project is incalculable. I’m here thinking about the opportunities in residential construction and the Chairman would have spoken about that. Opportunities in transportation services for workers. Opportunities for food servicing as workers will need options for their daily needs. The opportunities for childcare as more people go out to work”, said Simone Hudson, Assistant Vice President Alternatives and Fund Management, NCB Capital Market.



Simone Hudson, Assistant Vice President, Alternatives and Fund Management, NCB Capital Market

According to Miss Hudson, the development represents the hope and future of St. Thomas, a parish filled with untapped potential, a people filled with so much dreams and aspirations. **“We have no doubt that the impact of the development will be felt for generations to come. This rebirth of sorts should inspire the enterprising blood of the people of St. Thomas to explore further opportunities for**

development especially with the modern infrastructure now being put in place in the parish,” she continued.

She has issued a challenge to the young people of St. Thomas to use this occasion to recon with their potential and the future of their community ... to dream big – make no little plans.



Damian Anderson, Deputy Engineering Manager, CHEC

Deputy Engineering Manager, CHEC

The demand for space at the development has been increasing steadily, with business interests in the parish urging FCJ to ensure that space is made available to indigenous businesses. A concern which FCJ's Managing Director Dr Donald Farquharson quickly allayed when he explained that there is strong support for the local businesses in St. Thomas with twenty percent (20%) of the over-all private sector space being reserved for the business operators in St. Thomas.

Residents also wanted to know about renewable energy and water harvesting which will be included in the project.

Following the preliminary activities CHEC will set up the site office, which will be facilitated in a section of the existing bus bay.

“We'll then move to the construction of a permanent perimeter fence to the rear of the development. Then we move to infrastructure development include sewer and

drainage features and then construction of the main building. Some of these activities will also be running simultaneously. At the end of that, we will begin the construction of external features ... that will complete the construction implementation phase of the project,” said Damian Anderson,

“The project will incorporate a voltaic farm which will capitalise all the roof tops as part of the energy production. Rain water harvesting will be utilised in the storm water management. This will be reused for irrigation among other usage,” said Bryan Morris, Principal of Plexus Architect.



Kirk Kennedy, Project Manager, MBUC



Member of the crowd sharing his opinion



FCJ Team showing their support

The 436,000 sq.ft. project will house Private and Public Sector entities. Space will be made available for BPO facilities, tertiary institution and fast food drive thrus among the Private Sector businesses. The St. Thomas Municipal Corporation, Tax Office, Heart Trust/NTA and the Court House are among the Public Sector entities to take up residence at the urban centre.

The Morant Bay Urban Centre Project construction is scheduled to be completed in two years.

