



# IN Real Estate

by The Daily Herald

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## Tip of the month

### Odour Control

For those who smoke, you might want to minimize smoking indoors while trying to sell your home. Actually, it is best to move smoking outside. You could also purchase an ozone spray that helps to remove odours without creating a masking odour. Apologies to pet owners, but pets come with odours. You may have become used to them, but they are immediately noticeable to those with more finely tuned olfactory senses. For those with cats, be sure to empty kitty litter boxes daily and use plenty of baking soda. For dog owners, keep the dog outdoors as much as possible, even those adorable lovable little dogs. You might also try sprinkling carpet freshener on the carpet on a periodic basis.

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Island Realty

Wellfare Rd. #64  
(2nd floor RedEx bldg)  
Simpson Bay  
Tel: 721 544 2401/9



century21islandrealty.com

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VACATION VILLAS

Jennifer's Vacation Villas  
14 Plaza del Lago  
Simpson Bay Yacht Club  
Phone# 544-3107 | Fax# 544-3375  
Email: info@jennifersvacationvillas.com  
Website: http://jennifersvacationvillas.com

**E. C. L.**  
EURO CARIBBEAN LINKUP NV

REAL ESTATE AGENT  
**Leopold J. Gumbs**  
Owner/Director




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Who does not know somebody who has had a conflict with a developer, an architect, a supervisor, a contractor or a subcontractor? The construction of a tropical dream villa turns into a true nightmare.



On our island where more and more is being constructed, construction disagreements come in all shapes and sizes. Sometimes it already starts with the question of who carries the responsibility towards the client. Should the client complain to the contractor or to the developer who at the same time also may wear the cap of the salesman of a parcel or a building? Are we dealing with an agreement of three or two parties? Also concerning the specification drawing and the validation there are a lot of feuds. The way and delivery moment of land (ready for construction), the building or the residence also creates confusion. Furthermore, the interpretation of the criteria stated in the contractor agreement raises serious problems. Also interference and involvement of the government can lead to problems. And then what happens most often of all: a problem with the calculation of the costs concerning changes made during the construction. How do you then calculate more and lesser work?

The situations in which conflicts in construction occur are numerous. Remarkable is that in almost all situations it concerns a dispute which terminates in financial disagreement.

The traditional legal way has proven to not always be sufficient to solve construction conflicts. Going to war via all kinds of procedures moreover is often costly and takes a lot of time, with the risk that the result is unpredictable for the parties. Additionally the final verdict received in the procedure often is not the end of the conflict. Moreover, an imposed solution usually affects the mutual relationship. And that while parties often still will have to deal with each other to finalize constructing "the job" in accordance to the contractor agreement.

Lately more and more mediation is being used as an effective form of arriving at a solution in a (prospective) conflict in construction. Looking at practical or - better yet - creative solutions,

leads to satisfactory results for all parties involved. Also general social development plays a role: people more than ever want to influence the result of their disagreements. The more the empowerment concerning the content of the conflict, the more control over the result.

Parties have the need and it is in their interest to have clearness rapidly. Time and money are very important in construction. Investigation has proven that arbitration and judicial procedures require 1 to 1.5 year(s), while solving disagreements using mediation can mean pure profit. The mediator can function as an independent process guider, but in case no solution is found by the intervention of the mediator, the opportunity to go to the judge still remains. The result of the strict secrecy obligation that is indicated and mentioned during the mediation process may not be used in a possible procedure.

Starting a mediation session is initiated when one or more parties (almost) in conflict search for a mediator. During or just before the first discussion the process rules are reviewed and established. Parties will reflect on the origin and consequences of the conflict, thereafter it is investigated what the possibilities are to come to solutions. To obtain better insight the parties together with the mediator can perform observations at the construction site. The mediator who acquires a better insight of the content of the conflict can deliver a valuable contribution and with that promote the practical functionality of this form of solving disagreements. Whatever the parties agree on will be stipulated by the mediator in a stipulation agreement. Both parties sign the agreement and the mediation is finalized. In many cases that also will mean the nightmare is over and finalizing the construction of the dream villa can still be realized.

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**Emeyer@  
meyerlawmediation.com**

**BACK STREET** **US\$ 2,500,000**  
**NOW US\$2,000,000.-** **ECL N.V.**

2 Story commercial building  
Size: 213 M2  
Call or E-mail: ECL N.V.  
+1 (721) 522-6513/550-1952 OR 543-0536  
eclnv@caribserve.net

**BOARDWALK** **US\$ 1,600,000**  
**NOW US\$1,500,000.-** **ECL N.V.**

3 story building with 11 apartments and 1 store in front street, beach front property  
Size: 577 M2  
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**BUSINESS** **US\$ 595,000**  
**ECL N.V.**

# 1 Restaurant License (N.V.) MARK'S PLACE including Inventory.  
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**BUSINESS** **US\$ 165,000**  
**ECL N.V.**

Lunch room License (N.V.) including inventory.  
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**CAY HILL** **US\$ 475,000**  
**US\$425,000.-** **ECL N.V.**

3 Story house - ground floor 2 bed - 1 bath - storage room 1st floor 3 bed - 1 bath 2nd floor 3 bed - 1 bath gated parking for 4 cars. Property size: 840 M2  
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**COLE BAY, ON THE LAGOON** **US\$ 295,000**  
**US\$275,000.-** **ECL N.V.**

Wooden 3 bed - 2 bath house  
Property size: 568 M2  
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**FRENCH OYSTER POND** **€ 540,000**  
**ECL N.V.**

Completely furnished 2 1/2 bed - 2 bath villa swimming pool and breathtaking view  
Property size: 2,005 M2  
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eclnv@caribserve.net

**GUANA BAY** **US\$ 1,300,000**  
**ECL N.V.**

Freehold property, here is your change to build your dream villa with ocean view  
Property size: 17,180 M2 (4,245 acres)  
Call or E-mail: ECL N.V.  
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eclnv@caribserve.net

**LITTLE BAY** **US\$ 685,000**  
**ECL N.V.**

2 Level 4 bed - 2 bath house exclusive and private garden (with fruit trees) 180° Ocean view  
Property size: 2,450 M2  
Call or E-mail: ECL N.V.  
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eclnv@caribserve.net

**MARIGOT/HAMEAU DU PONT** **US\$ 495,000**  
**NOW US\$465,000.-** **ECL N.V.**

Commercial property on the main road with 2 houses on the property. 1 x 3 bed - 1 bath and 1 x 2 bed - 1 bath  
Size: 2,046 M2  
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**MARY'S FANCY** ~~US\$ 450,000~~  
**NOW US\$425,000.-** **ECL N.V.**  
 2 story 3 bed - 2 1/2 bath house parking space for 5 cars panoramic view of valley Cul de Sac  
 Property size: 710 M2  
 Call or E-mail: ECL N.V.  
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 eclnv@caribserve.net



**OCEAN VIEW TERRACE** \$145,000  
**REMAX/ISLAND PROPERTIES**  
 Lovely lot in gated community close to beach. All infrastructure in place. Plans and building permit included for a 2 story 3 br home. Priced under market value for quick sale. Contact Natasha at 524-0640 or Natasha@remaxislandproperties.com



**ORIENT BAY** €165,000  
**REMAX/ISLAND PROPERTIES**  
 Enjoy this fabulous view from this 2 bedroom/ one bathroom Mt. Vernon Apartment . In great condition and only 5 minute walk to the beach. Night Security . Great Value! Contact Natasha at 524-0640 or Natasha@remaxislandproperties.com



**OYSTER POND** US\$ 175,000  
**ECL N.V.**  
 Gentle slope property with view of Oyster Bay marina  
 Size: 1,875 M2  
 Call or E-mail: ECL N.V.  
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 eclnv@caribserve.net



**PELICAN** US\$ 1,100,000.-  
**ECL N.V.**  
 3 bed - 3 bath villa with a large studio, 1 1/2 bath, pool, big laundry, generator, new roof, new tiles  
 Property size: 1,000 M2  
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 eclnv@caribserve.net



**POINT BLANCHE** USD 740,000  
**NOW US\$640,000.-** **ECL N.V.**  
 Ocean front 3 bed - 2 bath house with separate studio and swimming pool, needs fixing up  
 Property size: 1,970 M2  
 Call or E-mail: ECL N.V.  
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 eclnv@caribserve.net



**POINT BLANCHE** US\$ 225,000  
**NOW US\$210,000.-** **ECL N.V.**  
 2 bed - 2 bath apartment ground floor ocean view  
 Call or E-mail: ECL N.V.  
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 eclnv@caribserve.net



**PHILIPSBURG, CANNEGIETER STR.** US\$ 885,000  
**NOW US\$ 850,000.-** **ECL N.V.**  
 3 Story commercial building, 2nd floor needs some finishing touch. Income from ground and 1st floor (restaurant, shop, warehouse) property size: 430 M2  
 Call or E-mail: ECL N.V.  
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 eclnv@caribserve.net



**POINT BLANCHE** US\$ 650,000  
**NOW US\$500,000.-** **ECL N.V.**  
 Ocean front flat land  
 Size: 2,230 M2  
 Size: 185 Sq.Meters  
 Call or E-mail: ECL N.V.  
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 eclnv@caribserve.net



**SABA** US\$125,000  
**REMAX/ISLAND PROPERTIES**  
 Charming ocean view West Indian style cottage located in Hell's Gate. The two level cottage needs some work but has great potential. Perfect island oasis. MUST SELL QUICKLY! Contact Natasha at 524-0640 or Natasha@remaxislandproperties.com



**SPRING GARDEN at SUCKER GARDEN**  
 Lot 22 size: 1,187 M2 US\$ 160,000.-  
 Lot 23 size: 1,375 M2 US\$ 185,000.-  
**ECL N.V.**  
 Gentle sloop including infrastructure view over Philipsburg.  
 Call or Email: ECL N.V.  
 +1(721) 522-6513/550-1952 OR 543-0536  
 eclnv@caribserve.net



**WEYMOUTH HILLS** US\$89,000  
**REMAX/ISLAND PROPERTIES**  
 This hillside building lot is located in the quiet neighborhood of Dutch Cul de Sac. Magnificent valley views create a panoramic vista. Only a 10 minute drive to Philipsburg, with all its night time entertainment! Contact Natasha at 524-0640 or Natasha@remaxislandproperties.com

**Garden Center**  
**greenfingers**  
 542-4280 544-2633  
 Landscaping



**DON'T FORGET**  
THE ANNUAL  
**REAL ESTATE SPECIAL 2013**  
ON TUESDAY, JULY 16TH, 2013  
DEADLINE FOR BOOKINGS  
IS FRIDAY, JULY 12TH, 2013

Buyers Rd.  
Sellers Ln.

