



OFFICIAL NOTICE

HM Government of Gibraltar

AHQ BUILDING & ROSIA BAY

EXPRESSIONS OF INTEREST

His Majesty's Government of Gibraltar (HMGoG) invites expressions of interest from developers, investors or organizations interested in developing the Ex-Maritime Data Centre ("the AHQ Building") holistically, along with restoring Rosia Bay and Rosia Mole as a public leisure facility, to include a sea bathing pavilion and other sea related activities, on commercial terms.



HMGoG is open to fresh ideas and innovative proposals, but the emphasis is in creating a public facility for the community to enjoy. Payment of a premium for the right to develop the AHQ Building in conjunction with the Rosia Bay and Rosia Mole facility will be a matter for negotiation directly with the preferred developer/operator. It is preferred that the AHQ Building is converted into a Boutique Hotel incorporating an Information Centre at the lower levels specific to the military history of Rosia Bay and its surrounding areas. Interested parties will need to take account of Heritage and Planning considerations related to the heritage structures, and the height of any new structure, if permitted, should be sympathetic to the existing design and area.

Consideration must also be given to the ongoing maintenance and repairs of Rosia Bay and interested parties must demonstrate how a long-term planned preventative maintenance program will be funded and implemented. Interested parties should also make an allowance in their proposal to relocate the Scuba Diving Centre. A full Environmental Impact Assessment scoping will also be required.

All enquiries are to be sent to Land Property Services Limited at mail@lps.gi. Guidance notes and conditions together with a plan are available on request. Site visits will be arranged by appointment only and limited to small groups.

Interested parties should understand that submissions need only be initial expressions of interest but should include basic details of any concepts including preliminary layout plans and sketches. They should also state uses of particular areas/ buildings and the premium that would be offered if the submission is selected by HMGoG for further negotiations and discussion. HMGoG reserves the right to negotiate the level of premium. A process of consultation and negotiation will follow with parties that submit ideas or concepts that are of interest to HMGoG. Such concepts, ideas or proposals may need to evolve or be adapted as discussions or negotiations move forward.

Outline layout plans and details should be submitted with letters of interest clearly specifying the name(s) of the individual(s) or organisation(s) together with a completed Expressions of Interest Cover Sheet. These should be marked **"AHQ Building & Rosia Bay - Expressions of Interest"** and submitted sealed and addressed to HM Government of Gibraltar and deposited in the Expressions of Interest Box (with a digital version also sent by email/or USB memory stick inside the envelope) situated at the offices of Land Property Services Limited, Suite 6B Leanse Place, 50 Town Range, Gibraltar **NOT LATER THAN NOON ON FRIDAY 2ND DECEMBER 2022**. Envelopes will remain sealed until after the closing date. HMGoG reserves the right to reject any or all submissions.

Expressions of Interest delivered after the specified time and date will **NOT** be considered.

Important Notice: This notice creates no legal rights or obligations and cannot be relied on for any such purpose.