



SUMMER 2011

In This Issue

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Turks & Caicos Islands
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Summer is here and the time is right.....
Go Beyond Provo

Summer is here and the time is right.....

Those great words above from a favourite old song are absolutely spot on advice for those interested in property on North and Middle Caicos. The real estate market on North and Middle Caicos is finally moving again, prices are very good and stamp duty is very low.

After an extremely long and quiet spell, we are delighted to inform all that this year to date five sales have closed on North Caicos and two sales are in process on Middle Caicos! In real terms, the prices achieved reflect roughly 70% of the peak prices of 2007 - and this is good. It allows for the serious and necessary adjustment in the property market, but still offers excellent deals for both buyers and sellers going forward. We urge you to follow up on that property you have watched for many months now, and make an offer soon. The pace of land sales will pick up over the next six months, and the best will soon be gone. Across Turks & Caicos Islands the political and economic situations remain difficult and this continues to deter some potential buyers. Yet there is much positive activity. It is important to remember that TCI is a British overseas territory, and the commitment of the UK to stabilize this tiny country is clear. This year will see the introduction of constitutional changes to protect the people and the land, to enforce fiscal responsibility on politicians and to develop a secure environment for growth and investment. This year will see criminal charges brought forward for the corruption and scandals of previous years and further progress in the recovery of government land and funds. This year has already seen increased airlift to TCI and increased tourism numbers over 2010. And this year has seen a budget allocated within the Tourist Board funding for the direct promotion of tourism on North and Middle Caicos. All of these are very positive steps toward accomplishing the goal of bringing TCI successfully forward.

For the most part, the issues of government do not impact directly on the vacation lives and homes of overseas buyers here on North and Middle Caicos. The communities here carry on day to day, making the best of the situation and following their own dreams. Amenities and services available continue to expand, in depth and variety, with serious entrepreneurs opening businesses that are here to stay. Shopping for groceries, souvenirs and simple necessities is easier as more retail outlets open their doors. Commercial farming is moving forward with earnest and persistent endeavours at four different locations on North Caicos, and a weekly farmers market is soon to come. Eco-tourism activities on hand increase again with guided local hikes, overnight camping excursions, traditional handcraft classes and more planned for next season. These are islands with bright energy, welcoming, confident, and healthy. Come soon to explore North and Middle Caicos!!

Go Beyond Provo

Going **"beyond Provo"** offers huge opportunities to those seeking the natural splendour of Turks & Caicos Islands. On both North and Middle Caicos there are magnificent beaches, secluded waterfront coves, fertile land for farms and orchards, and delightful local villages. These are islands full of local character, as the lifestyle of the community slowly evolves to come to terms with the 21st century. The infrastructure continues to grow with ever more conveniences available, yet the magnificent natural environment is undisturbed. This is the home of TCI Ecotourism, and the right place for those going green - solar power, windpower, organic farming, fresh seafood - all coming forward here in leaps and bounds.

Life on North and Middle Caicos is a world apart from Providenciales - a world of calm, peace, and promise that is grounded in fundamental values. The strength of the local communities here is an unending pleasure and one could not ask for better neighbours. Traditional culture and knowledge are solidly respected, and provide critical economic input to the local economy. There are only approximately 1800 people living on North Caicos with five villages and under 300 people living on Middle Caicos with three villages. If you truly wish for tranquility- in a natural environment with friendly people and active local culture- then these islands are your destination.

Check our private listings on www.forbesrealtyci.com and come to visit soon! With a true variety of locations and prices, we have something for every budget. From the spectacular wilderness of Wild Cow Run to the managed community at Mudjin harbour, quaint village homes in Bambarra and Conch Bar, beautiful Bambarra beachfront acres and breathtaking Bottle Creek lots.....

Forbes, Forbes & Forbes Ltd. is very proud to present these properties to you. We live here, we know the properties and the owners, and we want you to be happy as our new neighbour!



Platico Point



Conch Bar Ridge



Bambarra Beach



Bottle Creek



Mudjin Harbour



Conch Bar Oceanfront

Call 1-649-231-4884 for further information, or email sara@forbesrealtyci.com