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# Government Info Page

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## HURRICANE SEASON 2025 "IT ONLY TAKES ONE! ARE YOU PREPARED?"



**Ministerie van Volkshuisvesting, Ruimtelijke Ordening, Milieu en Infrastructuur (V.R.O.M.I.)**  
Ministry of Public Housing, Spatial Planning, Environment and Infrastructure

Soualiga Road # 1  
Pond Island, Great Bay  
Sint Maarten  
+1 (721) 522-1844  
[vromi-inspections@sintmaartengov.org](mailto:vromi-inspections@sintmaartengov.org)

To: All Occupiers  
Address: Soualiga Drive 16  
Location: Pond Island, Great Bay  
Country: Sint Maarten

DIV # 14054

Philipsburg,

Ministry: Public Housing, Spatial Planning, Environment and Infrastructure (VROMI)  
Reference No.: INSP25-9508

### GENERAL STOP/REMOVAL ORDER

Dear All,

Be advised of the following, it has been established by the Ministry of Public Housing, Spatial Planning, Environment, and Infrastructure (VROMI) that on parcels of land with certificate of admeasurements number 038/2007 and 206/2017 located at Soualiga drive 16, Pond Island, Great Bay, that several individuals are illicitly occupying these parcels for residential and or commercial activities. All ongoing construction, commercial activities and illegal occupation of the above-mentioned parcels must be stopped immediately and removed.

You have not received any permission or authorization to occupy and or utilize these parcels.

**The present ongoing construction, commercial activities and illegal occupation of the above-mentioned parcels must be stopped immediately and removed.**

#### Legal framework

The apparent illicit construction activities are in clear violation of the following article:

- Article 7 of the Building Ordinance (AB 2013, GT no. 136).
- Article 10 of the Building Ordinance (AB 2013, GT no. 136).
- Article 61 of the Building Ordinance (AB 2013, GT no. 136).
- Article 64 of the Building Ordinance (AB 2013, GT no. 136).

#### Plan of Action

You are hereby requested and legally summoned to have all ongoing construction activities at the location stopped and removed. All ongoing illicit construction activities must be removed within the legal time frame of 30 days of this publication date. You must comply with this order.

#### Stop/Removal Order

You are in violation of the above Articles. Therefore, the Ministry has executed instructions to have all construction at your location stopped and removed. Non-compliance with this order will lead to the structures being removed by the Ministry at the offender's full expense.

You are prohibited from continuing with any further construction activities at the location of the date you were informed of your illicit activities by the Inspection Department on September 18<sup>th</sup>, 2025. You must comply as mentioned and have all ongoing illicit construction activities remain stopped until such period that it/they is/are removed.

Failure to comply with the above will result in administrative enforcement at the risk and expense of all offenders of the area, as well as legal prosecutorial measures, as mentioned in Article 61 and 64 of the Building Ordinance (AB 2013, GT no.136).

For further information concerning this urgent matter, you are kindly given the opportunity to visit the Inspection Department of VROMI or email: [vromi-inspections@sintmaartengov.org](mailto:vromi-inspections@sintmaartengov.org)



Your cooperation is expected.

Sincerely,

Minister of VROMI

#### Objection/Appeals clause

**Objection:** A note of objection can be filed by persons affected by a decision against the administrative decision, on the basis of article 55 jo 56, first subsection, National Ordinance on Administrative Proceedings (Landsverordening Administratieve Rechtspraak), within six (6) weeks after the date of sending or issuance of the decision as indicated on the overview. The note of objection may be submitted to the same administrative authority that made the administrative decision.

**Appeal:** Instead of a note of objection, persons affected by a decision, in accordance with article 7 jo. 16 of the National Ordinance on Administrative Proceedings (Landsverordening Administratieve Rechtspraak), may appeal the decision at the Court of First Instance St. Maarten within six (6) weeks after the day of sending or issuance of the decision as indicated on the overview.



**Ministerie van Volkshuisvesting, Ruimtelijke Ordening, Milieu en Infrastructuur (V.R.O.M.I.)**  
Ministry of Public Housing, Spatial Planning, Environment and Infrastructure

Soualiga Road # 1  
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Sint Maarten  
+1 (721) 522-1844  
[vromi-inspections@sintmaartengov.org](mailto:vromi-inspections@sintmaartengov.org)

To: All Residents  
Address: Over the Bank.  
Location: Upper Prince's Quarter.  
Country: Sint Maarten.

DIV # 13572

Philipsburg,

Department: INSPECTION  
Reference No.: INSP25-9419

### GENERAL STOP ORDER

Dear Residents,

Please be advised of the following, it has been established by the Ministry of Public Housing, Spatial Planning, Environment, and Infrastructure (VROMI) that on the parcels describe in c.o.a. 290/1984, 162/2014, and 303/2005 belonging to Country Sint Maarten also known as "Over The Bank" Upper Prince's Quarter, that numerous construction activities were noted being carried out without required Building Permits.

These construction activities are considered illicit and served as the basis for the Ministry of VROMI executing this General Stop Order. This Enforcement Order has been executed to properly inform you of the legal requirements of having a building permit for your intended project (s). You are ordered to immediately have all ongoing illicit construction at this location stopped. You are ordered to keep all ongoing illicit construction activities stopped. You must comply with this order.

You have not been granted exemption for your illicit construction activities by the Minister of VROMI.

The present ongoing illicit construction activities are unacceptable.

#### Legal framework

The apparent illicit construction activities are in clear violation of the following article:

- Article 7 of the Building Ordinance (AB 2013, GT no. 136).
- Article 10 of the Building Ordinance (AB 2013, GT no. 136).
- Article 61 of the Building Ordinance (AB 2013, GT no. 136).
- Article 64 of the Building Ordinance (AB 2013, GT no. 136).

#### Plan of Action

You are hereby requested and legally summoned to have all ongoing construction activities at the location stopped. All ongoing illicit construction activities must remain stopped.

#### Stop Order

You are in violation of the above Articles. Therefore, the Ministry has executed an instruction to have all construction at this location stopped. Non-compliance with this order will lead to the project being removed by the Ministry at the offender's full expense.

You are prohibited from continuing with any further construction activities at this location of the date this order is published locally via public media outlets. You must comply as mentioned and have all ongoing illicit construction activities remain stopped.

Failure to comply with the above will result in administrative enforcement at the risk and expense of all offenders, as well as legal prosecutorial measures, as mentioned in Article 61 and 64 of the Building Ordinance (AB 2013, GT no.136).

For further information concerning this urgent matter, you are kindly given the opportunity to visit the Inspection Department of VROMI or email: [vromi-inspections@sintmaartengov.org](mailto:vromi-inspections@sintmaartengov.org)



Your cooperation is expected.

Sincerely,

Minister of VROMI

#### Objection/Appeals clause

**Objection:** A note of objection can be filed by persons affected by a decision against the administrative decision, on the basis of article 55 jo 56, first subsection, National Ordinance on Administrative Proceedings (Landsverordening Administratieve Rechtspraak), within six (6) weeks after the date of sending or issuance of the decision as indicated on the overview. The note of objection may be submitted to the same administrative authority that made the administrative decision.

**Appeal:** Instead of a note of objection, persons affected by a decision, in accordance with article 7 jo. 16 of the National Ordinance on Administrative Proceedings (Landsverordening Administratieve Rechtspraak), may appeal the decision at the Court of First Instance St. Maarten within six (6) weeks after the day of sending or issuance of the decision as indicated on the overview.



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