

Governu kansela investimentu *Pelican Paradise*

DILI, 23 Marsu 2026 (TATOLI)-Governu liuhusi Ministériu Koordenadór ba Asuntu Ekonómiku (MKAE) deside kansela investimentu husi *Pelican Paradise*, liuliu ba konstrusaun otél fitun lima, iha suku Tíbar, postu administrativu Bazartete, munisípiu Likisá.

Deklarasaun ne'e hato'o husi Vise-Primeiru-Ministru no Ministru Koordenadór ba Asuntu Ekonómiku no Ministru Turizmu no Ambiente, Francisco Kalbuadi Lay, bainhira halo diskusaun ho setor privadu sira iha ámbitu lansamentu Relatóriu Dezempeñu Ekonómiku Timor-Leste 2025, iha Sentru Konvensaun Dili, ohin.

Nia dehan kona-ba konstrusaun *Pelican Paradise*, Governu mós konxiente ida-ne'e no nia parte hamutuk ho Ministru Justisa, Sérgio Hornai, halo koordenaun serbisu hodi deside no haree mós ho parte legál sira kona-ba asuntu lubuk ida.

“Hato'o ona ba señor ida ne'ebé atu halo investimentu tinan 15 nunca halo ne'e ami sei kansela. Ne'e desizaun no ha'u husu tiha orientasaun husi Primeiru-Ministru konkorda ona ho ida-ne'e”, Kalbuadi Lay informa.

Bainhira Ministru Koordenadór hato'o kanselamentu ba projetu *Pelican Paradise*, Primeiru-Ministru, Xanana Gusmão, ne'ebé hola parte iha atividade ne'e hatán ho liafuan badak de'it. “Loos”, nia hateten.

Antes ne'e, iha loron 04 Juñu 2025, Ministru Planeamentu Estratéjiku Investimentu, Gastão Sousa, hateten katak projetu ne'e la'o neineik tebes, tanba ne'e Governu diskute hela pasu sira tuirmai, inklui konsidera kontratu sira ne'ebé asina ona no koordena ho ministériu relevante sira.

“Ami prepara ona eletrisidade no bee ba projetu, maibé projetu ne'e la'o neineik. Ami forma ona grupu interministeriál ida inklui Justisa, Finansa, Obra Pública, Planeamentu Estratéjiku no Investimentu, no Sekretáriu Estadu ba Rai no Propriedade, hodi deside kona-ba kontinuasaun projetu nian”, ministru dehan.

Dezde Janeiru 2025, *Pelican Paradise* buka hela apoiu Governu nian iha forma depóztu millaun \$180 ho funan anuál 4% hodi garante fornesimentu bee, eletrisidade, no lisensa konstrusaun nian, tuir Akordu Investimentu Espesiál (SIA) ne'ebé asina iha 2022.

Diretór *Pelican Paradise*, Samuel Ong, dehan katak sira-nia parte ladauk halo serbisu tanba laiha asesu ba bee no eletrisidade. “Ami-nia projetu sira labele la'o, inklui konstrusaun ba Show Unit Gallery iha Tíbar Hill”, dehan.

Nia subliña katak la buka finansiamentu adisionál hosi Governu tanba nia iha ona parseiru finansiamentu millaun \$825 ne'ebé prontu atu aproveita. Obstákulu prinsipál sira maka nafatin infraestrutura no apoiu administrativu hosi autoridade relevante sira.

Pelican Paradise asina SIA iha Janeiru 2022, ne'ebé trasa responsabilidade sira Governu nian ba rai, sistema bee-moos, no instalasaun elétriku sira. Maski BTL remata ona perfurasaun bee no EDDL monta ona transformador, kapasidade eletrisidade nafatin la sufisiente ba nesesidade projetu nian.

Lembra katak *Pelican Paradise Group* simu ona sertifikadu Deklarasaun Benefísiu tolu ho fundu investimentu inisiál ne'ebé kompostu *husi Pelican Ahava, Unip., Lda.*, millaun \$90, *Pelican Elior Unip. Lda.*, millaun \$110 no *Rezerva Pelican Adara* millaun \$1.

Projetu ne'e tuir planu fó empregu ba ema na'in-1.500 durante konstrusaun no traballadór permanente na'in-1.300 hafoin konstrusaun no reflorestasaun ba área ne'e. Valór investimentu totál husi projetu ne'e kalkula besik millaun \$700.

Iha estimativa katak 80% husi área totál sei hetan reflorestasaun no restaurasaun ambientál.

Projetu ne'e sei dezenvolve kompleta ho turizmu integradu, iha área ho totál maizumenus ektare 558, ne'ebé lokaliza entre Tasi-Tolu no Tíbar, ne'ebé sei inklui otél ida, kampu golfe, rezidénsia sira, sentru dezenvolvimentu juventude, eskola internasionál, ospital internasionál no sentru komersiál tolu.

Prezidente Repúblika, José Ramos-Horta, Primeiru-Ministru, Taur Matan Ruak, no Prezidente *Pelican Paradise* Datuk Dr, Edward Ong, asina ona plaka no halo lansamentu fatuk dahuluk, iha 25 Novembru 2022, ba futuru konstrusaun otél fitun lima ne'e.

Desizaun kanselamentu ne'e marka finál ba planu boot investimentu iha Tíbar, hafoin liu dékada ida planeamentu no preparasaun ne'ebé atraza.

Jornalista: Arminda Fonseca Editora: Maria Auxiliadora



Konstrusaun Projetu Pelican Paradise iha Tasitolu la'o neneik tanba distribusaun enerjia elétrika no bee-moos la suficiente, Dili 31 Julu 2024. Foto Tatoli/António Daciparu

Pelican Paradise klarifika kanselamentu projetu no reafirma ba kompromisu AIE

DILI, 25 Marsu 2026 (TATOLI) – *Pelican Paradise* fó klarifikasaun kona-ba desizaun Governu ba kanselamentu projetu otél fitun lima ne'ebé atu konstrui iha suku Tíbar no reafirma nian kompromisu ba kumprimentu Akordu Investimentu Espesiál (AIE), nu'udar baze prinsipál ba dezvoltimentu investimentu iha Timor-Leste.

Tuir komunikadu husi *Pelican Paradise*, empreza ne'e hateten katak tuir SIA ne'ebé asina iha lora 03 Janeiru 2022, Estadu iha obrigasaun atu fornese eletricidade no bee ne'ebé adekuaudu, no hamoos área projetu husi rezidente sira. Rekizitu rua ne'e esensial atu implementa projetu ne'e la'o ba oin.

Pelican Paradise afirma katak, dezde asina akordu, sira levanta pedidu no nesiedade hirak ne'e ba autoridade relevante sira, liuliu iha faze dahuluk projetu nian. Maibé, tuir sira, karta ne'ebé haruka seidak hetan resposta.

Empreza ne'e mós informa katak enkontru lubuk ida hala'o ona ho Vise-Primeiru-Ministru, TradeInvest, Bee Timor-Leste, Eletricidade de Timor-Leste, no autoridade relevante seluk. Maski nune'e, to'o agora seidak iha solusaun, enkuantu nesiedade bázika projetu nian sei la kumpre.

To'o ohin lora, tuir relatóriu, área projetu ne'e la asesu ba bee no eletricidade ne'ebé adekuaudu. *Pelican Paradise* subliña katak fornese hirak ne'e nu'udar responsabilidade Estadu nian, maibé apoiu ne'e laiha, projetu ho eskala boot ne'e konsidera imposivel.

Maski enfrenta limitasaun sira, empreza reafirma nia kompromisu atu continua harii Galeria Unidade Espetákulu (Show Unit Gallery), uza de'it tanke bee no jerador sira hanesan solusaun temporária, ne'ebé finansia husi empreza rasik.

Pelican Paradise mós argumenta katak atrazu sira iha implementasaun projetu la'ós kauza husi investidor, maibé tanba Governu la kumpre nia obrigasaun sira, inklui fornese sertifikadu rai nian no finalizasaun husi akordu AIE nian, ne'ebé hatete katak sei lori maizumenu tinan 14.

“Situasaun atuál reflete falla husi Governu hodi kumpre nia obrigasaun kontratuál sira. Kualkér tentativa hodi kansela projetu iha sirkunstánsia sira ne'e hamosu preokupasaun séria sira kona-ba kumprimentu ba akordu”, haktuir husi komunikadu.

Jestór Projetu *Pelican Paradise*, Osvaldo Boavida, liuhusi konta ofisiál *TikTok* empreza katak investimentu iha área Tasi Tolu no Tíbar sei nafatin tuir kompromisu. Nia subliña katak obrigasaun atu fornese bee no eletricidade ne'e estipula klaru iha AIE.

Nia sita kláuzula ida iha akordu ne'ebé afirma katak Estadu iha obrigasaun atu asegura disponibilidade husi fonte eletricidade no bee ne'ebé suficiente, no atu muda rezidente sira iha área projetu nian molok hahú serbisu.

Pelican Paradise repete ninia kompromisu atu continua projetu ne'e no husu ba Governu Timor-Leste, liuhusi Governu Konstitusionál da-IX, atu kumpre ninia obrigasaun sira ne'ebé konkorda ona, nune'e projetu ne'e bele realiza iha tinan 2026.

Entretantu, Samuel Ong, Diretor *Pelican Paradise Holdings Timor-Leste*, informa ba Tatoli katak resposta ofisiál empreza ne'e publika ona iha mídia sosiál no oras ne'e daudaun sira seidak fó entrevista adisionál.

Iha sorin seluk, Governu Timor-Leste deside kansela projetu *Pelican Paradise* iha Tíbar, Likisá, hafoin projetu ne'e konsidera la hatudu progresu ne'ebé signifikativu durante maizumenu tinan 15 nia laran.

Desizaun ne'e fó sai husi Vise-Primeiru-Ministru, Francisco Kalbuadi Lay, no hetan ona aprovasaun husi Primeiru-Ministru, Xanana Gusmão.

Governu argumenta katak projetu ne'e la'o neneik, maski iha fornese apoiu báziku hanesan bee no eletricidade, enkuantu to'o ohin lora seidak adekuaudu. *Pelican Paradise* mós tuir relatóriu husi ona finansiametu hamutuk millaun \$180 ho funan anuál porsentu 4 ba dezvoltimentu infraestrutur.

Projetu ne'e, ne'ebé hetan akordu liuhusi AIE iha 2022, inklui komponente prinsipál tolu: fornese rai, bee, no eletricidade husi Governu. Konstrusaun hahú iha fulan-Novembru 2022.

Jornalista: Arminda Fonseca

Editora: Maria Auxiliadora

Govt considers canceling Pelican Paradise investment project

An earlier published version of this article said that the Government "has decided to cancel" the project.

DILI, 23 March 2026 (TATO) — The government of Timor-Leste is considering canceling the planned Pelican Paradise investment project in Tibar, Liquiçá, after years of delays and limited progress, Vice Prime Minister and Coordinating Minister for Economic Affairs and Minister of Tourism and Environment Francisco Kalbuadi Lay said.

“Regarding the Pelican Paradise investment project, the government is aware of the issue. Justice Minister Sergio Hornai and I have reached a decision through coordination after reviewing various aspects,” Lay said during a discussion with the private sector on the sidelines of the launch of the Timor-Leste Economic Performance Report 2025 at the Dili Convention Center, Monday.

He said that although the company had committed to implementing the project, it had failed to deliver any progress during its 15 years in Timor-Leste.

“Therefore, we will cancel it. This is a decision, and I have sought guidance from the Prime Minister, and he has approved it,” he added.

Lay said Prime Minister Gusmão accepted the move and responded briefly, “Correct.”

The project, located behind the João Paulo II statue site in Tasi-Tolu, faced persistent delays despite government support.

On June 4, 2025, Minister of Planning and Strategic Investment, Gastão Francisco de Sousa, said the project was progressing slowly, despite the government having provided water and electricity infrastructure.

“We have already prepared electricity and water for the project, but progress has been slow,” Sousa said.

Last year, Samuel Ong, director of Pelican Paradise Holdings Timor-Leste, said water supply and electricity issues were the main obstacles to speeding up the construction of the multi-million-dollar project. He said that the Pelican Paradise Group Limited had therefore requested a US\$180 million deposit from the government to address these challenges.

At that time, Director Samuel Ong emphasized that without access to water and electricity, the project could not proceed, including the construction of the Show Unit Gallery on Tibar Hill.

In 2022, President José Ramos-Horta, accompanied by former Prime Minister Taur Matan Ruak, Pelican Paradise Ltd Chairman Datuk Ong Han, government officials, members of parliament, ambassadors, and other dignitaries and business leaders, celebrated the groundbreaking of the 5-star Pelican Paradise Resort, planned for the area between Tasi-Tolu and Tibar in Timor-Leste.

The cancellation means that Pelican Paradise Group, Lda will not proceed with the planned US\$700 million tourist complex on approximately 558 hectares between Tasi-Tolu and Tibar. The project had been set to include hotel units, a golf course, residential lots, a youth development center, an international school, an international hospital, and shopping centers.



24th March 2026

Official Statement

Recent reports suggesting the possible cancellation of the Pelican Paradise project are misleading. Pelican Paradise has not received any official communication on this matter and was not contacted by the journalist before publication.

This failure to seek comment falls short of basic journalistic standards and raises concerns about the accuracy and balance of the report.

Under the Special Investment Agreement (SIA), the State has binding obligations, including:

- Providing sufficient electrical power and water; and
- Clearing the project site of occupants.

These are preconditions for the project to proceed. Since the signing of the SIA in 2022, these requirements, particularly water and electricity for Phase 1, have been repeatedly raised. Multiple letters have gone unanswered.

In addition, multiple discussions were held with the Vice Prime Minister, TradeInvest, BTL, EDTL and relevant authorities, yet no resolution was reached, and the required provisions remain outstanding.

To date, the project site does not have adequate water or electricity. These must be delivered from outside the site and are entirely outside the control of the Investor. Without them, no large-scale development can proceed.

Despite this, the Pelican Paradise constructed the Show Unit Gallery at its own cost using water trucks and generators. This was a temporary measure to demonstrate commitment, not a sustainable solution.

The delay is not attributable to the investor.

The delay was caused by the Government's failure to provide land titles and to finalise and formalise the SIA, a process that took approximately 14 years. These were fundamental prerequisites before any meaningful development could begin.

It is therefore inaccurate to suggest that the lack of progress is due to the Investor. The current situation reflects a failure by the State to meet its contractual obligations. Any attempt to cancel the project under these circumstances raises serious concerns regarding compliance with the Agreement.

Pelican Paradise has demonstrated long-term commitment and perseverance throughout the years. The issue is simple: the Agreement must be honoured.

The State must fulfil its obligations.

END.



Pelican Paradise says no formal notice on its project cancellation, urging the State to fulfill its obligations

DILI, March 25, 2026 (TATOLI) — Pelican Paradise Group said on Monday it has not received any formal notification from the Government of Timor-Leste regarding the reported cancellation of its multimillion-dollar investment project in Tibar, Liquiçá Municipality.

The company issued the statement in response to remarks by Vice Prime Minister and Coordinating Minister for Economic Affairs and Minister of Tourism and Environment, Francisco Kalbuadi Lay, who earlier signaled the possible cancellation of the project.

Pelican Paradise said that it has not received any “official communication” regarding the possibility of the cancellation of the investment project.

Responding to the project’s delay, the investor attributed the lack of progress to the government’s failure to meet key preconditions.

“The delay was caused by the ‘Government’s failure to provide land titles and to finalise and formalize the Special Investment Agreement, a process that took approximately 14 years,” the statement read. “These were fundamental prerequisites before any meaningful development could begin.”

Pelican Paradise rejected the Vice Prime Minister’s statement that the company was responsible for the lack of progress, saying the situation reflected a failure by the “State” to meet its contractual obligations.

“Any attempt to cancel the project under these circumstances raised serious concerns regarding compliance with the agreement,” the statement added.

Since signing the Special Investment Agreement (SIA) in 2022, the company said it has repeatedly flagged issues with water and electricity supply and sent multiple letters to the government, receiving no response.

The investor said it had held several discussions with the vice prime minister, TradeInvest, BTL, EDTL and other relevant authorities, but “no resolution was reached, and the required provisions remain outstanding.”

“The issue is simple: the agreement must be honored. The State must fulfil its obligations,” the statement stressed.

Under the SIA, the government has binding obligations, including “providing sufficient electrical power and water and – clearing the project site of occupants.”

On Monday, following the launch of the BCTL’s Annual Economic Performance Report 2025, Vice Prime Minister Lay told reporters that the government was moving toward cancelling the project.

He said that although the company had committed to implementing the project, it had failed to make progress over more than a decade in the country.

“Therefore, we will cancel it. This is a decision, and I have sought guidance from the Prime Minister, and he has approved it,” Lay said.

Prime Minister Kay Rala Xanana Gusmão, who was present at the time, briefly responded in Tetun, “Loos” (Correct), endorsing the move.

MJ halo levantamentu ba uzu propriedade Pelican Paradise molok apresenta ba KM



Ministru Justisa, Sérgio Hornai, Foto TATOLI/Antonio Daciparu

DILI, 01 Abril 2026 (TATOLI) – Ekipa konjunta husi Ministériu Justisa (MJ) no parte relevante daudaun halo hela levantamentu dadus kona-ba uza propriedade investimentu *Pelican Paradise* iha Tíbar molok apresenta ba Konsellu Ministru (KM) hodi fó notifikasaun hodi hapara investimentu.

Ministru Justisa, Sérgio Hornai, hateten katak iha ona desizaun nivel polítika no hein rekolla informasaun husi Diresaun-Jerál Terra no Propriedade iha Unidade Arrendamentu Bens e Moveis Estadu, ministériu relevante hanesan Komérsiu no Indústria, no Ministériu Koordinadór Asuntu Ekonómika.

Sérgio Hornai hateten iha Palásiu Governu katak desizaun ofisiál hapara investimentu *Pelican Paradise* foti liuhusi Konsellu Ministru no bele mós ministériu responsavel mak fó notifikasaun. “Maibé, hanoin desizaun foti iha Konsellu Ministru ida-ne’e di’ak liu tanba uluk mai ho natureza ida atu halo planeamentu investimentu ho ninia karáter ida espesializada”, katak.

Maski *Pelican Paradise* husu Governu atu kompleta Akordu Investimentu Espesiál kona-ba bee no eletrisidade hafoin deklarasaun polítika Governu dehan hapara investimentu. Tuir nia, ida-ne’e sira-nia razaun própriu maibé hothotu akompaña saida mak sira halo ona iha Tíbar.

“Ita sériu iha jestaun kona-ba rai, ita tenke iha seriedade ba ida-ne’e. Se dehan labele tenke labele. Ita tenke hola desizaun hapara tanba Estadu ne’e iha autoridade para decide, maibé la’ós arbiru. Tenke iha desizaun ida tetu ba buat hothotu tanba se projetu ne’e la’o ita ba impede halo saida. Ita nafatin iha sériu atu haree sasán sira Estadu nian”, nia afirma.

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Editora: Maria Auxiliadora