



MEDIA STATEMENT

INDEPENDENT INSPECTION CONFIRMS: NO WATER. INSUFFICIENT ELECTRICITY. THE SITE IS NOT READY TO BE BUILT ON.

Pelican Paradise Responds to the Government's Public Statements on the Project Site Conditions



An independent utility survey of the Pelican Paradise Project Site found that existing water and electricity provisions fall far short of what is required for construction to proceed.

24 April 2026, Dili, Timor-Leste — Pelican Paradise has seen the statement by Prime Minister Kay Rala Xanana Gusmao on 16 April 2026 that the Government has fulfilled its obligations, including providing electricity and water, to the Project Site. He added that Pelican Paradise has 10 days to vacate the site so it can be handed to another investor.

An independent inspection of the Tasi Tolu and Tibar Project Site was conducted by a qualified and independent engineering team on 20 April 2026, and the findings are clear.

Claim: "Electricity has been provided."

The independent survey found that the existing supply is wholly insufficient to support construction activity although electricity poles are present at the site and a basic 3-phase connection has been installed. Workers on site confirmed that voltage drops during basic welding work, leaving the supply adequate for lighting only. The report also confirms that companies operating in the Tibar area rely on generators as backup power.



The project requires a minimum of 0.9 to 1 megawatts (MW) for construction. The existing supply does not come close to meeting this requirement. The nearby transformers, even if connected in parallel, would not be sufficient. Construction cannot proceed on this basis.

Claim: "Water has been provided."

There are no water sources within the Project Site. The only water source identified is a borehole located 2.1 kilometres from the Project Site, and outside the site boundary. The survey team found it overgrown with grass and vegetation, structurally damaged, and without any pump or pipeline connection. A local community leader confirmed the land on which it sits is privately owned.

Small holding tanks are present on site for workers' basic needs. These are not a water supply solution for a large-scale development. The project requires a minimum of 250 to 300 cubic meters (m³) per day for construction alone. That requirement cannot be met by what currently exists.

The inadequacy of utilities at the Project Site is not a new discovery from this round of inspection. It was previously acknowledged by the Government's own agencies, in writing, more than a year ago. At a formal technical meeting on 3 May 2024, chaired by TradeInvest, the Director of EDTL stated in official minutes that EDTL had no budget in 2024 to connect electricity to the site. Pelican Paradise sent follow-up letters to EDTL and BTL in June, July, and August 2025. None received a substantive reply.

The Special Investment Agreement (SIA) required the State to ensure that electrical power and water sufficient for the Project would be available on the Project Site. The independent inspection confirms this has not been achieved. The same Agreement recognises that the Investor shall not be held responsible for delays caused by conditions outside its control.

Pelican Paradise maintains that the reason major construction has not proceeded at scale is not because of a lack of funding. It is due to the absence of adequate water and electricity on site — the two preconditions the State committed to provide under the SIA — which the independent inspection has confirmed remain unmet.

The full inspection report is available upon media request.

Claim: "If a major investor doesn't have funds, that's not acceptable."

Pelican Paradise has invested substantially in the Project Site in Tasi Tolu and Tibar over the past seventeen years, including expenditure on consultancy fees, environmental assessments, land surveys, multiple master plan redesigns, earthworks, road construction, and the construction and operation of a Show Unit Gallery. These costs were entirely borne by Pelican Paradise out of its own resources. The suggestion that the investor lacks funds does not tally with the documented record.



Claim: "A resolution has already been issued" and Pelican Paradise has 10 days to vacate. The site will be "handed over to another party" to help prepare for the ASEAN Summit in 2029.

Pelican Paradise holds executed 99-year Land Lease Agreements over 22 plots within the Project Site. These leases were granted by the State and remain legally in force.

Pelican Paradise's legal rights over this site remain intact.

We were ready to build. We were never given the ground to build on.

Pelican Paradise has been present in Timor-Leste for seventeen years, with a genuine commitment to the country's development and that has not changed. We want to build. We remain open to structured engagement through the proper process.

For all other claims in the article published on 16 April 2026, Pelican Paradise refers to its previous statement of 8 April 2026.

Pelican Paradise reserves all rights regarding false or defamatory statements.

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Note to Editor: About the independent inspection

[KM Consulting](#) is a Dili-based environmental and geophysical consultancy established in 2014. The firm is registered with Timor-Leste's commercial registry (Certificate No. 3577389) and has conducted environmental impact assessments, infrastructure surveys, and geophysical and bathymetric studies for government agencies, international organisations, and private companies across Timor-Leste. The firm's project portfolio includes environmental assessments for major infrastructure and development projects in Timor-Leste, including jetty and fuel storage terminals, commercial buildings, quarry operations, and ADB-funded road rehabilitation.

The comprehensive inspection of water and electricity infrastructure at the Tasi Tolu and Tibar Project Site was conducted on 20 April 2026. The firm has no prior commercial relationship with Pelican Paradise Group Limited.