

TOURISM DEVELOPMENT SITE 3

BAKULA/SIGANIA

Land Name: Bakula / Sigania - Gunu, Naviti, Yasawa (Lot 1 SO5586).

Location: Approx 45 minutes boat ride from Lautoka (direct) or 3 hours from Denarau port via Awesome Adventure Cruises.

LOU Benefits: LOU shares –optional, not mandatory with consideration to lower premium.

Description: Site is blessed with white sandy beach swaying palms and crystal blue waters for dive and snorkelling. Topography flat land with gentle slopes at back land. Ideal for resort, private res villa development.

Conditions:

Land Area: 17.402 hectares (43 acres) survey.

Term of the Lease: 99 years.

Premium: \$1.72m (minimum rate of \$40,000 per acre). A one off payment only.

Annual Rent: \$10,000 per annum and subject to review in every five years. From the 6th year the rental shall be based on 3.5% of gross receipts and increase by 0.5% in every 10 years until it reaches 5.5%.

Reserve Status: The land is within reserve and will require the majority consents of 60% of members of the landowning unit above the age of 18.

Amenities (additional information):

Water: boreholes or desalination plant at the cost of applicant.

Power: Solar and generator at the cost of applicant

Access: By boat or sea plane or helicopter.

Locality Maps & Photos:

