

TOURISM DEVELOPMENT
CALL FOR "EXPRESSION OF INTEREST"
LAND KNOWN AS NAKORO (PART OF), DISTRICT OF LABASA (NEAR LABASA TOWN), MACUATA

The iTaukei Land Trust Board (TLTB) invites written Expression of Interest (EOI) for the above land for **Tourism Development** at **Delai Labasa, Nasekula, Macuata**. The land comprises of approximately 2.5090 Ha / 6.2 Acres (Subject to Survey) of iTaukei land known as **Nakoro (part of)** in the **District of Labasa, Province of Macuata**.

1. PURPOSE

The purpose of EOI is to seek Investors and Developers who wish to participate in the development of the proposed tourism development at **Delai Labasa, Nasekula, Macuata**.

2. SCOPE OF WORKS:

The scope of works will include but not limited to the following:

- a) Carrying out a detailed feasibility study in order to determine the socio-economic development mix and viability of the project.
- b) For foreign investors, the approval of the Investment Fiji and the Reserve Bank are mandatory.
- c) Carrying out all survey and planning works in accordance with the requirements of the Department of Town and Country Planning and other approving agencies.
- d) Undertake an Environmental Impact Study and associated reports.
- e) Provide a project business plan and projected work schedule for the development.

The successful Investor/Developer will be issued with a 99 year lease with effect from 1st January 2018 or 1st July 2018 (negotiable), subject to payment of relevant premium/cost/fees (where applicable) under the iTaukei Land Trust Act 1940.

The lease will also include Special Conditions which shall be agreed by the Applicant & the iTaukei Land Trust Board.

3. LAND DETAILS & INFRASTRUCTURE

- a) **Land Area:** 2.5090 Ha or 6.2 acres (Subject to survey)
- b) **Land Owning Unit:** Mataqali Nakoro of Nasekula village, Labasa District, Macuata.
- c) **Location:** The subject is located towards the very hilly top of Delai Labasa through the Delai Labasa Road which is adjacent to the Labasa Town boundary.
- d) **Road/Transportation:** accessible through a tar-sealed Macuata Drive, Off Delai Labasa Road and Labasa-Savusavu High way.
- e) **FEA:** Subject site is serviced with FEA Power lines and also Solar Energy is an option.
- f) **Water source:** Subject is serviced with Water Authority of Fiji.
- g) **Telecommunication:** All telecommunications network are available (Telecom Fiji, Vodafone and Digicel)
- h) **Other Details:** The site is within a high residential area with few commercial lots from the main junction where the above services is very efficient. The location is highly suitable for small scale tourism development or residential villa. Public Transportation service the area regularly at every hour and local taxis and mini vans are readily accessible on the junction of the Labasa- Savusavu high way and Macuata drive.

4. TOURISM: STANDARD TERMS & CONDITIONS

- a) **Term of Lease:** 99 years. Commencement date to be negotiated.
- b) **Premium (once off):** \$186,000.00 (VEP)
- c) **Geographic coordinates:** 16°16'32.05" S 179°21'01.97"E
- d) **Annual Rent (5 year development period):** \$1,000 and reviewed every 5 years.
- e) **Education Fund:** \$1,000.00 per annum for the landowners and subject to review every 5 years.
- f) **Mataqali Infrastructure:** \$60,000 as one off payment to assist in village infrastructure development.
- g) **Subdivision/Resale:** 5% of total consideration shall be paid for sale and resale of any subdivision.
- h) **Annual Rental, post development period:** 3.5% the gross receipts at the commencement of the 6th year and increase by 0.5% in every ten years thereafter until it reached 5.5% gross receipt as per tourism policy.
- i) **Land owners:** To be given first preference for employment and hospitality related business activity.
- j) A **"Concept Plan"** for the Advertised site to be provided within two years of issuance of lease.

5. THE EOI SHOULD INCLUDE THE FOLLOWING INFORMATION:

- i. Company profile, Registration, and Financial Statement/Status;
- ii. Curriculum Vitae (CV) for individuals;
- iii. A deposit fee of \$545 (VAT) to be submitted together with the EOI that will be refunded if unsuccessful.

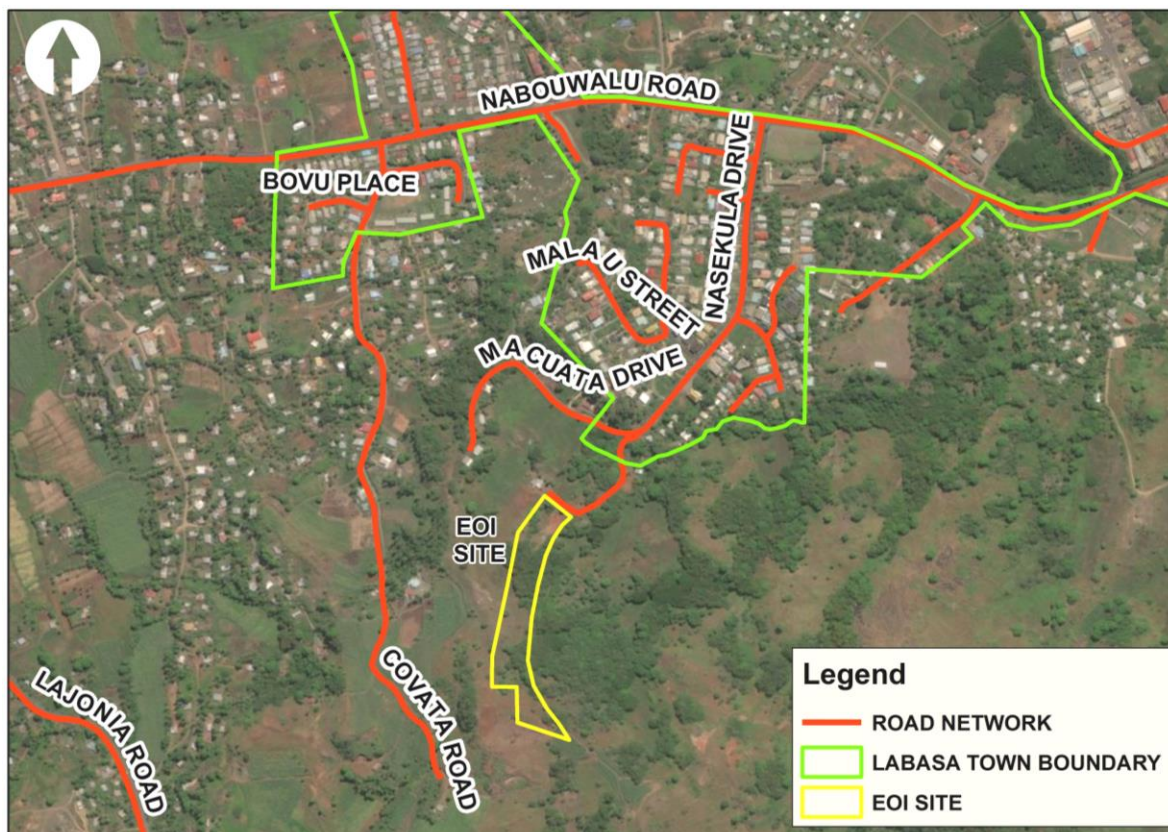
All Investors/Developers must demonstrate their ability to undertake the above mentioned works and meet the criteria set out in the above scope of works, and also agreed to the above standard terms and conditions.

For further details, contact the Manager Tourism, Mr. Peni Qalo on Telephone No. (+679) 6723771 Ext 251, Mobile No. (+679) 999 5904 or email pqalo@tltb.com.fj

Sealed envelopes marked "**EXPRESSION OF INTEREST - DEVELOPMENT OF NAKORO (PART OF) TOURISM DEVELOPMENT**" is to be addressed to the **Manager Tourism, TLTB, Private Mail Bag, Nadi Airport** or placed in the appropriate Tender Box located at TLTB Tourism Office, Level 1 Airport Central Building, Namaka Nadi.

The EOI will close on **Friday 10th August, 2018**. Late submissions and submissions through facsimile will not be accepted.

6. LOCALITY DIAGRAM



TLTB EXECUTIVE MANAGEMENT