

Project Code: 23	Country: Solomon Islands	Sector: Accommodation
Objective: To develop a 12 room eco-lodge resort by Dec 2006. Cost US\$500,000.		
KADAKADA ECO-LODGE		
<p>Brief Description: The planned development is located in a wild equatorial jungle behind and inviting turquoise lagoon. All accommodation, overlooking the lagoon, is with private bathrooms and private verandas. A central facility contains the reception, restaurant and bar. Activities include famous Doke-Doke cave dive site, fishing in all forms, traditional canoes, snorkelling, jet-ski water skiing, kite sailing, wind surfing, WW2 tours/dives, trekking in the jungle, including expert and traditional custom instruction on wildlife, flora and fauna. Domestic Airport 30 minutes away by boat.</p> <p>Economic impact: The eco-lodge will employ 21 staff and be managed by the proposed partner/owners. Under the current Solomon Island Government tourism development incentive scheme all set up/development materials and equipment are duty/GST exempt. Operational commodities to be purchased as much as possible locally, however where required offshore purchases will be made to maintain a high standard. The business will be profitable by year 5 and will therefore contribute to the national economy under normal taxation requirements. Estimate of yearly gross sales (net of VAT) minus payments for imported goods & materials, \$300k Based on 50% occupancy (6 rooms) average twin share per room with cost of sales 100% accommodation, 30% Food/Drinks, 50% activities. Budgeted repayment of start up capital \$100k per year (not including interest/bank fees).</p> <p>Present Ownership: The 10 acre premium site is owned by the developer and his family. The proposed formation of a new, foreign investment approved limited company, made up of both the developer and the investor, to lease back the land from the customary owners on a 50 year renewable lease based on a 2.5% rental of gross turnover net of sales taxes. Use of the land in question for development is to be considered as part of the developer's goodwill equity in the project. Under this proposal, actual up front cash required to gain use of the land for the development is nil.</p> <p>Development Possibilities: The site has the possibility to become the flagship of eco-lodge resorts in the Solomon Islands.</p> <p>Estimated Development costs: \$500,000 US, not including developer's project management fees. This estimate made up of Setup/Start-up capital \$20k, Buildings Materials \$325k, Construction \$85k, Boats/Activities equipment \$50k, Miscellaneous \$20k.</p> <p>Financing framework: Feasibility study \$25k, Land acquisition & Developers input including project management to time frame \$100k, partner investor \$250k, commercial financing \$250k.</p> <p>Other notes: Construction by skilled qualified builders using local materials and labour. Materials to be shipped by container direct on site. Project does not include the construction of staff accommodation. Project subject to successful new company formation under Solomon Island laws between developer and the investor.</p>		
<p>Project Proponent</p> <p>EBA Ltd.</p> <p>No. of employees: N/A</p> <p>Annual turnover: N/A</p>	<p>Responsible Contact</p> <p>Name: Tony, Emma & Ben Ferris. Position: Directors. EBA Limited as Trustee for, Ferris Realty Trust, Solomon Islands, PO Box 976 Honiara. Tel 25589 Fax 25477, satsol@solomon.com.sb Tony, Emma & Ben Ferris, Contact Australia, PO Box 782 Coolum Beach QLD 4573 Tel/fax 07 54716273 /0400329544, timbalis@ozemail.com.au</p>	