

Project Code: 27	Country: Solomon Islands	Sector: Accommodation
Objective: To build a 60 unit eco-cultural villa/bungalow resort at a cost of \$2.5m. by 2007.		
ECO-CULTURAL VILLAGE		
<p>Brief Description: The eco-cultural chain of small traditionally designed bungalows and villas (with modern sleeping, dining, kitchen and shower rooms) depicting traditional houses once used by chiefs, warriors, tribesmen and traditional women dancing groups. All will be overlooking the sea and the famous "red beach". The cultural village is 5 minutes drive from the airport. Activities will feature both traditional and modern activities to suit the tourist needs. On the traditional side, canoe riding will be provided, a cultural theatre will be built where "custom nights" will display dances and folklores of the Solomon Islands and a cultural conference centre for national and regional governmental and non-governmental meetings. A sport area will feature a tennis court and swimming pools on site, golf 10 minutes away. Short trip tours into the WWII battle sites and dives into the Iron bottom will be arranged. Tours will also be arranged to other parts of the country for unique flora and fauna.</p> <p>Economic impact: Roughly 35 staff will be employed and be managed by the owners. Short-term jobs will be available which means extra jobs to be created once the cultural centre is in full operation.</p> <p>Present Ownership: The 4-acre site is owned by the developer, on a 50 years renewable lease from the title-holder on a perpetual estate. Water and electricity are on site. Outline planning will depend on the feasibility study.</p> <p>Development Possibilities: Future development opportunity includes organising "island hoping" and constructing villas. This will mean building villas right in the unique untapped ecosystems linked by specially designed walk ways, eco-trail, cross island roads, that takes you through the mangrove forests, crocodile swamps, white sandy beaches, traditional shark feeding grounds, dolphin grounds, special reef fishing grounds, traditional bird dancing and sleeping grounds, tribal war grounds and taboo places (both in the sea and on land) of special significant to the people of Sa'a and South East Malaita and Ula.</p> <p>Estimated Development costs: The land is leased on a perpetual estate agreement at a nominal rent. Village accommodation \$1.50m, Public areas \$0.2m, activities \$0.185m, infrastructure \$0.3m, Misc. \$0.1m.</p> <p>Financing framework: The total financing by joint-venture agreement. Developer contribution to include land, labour and local materials: Land (4 acres) valued at (1995) US \$0.078 million to \$0.01 million. Labour (100 local labourers) is valued at US\$50,000. to US\$70,000.00. Materials that includes local timber & wood, sago palm leaves, ropes, bamboos, etc is valued at US\$0.068 million. Our total contribution US\$0.51 m.</p> <p>Other notes: Construction will be done by skilled local craftsmen using traditional methods and designs and local materials.</p>		
Project Proponent	Responsible Contact	
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