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Kentia Lodge



Set in the sparkling, sapphire South Pacific lies an emerald jewel that boasts the luxury of an accessible, laid-back lifestyle.

Just two hours from Sydney and less than that to Auckland, Norfolk Island is a subtropical paradise offering colourful local culture, duty-free shopping, contemporary cuisine and pristine beaches.



Kentia Lodge offers the perfect location for a unique holiday to this dream destination. And it could be your ticket to making this paradise your permanent home and earning an income tax-free living.

With a four-star rating, this highly successful and profitable business has a tourist licence for five units and 23 beds. The scene has been set to make your wish come true and walk into an outstanding hospitality enterprise.

Set amid 2 $\frac{3}{4}$ acres of lush grounds, all units share the same sensational sea views as well as a vista across the valley, where the white terns dance and nest among the majestic Norfolk pines.

And there's more! When you see this plot, you'll want to live there too! This purchase offers potential to build your dream home with the same magnificent views.

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The jewel in Kentia's crown is the 4½-star rated Kentia Oasis House, offering three bedrooms, two bathrooms and a jet-spa bath. The spacious open plan kitchen, dining and living area provides room for all the family – and extended family too! Fully furnished for the ultimate accommodation experience, Kentia Oasis House also has a DVD and CD stereo unit. Guests can experience the magic of Norfolk Island as they while away the sunsets from the full-length verandah.



Kentia Oasis House



Open plan lounge/kitchen/dining

Two holiday apartments offer two bedrooms, open plan living/dining, bathroom and laundry facilities.

The Kentia Superior Cottage offers two bedrooms, open plan living/dining, two bathrooms and a laundry facility.

The Kentia Garden Cottage offers three bedrooms, spacious open plan living/dining, a bathroom plus a separate toilet and a laundry facility.



Kentia Superior Cottage



Kentia Garden Cottage



Holiday apartments

All units are fully self-contained and include: IDD telephone, fully equipped kitchen, microwave, washing machine and ironing facility, colour TV/VHF video, tape recorder, clock radio, insect screens, gas heating, electric blankets, outdoor BBQs,



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picnic sets, beach towels and a hairdryer. The décor in all units is crisp and contemporary.

The cottages have queen beds and the units have a combination of double and twin single beds.



The beautifully manicured gardens compliment the attention to detail evident in each unit.

A large room attached to the Kentia Garden Cottage, with access from the double garage, could be renovated to become the storage room for linen and other incidentals with space for an on-site office. There is also potential to use this room as a transit area for guests to leave luggage between room checkout and airport departure.

Chattels for the accommodation complex are on a walk-in-walk out basis, as per inventory. Also included for airport pickup/deliveries or guest convenience is a 7-seat Mitsubishi 4WD diesel van plus hire vehicles as listed.

The Asking Price

\$1,600,000 (One million six hundred thousand Australian Dollars)

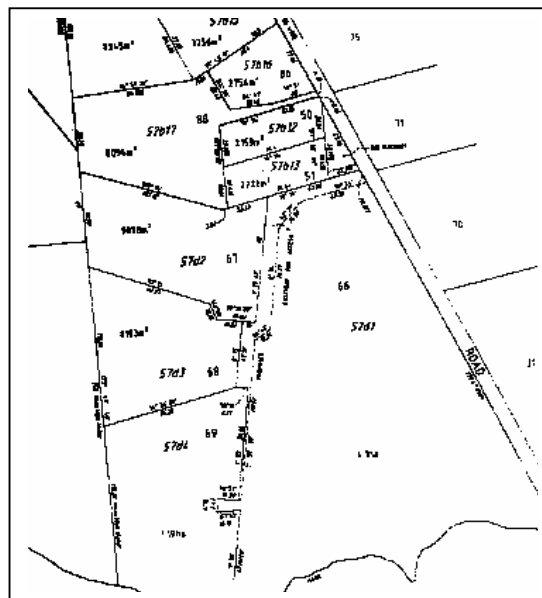
The Land

Property Description:

Two freehold land titles, being portion 57b16 and 57b17

- Portion 57b16 offers 4 s.c. apartments on 3256m² or just over $\frac{3}{4}$ acre.
- Portion 57b17 offers a Tourist House on 8094m² or just over 2 acres. The

block offers a stunning building site subject to planning approval.



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Zoning

Rural

Location

A splendid location that offers views through a pine filled valley to the ocean beyond. Situated at the picturesque eastern end of Collins Head Road, a no through road, providing the perfect setting for a holiday.

Neighbourhood

- Up-market residential and tree laden valley surrounding
- Emily Bay 3 minute drive
- 77 duty free stores 4 minute drive
- Golf Course 2 minute drive

Utilities

Water: There is an excellent bore plus 2 x 10,000 gallon tanks

Hot Water: Each dwelling has its own solar system power booster.

Sewerage: A bio septic system is installed with an irrigation system feeding from the tank.

Access

Each dwelling has a paved access and parking area.

Inclusions: Offered on a walk-in-walk-out basis together with the following hire cars:

- Mazda 4 door sedan "Grey" registration number: 337
- Mazda Neo Sedan "Purple" registration number: 1247
- Mazda Neo 2 door sedan "Blue" registration number 1248
- Mitsubishi Delica Van 7seater "Green" Registration number 1714
- Mazda Sedan "white" registration 351



Financials

Current tariff:

<u>2 x two bedroom holiday apartment:</u>	\$ 150 per day x 2 persons
<u>Two bedroom Superior Cottage:</u> (4 bed license)	\$ 195 per day x 2 persons
<u>Kentia Garden three bedroom Cottage:</u> (5 bed license)	\$ 160 per day x 2 persons
<u>Kentia Oasis three bedroom House:</u> (7 bed license)	\$ 195 per day x 2 persons
<u>Extra person:</u>	\$25 per day
<u>Child under 2:</u>	free of charge.
Accommodation rates include a quality 4-door rental car. Insurance & petrol extra & paid direct.	
The National Classification Scheme in association with Norfolk Island has awarded Kentia Holiday Apartments a 4 ½ star rating on 1 unit and a 4 star rating on 4 units	

Property Ownership and Immigration

There are virtually no restrictions on the purchase of freehold land. However, ownership of tourist accommodation is restricted to residents of Norfolk Island and General Entry Permit holders. Non-residents may make an application to hold a tourist licence by applying to the Assembly of Norfolk Island, however, the government's policy is to discourage offshore ownership.

For persons wishing to settle permanently on Norfolk Island, it is possible to meet the criteria for a General Entry Permit by contributing to the Island in some way.

This generally means buying a business **or** offering the Island skills that it needs and doesn't have.

Businesses, including Holiday Accommodation, are sold on conditional contracts, i.e. subject to the purchaser's application for a General Entry Permit being approved and the registration of a tourist accommodation licence.



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In any event, to support your application for a General Entry Permit, you must supply character references, evidence of your personal solvency, a health check and a statement that you intend to reside permanently.

When the application is approved, the names go on to a quota list. In February, the quota was released and 35 places were made available for 2005.

Potential Buyers should make themselves familiar with the Tourist Accommodation Act.

It was not the policy of the 10th Legislative Assembly to encourage non-resident ownership of tourist accommodation. A non-resident may however make application to the executive member.

Further information about immigration can be supplied upon request.

