

An aerial photograph of South Denarau Island, Fiji. The image shows a winding river or lagoon system cutting through lush green vegetation. In the foreground, there are several rectangular agricultural plots. A small town or village is visible on the left side of the island. The background shows the blue ocean and a clear sky with some clouds.

South Denarau Island Resort Fiji

**A Cocciardi Holdings Gulf
Development**

Fiji-Crossroads of the Pacific

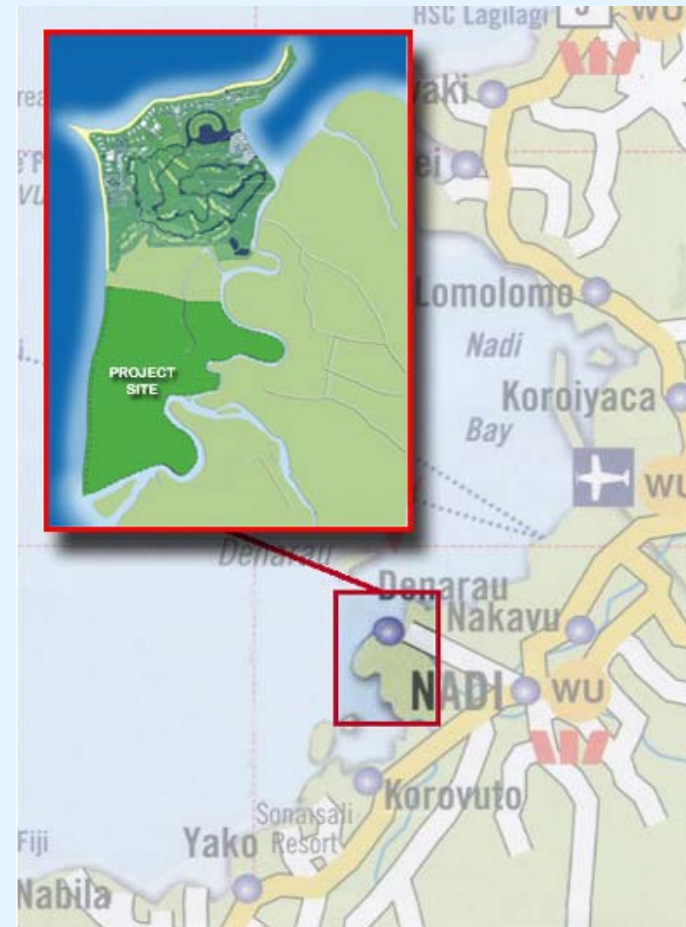


Location 1



South Denarau Location

- Strategic Position
- Established resort region
- Ocean and River Front
- International Airport



Resort Precinct



- Project site next to highly successful North Denarau Island resort
- Restaurants/18 hole golf course/boating and other recreational services

Fiji Resort Outline

- 208 ha State land 56 ha Native (653 acres)
- 6 – 8 hotel site (7 – 9.5 ha)
- 600 – 750 home sites (1500 – 2000m²)
- 4 commercial / retail sites (8 ha)
- Large public space (65ha) 1 : 3 ratio.
- 2 marinas (5 ha)
- 3 condominium Lots (6ha)
- All services provided as part of the development.
(Sewerage, water, waste recycling, power generation, maintenance)

Project is Spade Ready

- Strong support from Fiji Government.
- Web site established to promote resort development:
www.investmentfiji.org.fj
- EIS, NTLB, Dept T&CP, Min. Works & Energy. All approved.
- Land Surveys, Access Road, River Dredging. Complete
- Masterplans, initial cost estimates completed.
- Gross realization on sales from Land Sales FJD435M
- Environmentally sustainable, ecologically responsible.

Government Support



- Generous leasehold conditions
- Tourism Incentives for Hotel and Resort projects:
 - 10 year tax holiday for SLIP capital investments > FJ\$ 7m
 - Import duty exemption on capital goods not locally available
 - 55% investment allowance on total capital expenditure
 - Additional tax incentives for projects with 25% Fijian investment
 - Customs incentives on building materials, equipment, fittings

Cocciardi Holdings Gulf JV

- Fijian-Australian owned Joint Venture
- Owner/developer South Denarau Property
- Managing a world class project team
- 35 years of experience in construction
- Building Information Modeling
- Social and local economic objectives

Cocciardi-Gulf Team

Experienced, Reputable, Competitive

- Leighton / Fletchers (or Similar)
- Peddle Thorpe / Grimshaws
- Davis Langdon
- KPMG
- Fiji Islands Trade & Investment Bureau
- Fiji Tourism
- Fiji Development Bank
- Cocciardi Digital Construction Modelling

Role of Cocciardi Holdings

- Assist in securing project funding
- Appoint design, construction, technical teams
- Overall management of the Project.
- Interface with community and government
- Appointment/supervision of consultants and construction contractors.
- Building Information Modeling
- Develop Facilities maintenance

Cocciardi Nominees Pty Ltd

Digitised Construction-Building Information Modeling (BIM)

- Total project management in digital form
- 3D design AND construction model
- 4D-incorporates “time” in model
- Dimensional integrity: ALL trades and disciplines
- Digital accuracy
- Cocciardi ISO 9001-BIM

Community Benefits

- Community based training (2 vocation Centre's)
- Support for further localized projects:
 - Surgical Hospital - 40 bed minimum. - free out patient facilities
 - Retirement Village - 250 to 300 unit.
 - World Class Convention / Entertainment Centre
 - Fiji Cultural and Heritage Centre (2000 seats)
 - Development of local support industries
 - Recycling and waste management
 - Construction
 - Hospitality
 - Resort management

Economic and Social Benefits

An aerial photograph of a coastal region. A winding river flows through a lush green landscape. In the foreground, there are several rectangular agricultural plots, likely for crops like corn. A small town or village is visible in the middle ground, situated near the river. The background shows a large body of water, possibly a bay or a large lake, under a bright blue sky with scattered white clouds.

- Sourcing of labor, materials and services
 - Development/Construction phase – 2000+
 - Ongoing
 - 5000 + permanent new jobs Direct
 - 5000 + secondary support jobs
- Tourism revenue
- Hotel investment
- Foreign residential investment
- Infrastructure development
- Tax revenue from foreign residents
- Technology and skills transfer-BIM