

# NORFOLK ISLAND

## FREEHOLD INVESTMENT OPPORTUNITIES

### INFORMATION MEMORANDUM



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*Where history and culture abound*

Kingston  
Norfolk Island

**Colliers**  
INTERNATIONAL



## THE GOVERNMENT OF NORFOLK ISLAND

Norfolk Island is an external territory under the authority of the Commonwealth of Australia and is governed under the provisions of the Norfolk Island Act 1979; which gives power to the Legislative Assembly of Norfolk Island to legislate for peace, order and good government of Norfolk Island.

We are committed to being a government that is affordable, sustainable and meets modern standards for transparency, accountability and efficiency. We are committed to meeting the needs of our community in a manner consistent with contemporary models of state, territory and local governments but modified to take into account the unique circumstances, heritage and culture of Norfolk Island.

**We aspire to be Australia's example of  
Sustainable Economic Growth and Development in the South Pacific.**

**An island model of South Pacific success  
and Australia's proud Showcase to other South Pacific Islands.**

Changes to Norfolk Island's immigration laws allow for Australian and most New Zealand citizens to live, work, retire or seek investment and business opportunities in Norfolk Island.

We actively encourage business diversification and investment and warmly welcome you to share our unique and special world of Norfolk Island.

**Lisle Snell**  
Chief Minister & Minister for Tourism

**Tim Sheridan**  
Minister for Finance

**Robin Adams**  
Minister for Cultural Heritage & Community Services

**Ron Ward**  
Minister for the Environment

# INTRODUCTION

## NORFOLK ISLAND

Colliers International has been exclusively appointed to market for sale The Castaway Hotel and Apartments, Highlands Lodge and nine (9) freehold lots, on Norfolk Island, Australia by Mr. Glenn Leslie Miller and Mr. Peter Paul Krejci, BRI Ferrier acting as Receivers and Managers appointed to the assets of the partnership of MPE Martin and Estate of H Martin (Dec'd).

The portfolio is being sold 'In one line' or individually through an Expression of Interest campaign closing Thursday 2<sup>nd</sup> October 2014 at 2.00pm (AEST).

The properties are located on Norfolk Island, a picturesque 8km x 5km island located strategically between Australia and New Zealand in the middle of the idyllic South Pacific Ocean.

For additional information or to arrange an inspection please contact:

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# LOCATION

Norfolk Island is a popular South Pacific tourist destination known as a place where history and culture abound. This picturesque 3,455 hectare island is located in the middle of the South Pacific Ocean between Australia and New Zealand.

The nearest land is New Caledonia, 767 kilometres to the north, New Zealand, 1,073 kilometres to the south, and Australia, 1,400 kilometres to the west.

It is the largest of a cluster of three islands emerging from the underwater Norfolk Ridge, which stretches from New Zealand to New Caledonia.

Less than 3 hours flying from Sydney, Brisbane or Auckland, the island boasts a pristine environment with beautiful beaches, a rugged coastline, World Heritage convict site and national parks and reserves dotted with the iconic Norfolk Island pines.

Norfolk Island is a volcanic island which rose from the sea about 2.5 - 3 million years ago. Beautifully mingled into the perfectly natural space of 8km by 5km are pristine vistas, a quaint township and an ideal location to live or invest.

The island is part of the Commonwealth of Australia but enjoys a large degree of self-governance as an independent Territory. With a population of approximately 2,200 people, the residents currently enjoy an economy without income tax.

Norfolk Island is currently serviced by Air New Zealand with five flights per week from Auckland, Sydney and Brisbane.<sup>1</sup>



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<sup>1</sup> as at 1 July 2014

# NORFOLK ISLAND INSIGHT

## History

From 1788 to 1855, Norfolk Island was largely a British penal colony. In 1856, the British Government agreed to the relocation to Norfolk Island of the descendants of the mutineers on the Bounty and the Polynesian families from Pitcairn Island.

From 1856, Norfolk Island was a separate British crown colony administered by its own Governor, who was also the Governor of New South Wales. In 1914, the British Government ordered that Norfolk Island be placed under the authority of the Commonwealth of Australia.

In 1975, Norfolk Island was granted self-government under the Norfolk Island Act.

## Welcoming new Investors, Opportunities, Markets and Business Practices

Changes to Norfolk Island's immigration laws have relaxed border controls and subsequently provided easy access to investment opportunities on Norfolk Island.

The South Pacific region is recognised around the world for its tourism. Norfolk Island is set apart from its South Pacific counterparts for several reasons:

### Political Stability

As an Australian Territory, Norfolk Island is considered a very safe environment to invest.

### English speaking

Norfolk Island has two official languages – English and Nof'k. With English most commonly spoken the communication barriers evident in other South Pacific destinations are not applicable.

### Currently has low tax regime

Although Norfolk Island is a territory of the Commonwealth of Australia, residents and businesses of the island are currently exempt from paying Australian Income tax.

### Limited land ownership restrictions

Unlike many South Pacific destinations, freehold land is readily available. For Australian and New Zealand residents there are limited hurdles to invest in Norfolk Island.

### Stable currency

As a territory of Australia the stability of the Australian currency adds greater security to any investment.

### Proximity to Australia & New Zealand

Located half way between Australia and New Zealand, Norfolk Island is perfectly located to attract tourist from these two countries. With flight times less than to competing destinations the easy access assists in the tourism charm.



## Unique culture & Heritage

From its early heritage and natural beauty the tourism offering on Norfolk Island cannot be replicated. From the world heritage Convict site, expansive coastlines, the beauty of the national park and its evolution from the Mutineers of the Bounty there is something for all on Norfolk Island.

## High standard of Living & Education

The environment of Norfolk Island provides an ideal lifestyle for those who chose to relocate there. With all facilities available and the quality of lifestyle, the residents of Norfolk Island are the envy of most.

## Norfolk Island Airport statistics<sup>2</sup>

YEAR	REVENUE PASSENGERS	AIRCRAFT MOVEMENTS
2001	73 323	955
2002	62,647	879
2003	83,792	1,239
2004	77,411	1,040
2005	63,464	754
2006	69,317	835
2007	74,513	968
2008	69,248	1,011
2009	64,029	884
2010	59,113	839
2011	61,591	922
2012	53,567	585
2013	56,304	525

Visitor numbers from Australia to Norfolk Island have been steadily increasing during 2013 and in the latest set of quarterly statistics indicated a rise of 23%. The statistics also revealed that some 82% of arrivals on Norfolk Island from Australia were first time<sup>3</sup>.

<sup>2</sup> <http://www.bitre.gov.au/publications>

<sup>3</sup> <http://uniquetourism.com/australian-visits-increase-norfolk-island>





# PROPERTIES DETAILS

## CASTAWAY HOTEL & APARTMENTS

The main building of Castaway Hotel is the original colonial homestead, which was converted and expanded to facilitate tourist accommodation

Address	Taylors Road, Norfolk Island, Australia
Location	The property is located in the township of Burnt Pine - the island's central commercial district.
Condition	Currently closed but available for immediate trade.
Site Area	10,545 m <sup>2</sup>
Title Particulars	Lot P38b22 – 8 485m <sup>2</sup> Lot P38b5 – 1 933m <sup>2</sup> Lot P38b21 – 127m <sup>2</sup>
Accommodation Licence	Hotel 20 rooms / 44 guests Expires 31 July 2017
Property Summary	12 hotel rooms 6 x one bedroom apartments 3 x two bedroom apartments 1 x three bedroom manager's residence Reception Christian's Restaurant Kitchen Extensive grounds and gardens



Castaway Hotel



## HIGHLANDS LODGE

Address	Selwyn Pine Road, Norfolk Island, Australia
Location	The property is located on Selwyn Pine Road, approximately two kilometres from the township of Burnt Pine and based at the entrance to Norfolk Island National Park.
Condition	Currently closed but available for immediate trade.
Site Area	4,054m <sup>2</sup>
Title Particulars	Lot P157i
Accommodation Licence	Guest Lodge 8 units* / 30 guests Expires 31 July 2017
Property Summary	4 x one bedroom apartments 3 x 2 bedroom apartments Reception Restaurant and kitchen Extensive grounds and gardens Swimming Pool (located on separate lot P157h3)

\*One unit licence refers to neighbouring property. This property is not offered for sale and hence 7 units are licenced and confined within Highlands Lodge.



## DUPLEX

Address	Taylors Road, Norfolk Island, Australia
Location	The property is located in the township of Burnt Pine - the island's central commercial district.
Condition	Poor condition and requires renovations
Site Area	2,296m <sup>2</sup>
Title Particulars	Lot P37o6
Property Summary	2 x one bedroom duplex Adjoins Castaway Hotel

## FREEHOLD VACANT LAND PARCELS

Address	Selwyn Pine Road, Norfolk Island, Australia
Site Area	20,720m <sup>2</sup>
Title Particulars	P157h3
Property Summary	Swimming Pool

Address	Selwyn Pine Road, Norfolk Island, Australia
Site Area	4,096m <sup>2</sup>
Title Particulars	P157h2

Address	Selwyn Pine Road, Norfolk Island, Australia
Site Area	4,692m <sup>2</sup>
Title Particulars	P157h1

Address	Selwyn Pine Road, Norfolk Island, Australia
Site Area	4,045m <sup>2</sup>
Title Particulars	P157f

Address	Selwyn Pine Road, Norfolk Island, Australia
Site Area	12,180m <sup>2</sup>
Title Particulars	P157g

Address	Selwyn Pine Road, Norfolk Island, Australia
Site Area	25,770m <sup>2</sup>
Title Particulars	P136n

Address	Selwyn Pine Road, Norfolk Island, Australia
Site Area	19,990m <sup>2</sup>
Title Particulars	P136m

Address	Selwyn Pine Road, Norfolk Island, Australia
Site Area	1,949m <sup>2</sup>
Title Particulars	P136L1



*An Ideal location to live or invest*



# SALES PROCESS AND CONTACTS

The portfolio is being offered for sale 'In one line' or individually by way of an Expression of Interest campaign closing Thursday 2<sup>nd</sup> October 2014 at 2.00pm (AEST).

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# DISCLAIMER

Colliers International are offering The Castaway Hotel and Apartments, Highlands Lodge and nine (9) freehold lots on Norfolk Island (**properties**) for sale on behalf of Mr Glenn Leslie Miller and Mr Peter Paul Krejci of BRI Ferrier, the joint and several receivers and managers of the properties (**Receivers**). The Receivers were appointed to the properties by the first ranking secured creditor of the properties, Westpac Banking Corporation (**Bank**).

The Receivers, the Bank and their partners, employees, agents and advisors (**Representatives**) make no representations and give no warranties in connection with this information memorandum, any related information, the sale process or the properties the subject of this information memorandum.

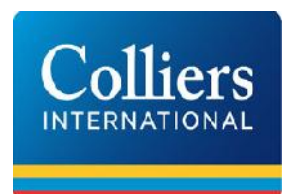
The Receivers, the Bank and their Representatives have no personal liability in connection with this information memorandum, any related information, the sale process or the properties. By receiving this information memorandum, any related information or participating in the sale process, prospective purchasers acknowledge receipt of valuable consideration and release the Receivers, the Bank and their Representatives from all claims, proceedings, costs and expenses both at law or in equity and/or arising under any statute which the prospective purchaser has or had or may have against them arising out of or in any way related to this information memorandum, any related information, the sale process or the properties. This release and discharge is given to the parties released jointly and to each of them severally.

The Receivers, the Bank and their Representatives do not make any representation or warranty as to the use that the properties may currently be put to or may be put to in the future. Prospective purchasers must make their own enquiries in relation to any licences, consents or approvals required to use the properties.

# APPENDIX 1:

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## CERTIFICATE OF REGISTRATION - CASTAWAY HOTEL AND APARTMENTS





Norfolk



Island

Schedule 1  
Form 1

*Regulation 27*

*Tourist Accommodation Act 1984*

# ***Certificate of Registration***

PART 1

No. 1061  
Expires 31 July 2017

## **CASTAWAY HOTEL AND APARTMENTS**

Situated on 38b22 Taylors Road, Norfolk Island, is registered as a tourist accommodation house and is classified as

**A HOTEL**

within the meaning of section 4 of the Act.

This tourist accommodation house is registered in accordance with the Act and is registered to operate a maximum number of

**20 UNITS**

To accommodate a maximum number of

**44 GUESTS**

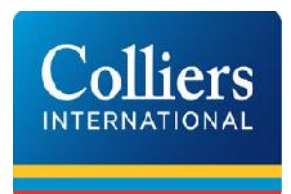
Dated this 26<sup>th</sup> day of August 2014

A handwritten signature in black ink, appearing to read 'J Adams'.

Jason Adams  
Administrative Officer – Tourism  
For and on behalf of the  
**Executive Member**

Authorised Officer under section 27 of *Tourist Accommodation Act 1984*

## INSTRUMENT OF REGISTRATION - CASTAWAY HOTEL AND APARTMENTS



# Instrument of Registration

PART 2

No. 1061

EXPIRES 31 JULY 2017

## CASTAWAY HOTEL AND APARTMENTS

SITUATED ON PORTION 38b22 TAYLORS ROAD

### A HOTEL

#### Common Rooms For Public Use

Description of Room	Details
LOUNGE BAR	AS DESCRIBED
RECREATION ROOM	AS DESCRIBED
RESTAURANT	AS DESCRIBED
GUEST LAUNDRY	AS DESCRIBED

#### Rooms For Staff Use Only

Description of Room
OWNER/MANAGERS ACCOMMODATION (ABOVE RECREATION ROOM)

#### Description of Each Unit

Unit Number or Name	Number Of Lounges	Number Of Bathrooms	Any Other Rooms	Bedroom Number, Name or Description	Bedroom Measurements	Maximum No. of persons permitted per bedroom	Maximum No. of persons permitted per unit
201		1		1 DOUBLE & 1 SINGLE	22.14 M2	3	3
204		1		1 KING ZIP	15.2 M2	2	2
205	1	1	KITCHEN	1 DOUBLE & 1 SINGLE	16.8 M2	3	3
206		2		1 DOUBLE & 1 SINGLE 1 DOUBLE & 1 SINGLE	16.8 M2 26.4 M2	3 3	3 3
208	1	2		1 – 1 KING ZIP 2 – 1 QUEEN	15.2 M2 14.96 M2	2 2	4
209	1	2		1 – 3 SINGLES 2 – 1 SINGLE	18.3 M2 7.6 M2	3 1	4
210		1		1 KING ZIP & 2 SINGLES	36.9 M2	4	4
211		1		1 KING ZIP & 1 SINGLE	30.4 M2	3	3
212		1		1 KING ZIP & 1 SINGLE	30.4 M2	3	3
213		1		1 DOUBLE & 2 SINGLES	30.6 M2	4	4
214		1		1 DOUBLE & 2 SINGLES	30.6 M2	4	4
215		1		1 DOUBLE & 2 SINGLES	30.6 M2	4	4
216		1		1 DOUBLE & 2 SINGLES	30.6 M2	4	4
217		1		1 DOUBLE & 2 SINGLES	36.9 M2	4	4
218	1	1	KITCHEN	1 QUEEN & 1 SINGLE	19.81 M2	3	3
219	1	1	KITCHEN	1 QUEEN & 1 SINGLE	19.81 M2	3	3
220	1	1	KITCHEN	1 KING ZIP	19.81 M2	2	2
221	1	1	KITCHEN	1 DOUBLE & 1 SINGLE	18.75 M2	3	3
222	1	1	KITCHEN	1 DOUBLE & 1 SINGLE	18.75 M2	3	3
149	1	1	KITCHEN	1 DOUBLE & 1 SINGLE	18.75 M2	3	3

MAXIMUM AMOUNT OF GUESTS MUST NOT EXCEED FORTY-FOUR (44) AT ANY ONE GIVEN TIME

**Conditions to which this registration is subject**

1. Compliance with the *Tourist Accommodation Act 1984* and the *Tourist Accommodation Regulations*.
2. Compliance with all other relevant statutory requirements.
3. The owner of the tourist accommodation house shall not permit the tourist accommodation house to be used otherwise than in accordance with the instrument of registration.

**Dated this 26<sup>th</sup> day of August 2014**

**Pursuant to section 15(3) of *Tourist Accommodation Act 1984***



**Jason Adams**  
**Administrative Officer – Tourism**  
**For and on behalf of the**  
**Executive Member**

**Authorised Officer under section 27 of *Tourist Accommodation Act 1984***

# APPENDIX 2:

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## CERTIFICATE OF REGISTRATION - HIGHLANDS LODGE

Norfolk



Island

Schedule 1  
Form 1

*Regulation 27*

*Tourist Accommodation Act 1984*

# ***Certificate of Registration***

PART 1

No. 1031  
Expires 31 July 2017

## **HIGHLANDS LODGE**

Situated on 157i & 157b1 Selwyn Pine Road, Norfolk Island, is registered as a tourist accommodation house and is classified as

### **A GUEST-LODGE**

within the meaning of section 4 of the Act.

This tourist accommodation house is registered in accordance with the Act and is registered to operate a maximum number of

**8 UNITS**

To accommodate a maximum number of

**30 GUESTS**

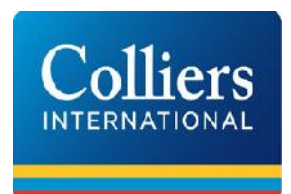
Dated this 26<sup>th</sup> day of August 2014

A handwritten signature in black ink, appearing to read 'Jason Adams'.

Jason Adams  
Administrative Officer – Tourism  
For and on behalf of the  
**Executive Member**

Authorised Officer under section 27 of *Tourist Accommodation Act 1984*

# INSTRUMENT OF REGISTRATION - HIGHLANDS LODGE



# Instrument of Registration

PART 2

No. 1031

EXPIRES 31 JULY 2017

## HIGHLANDS LODGE

SITUATED ON PORTION 157I & 157b1 SELWYN PINE ROAD

### A GUEST-LODGE

#### Common Rooms For Public Use

Description of Room	Details
MAIN LOUNGE	AS DESCRIBED
DINING ROOM	AS DESCRIBED
LAUNDRY	AS DESCRIBED
UPPER LOUNGE	AS DESCRIBED

#### Rooms For Staff Use Only

Description of Room
CELL BLOCK 1 & 2 (BEDROOM AND STORAGE), KITCHEN, OFFICE

#### Description of Each Unit

Unit Number or Name	Number Of Lounges	Number Of Bathrooms	Any Other Rooms	Bedroom Number, Name or Description	Bedroom Measurements	Maximum No. of persons permitted per bedroom	Maximum No. of persons permitted per unit
1 BABYLON POOL	1	2	LOUNGE	1 – 1 DOUBLE & 1 SINGLE 2 – 1 DOUBLE & 1 SINGLE 2 SINGLES IN LOUNGE	23.2 M2 23.2 M2 19.8 M2	3 3 2	8
2 VERANDAH		1	LOUNGE	1 DOUBLE & 1 SINGLE	19.0 M2	3	3
3 PALM GLEN		1	LOUNGE	1 DOUBLE & 1 SINGLE	16.5 M2	3	3
4 MIDDLE GARDEN	1	1	LOUNGE	1 DOUBLE & 1 SINGLE	20.2 M2	3	3
5 MOUNTAIN ROOM	1	1	LOUNGE	1 DOUBLE 3 SINGLES IN LOUNGE	27.02 M2	2 3	5
6 JERUSALEM / JERICHO	1	2	LOUNGE	1 DOUBLE 2 SINGLES IN LOUNGE	22.5 M2 22.5 M2	2 2	4
7 ROSE	1	1	LOUNGE	1 DOUBLE 1 SINGLE IN LOUNGE	27.0 M2	2 1	3
8 BANNANA COTTAGE	1	1	LOUNGE	1 – 1 DOUBLE 2 – 3 SINGLES 1 SINGLE IN LOUNGE	12.8 M2 14.13 M2	2 3 1	6

**MAXIMUM AMOUNT OF GUESTS MUST NOT EXCEED THIRTY (30) AT ANY ONE GIVEN TIME**



**Conditions to which this registration is subject**

1. Compliance with the *Tourist Accommodation Act 1984* and the *Tourist Accommodation Regulations*.
2. Compliance with all other relevant statutory requirements.
3. The owner of the tourist accommodation house shall not permit the tourist accommodation house to be used otherwise than in accordance with the instrument of registration.

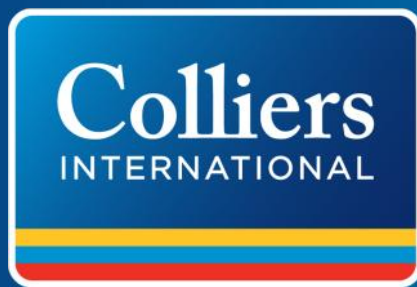
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**Jason Adams**  
**Administrative Officer – Tourism**  
**For and on behalf of the**  
**Executive Member**

**Authorised Officer under section 27 of *Tourist Accommodation Act 1984***



For further Information please contact

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