Koro island, Fiji islands

Outstanding freehold property
Solar powered homes
Locally produced biofuel
Owners from 26 countries

www.koroisland.com
Fiji in a Coconut Shell

Fiji is an exotic, progressive and beautiful group of 330 islands in the center of the South Pacific with a total land area of 18,333 sq.km. A former British colony, the Fiji Islands have been independent since 1970 and have a multi-cultural population of about 870,000. Fiji is blessed with a warm tropical climate, beautiful beaches, breathtaking coral reefs, healthy GMO-free soils, attractive fauna and a unique blend of friendly, warm and hospitable people. Not surprisingly, it is often said that Fiji is “what the world should be like”. Humility and Friendship, multigenerational families and many traditional values create a net of safety often lost in western and other modern societies. English is the official language of Fiji.

Tourism is now the most significant industry in Fiji, with visitor numbers topping 700,000 in 2013. Many overseas investors are buying lots on Koro Island to have a place to get away from the increasingly frantic and over-commercialized lives in the modern world, and to be able to offer a better world to their children. Not surprisingly, Koro offers just that in addition to the ability to go off the grid completely and do away with the high cost of utilities and the degree of dependency that exists in a larger city.

In the entire South Pacific there is a surprising scarcity of freehold land available for purchase by foreigners, and even in Fiji, only 9% of all land is freehold and offered for purchase, with the rest remaining in perpetual native trust.

Koro Island

Unspoiled Beauty

The island of Koro is the 6th largest in Fiji, measuring approximately 10 by 5 miles. Outside of Koro Seaview Estates and our two small resorts there has never been any commercial or tourism development on the island. Aside from the small freehold area that encompasses the estate and a few neighboring properties, the entire island is owned by the locals in native trust. As a result, Fijians on Koro live in self-sufficient harmony with nature and little influence of the outside world.

The Dere Bay/Koro Seaview Estates project consists of almost 500 acres providing fee simple freehold homes sites and access to 2 different resorts, Dere Bay and Koro Beach Resort. On the island, there are facilities like small shops, schools, police, schools up to high school, a post office, health centers and a hospital. There are now more than 40 completed homes at Koro Seaview Estates with several more on the drawing board for 2014. Owners come from more than 26 countries and have made Koro Island their home. Our age demographics center around the early 50’s, and with many younger families with children having bought properties in the last few years, we were even able to welcome our first babies born at Koro Seaview Estates into this world.

However different we all are, we share the joy of living in Koro’s beautiful environment and the friendly smiles of our Fijian neighbors.
Koro Seaview Estates:

All homes on Koro Island are completely off-grid and run only by solar power. Water is provided by rainwater catchment. Koro Island was the first island in Fiji to build a biofuel plant, with fuels derived from the abundant Coconuts on the island. Solar bikes are a great way to get around in the development.

Lot Features:

1. Guaranteed secure freehold title under the Torens Title System (similar to the system in Australia and New Zealand) for all of Koro Seaview Estates, and a fully managed lease by the Native Lands Trust Board, approved for 99 year for the lots at Koro Beach Estates, starting in 2014.

2. Building permits available for each lot through the Rural Authority. All lots are zoned residential.

3. Access Roads to each property managed by TDC with an annual fee of F$250 (for 2014).

4. Beautiful tropical environment and stunning views from every part of the development. Lush rainforest throughout.

5. Mild and generous climate tempered by south-east trade winds and light sunny days.

6. Lot owners and their guests may enjoy the facilities of Dere Bay Resort with its freshwater pool and overwater pier, as well as Koro Beach Resort. Watersports rentals include Kayaks, Dive gear and classes (when available), and some of Fiji’s best fishing. There is an owners’ library, and guests can enjoy village activities like nature walks and Fijian craft making.

7. Koro Island features some of the most spectacular diving in Fiji in an unspoiled and non-commercial reef environment with colorful reef fish, rays and even shark diving.

8. Sound investment with significant potential for capital gains and further income through rentals when vacant (government approvals needed).

9. Vendor finance is available at 10% deposit with the balance over 10 years at 7% reducible. Therefore most lots are available for around US$5000 deposit and monthly payments for about US$500. There is a 10% discount for cash purchases.

10. You may build your home at any time. Download our “Koro Island Handbook” with extensive information on building, settling on Koro Island and island living.

11. The Australian directors of Koro Seaview Estates and the Taveuni Development Company have been living in Fiji for more than 25 years and enjoy an impeccable reputation. They have developed 5 similar projects throughout Fiji, making them one of the longest standing developers in the Fiji islands.

12. All titles are available for settlement, and with only about 50 lots left with 10% down vendor finance the opportunity to own land on Koro will not last forever. Lot sizes range from ½ acre to 2.5 acres in size.

13. Dere Bay is a safe sheltered harbor ideal for yachts and boats. Professionally installed moorings are available and Dere Bay is mentioned in many yachting guides and online publications.

14. Koro Island can be reached by plane and ferry service, by charter boat from the main island of Viti Levu or from Vanua Levu, or by seaplane directly from Nadi airport.
Koro Beach Resort

Featuring 6 simple beachfront bures, Koro Beach Resort offers budget accommodation on 5 beachfront acres set among swaying palm trees. Camping facilities are available upon request. The newly built community center offers a pool table, table tennis, darts and other games. A library is available with several hundred books. Owners can store boats on the grassy areas while they are staying at Koro Seaview Estates.

Owners and guests at Koro Seaview Estates and Koro Beach Estates are able to use the facilities of both resorts.

Koro Beach Estates

Just steps from the beach at Koro Beach is a new addition to the property portfolio - Koro Beach Estates. 22 new lots that are being released in April of 2014. Many of these lots have stunning ocean views, nice large shade trees and all have good soil for planting. If you have ever dreamt of walking to the beach in less than 3-5 minutes, these lots are for you. Some have access from the government road and are close to the Koro Country Store, our local shop.

Koro Beach Estates are leasehold lots with a 99 year lease owned by TLTB.

Dere Bay Resort

Located in the heart of Koro Seaview Estates, this intimate 5 acre, 3 bure resort on the beach offers Fiji’s longest overwater pier, a full restaurant, bar and a large dining/entertaining bure. A great place to get to know each other and enjoy the sunsets that bless the bay throughout the year. The Resort has a freshwater pool, dive shop, water sports rentals, two charter boats, fishing gear and much more. The end of the pier offers amazing stargazing on those clear nights.
Legal Details:

Peter Knight of the highly respected Cromptons Solicitors of Suva, comments:

“We are the solicitors for Mr. David Miller, in the sale of freehold land at Koro Island and have acted in that capacity for over 15 years. The land in question is freehold (except for Koro Beach Estates). Non-residents of Fiji are permitted to purchase land subject to the consent of the Minister of Lands under the Land Sales Act. Separate titles are available for each lot, and all lots are free from any encumbrances save for the easement certificates relating to the estate roads. Subject to the obtaining of building permits from the local authorities, it is possible to construct homes on the lots.

Visitors are allowed to stay in Fiji for up to 6 months in any one year on a visitors permit. A property purchase of F$100K allows for consideration to obtain a permit to reside in Fiji continuously on assured income from the outside. Government incentives are given for business related investment which can include the granting of work permits.

Contact:

Joe Soecker
info@fijirealestate.com
www.koroisland.com

Phone: 9928111 in Fiji or 1.888.254.3454 toll free from the US.

Skype: “Fijirealestate1”

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