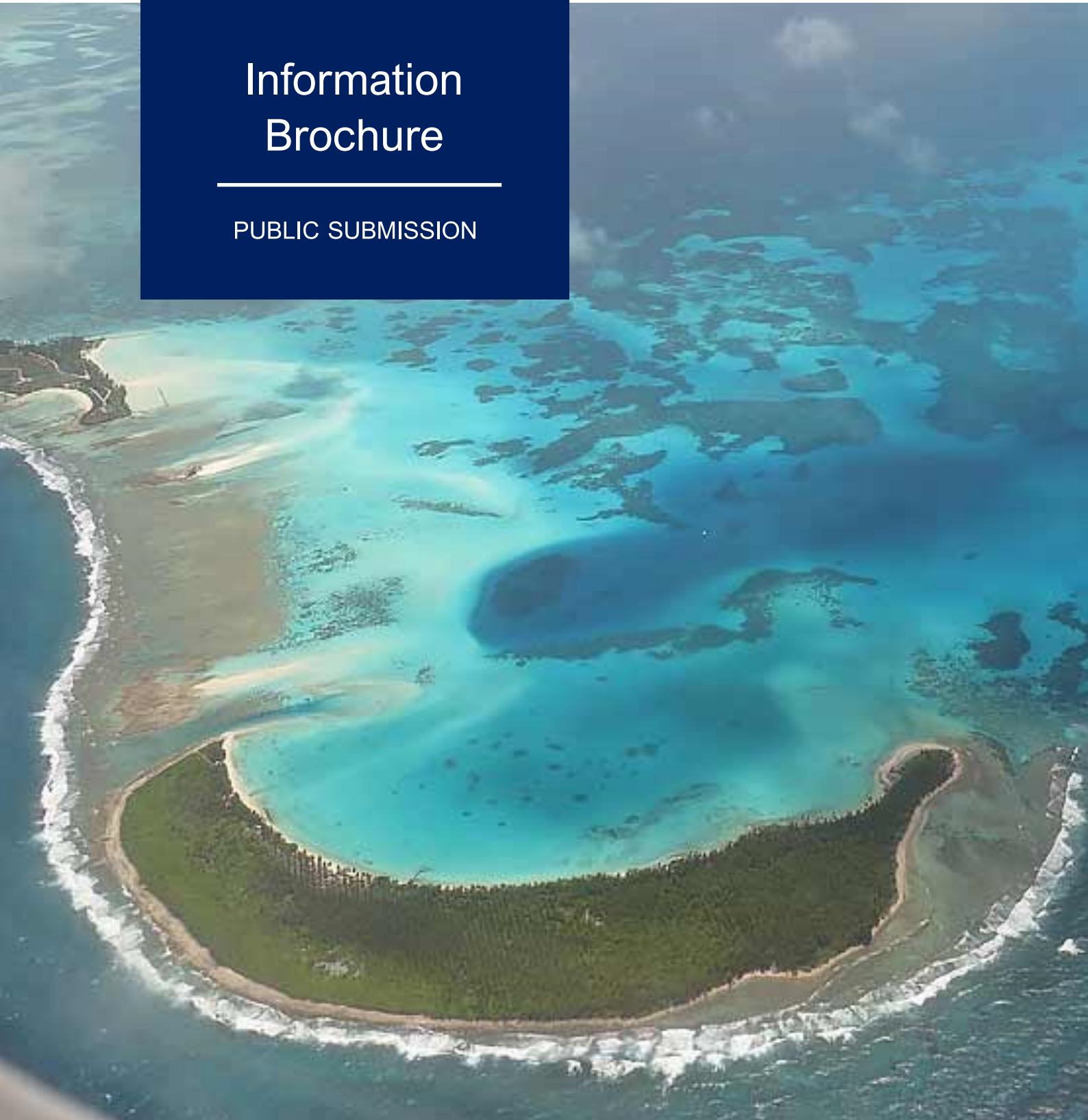


Cocos Boronia Resort
Direction Island

Information Brochure

PUBLIC SUBMISSION



Project Timeline



Introduction

Indian Ocean Leisure plans to develop a world-class, luxury eco-resort in the beautiful Cocos (Keeling) Islands, an Australian External Territory in the Indian Ocean.

The Indian Ocean Leisure Group has carefully built mutually beneficial relationships throughout fifteen years with the local population. In December 2019 the Shire of Cocos (Keeling) Islands unanimously approved ⁽¹⁾ the granting of an 80 year (40 +20 +20) lease over +18 hectares on Direction Island, one of twenty-seven islands in the archipelago, to Cocos Boronia Resort Pty Ltd (a wholly owned subsidiary of Indian Ocean Leisure Group). Community elders and groups have also unanimously supported the unique project, the only one on the archipelago.

The development by Indian Ocean Leisure has been timed to capitalise on the booming high end eco-tourism and cruise markets, targeting visitors from Europe, Asia (especially Japan and China) and the endearing popularity of luxury island resorts such as those seen in Maldives, Seychelles and Polynesia.

This is the culmination of fifteen years of patience studying respective tourism markets to ensure the product, when launched is a success and solidifies its long term future.

⁽¹⁾ Approved lease request to proceed to statutory public submission period.

Resort Summary

Cocos Boronia Luxury Resort	
Address	Direction Island, Cocos (Keeling) Islands, Indian Ocean Territories, Australia
Location	Uninhabited island with lagoon and ocean frontages, including Cossies Beach (2016 Best Beach in Australia) located 2.5 hours from Asian market and 5 hours from Perth
Tenure	Ground and Water Lease – 40 years plus 20- and 20-year renewals
Resort	6 star (on completion). Luxury Maldives-style resort
Facilities	Restaurants, conference, bars, pools (each villa) and spa facilities Water sports on door step – kite/wind surfing, yachting, surfing, fishing, diving, snorkelling, heritage trail (run/walk), bird watching, cultural activities

Cocos Boronia Resort Plan



Property Information

Villas — Stage 1 (Stage 2 proposed only)

Number of Rooms

Max Guest per night

Over water

Presidential

2 (2)

4 (4)

Villa

18 (18)

36 (36)

Land based

Villa

20 (38)

40 (76)

Villa - 2 bedroom

10 (6)

40 (64)

50 (74)

120 (180)

Direction Island

Size (ha)

Island area

30

Lease area

18

Resort area

7

Luxury Eco-Resort

"responsible travel to natural areas that conserves the environment, sustains the well-being of local people, and involves interpretation and education" - The International Ecotourism Society

Environmental impact assessments

World best practice and minimisation of environmental impact

Ecologically sustainable tourism

Focus on experiencing natural areas and promoting conservation

Socio-economic benefits shared with local community

Employment and local business participation

Utilisation of renewable energy

Promote world's best practice and maximisation of renewable energy sources

Footprint & Accessibility



Cossies Beach fully accessible

Heritage Trail – upgraded and fully accessible

The Rip – fully accessible

Existing jetty fully accessible

Post Lease Finalisation

Upon the finalisation of the lease document, the following activities will be undertaken as required for final development approval:

Environmental and Social

- ◆ Social Impact Assessment
- ◆ Sustainability aspects
- ◆ Construction Management Plan
- ◆ Asbestos Management Plan
- ◆ Wastewater Management Plan
- ◆ Solid Waste Management plan
- ◆ Recreational Use Management Plan
- ◆ Social Impact Management Plan
- ◆ Sustainability Plan
- ◆ Coastal Hazard and Risk Management Adaptation Plan
- ◆ Marine Environmental Assessment
- ◆ Contaminated Sites - Asbestos and groundwater
- ◆ Terrestrial Flora and Fauna studies

Development and Compliance

- ◆ Due Diligence Process
- ◆ Demand Analysis
- ◆ Resort Concept Plan
- ◆ Development Strategy
- ◆ Risk Management Plan
- ◆ Feasibility Model
- ◆ Capacity and Capability assessment
- ◆ Local content Plan and community Resourcing
- ◆ Community Engagement Program
- ◆ Construction Logistics plan
- ◆ Operational Logistics Plan

Lease Parameters

Lease Term		Lease Rental (subject to approval)	
Initial Period	40 yrs	Pre-Construction	\$100,000
1st Option	20 yrs	Construction	\$120,000 pa
2nd Option	20 yrs	Operations	\$225,000 pa *
		* Community fund \$5.00 per night per person above \$225,000 pa	

Artists Impressions (concept only)

