

# INVESTMENT OPPORTUNITY



Kaivity Motel - Self-contained accommodation  
**ON SALE**



## ADVANTAGE OF INVESTING IN VANUATU

- Vanuatu is a tropical paradise with a tax-free and low-tax environment, making it an attractive destination for foreign investors
- The country boasts zero corporate, income, capital gains, withholding, gift, and personal income taxes
- Only indirect taxes apply, such as 15% VAT and import duties

Low taxation regime and government incentives reduce operational costs. The hospitality sector is poised for growth with increasing tourist arrivals. Strategic location with excellent connectivity and support infrastructure. Opportunity to capitalize on emerging markets and sustainable tourism trends.

### Purpose

The sale of the Kaivity property, a fully operational commercial accommodation asset in Port Vila City, Vanuatu, is a strategic move to unlock capital, streamline operations, and enable targeted reinvestment. This initiative forms part of a broader investment strategy grounded in the Kaivity Model, which promotes inclusive, sustainable development by aligning foreign investment with traditional landownership structures.

### Investment Project Description

Kaivity Motel is a 37-unit, family-run colonial-style accommodation located in the heart of Port Vila's CBD, overlooking the harbour. The property includes 28 self-contained studios and 9 two-bedroom apartments, offering flexible short, medium, and long-term stay options. With meeting facilities and business amenities, it caters to both leisure and corporate travelers. As part of the Golden Chain group, Kaivity Motel benefits from strong brand recognition. The growing number of travelers and expanding flight routes, such as the Brisbane-Port Vila route with 150,000 seats annually, support long-term income potential and capital appreciation.

### Type of Investment

This is an investment-ready opportunity offering full ownership of the Kaivity Motel through the purchase of all operational assets by mutual agreement. Investors are also welcome to explore joint venture partnerships to capitalize on the property's strong market position, growing tourism demand, and long-term revenue potential.

### Governments Priority & Incentives

Investing in Vanuatu's tourism sector can bring potential for attractive returns and contribute to the sustainable development of the country. The government actively encourages foreign investment in the tourism sector and offers various incentives to attract businesses with;

- Strong government support and incentives for the tourism sector in Vanuatu
- Duty exemptions for existing and new operators importing tourism-related goods
- Incentives for construction materials, building equipment, furniture, boats, and facilities like casinos and gyms
- Aligns to sustainable Tourism Policy (2019-2030) promoting industry transformation and resilience
- Tourism investment contributing to economic growth and local employment (Vanuatu's People's Plan 2030)
- Support from Vanuatu Foreign Investment Promotion Agency (VFIPA) through Aftercare and Policy Advocacy
- Collaboration with government agencies to facilitate investment and streamline permit processes
- Opportunities to join the Vanuatu Hotels Resorts Association (VHRA)
- VFIPA aims to create a favorable, transparent, and efficient investment environment through online registration and permit support

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## TOURISM INDUSTRY IN VANUATU

- **Economic Impact:** Tourism significantly contributes to Vanuatu's economy through job creation, innovation, and investment
- **Growth Opportunities:** Focus on sustainable, cultural, wellness, and business tourism to attract more visitors
- **Port Vila:** The capital, located on Efate Island, hosts most tourism businesses (80% owned by foreign investors) and offers diverse resorts and experiences
- **Air Connectivity:** Bauerfield International Airport in Port Vila handles international flights from airlines like Jetstar, Qantas, Fiji Airways, and others. The recent addition of the Brisbane-Port Vila route with 150,000 seats annually is expected to boost tourism
- **Market Demographics:** The majority of visitors come from Australia (over 60%), with significant markets from New Zealand, France, USA, and UK. Growth in interest exceeds that of other Pacific Islands
- **Visitor Profile:** 95% of visitors from Australia travel for leisure, mostly staying in 2-5 star hotels
- **Yachting Industry:** Has potential to become a major revenue source and support tourism growth



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## WHAT TO EXPECT : AVAILABILITY OF SERVICES & UNIQUE HOTSPOT

### **Town Center:**

Kaivity Motel is primarily located, where the capital city, Port Vila, is situated

### **Transport Hub:**

Bauerfield International Airport is primarily designed, with 15 minutes' drive from **Kaivity**  
Lapetasi International Wharf (International Shipping), with 5 minute's drive from **Kaivity**  
Efate Ring Road offers breathtaking coastal views, lush rainforests, and vibrant villages, making it the  
perfect way to explore life long sustainable investment

### **Financial Banking:**

Access to financial banking sectors located in the capital city, Port Vila. Banks includes Bred Bank Vanuatu, ANZ, BSP, Wanfuteng Bank Limited and National Bank of Vanuatu. This includes money transfer such as Western Unions. This service is accessible right at the capital city, Port Vila

### **Hospital:**

Healthcare Facilities that provide medical care and treatment to patients, serving as a central location for healthcare services. This includes a few private medical centers and clinics

### **University Graduands:**

Annually, Vanuatu received a huge number of university graduates, which support the workforce development in the country. This genuinely supports the labor market and more importantly new investors willing to recruit locals

### **ICT Infrastructure & Utilities:**

Mobile and Broadband Coverage - 98 % Population Coverage ( Combined Vodafone + Digicel Networks  
Unelco( Energy Power) & Water

### **Reliable Professional Hire Car:**

Europcar Vanuatu Downtown  
World Car Rentals Vanuatu  
Island Car Rentals Vanuatu  
Hertz Car Rental  
Budget Vanuatu  
Transfers Tours

### **Top Tourist Attraction:**

Mele Cascades  
Blue Lagoon & Eton Beach & Caves  
World's only Underwater Post Office ( Hideaway Island)  
Friendly People & unique taste of cultural foods and traditional arts  
Vanuatu Sky Bridge & Zipline  
Vanuatu National Museum

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## EVERYTHING YOU NEED



ALL ROOMS COME WITH  
KITCHEN / KITCHENETTE



WIFI IN ALL GUEST  
ROOMS



FREE ONSITE PARKING



COMPLIMENTARY  
OUTDOOR BBQ AREA



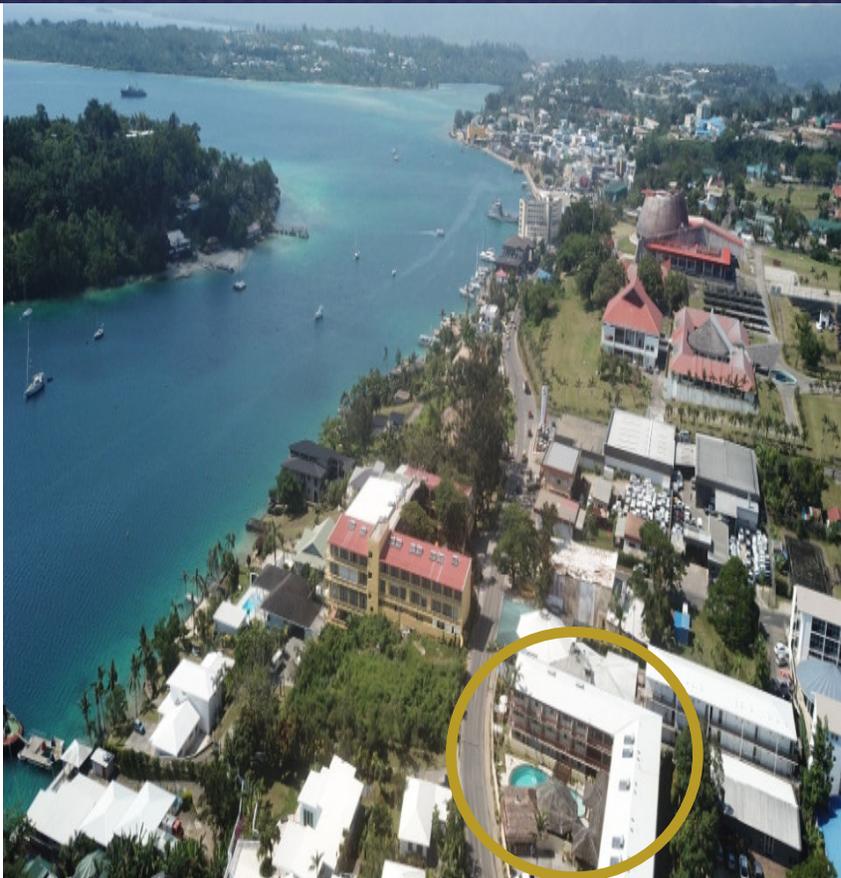
GUEST LAUNDRY



TOUR DESK



BUSINESS CENTRE



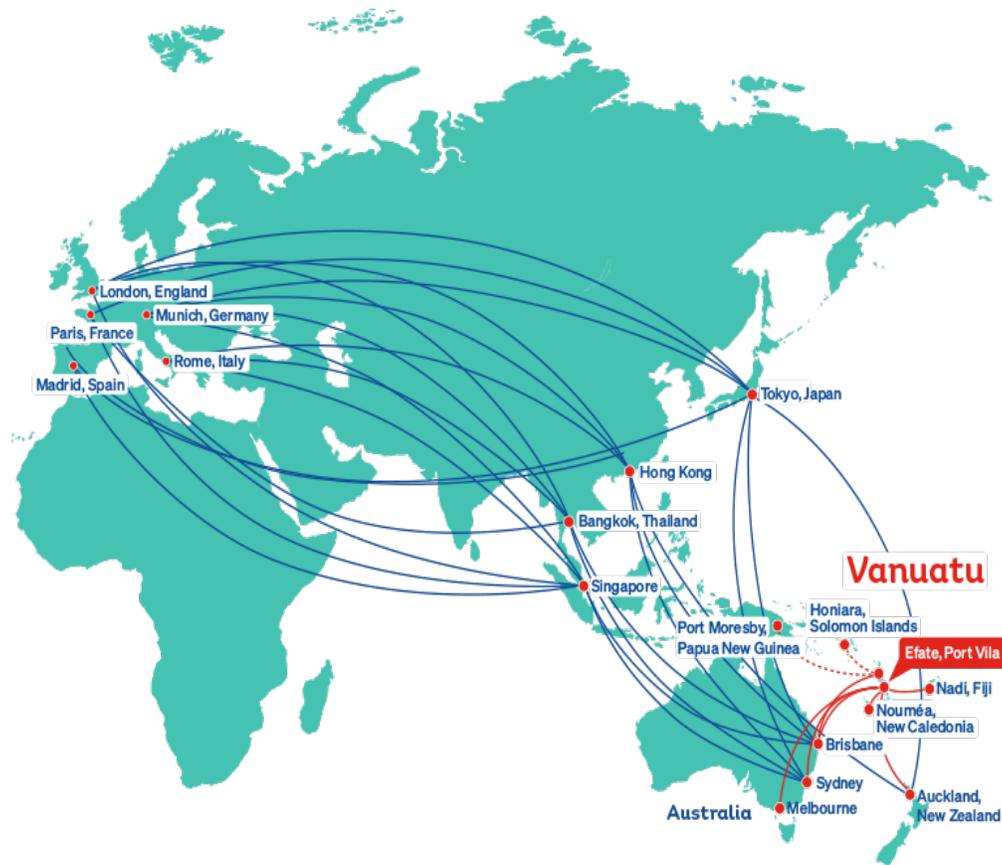
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## Your Next Prime Investment Destination



We welcome your inquiries!

CONTACT US

# TODAY

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