



**An Amazing
House & Land
Investment
Opportunity**



Own your
Dream Home



Waterfront Land

STARTING FROM \$140,000 AUD

This amazing investment opportunity is available for a limited time only from Northern Vanuatu Real Estate.

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Welcome to the Paradise we call home

VANUATU

A true slice of heaven on earth, Vanuatu is an island nation situated in the South-Western Pacific Ocean consisting of islands rich in virgin mountain ranges, colourful coastal terraces and tropical white sandy beaches fringed with aqua marine waters.

Vanuatu stretches across 1,300km of the South Pacific Ocean, with over 80 individual islands, Vanuatu lies to the east of Australia, northeast of New Caledonia and west of Fiji. There are 3 main tourist destinations within the Vanuatu island chain-the islands of Efate, Espiritu Santo/Aore (commonly just Santo) and Tanna. While there's less of a tourism focus on the other islands of Pentecost, Ambrym and Malekula, they contain plenty of tropical wonders waiting to be discovered, all within a 30 minute flight of Santo.

Vanuatu appeals to people because of the country's unique mix of unspoilt natural beauty, white sandy beaches and tropical living. There are plenty of jungle trails, villages and coast-lines to explore.

Getting There

Vanuatu can be easily reached from Australia. Direct flights from the east coast taking 2.5 hours from Brisbane and 3.5 hours from Sydney.

Language and People

The indigenous people that reside in Vanuatu are referred to as Ni Vanuatu. They are mostly a mix of Melanesian heritage. There is also a growing expatriate community mainly based in the capital Port Vila and the islands of Aore and Espiritu Santo, giving it a great multicultural feel. The national language is called Bislama. This, along with English and French, are the three official languages used.

Weather and Climate

Once you have made the decision to move to paradise, rain and gloomy weather is the farthest thing on your mind, but despite being sunny most of the time, even the sun sets in paradise. During the wet season you can expect tropical storms.

The dry season is from May to December, these months are known for cool tropical trade winds and temperatures that go as low as 16 degrees during the early hours of the morning. The wet season is around January to April and





Getting to Vanuatu

WHERE ARE WE

'Welkam' as the locals will warmly greet you as you set foot in our tropical paradise. Not only is the country a utopia, but you'll also notice the abundance of smiles, family spirit and low crime. Vanuatu is a safe destination which is paradise, in itself.

How to Get to Vanuatu

Sitting on the same latitude as Port Douglas in Australia, across 1700 km of open Coral Sea, the same distance as Port Douglas is to Brisbane, you will find Vanuatu's Lapita Beach on Aore Island. Arguably one of the most beautiful of all South Pacific islands, Aore is genuinely unique. Not only due to its unsurpassed natural beauty and pristine marine environment, but also the warm friendly smiles of the local people, the balmy tropical breezes and the wild native vegetation. Lapita Beach is a Sanma Province and sitting at the foot of Vanuatu's largest island, Espiritu Santo, Aore has a tropical ambience that words alone cannot describe: gently swaying palms, pristine white sandy beaches, aqua marine waters filled with corals and a myriad of colourful fish. Added to this are sunsets that simply take your breath away.

Getting to Aore Island (Espiritu Santo)

Pekoa International Airport on the island of Espiritu Santo is only 25 minutes from Aore. Transfers to Lapita from Pekoa International are effortless. Regular taxi service from the airport takes only 10 minutes to 'Lapita Landing' in Luganville for a ten minute picturesque longboat trip down Segond Channel between Espiritu Santo and Aore Islands. A number of international airlines service Pekoa International, with Air Vanuatu, who code share with Qantas, having direct Flights from Brisbane and Sydney, 2.5 and 3.5 hours respectively. Regular Flights from New Zealand, Fiji, Solomon Islands, Australia and New Caledonia fly into Port Vila with scheduled connecting services. With Air Vanuatu, you can book direct flights from Australia to Espiritu Santo. This flight departs from Sydney and Brisbane most days.



Living in Vanuatu

WHAT TO KNOW

Residency permits

Investors with an investment of US \$100,000 are eligible for residency. This includes self funded retirees. The Standard Residency Permits are issued initially for 1 year with an option for 10 years paid in advance. There is non-refundable application fee of Vt 20 000 which is payable to the Immigration Office upon submitting the completed application form. Permits are only renewed if the conditions under which they were first issued remain the same. Changes to residency status can be applied for.

Employment and doing business in Vanuatu

Vanuatu is a multicultural Christian country and supports and promotes expats investment in almost all sectors, however there are some prohibited industries. Applications can be submitted with a focus on value adding and training.

Residency and work permits are required for those who wish to reside in Vanuatu for their employment. Both have limitations. The residency permit is only valid for a year and must be renewed annually or can be paid 10 years in advance. Also, the work permit is limited to certain occupations. As for expats, they are entitled to apply for citizenship after 10 years of residency or for a one off government charge citizenship can be purchased.

Doing business in Vanuatu requires a residency permit and approval from the Vanuatu Investment Promotion Authority Board (VIPA). The traditional economic base of the country, is tourism and agriculture. The main exports are beef, cocoa, copra, kava, and timber. These products are exported to Australia, Japan, New Caledonia, and New Zealand. Imports are mainly fuel, gas, machinery, hardware and transport equipment.

Healthcare services

The Government primarily provides a very cost effective healthcare system with the support of International partners, faith-based organisations, development partners, and a private sector, however, the top inpatient and outpatient care services are privately run. Novo Medical & Dental and the French Hospital to name a few, provide services at international standards. Expats can also purchase private health insurance. We do recommend keeping your private health insurance in Australia.

Education and schooling

The country's education sector is managed by the Ministry of Education and Training (MOET) along with the support of church and education authorities. Primary and Secondary education is available for almost all, except those residing in remote tribal areas. Those students seeking post-secondary education often travel to Australia, Fiji, or New Zealand.

Things to Do in Vanuatu

WHAT TO DO

The South Pacific nation of Vanuatu, is one of the few virgin tropical destinations left on the planet. An Island Archipelago of 83 islands, Port Vila is it's capital located centrally on Efate Island.

If you're looking for a very busy, "city like" island experience with some modern hotels and small boutique resorts, then Efate and Port Vila are the places for you. To the Southeast on a 1-hour flight Tanna Island will allow you to view a live volcano up close and personal. There are a few boutique resorts available on Tanna.

Pentecost Island to the Northeast, at specific times of the year, will provide you with the amazing experience of viewing locals performing ceremonial "Kastom Land diving" from high jungle tower platforms as a rite of passage among the men.

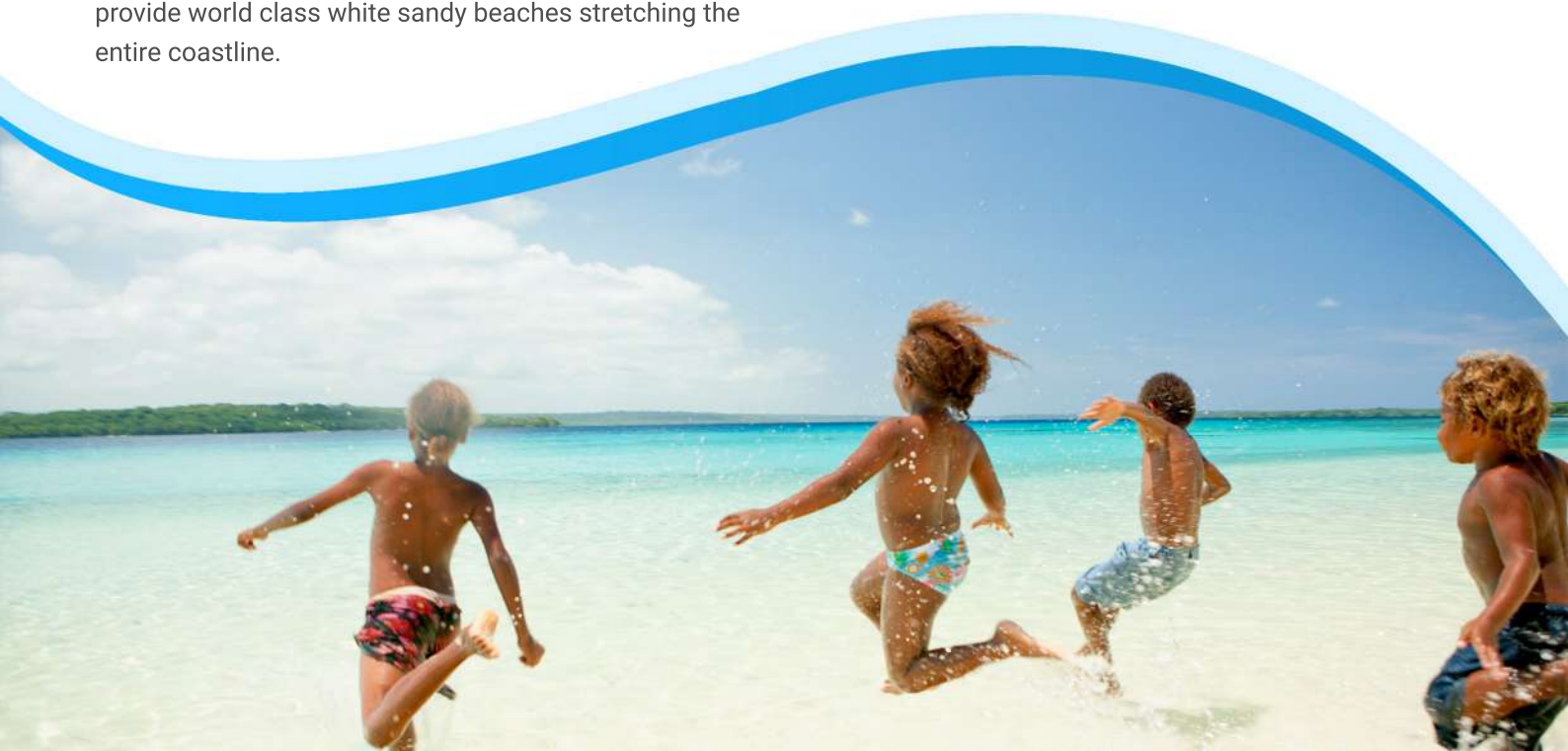
Northern Vanuatu (Espiritu Santo and outer islands) is a 45 minute flight Northwest of Port Vila. "Santo" as the locals call it, is Vanuatu's largest sun covered tropical Island. Outer islands such as Aore Island, are key destinations for tropical vacation accommodation and long-term living as they are close enough to the community of Luganville, yet more than far away enough to be semi remote and completely private, the further Southwest you go.

Santo, and more specifically the outer island of Aore, provide world class white sandy beaches stretching the entire coastline.

Here you will find hidden-tropical bays with secret beaches and sun-drenched sandbars surrounded by blue and green aqua coloured waters filled with all the exotic tropical fish species, turtles, dugongs and stingrays, set amongst some of the most beautiful untouched coral reef environments left in the world.

Northern Vanuatu has been the destination of choice in recent years for obvious reasons for those visiting and choosing to relocate to Vanuatu. This spectacular destination is untouched, but still provides all the resources and supplies a person needs to visit or live and develop their own property comfortably. Words cannot possibly describe the sheer beauty of Northern Vanuatu, its culture, and its people.

Renowned destinations such as Champagne Beach, Port Olry Beach, the Millennium Caves, world class fishing and diving sites, the mysterious and stunning Blue Holes, and countless secret beaches... all among the swaying palms, coconuts and virgin jungle terrain of the South Pacific . There is no wonder that visitors across the world come here to experience and purchase their own slice of paradise!





House and Land

HOME PACKAGES

Own your very own piece of paradise, from \$399,000 (AUD) for a one bedroom house and land package in the heart of Lapita Beach, Aore Island, Vanuatu.

Our Eco house packages start with our architecturally designed, stunning one Bedroom beachfront or water view homes with European appliances, hardwood kitchens, hand made from tropical timber sourced on Lapita Plantation Aore Island, finished with a gas stove, BBQ and hot water. Limestone feature walls in the master bedroom and living area, and high ceilings with ventilation allow air flow so you are not reliant on-air conditioning. Air conditioning can be added at an extra cost with an upgrade to the solar system.

You will love the tropical hardwood veranda looking out across the water to the distant Cumberland Mountain range on the island of Espiritu Santo. The homes also include an 8kva Victron solar system with off-site monitoring, rain water storage, and an eco waste water system. We can also offer 2, 3 and 4 bedroom homes and our project architects are always happy to customise plans to suit our buyer's needs. Get in quick before the blocks are sold out. You can speak to a fellow Australian on the ground with expert advice in the Vanuatu property who can answer any of your questions.

Vendor finance is available on land only packages or bank finance is also available on all packages from National Bank of Vanuatu.

Building in Vanuatu

HOW WE ASSIST

Building in Vanuatu offers a range of options, from traditional islander homes to modern high-rise units in cities and regional centers. You have the flexibility to choose builders and techniques that suit your preferences, and even have the option to build your own home.

On Aore Island, we have established partnerships with several of Vanuatu's leading builders who have extensive experience in constructing homes in the islands. When building in Vanuatu, it's important to consider that your home needs to meet Australian construction standards in order to be insurable. Fortunately, all the builders we work with already adhere to these standards. While it doesn't mean you have to build a standard brick and tile home, it does require using materials and construction methods that meet Australian regulations. Our team is collaborating with an award-winning architect from Brisbane who specializes in designing custom homes that meet these standards, are environmentally friendly, and blend harmoniously with the pristine surroundings of the Lapita Plantation. This service is available to all our clients.

The cost of building in Vanuatu can vary but is comparable to prices in Australia. Quotes we've seen range from approximately \$1800 AUD/m² to high-end finishes at around \$2200 AUD/m². Additionally, if you choose to owner build, you can potentially reduce these costs. At Lapita, our team, led by Matthew, is present on-site to oversee and manage your build in collaboration with your chosen builder. We provide regular reports, photos, videos, and updates on the progress of the construction.

The building process in Vanuatu follows a similar pattern to that in Australia. It begins with selecting a suitable plot of land, followed by the design phase and the selection of materials and finishes. Next, you'll obtain quotes from builders or decide if owner building is your preferred option. Once you've made the decision and selected a builder, you'll pay a 20% deposit, and construction begins after the local authorities issue the necessary building permits, which typically takes around two weeks. As construction milestones are reached, the remaining payment is made in accordance with the contractual progress payments. Financing options for house and land packages are available through Vanuatu banks, mirroring the process used in Australia.

Once your new home is completed and ready for occupancy, you have the choice of renting it as a holiday rental through Northern Vanuatu Real Estate or living in it permanently. Many homeowners choose to spend as much time as they desire in their homes and make them available for rentals when unoccupied. There is significant demand for holiday rentals in this part of Vanuatu, and Northern Vanuatu Real Estate can provide guidance on appropriate rates for peak and off-peak seasons.

Whether you're interested in building a substantial residence for personal use or a simple waterfront holiday home within easy reach of Australia, Vanuatu offers the opportunity to achieve your dream at a fraction of the price you would pay for a similar property in Australia. With weekly direct and daily indirect flights connecting Australia and Vanuatu, it's a convenient journey to own your own piece of island paradise where you can create lasting memories with your loved ones.



Lapita Beach Land Development

PRICE LIST

Coconut Drive - Waterfront Blocks

Lot Number	Waterfront	Land Area m2	Price AUD	Sale
1	34.14	1,246	750,000	2bd House
2	29.96	1,246	Sold	Under Construction
3	60.3	2,428	283,274	
4	30.65	1,125	131,625	
5	30.3	1,037	121,329	
6	68.42	2,191	255,624	
7	31.02	1,088	126,937	
8	60.33	2,370	276,508	
9	30	1,174	Sold	
10	31	1,221	142,875	
11	30.09	1,303	Sold	
12	60.118	2,649	309,059	
14	31.67	1,412	164,738	
15	34.53	1,241	Sold	
16	40.31	1,128	Sold	
17	30.92	1,262	Sold	
18	30.27	1,377	160,655	
19	60.07	2,386	278,374	
20	30.16	1,092	127,404	
21	33.31	1,293	150,854	
22	46.86	2,174	228,275	
23	32.53	1,400	147,000	
24	67.19	2,277	239,000	
25	67.39	2,103	220,821	
26	160	5,466	539,342	

Sunset Drive - Waterfront Blocks

Lot Number	Waterfront	Land Area m2	Price AUD
1	41.66	3,840	318,720
2	42.33	3,890	322,870
3	38.99	3,235	Sold
4	39.9	3,139	Sold
5	40.8	2,875	238,625
6	40.3	2,533	210,239
7	40.04	2,401	Sold
8	124.82	32,858	850,000 + Tax

Sold: Lots 104, 105, 106, 107, 207, Lapita Plantation

Under Contract: Lots 62, 63, 64



Lapita Beach Land Development **STRATA PLAN**





Frequently Asked QUESTIONS

1. How do we get to Lapita Plantation Aore Island Vanuatu?

Qantas and Air Vanuatu have a direct flight from Brisbane to Espiritu Santo every Tuesday and returning on a Monday. From Sydney, Monday is a direct flight to Espiritu Santo with connecting flights back to Sydney Wednesday and Saturday. There are flights every day to the East Coast of Australia. (Pekoa International Airport is 30 minutes from Lapita)

2. Where do we stay?

We recommend you stay at Black Pearl or Aore Island Resort. Both have both been through major renovations. Aore Resort is 10 minutes via car or boat. Black Pearl is on the East Coast of Santo.

3. How to get to Lapita from your resort or hotel?

Just call Lapita on +678 5558005/Whatsapp or the resorts can organise transport as needed.

4. Can Australians buy land In Vanuatu?

Yes.

5. How do I build my dream holiday home at Lapita?

At Lapita we don't just sell you the land and walk away. We help manage your build. Lapita's preferred builder has extensive experience in building holiday homes for Australians in Vanuatu. KD Enterprise Ltd.

6. How much does it cost to build?

This is an expansive question but as a rule of thumb building cost starts at \$1,800 per meter and from there the sky is the limit.

7. Do I need Insurance?

Yes, In Northern Vanuatu storms and cyclones are not that bad, but when they head south they can pick up speed and intensity. We strongly recommend building to Australian standards for cyclone. Insurance Aon Vanuatu: www.aon.com/vanuatu

8. Can we pay In Australian dollars?

Yes.

9. How do we get finance?

There are two options:

1. Lapita has vendor finance on land only.
2. The banks In Vanuatu are no different than Australia. You can borrow in Australian dollars using your holiday home at Lapita as security. We recommend National Bank of Vanuatu: www.nbv.vu

10. What happens to our deposit?

Barrett & Partners Port Vila have trust accounts In both Vatu and AUD. Deposit are held as per the contract.

11. How do we find a lawyer or an accountant In Vanuatu?

Barrett & Partners Port Vila is a one stop shop for all your investment, accounting, Immigration and conveyancing needs.

12. What happens to my holiday home when I am not there?

Lapita Beach Eco Villas are happy to manage your property and rent as a holiday let Villa or you can lock it up and Lapita Private Security will look after your property for a minimal charge. Prices vary with different properties and sizes. Holiday let projections provided upon request.

13. Do we need a boat?

No, but they are fun.

14. How far away are schools, shops and where can I go for lunch?

Lapita Beach Club is open from 10 am. For owners and guests of Lapita the Beach Club is open for sunset drinks and dinner. Within 10 minutes of Lapita there are two resorts that are open for breakfast, lunch and dinner. There are a few good schools In Luganville township. Luganville International School is run to a NSW curriculum. There is regular daily services from Lapita to Luganville return.



**NORTHERN VANUATU
REAL ESTATE**

Get in Touch
CONTACT US

**We look forward
TO HEARING FROM YOU**



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Location
Lapita Beach, Aore Island
Espiritu Santo, Vanuatu

Northern Vanuatu Real Estate

ABOUT US

If you're looking for an amazing Vanuatu Property investment opportunity, Northern Vanuatu Real Estate (NVRE) is the best place to start. We specialise in waterfront real estate on the beautiful islands of Aore, Espiritu Santo, Marlo.

We are now selling a limited number of exclusive beachfront and water view blocks at Lapita Beach with your choice of land or house and land packages.

Northern Vanuatu Real Estate, based at Lapita Beach Aore Island, is a one stop shop for all your real estate and immigration needs in Northern Vanuatu.

In partnership with Barrett & Partners, our team has the experience to look after all your needs in making the move to Vanuatu, including:

1. Immigration services from Citizenship, Investors residency,
2. Company and trust formation, and
3. VIPA applications (foreign investment approval is needed to own a business for non-citizens) We can tailor it to suit your needs.

