

Below is link to the recommendation I read out for my part of the presentation and link to the Competition Policy Review.

<http://competitionpolicyreview.gov.au/final-report/>

## Harper Review recommendation 5: Cabotage — Coastal shipping and aviation

Noting the current Australian Government Review of Coastal Trading, cabotage restrictions on coastal shipping should be removed, unless it can be demonstrated that the benefits of the restrictions to the community as a whole outweigh the costs, and the objectives of the government policy can only be achieved by restricting competition.

The current air cabotage restrictions should be removed for all air cargo as well as passenger services to specific geographic areas, such as island territories and on poorly served routes, unless it can be demonstrated that the benefits of the restrictions to the community as a whole outweigh the costs, and the objectives of the restrictions can only be achieved by restricting competition.

Introducing an air cabotage permit system would be one way of regulating air cabotage services more effectively where necessary.

Also the map I make mention of on page 5 of the JSCNA PDF is located in this document [http://www.ga.gov.au/webtemp/image\\_cache/GA10271.pdf](http://www.ga.gov.au/webtemp/image_cache/GA10271.pdf)

The Mc Kinsey maps on the Casinos in Indian Ocean pdf are here <https://www.mckinsey.com/global-themes/urbanization/global-cities-of-the-future-an-interactive-map>

Not sure if you needed those links, just in case I guess.

Chris Su

# Lot 3018 and 3019:

## Investment Grade Vacant Crown Land

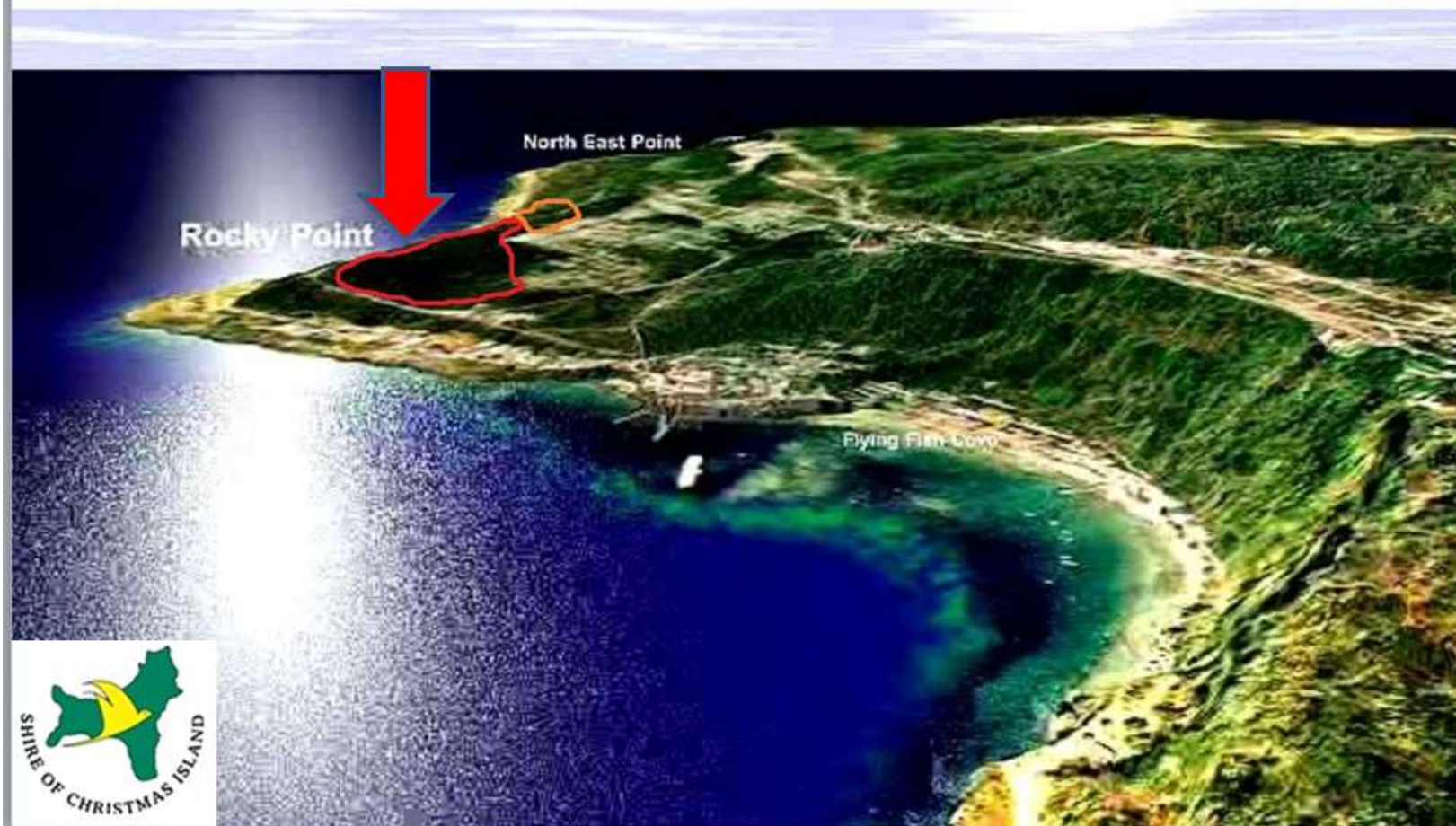
**Lot 3018:** 29.2 hectares

**Lot 3019:** 9 hectares



# 最好的發展區

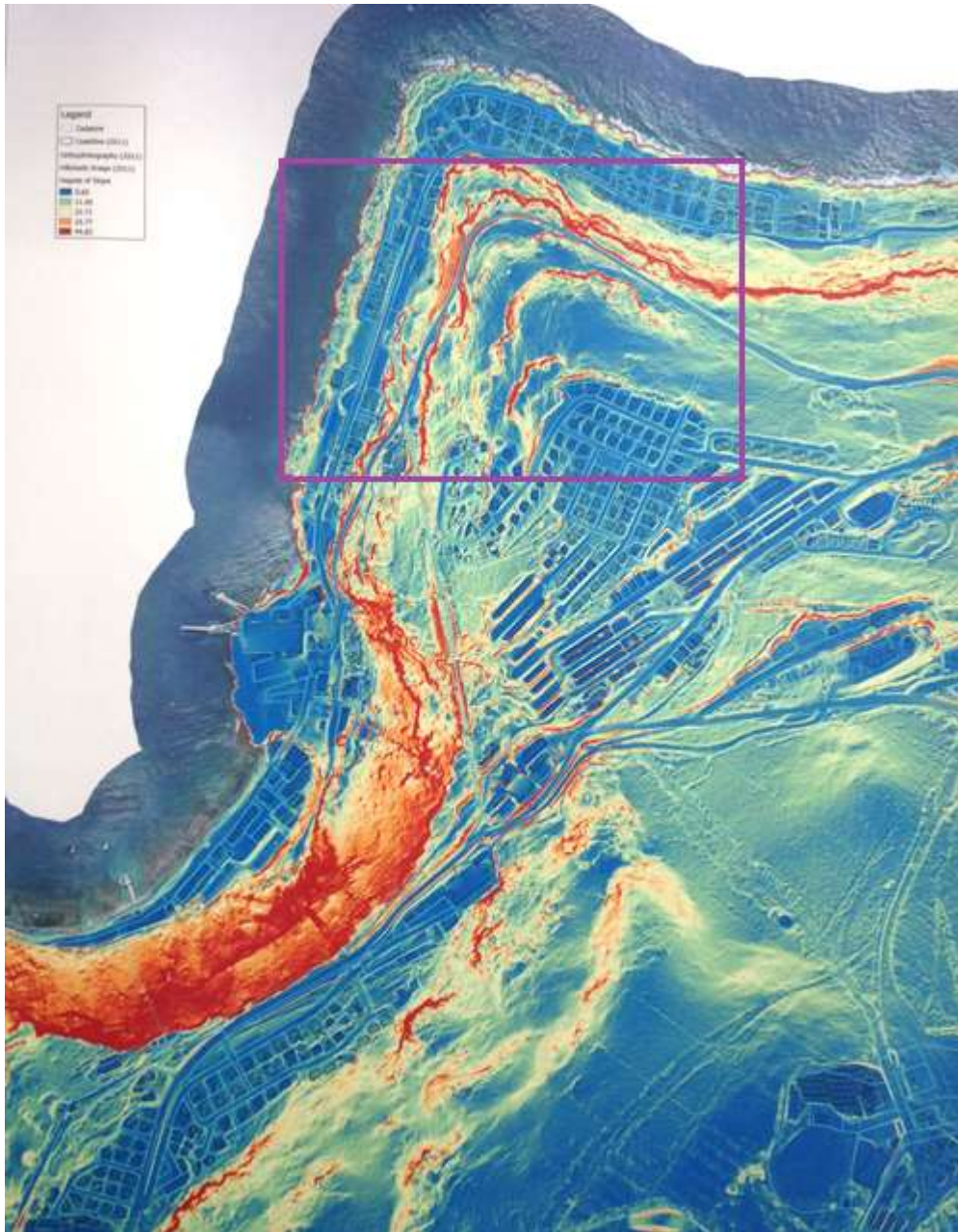
## Prime Development Site



# 高投資報酬率發展區

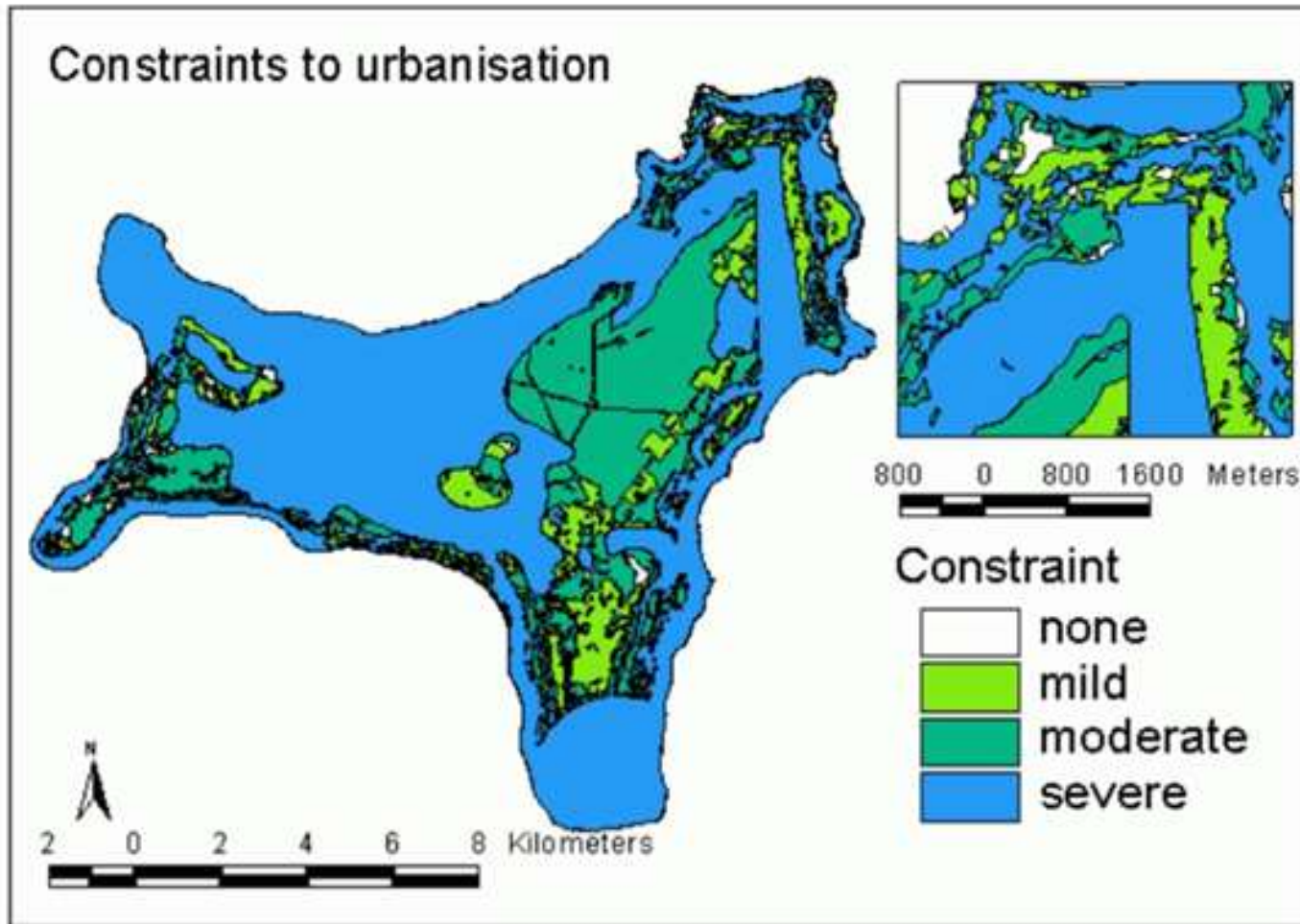


270 degree view of ocean. Power, sewerage adjacent.



Red indicates steepness.

Lot 3018 and 3019 relatively flat. Terrace formations going down hill.



**Figure 22: Shows whole of Christmas Island classified as either severely constrained, mildly constrained, moderately constrained or unconstrained for urbanisation or development.**

**Commonwealth GIS Study 2006 shows that the precise area of Lot 3018 has no constraints to development from a geological point of view.**

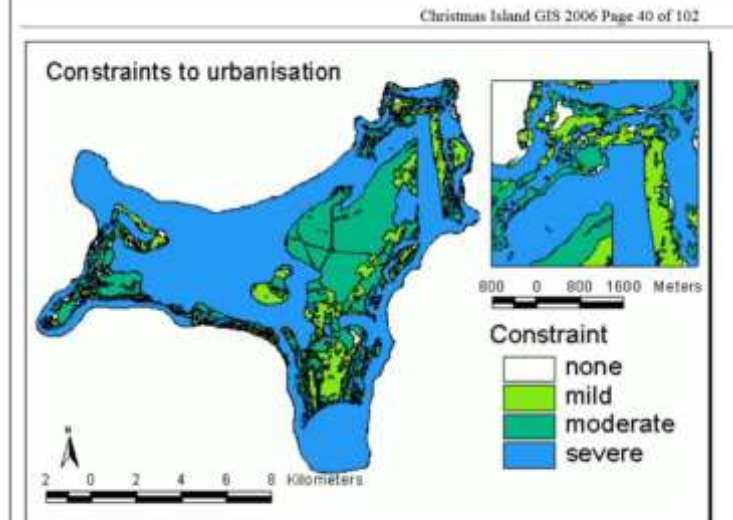
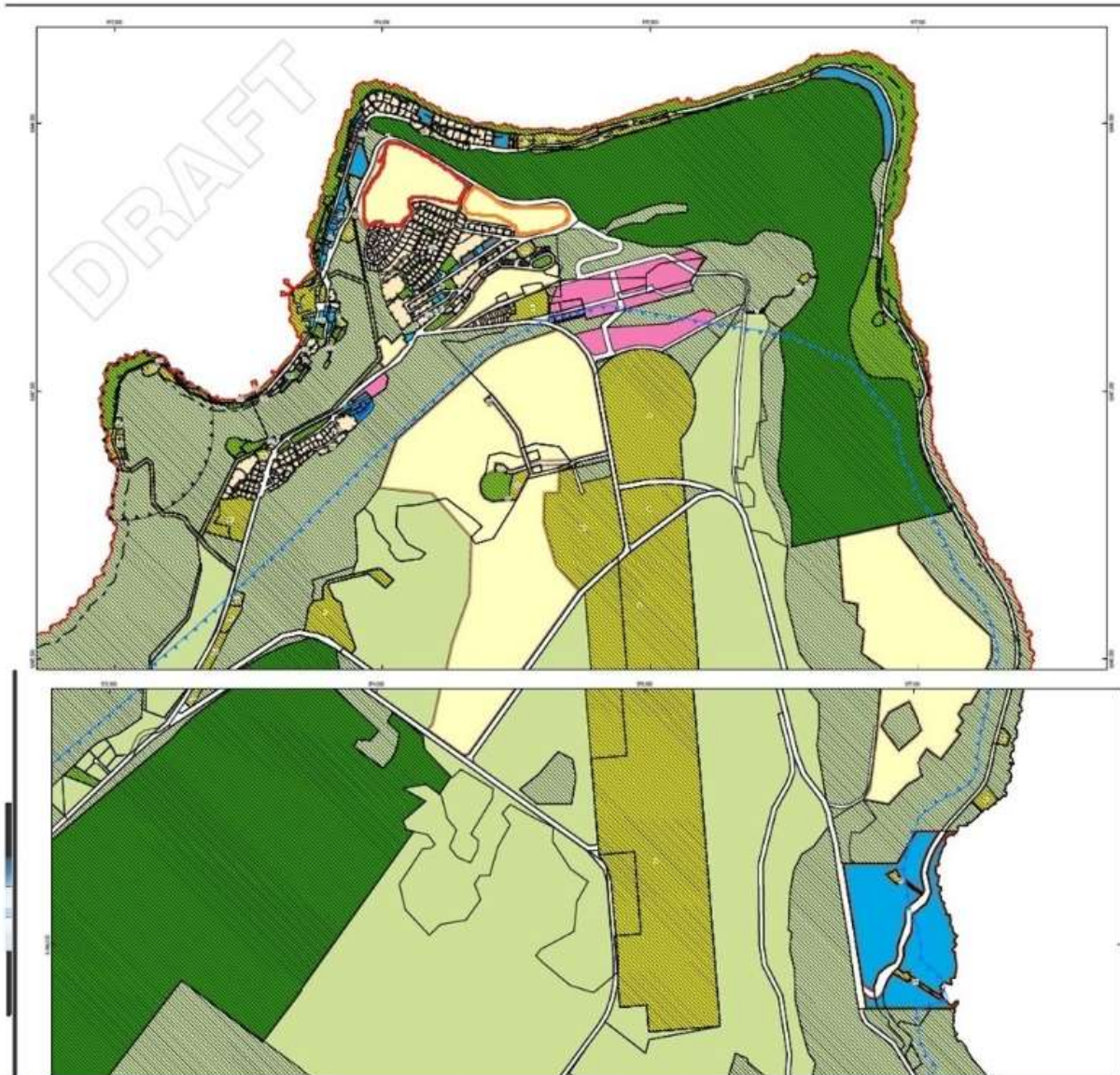


Figure 22: Shows whole of Christmas Island classified as either severely constrained, mildly constrained, moderately constrained or unconstrained for urbanisation or development.

**Extremely little of the Vacant Crown Land outlined in red is rated 'constraint free'.**



## Town Planning Scheme 2

- Zoned Urban Development

- may be utilised for resort/hotel/casino building with application protocols proscribed in TPS2





## **Case Study Construction: 2012 Inter Continental Hotel, Da Nang, Vietnam**

**5 year build time**

**200 rooms over 39 hectare complex**

**Cable car tram system throughout site**

**Five F+B sites**

**Two outdoor pools, spa, gym, library, games centre, business centre and function / reception halls.**



**Topography is more severe than the Lot 3018+3019 sites**

**Architecture plays to its strengths, giving each room an unrestricted sea view**



**Coast steepness  
resembles Christmas  
Is.**



**Drop in escarpment allows for multiple 2-3 storey buildings to sit in front of each other with sea views. Designed for privacy and exclusivity.**



**Each chalet is has an restricted sea view. Lot 3018 and 3019 would be able to offer a similar experience.**







## Christmas Island escarpments.

- unrestricted view of ocean
- multiple rows of chalets may have ocean views; increases profitability for hotelier.
- Lot 3018/19 is currently in Crown Land Management Plan to be released
- Zoned for urban development in current Town Planning Scheme.
- 30 hectare site capable of 200+ rooms

### CHALLENGES

Unsure of what size investor if any C'wealth has for this site? This site is the transformative catalyst for Christmas Island.

Needs to have a 200+ room idea, not a boutique 20 room idea.





**Contact:**

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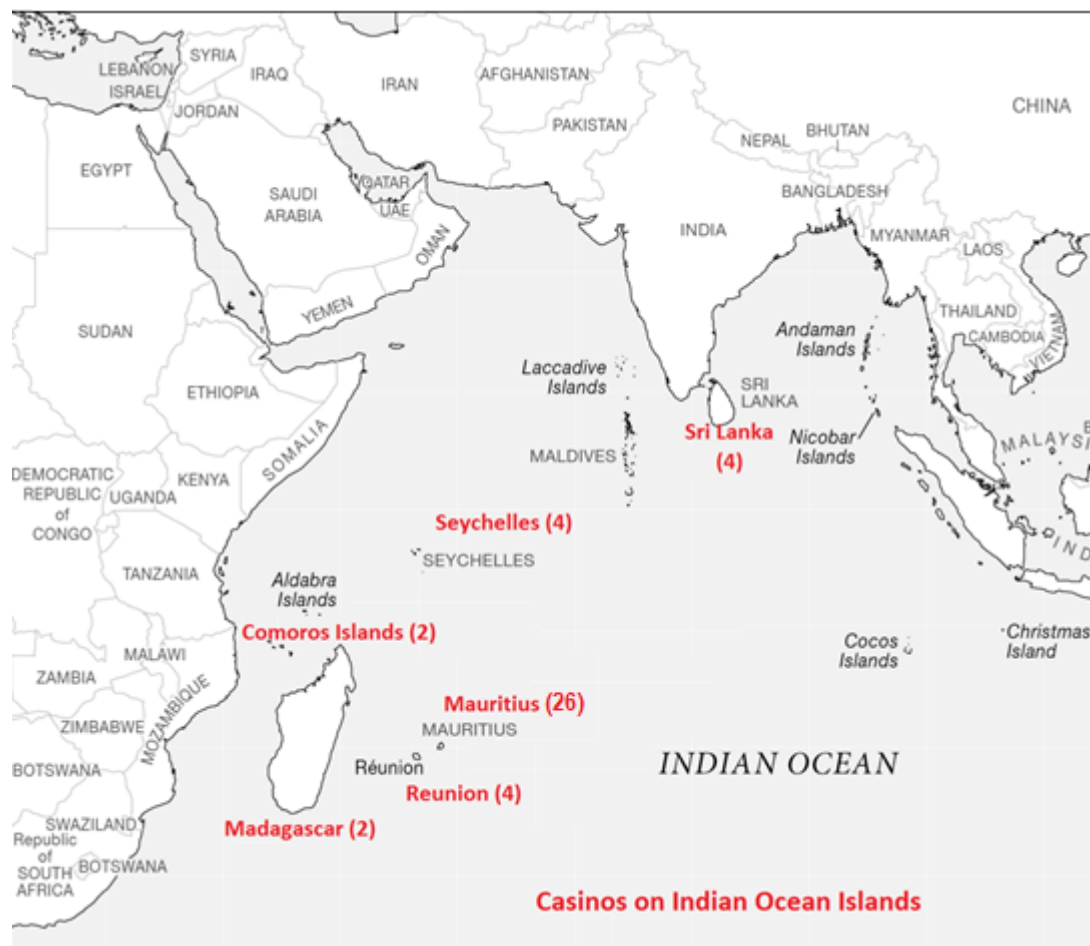
**Shire of Christmas Island**

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**9164 8300**

## 36 Casinos on Indian Ocean Islands



### Comoros – 2 Casinos

1. The Itsandra Hotel and Casino
2. Le Galawa Beach Hotel and Casino

### Reunion - 4 Casinos

3. Casino de Saint-Pierre
4. Casino de Saint-Denis
5. Casino de Saint-Gilles
6. Casino de Sud

### Mauritius 20 Casinos

7. Le Grand Casino De Domaine Les Pailles
8. Flic En Flac Casino
9. Ti Vegas Casino Quatre Bornes
10. Ti Vegas Casino Grand Baie
11. Casino De Maurice, Curepipe
12. Le Caudan Waterfront Casino in Port Louis
13. Trou aux Biches Casino
14. L'Amical de Port Louis Casino
15. Edith Cavell, Port Louis, Mauritius
16. Madia Mount Building, Labourdonnais
17. Tadbir Building, 1st Floor Royal Road, Triolet
18. Royal Road, Grand Bay
19. Rue La Source, Arcade Sibartie, Contact Flacq
20. Meridien Paradis Hotel & Casino

21. Le Saint Geran Hotel & Casino

22. La Pirogue Hotel & Casino

23. Flamingo Gaming House Casino

24. Banco Casino

25. Royal Game Casino

26. Palagames Casino

### Seychelles - 4 Casinos

27. Berjaya Beau Vallon Bay Casino

28. Club Liberté Casino Mahé

29. Paradiso Casino & Kempinski Resort Victoria

30. Victoria International Casino Victoria

### Madagascar – 2 Casinos

31. Colbert Hotel & Casino

32. Carlton Madagascar

### Sri Lanka – 4 Casinos

33. Bally's Casino

34. Bellagio Colombo

35. Casino Marina Colombo

36. Star Dust Casino

**NOTE:** At any one time, there are more than 15 cruise ships Casinos operating in the region.

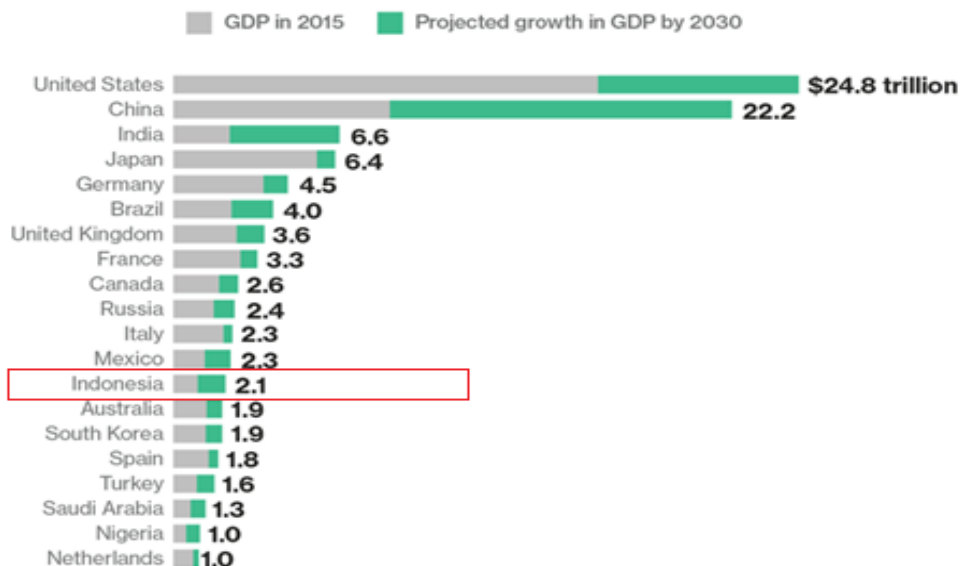
# The Case for a Casino near Jakarta

## 1. Growth of Indonesia

Indonesia set to double its GDP within **13 years**, adding **\$2.1 trillion USD** to itself

(source: US Dept. Agriculture)

### World's 20 Largest Economies in 2030



Source: U.S. Department of Agriculture

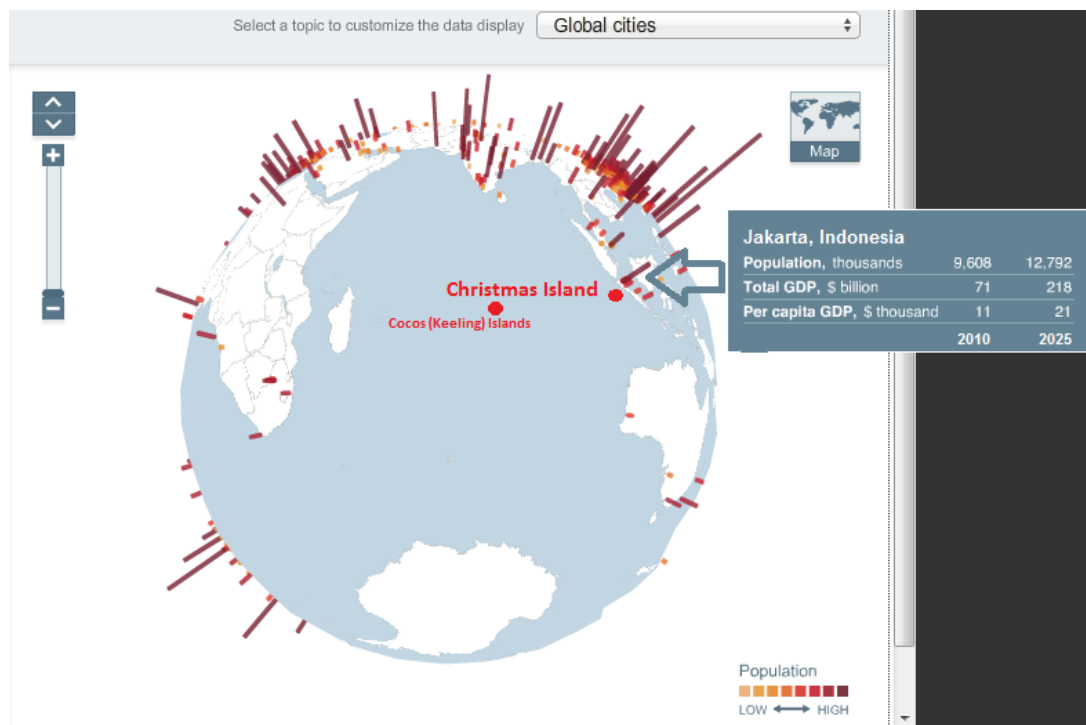
## 2. Growth of Jakarta

2025 Jakarta is predicted to have a GDP of **\$218 billion USD** with a population of **12.8 million people**.  
 (Mc Kinsey Global Institute)

2025 is **8 years** away.

**Currently** has **48,500 millionaires** alone in Jakarta.

**Currently** **65 Ultra High Net Worth** (more than \$USD 30million) in Jakarta.

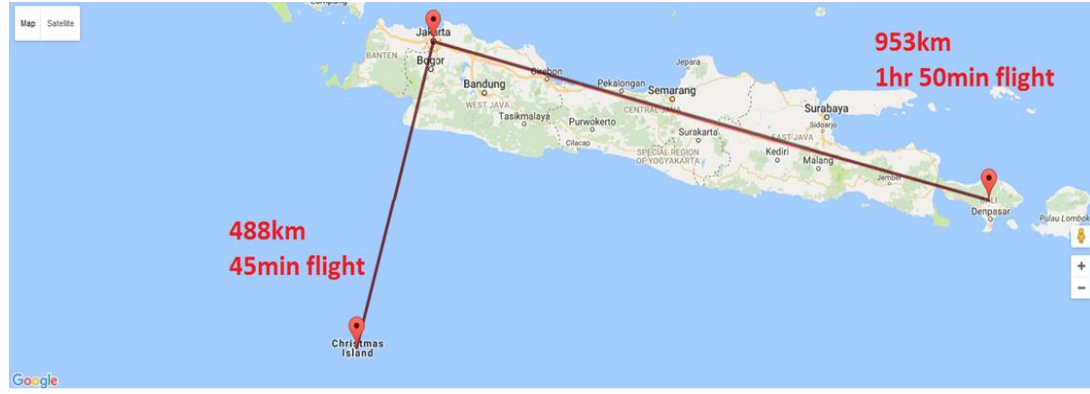


### 3. Proximity

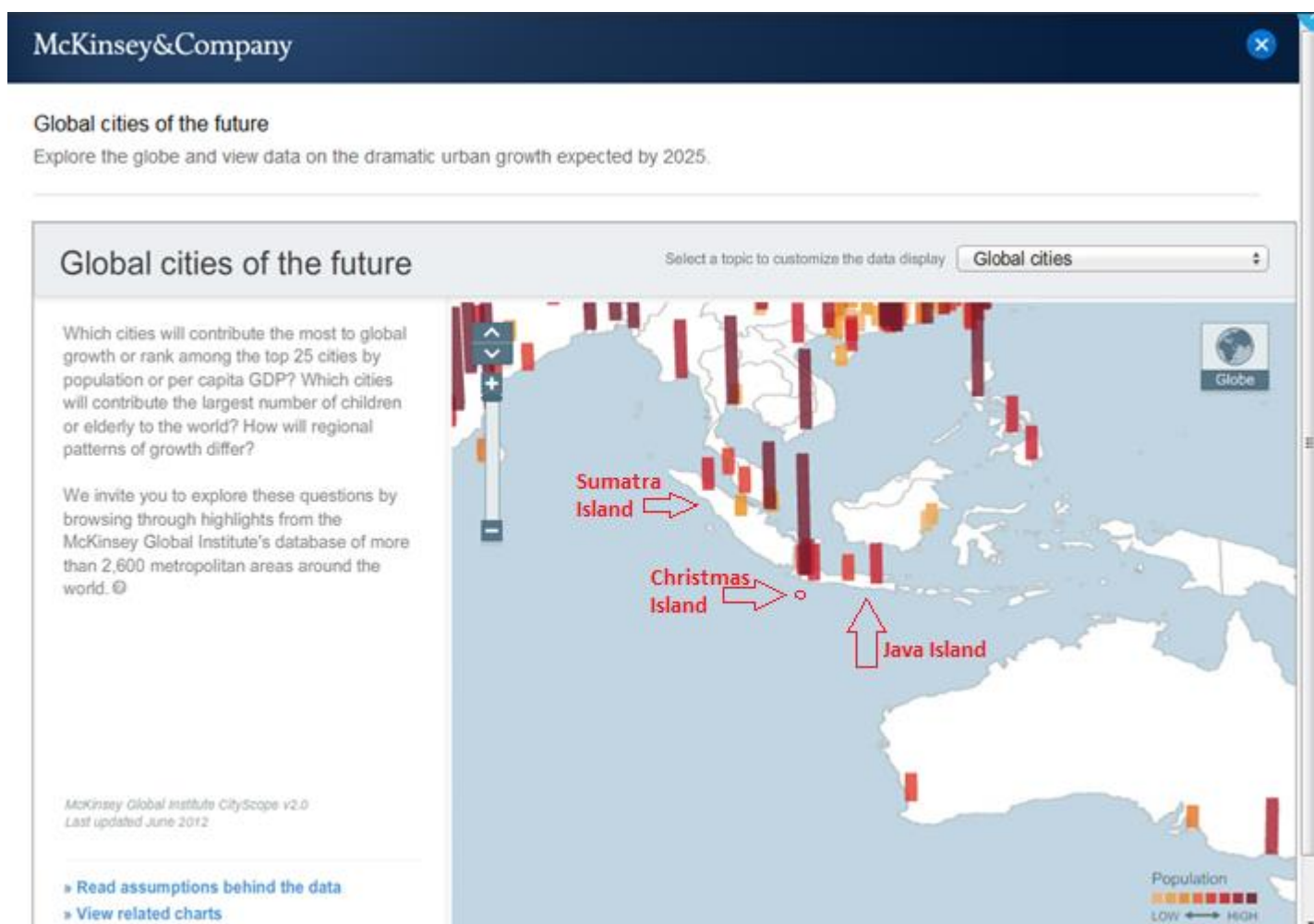
45 min flight time between CI and JKT.

Bali is approximately twice as far from Jakarta as Christmas Island.

JKT –Bali: 1000km  
JKT –CI : 500km



## 4. Java Island in 2025



Mc Kinsey Consulting predicts the growth of Java Island Cities by 2025 alone as:

City	2012	2025	Change
Jakarta, Indonesia	\$71 billion	\$218 billion	+\$147 billion
Bekasi, Indonesia	\$14 billion	\$43 billion	+\$29 billion
Bandung	\$10 billion	\$31 billion	+\$21 billion
Depok	\$10 billion	\$31 billion	+\$21 billion
Semarang	\$9 billion	\$27 billion	+\$18 billion
Surabaya	\$21 billion	\$64 billion	+\$43 billion
<b>TOTAL:</b>	\$135 billion	\$414 billion	+\$279 billion

Including the change in growth for Malaysia, Singapore and the rest of Indonesia, the region will see \$635 billion of growth for a \$1 trillion GDP amongst the cities by 2025. (Mc Kinsey Consulting)

A city 45min away by air will be seeing a \$145 billion increase in GDP over the next 8 years.

**What will we do about it?**