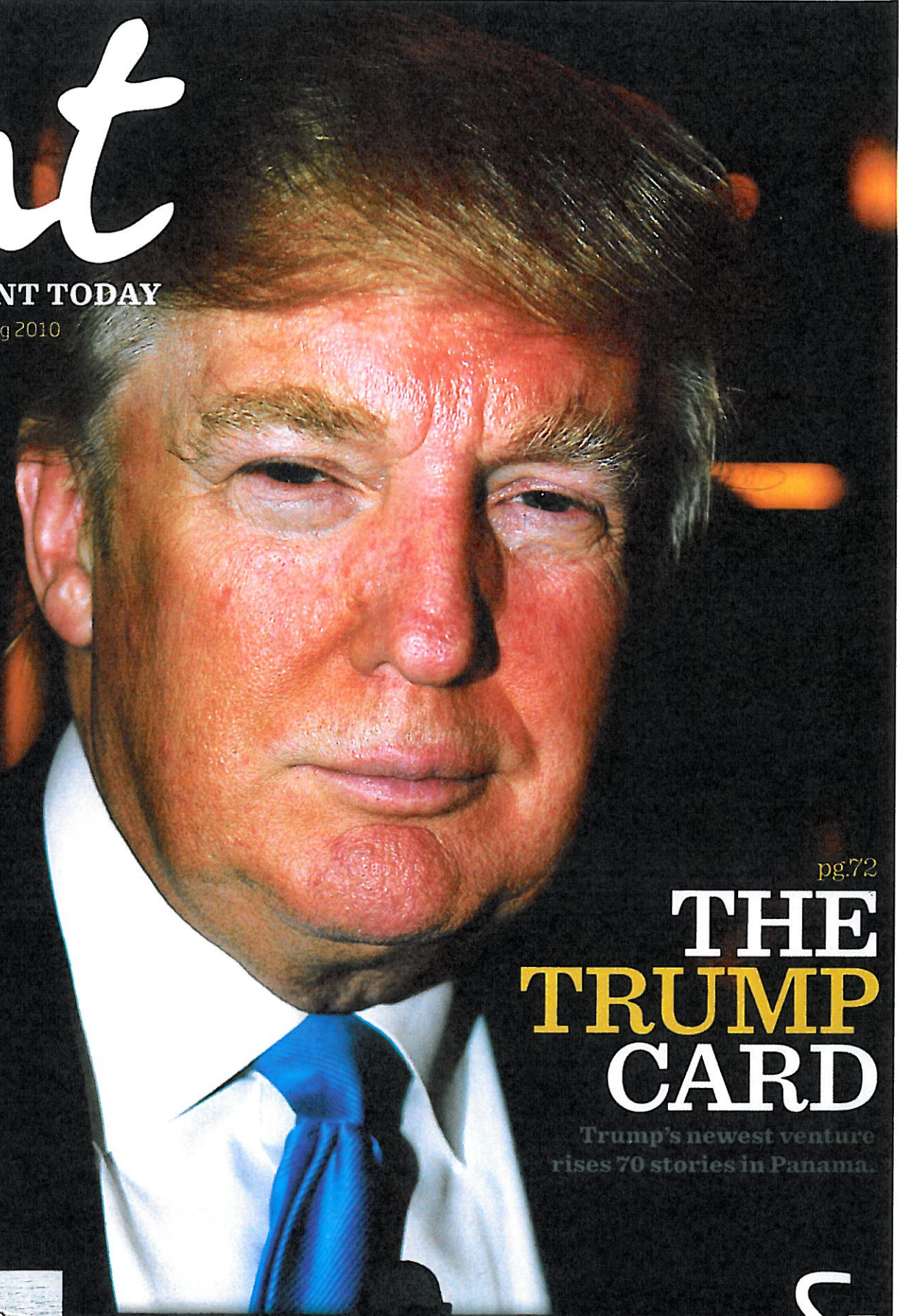


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MANAGEMENT TODAY

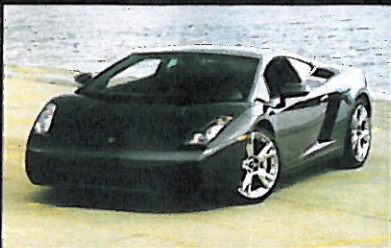
The Corner Office / Spring 2010



pg.72

THE TRUMP CARD

Trump's newest venture rises 70 stories in Panama.



**BUSINESS
IN THE** pg.26
FAST LANE

**JOHN PHILIPPSON
EXPLAINS THE
SLOW-COOKING
EXECUTIVE LIFE.** pg.120

&

Intimate Community

THE OIL NUT BAY COMMUNITY FOCUSES ON SUSTAINABILITY AND WELLNESS, BOTH OF WHICH ARE IMPORTANT TO VICTOR INTERNATIONAL.

> VICTOR INTERNATIONAL - OIL NUT BAY

BY LIBBY JOHN

Only accessible by airplane or boat,

Oil Nut Bay, a 300-acre development community in Virgin Gorda in the British Virgin Islands, gives a whole new meaning to getting away. Developed by Victor International, the community has 88 villas, a beach club, a children's club called the Nut House, a discovery center, retail and dining, spa and wellness center, hiking trails, pools, a helipad and a marina.

"Oil Nut Bay affords its owners customized design options with world-class architecture, while the master plan of the community incorporates groundbreaking carbon-neutral philosophy and implementation," the developer adds.

Chairman David V. Johnson says construction on the development is about halfway complete as of February. Five homes are being constructed and one is already standing.

"Construction is going great," he notes. "The beach club and the arrival dock is complete, and we're now paving the

// The Oil Nut Bay development in the British Virgin Islands will have world-class architecture.



[PROFILE]

Victor International - Oil Nut Bay

www.victorintl.com

Location: Virgin Gorda, British Virgin Island

Scope: A residential community

Employees: 300

themed colored concrete [a colored additive mixed into concrete]. The colors will match the native rock and it'll come out as a natural-colored concrete. We wanted a color that would match with the land."

Planning Ahead

Due to the limited availability of resources on the British Virgin Islands, logistics was a major challenge. "It's just a long way to Home Depot and so it's just a manner of great planning and having a great team to have the foresight to figure this out," Johnson says.

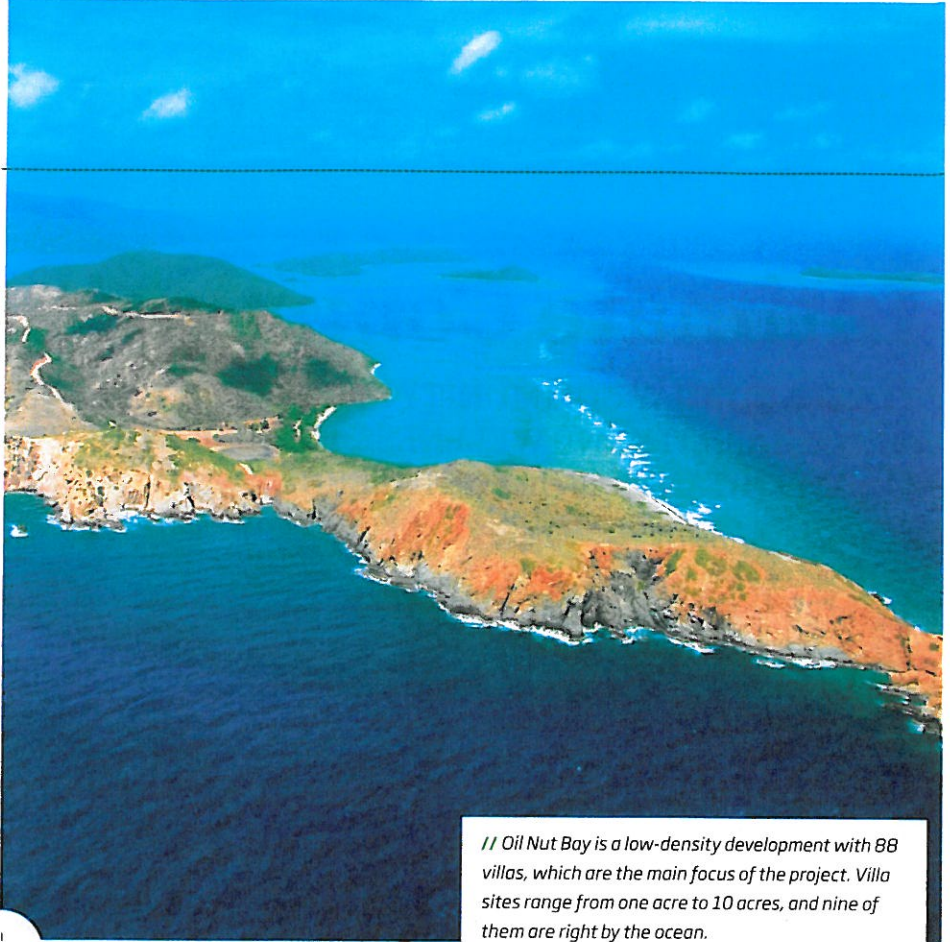
"It's a long lead time, and it makes fast-tracking construction more challenging," he adds. "We have to anticipate what things we're going to need."

Unique Environment

The Oil Nut Bay project focuses on families. "It is not anchored by a main brand," Johnson explains. "We want the individual villas to dominate."

It is also low-density, he adds. There is enough space for 400 homes, but the site will only have 88 villas. "That principal is extraordinary and sets us apart," he says. "More is not better. We want 88 of the right villas that are quality and have harmony with the land. Sites go from one acre to 10 acres. Nine of them [which are the beach villas] are by the ocean."

The villas are designed for "generational families" – families with grandparents, parents and kids coming together – with a penchant for outdoor recreation. "It is geared for generational families that appreciate nature and have a sense of adventure," he adds. "Parents that have kids – or parents that have children and are about to start having grandchildren –



// Oil Nut Bay is a low-density development with 88 villas, which are the main focus of the project. Villa sites range from one acre to 10 acres, and nine of them are right by the ocean.



they all will have experiences that will last a lifetime."

The economic conditions have not impacted homes sales, Johnson says. "In today's world, these are the most unique home sites and that gives people a reason to act," he says, adding that they have no debt.

Exceeding Expectations

As the chairman of Victor International, Johnson's role was to "create the vision and implement the vision and make sure the vision stays on track," he says. "I really

think our company is the best at what we do. Our commitment is unique."

Sustainability was also a priority. Because, the project is aiming for LEED platinum status, it utilizes recycling construction materials, and is installing solar panels and low voltage lighting.

Green building is nothing new for Victor International. "I've been green for 30 years, before it became popular," he says. "It's our responsibility, I believe, to reduce our impact in what we do and manage the resources that we have diligently." *•mt*