



**Hotel  
Refurbishment  
International**

*DSA ARCHITECTS & MLC - The One & Only, The Palm - DUBAI*





# INNOVATION THROUGH COLLABORATION

Hotel Refurbishment International (Pty) Ltd is the pre-eminent leader in the field of Hotel Refurbishment, Design & Development.

Having a wealth of expertise that far surpasses expectation allows HRI to offer their Clients a service that ensures turnkey projects are delivered on time, in budget and to international standards.

*CKR – The Palace of the Lost City, Sun City, South Africa*



## OUR EXPERTISE

Hotel Refurbishment International has assembled a Team of highly qualified and experienced professionals, who are all leaders in their respective fields.

This formidable Team has years of expertise and knowledge in the Hotel and Leisure industry that culminates in a level of dedication, vision, passion, creativity and commitment to delivering exceptional Hotel Refurbishment Projects.

HRI is headed up by our Development Managers, Gavin Watson and Raymond Kramer, both of whom have international experience in development management, negotiations and provide seamless liaisons between the Client, Professional Team and Contractors.

Hotel Refurbishments International has positioned its service offering in a manner that will empower the Hotel and Leisure Industry to achieve the above mentioned objectives.

**"On Time, In Budget & to International Brand Standards"**

*LLP – Le Suffren Hotel – Port Louis, Mauritius*

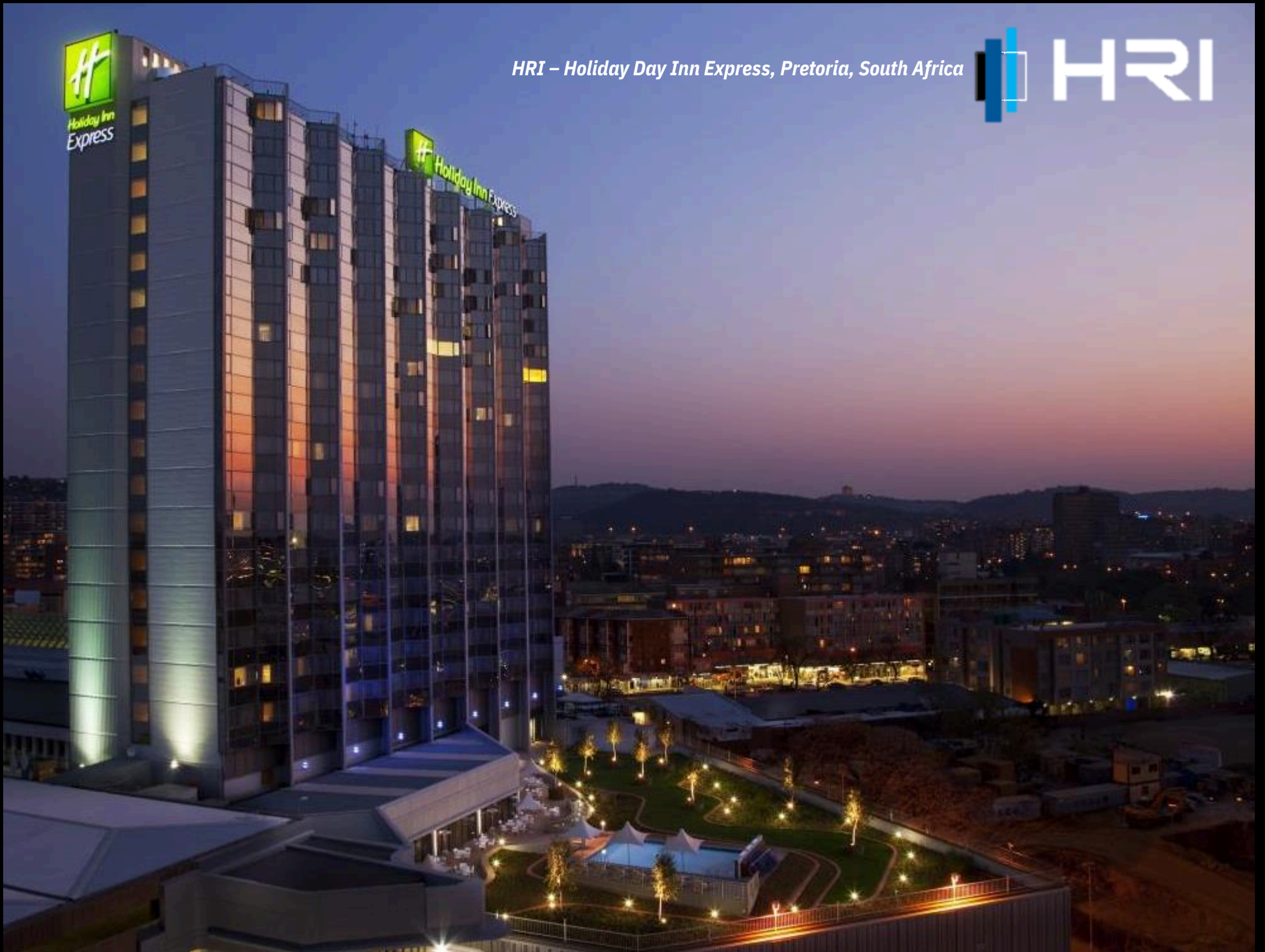


*LLP – Southern Sun, Rosebank, Johannesburg, South Africa*





*HRI – Holiday Day Inn Express, Pretoria, South Africa*



# DSA ARCHITECTS INTERNATIONAL - ARCHITECTS



DSA Architects International is a leading, award winning architectural practice with a passion for creative Architectural Design. Our dynamic international design teams, have delivered over 130 Leisure & Hospitality projects comprising 19 000 keys in 45 countries and 5 continents.



*DSA ARCHITECTS – Four Seasons Jumeirah Beach, Dubai*



DSA ARCHITECTS & MLC – Zimbali, Kwa Zulu Natal, South Africa



# MLC - CONSTRUCTION COST CONSULTANTS



Leaders in quantity surveying and cost management services, MLC has been steering our client's projects towards success since 1936. Over the past eight decades, we have acquired extensive experience in the field of construction cost consulting and together with our forward-thinking approach focused on critical insight, imagination and innovation, we have established ourselves as a visionary within the industry, adding numerous award-



*MLC – The St. Regis Mauritius Resort, Le Morne*

# LLP DESIGN – INTERIOR ARCHITECTURE



We have completed a range of hotels, game lodges, hospitality facilities, convention centres & casinos in 25 countries across Africa, Europe, the Middle East & Indian Ocean Islands



*LLP Interior Architecture – Radisson Restaurant, R Tambo Airport, Johannesburg, South Africa*





# BK PROJECTS – PROCUREMENT



Vast experience with a global network, creative sourcing to supply chain management provide a comprehensive end to end procurement solution



*BK PROJECTS – The Houghton Hotel, Johannesburg, South Africa*





**BK PROJECTS - Hilton LXR Mango House Resort Hotel, Seychelles**



**BK PROJECTS - One & Only Le Saint Geran Hotel, Mauritius**



**BK PROJECTS - Urban Lusaka Hotel, Zambia**



**BK PROJECTS - Jumeirah Al Naseem Hotel, Dubai**

# CKR – CONSULTING ENGINEERS



Our multi disciplinary Engineers cater for electrical, structural, mechanical ( HVAC, Fire, wet services, lifts), IT and lighting requirements with efficient and cost effective solutions.



*CKR - Monte Casino, Johannesburg, South Africa*



# OUR SERVICES

## HRI SERVICE OFFERING

Hotel Refurbishment International (Pty) Ltd offers a total turnkey holistic service that covers all aspects of the Hotel and Leisure Industry. After the Development team has carried out a due-diligence and assessment of what is required to energize the respective Hotel, a formalized strategy is conceptualized and implemented in accordance with the below criteria and potential scope of works required.

### DEVELOPMENT SERVICES FOR REFURBISHING AND NEW HOTEL PROJECTS

- Site Inspection and evaluation for new and existing hotels
- Appointment of the complete design development team, including Architects, Project Managers, Interior Designer, Mechanical, Electrical and HVAC Consultants, Engineers and Procurement.
- Presentation of proposed Architectural layouts and prospectives
- Quantity Surveyor projected capitol cost, project manager project programme
- Feasibility study including 5 year forecast
- Preparation of bankable document including artist impressions, sketch plans, quantity survey report, programme and feasibility
- Assisting owners with presentations to financial institutions
- Preparation of tenders and selection of principle building contractor, selected and direct sub-contractors
- Project Management and consultants supervision
- Monthly cost, quantity and progress reports
- Procurement of FF&E and OS&E
- Full handover procedure, including all operating manuals and service agreements

### OPERATING MANAGEMENT SERVICES OFFERED

1. Pre-Opening Services for New and existing branded and unbranded Hotels
  - Selection of General Manager
  - Recruiting of Staff
  - Staff Training

## 2. On-Going Services

- Quality Control
- Financial Controls
- Head Office Marketing Support
- Procurement & F&B
- Monthly Management Reports to Owners
- Staff Training

## 3. Facilities Management Services

Services extended beyond the testing, commissioning and training period until the Ops Team is fully acquainted with the building and the all the FM principals engrained in their DND to successfully run /manage the facility



DSA ARCHITECTS

*Eagle Crag,  
Kwa Zulu Natal, South Africa*



DSA ARCHITECTS

*Phinda Forrest Lodge  
Kwa Zulu Natal, South Africa*

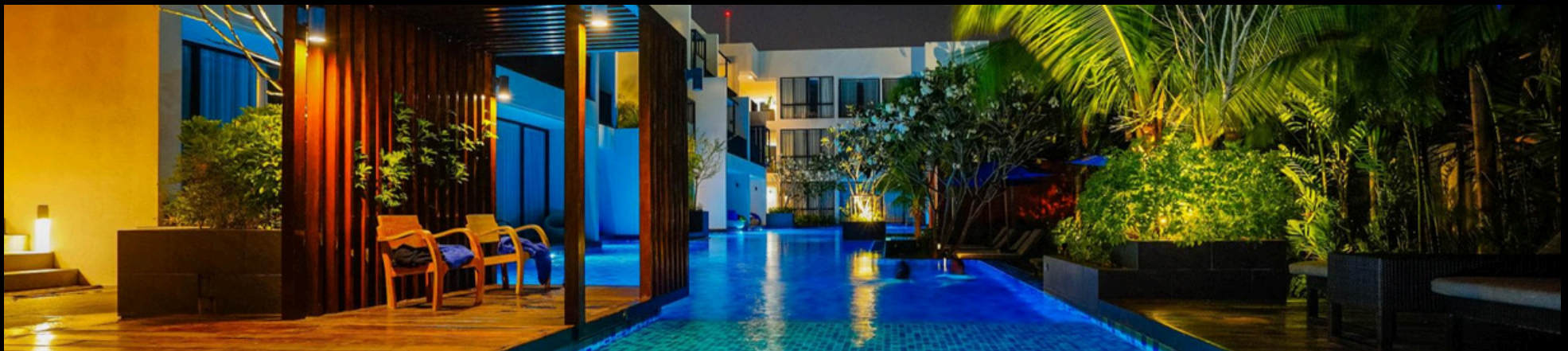
## OUR SERVICES ALSO INCLUDE

### BRANDING AND MARKETING SERVICES

- Brand conceptualisation, design and creation
- Rebranding to international standards
- Corporate Identity positioning
- External and Internal communication elements
- Marketing Strategies
- Website design and development

### BUYING OR SELLING A HOTEL

- Due diligence( DD)
- Financial - Management accounts, P&L statements , Balance sheet
- Operations - Management, Finance, Front Office, Rooms division, Housekeeping F&B. Maintenance , security
- Human Resources (HR) - General Manager, all senior Heads of Departments.
- Reputational Perception - Social media, On line booking platforms. Trip Advisor etc.
- Technical Due Diligence (TDD)
- Report on - structure, Plumbing, Aircon, Electrical, Fire, Lifts, Kitchen, Outdoor/Pool areas
- Budget - Prepare 5 year Maintenance report and budget





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The Projects featured in this website have all been created or worked upon by key members of our team. These specialists have in many cases collaborated together for more than two decades, which leads to efficient and cost effective results thereby increasing the profitability of the successfully completed projects

**"Refurbish, Refresh and Rejuvenate"**

