

Chapter 1 : Return On Investment For Hotel Assets | PKF UK Reports

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Construction "Expedition Maldives Pvt. Our goal is to make the most expertly designed structure as economically as it can be. During days gone by 07 years, Expedition Maldives Pvt. Ltd, a company, has successfully completed a wide range of construction projects for the private sector, hotels building, and government projects. Background Developing a 5 star hotel in Maldives. The project environment "Mendhoo" island is located in BAA-Atoll which can be an individual standalone island. That is an investment of Blue line corporation, Netherland. The project commenced on February. The island is plan and design for bed rooms with other necessary building in a five hotel. The first phase of the project is going to complete bed rooms and required other buildings, such as restaurants, bars, sport centers and etc. The remaining project phase of bed room will start after analysis of performance. Project objectives 1- To monitor the project works day-by-day and how the project team performance to avoid the issues that are facing on the project activities to complete project on time. Stakeholders Stakeholders of this project thought as all internal and external stakeholders. Internal stakeholders who involved in this project are Investors, investing for the project, Board of Directors, Managing director, Organizational staffs, Project manager, Project associates, Contractor and Suppliers. External stakeholders are government agencies, Architectures, Consultants, Competitors, Tourists and banks. Project Scope and Time Management Scope is creating a five star hotel in Maldives, to provide top quality accommodation for the clients and also to deliver owners acceptable quality works within given budget and timeframe and project time is managed buy based on the work breakdown structure WBS attached in this plan. Human resources management This looks on the procedure which required and exactly how these folks effectively involved in the project. This may includes all the stakeholders. In the organizational planning it was mentioned roles and responsibility of each member, whom they ought to report and offer the best resources to the staffs, that includes provide the best training which required for the project and good standard of food, accommodation, health insurance and safety. Financial Management Required funding is provided by the investors for part payments from Blue Line Corporation, Netherland. They may be paying in many different phases, based on the ongoing project works. Internally project will be audit; according to the audit management system will monitor and order the mandatory good and materials for the project and made the payment for contractors and suppliers. Stakeholders Roles and responsibilities 1- The project investors will oversee the research of the business and finalized the budget for the project and investing on project. Managing day-to-day activities of the business enterprise, authority delegated from board and implementing board policies and strategy, allocating resources necessary to achieved the objectives. In addition they help obtaining commitments to complete the project within schedule and limited budget. This used for upper management to communicate with lower management. It will provide the resources for planning, evaluating, monitoring, and controlling to a project through both formal and informal channels. Risks management In the risk identification of the project, all determined risks will be stored in a risk register which list will be determine which risk is most danger to the project and can give more priority to attend the high risks first likewise resolving one after another. Tools and Techniques consider are Documentation Reviews, Information Gathering Techniques, Checklist, Assumption Analysis and Diagramming Techniques such as Cause and effect, and fishbone Ishikawa diagrams, Process flow charts, Influence diagram Risk treatment solution is a part of risk and and yes it is a part of risk management plan. This plan will show the way the risk will be managed either that is high, medium or low. According to the project the first create risk management plan that will guide the associates and stakeholders, how they react on the chance. Communication Plan Maintain the communication on the list of stakeholders, according to the communication matrix given below.

Page 1 THE INTERNATIONAL HOTEL FIVE STAR STANDARD HOTEL/RESORT DETAILS Details about the hotel or resort applying for 5-star classification Name Address Owner.

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Chapter 3 : Category Result

The project report titled 'five star hotel' includes Present Market Position and Expected Future Demand, Market Size, Statistics, Trends, SWOT Analysis and Forecasts. Report provides a comprehensive analysis from industry covering detailed reporting and evaluates the position of the industry by providing insights to the SWOT analysis of the.

How to measure return on investment has always been a topical subject with a wide range of measures available. However, it would appear that the norm for most companies and institutional investors tend to be around two main measures: This is by far the most common method adopted by companies especially in Europe. The difficulty with this method is that not all or a disproportionate amount of shared resources may be attributed to a project, thus distorting the true return. In addition there are a number of variations in calculating this, for example, some investors just look at the returns on equity or debt employed rather than the combination. As an indicator the average IRR for hotel investments in Europe ranges from Invariably, in most instances this tends to be greater than the risk free returns that say ten-year bonds generate. To this a premium is added to reflect execution risk. One way of looking at how much a hotel is worth is by applying this multiple to the earnings. The multiple depends on whether the asset, for example, is a trophy or not. As such multiples can range from 6 to 18 times earnings, with an average of This has tended to be on the higher side in recent years as hotel assets continue to be attractive. In addition it is not unheard of investors paying over 20 times earnings for properties usually one-off trophy assets in some instances. In the table below we highlight a select number of recent European transactions that clearly demonstrates the range of values, and premiums, that investors are willing to pay for different asset classes. It should be noted that the opaqueness of the European market continue to be a deterrent to a true benchmark of hotel value and the following, while generically true, may not represent expected values. Clearly the value an investor is willing to pay for a five-star hotel is well above that of say, a four-star or a budget property. This underlines the desirability of this asset class and, at least in most instances, investor confidence in that a five-star property is able to deliver higher earnings with less risk. The decrease in value per room in could be explained by the fact that during this period the number of unusually highly desirable five-star assets traded was less than that of Other methods Whilst the measures above provide a good indication of whether a project is desirable or not, it does require some detailed analysis and assumptions both in regard to the project and the investor. In addition these measures tend to be project and company specific and would not therefore necessarily reflect market norms. As such highly desirable projects can be ignored for not passing the initial hurdle rates. In addition to the above there are two other methods that are increasingly being looked at by investors in determining the attractiveness of a particular investment. This partially stems from the type of investor that is entering the market, for example property and private equity, who may have different techniques in evaluating projects. Payback " Is the simplest of the measures and is often used as a quick check on the attractiveness of an investment. It is probably one of the most popular techniques among individual investors. The theory being that after the original cost of investment is recuperated the remaining cash flows goes towards creating shareholder value. This is reflective of the metamorphosis that the hotel industry has been through in recent years with these assets becoming highly desirable. The lower the yield the better it is for the seller. The idea being that a buyer will be prepared to pay more for an asset given the current level of earnings. The drawback with this approach is understanding what is a good yield. As such, in Europe, at least, this method remains muted. Additionally the opaqueness of the transaction market makes it that much more difficult to benchmark comparable transactions. However, the golden rule is, at least for the seller, is that the lower the yield the better. For the buyer an asset will only be attractive if the yield outweighs the cost of debt. The table below not only illustrates this but also provides an indicator of hotel investment sentiment over recent years. Average cap rates for Europe range between 5. If you would like to discuss any of the issues raised in this article please click here to contact PKF UK.

Chapter 4 : Developing A Five Star Hotel In Maldives Construction Essay

DOWNLOAD PDF PROJECT REPORT OF 5 STAR HOTEL

Construction of 5 star hotel each team will determine if the issue is significant enough to report it to the Project Manager. The Project Manager, in consultation.

Chapter 5 : Five Star Hotel & Yacht Club Project, Panama – Finance & Investment

calendrierdelascience.com How to Start a Hotel (4 Star Hotel, Hospitality Industry) Detailed Project Report, Profile, Business Plan, Industry Trends, Market Research.

Chapter 6 : PROJECT PROFILE FOR 3 STAR HOTEL

Five Star Hotel - Detailed Project Report, Profile, Business Plan, Trends, Market Research, Survey, Feasibility Study, Investment Opportunities, Cost And Revenue, Plant Economics, Working Capital Requirement, Plant Layout, Cost Of Project.

Chapter 7 : Project Report on Hotel (Financial Analysis) | Management Paradise

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Project Report on Hotel and Resort calendrierdelascience.comT ABOUT THE PROJECT To set up a Hotel cum Resort having all the modern facilities in an area of 20 Acres in Jaipur, Rajasthan.

Chapter 9 : 5 Star Hotel | Upcoming Projects in India | New Projects Information | Business Leads India

The Govt. of India provides interest subsidy to approved hotel projects set up under one, two & three star category as well as to heritage hotel projects sanctioned loans by State Industrial Development Corporations, State Financial Corporation, Industrial Finance Corporation of India and Tourist Finance Corporation of India.