

# FACT SHEET

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## Hotel & Game Farm at Christiana

### Property Descriptions:

#### GAME FARM

Remaining extent of the farm Kromellenboog 320.

Registration Division HO

Province NW

In Extent: 1194,9557 hectares

#### HOTEL & SPA

Remaining extent of the Farm Christiana Town and Townlands 325

Registration Division HO

Province NW

In Extent: 543,4775 hectares

### Purchase Information

1. The Property was purchased at an Auction on 12 March 2015. The Sales Agreement was signed on 24 November 2015 for R 38 000 000 VAT Excl.
2. An amount of R 6 399 200 was paid towards the sale split as follows:
  - a. Deposit – R 3 800 000
  - b. VAT – R 532 000
  - c. Agents Comm./Attorney Costs – R 2 067 200

3. NWDC also paid the Municipal Account:
  - a. On behalf of Seller – R 3 168 889.27
  - b. For NWDC up to 30 September 2015 – R 887 870.62
4. On agreeing to pay the Municipal bill on the seller's behalf an addendum was signed. The Purchase Price was reduced with the R 3 168 889.27 and the interest (11%) was halted at 30 September 2015. The Purchase Price is now fixed at R 38 602 126.62
5. The Municipal Account includes the Retirement Village and needs to be split by the municipality. The electricity box also needs to be divided, cost already paid, before transfer can take place.
6. Bank Guarantees from ABSA Bank was issued.
7. The delay of transfer is on the Municipal Clearance side.

### **Property Management of Christiana:**

1. Ms Julia Saville and a Team from Cookes Lake are currently managing the Hotel.
2. The hotel rooms are being maintained and are open for bookings, including one-night guests
3. Staff on site are able to provide meals.
4. Conferences and meetings are held there.
5. The Game Park can also be visited and a Game Ranger was appointed to take guests around and manage the Park.
6. Game recently audited in the game park are as outlined below.



#### **DATE OF GAME COUNT: 8 AUGUST, 2015 by De Villiers Grobelaar Helikopter Dienste**

- i. SPRINGBUCK 146
- ii. KUDU 22
- iii. IMPALA 119
- iv. OREX 42
- v. WATERBUCK 42
- vi. GIRAFFE 14
- vii. ZEBRA 34
- viii. OSTRICH 29
- ix. HARTEBEES 68
- x. BLESBUCK 107
- xi. BLACK WILDEBEES 114

## **Maintenance:**

1. The following Maintenance Projects are in Progress:
  - i. Swimming Pools fixed
  - ii. Playground painted and fixed. (Put-Put, Chess, etc)
  - iii. Air conditioners Serviced
  - iv. Generators Serviced and Automation
  - v. Borehole Services and Tanks erected
  - vi. Deep Clean of Hotel (Kitchen, rooms, offices and conference facilities etc.)
  - vii. Pest Control
  - viii. Carpet Cleaning
  - ix. Upholstery Cleaning
  - x. Hygiene Upgrade
  - xi. Servicing of Extractor Fans
  - xii. New equipment and upgrade for Kitchen (x2)
  - xiii. New equipment and upgrade for Laundry
  - xiv. New Linen and Towels
  - xv. Thatch maintenance
  - xvi. Lightning Detectors
  - xvii. Sprinklers on roof – service and fix
  - xviii. Gardening maintenance – Grass, plants, trimming, cleaning and fixing fountains and fish ponds
  - xix. Painting
  - xx. Safety Fencing
  - xxi. Game Park Fence to be repaired.
  - xxii. Water Holes in Game Park/ Windmills and pumps.
  - xxiii. General Maintenance – Geyser repairs, broken doors, benches and shade etc.

All necessary permissions to keep animals and to fish and to have access to the riverbank are being obtained and as soon as we have them these facilities (fishing and camping) will also be upgraded and made available to guests (At a price)

## **The history to Christiana Hotel and Resort**

The original Christiana hotel was built in circa 1964 and in circa 1985 was taken over by Aventura Resorts. In circa 1999 the hotel's trading name became Protea Aventura and in 2001 the name changed to Aventura Vaal Spa. During this time the state had an interest in the Aventura Resorts.

In 2002 the Protea Hotel Group got involved and the trading name was Protea Hotel Vaal Spa Resorts.

In the year 2008 the new owner took over the hotel and it was called Protea Hotel Christiana and traded with the last mentioned name until 2014 just before the company was liquidated. The hotel was then called Christiana Hotel and Conference Centre until it was purchased by the NWDC.

Now with the state, through the NWDC purchasing this resort, it has come a full circle , allowing the state to be involved in economic development.

## **In Summary**

The NWDC, in support of the West Provincial government's focus on villages, townships and small dorpiens (VTSD) and agriculture, culture and tourism (ACT) identified the resort as an integral asset for the growth of the area and looks forward to the reaping the fruits of economic growth, development, tourism growth and job creation that it will bring the surrounding towns of Christiana and Bloemhof.

