

# HOTEL LICENSING DEPARTMENT



## ACCOMMODATION/HOTEL SECTOR BAHAMAS – SEPTEMBER 2010

*THE HOTELS ACT - An Act to make provision for the licensing of, and the regulation and improvement of standards in hotels; for the imposition of an hotel guest tax; and for matters connected with or incidental to those purposes.*

30<sup>th</sup> September, 2010

**CONTENTS**

	PAGE
❖ HOTEL UPDATES	3
❖ HOTEL CLOSURES	6
❖ HOTEL REOPENINGS	7
❖ NEWLY LICENSED	7
❖ MANAGEMENT CHANGE	8
❖ RENOVATIONS/UPGRADES	8
❖ HOTELS ON THE MARKET FOR SALE	11
❖ BAHAMAS HOTEL MARKET FOCUS – MULTI-USE RESORTS UPDATE	13
❖ HOTELS UPDATE (FYI)	14

**MISSION STATEMENT**

*“To facilitate world-class experiences for hotel guests, employees of hotels and investors in the hotel industry, through the frequent monitoring of hotel standards in the Bahamas, to ensure that each hotel is comfortable, clean and safe, and is in compliance with The Hotels Act and The Hotels Regulations, including the financial provision of the Act”.*

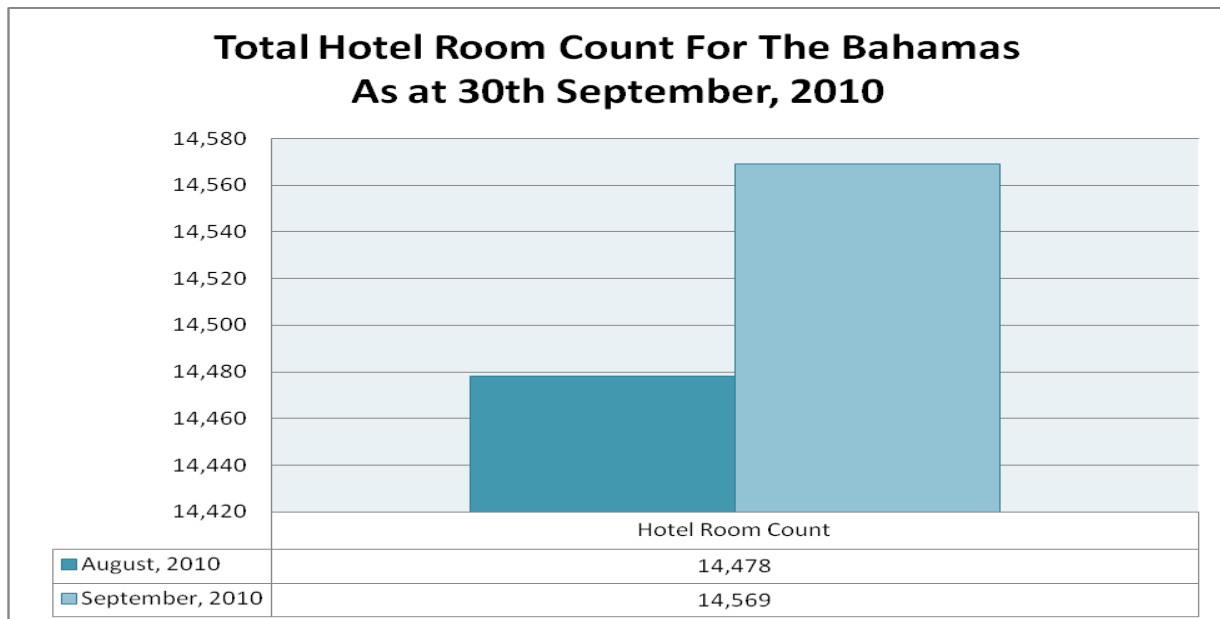
**HOTEL UPDATES – SEPTEMBER 2010**

***Hotel/ Room Count***

As at 30<sup>th</sup> September, 2010 there are 273 hotels operating in The Bahamas with a total 14,569 bedrooms. Nassau: 45 hotels with 3,278 rooms; Paradise Island: 16 hotels with 5,143 rooms. Nassau/PI cumulative room total = 8,421 bedrooms with 61 hotels properties. Grand Bahama Island (GBI): 22 hotels with 2,604 rooms and Bahama Out Islands (BOI): 190 hotels with 3,544 cumulative room total.

As reflected in the Hotel Licensing Departmental Report dated 31<sup>st</sup> August, 2010 the total hotel room count within The Bahamas stood at approximately (14,478). To date, 30<sup>th</sup> September, 2010 the cumulative guest rooms total within The Bahamas stands at approximately (14,569), an overall increase of (91 rooms.)

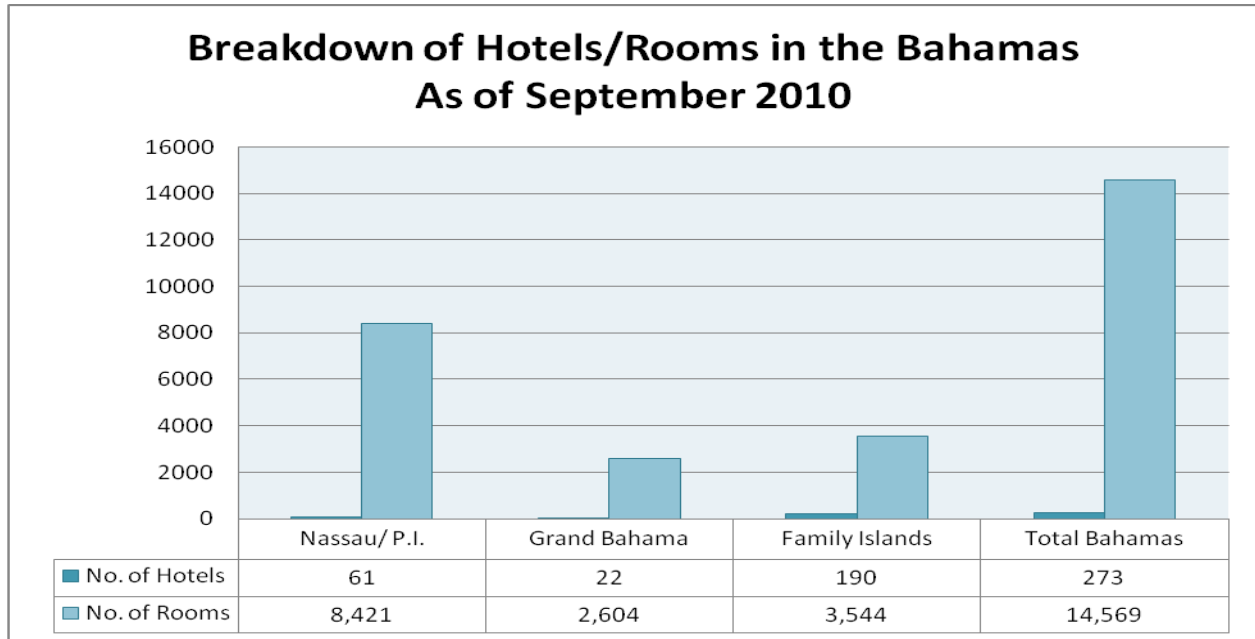
***Figure 1: Total Room Capacity for the Bahamas – September 2010***



*Figure 2: Hotels & Rooms Supply August 2010/September 2010*

HOTELS & ROOMS SUPPLY FOR AUGUST 2010/SEPTEMBER 2010								
ISLANDS	NO. OF HOTELS				NO. OF ROOMS			
	Registered Hotels as at July 2010	August 2010	September 2010	Changes In Registered Hotels	Registered Rooms	August 2010	September 2010	Changes In Registered Rooms
Nassau	47	46	46	-1	3,853	3,294	3,278	-16
Paradise Island	16	16	16	0	5,143	5,143	5,143	0
Abaco	40	40	40	0	844	844	844	0
Acklins	7	7	7	0	40	40	40	0
Andros	33	31	28	-5	379	354	297	-82
Berry Islands	2	2	2	0	24	24	24	0
Bimini	11	11	11	0	763	763	763	0
Cat Island	13	13	13	0	137	137	137	0
Crooked Island	6	6	6	0	37	37	37	0
Eleuthera	29	29	27	-2	301	301	279	-22
Exuma	23	21	21	-2	622	580	580	-42
Harbour Island	16	16	16	0	283	283	283	0
Inagua	2	2	2	0	20	20	20	0
Long Island	13	13	13	0	151	151	151	0
Mayaguana	1	1	1	0	16	16	16	0
Ragged Island	0	0	0	0	0	0	0	0
Rum Cay	0	0	0	0	0	0	0	0
San Salvador	3	2	2	-1	291	55	55	-236
Spanish Wells	1	1	1	0	18	18	18	0
Grand Bahama	23	20	22	-2	2,660	2,418	2,604	-56
<b>Total</b>	<b>286</b>	<b>277</b>	<b>273</b>	<b>-14</b>	<b>15,582</b>	<b>14,478</b>	<b>14,569</b>	<b>-1,013</b>

*Figure 3: Breakdown of Hotel/Room Capacity for the Bahamas – September 2010*



## **HOTEL CLOSURES**

### *Nassau/Paradise Island:*

- Wyndham Nassau Resort & Crystal Palace Casino** – Will be closed as of Monday 23<sup>rd</sup> August 2010 through to Tuesday 5<sup>th</sup> October 2010, taking 559 rooms out of the Bahamas hotel inventory.
- Marley Resort & Spa** - Will be closed as of Friday 5<sup>th</sup> September, 2010 through to Saturday 1<sup>st</sup> January, 2011 tentatively , taking 16 rooms out of the Bahamas hotel inventory

### *Out Islands:*

#### *Andros*

- Kamalame Cay Resort** - Will be closed as of Tuesday 7<sup>th</sup> September, 2010 through to Monday 4<sup>th</sup> October, 2010, taking 23 rooms out of the Bahamas hotel inventory.
- Creekside Lodge** – Is presently closed until further notice, taking 14 rooms out of the Bahamas hotel inventory.

3. **White Sand Beach Hotel** – Is presently closed until further notice, taking 20 rooms out of the Bahamas hotel inventory.

#### *Eleuthera*

1. **Unique Village**- Will be closed as of Wednesday 1<sup>st</sup> September, 2010 through to Friday 1<sup>st</sup> October, 2010, taking 10 rooms out of the Bahamas hotel inventory.
2. **Cocodimama Charming Resort** - Will be closed as of Tuesday 7<sup>th</sup> September, 2010 through to Monday 1<sup>st</sup> November, 2010, taking 12 rooms out of the Bahamas hotel inventory.

#### *Exuma*

1. **Club Peace & Plenty** – Is presently closed for business until further notice taking 31rooms out of the Bahamas hotel inventory.
2. **Coconut Cove Hotel Ltd** - Is presently closed for business until further notice taking 11rooms out of the Bahamas hotel inventory.

#### *Grand Bahama*

1. **Bootle Bay Fishing Lodge** – Is closed until further notice. Fourteen (14) rooms will be taken out of the Bahamas hotel inventory.
2. **Port Lucaya Resort & Yacht Club** – Is closed until further notice. One hundred and five (105) rooms will be taken out of the Bahamas hotel inventory.
3. **Redwood Inn** – Is closed until further notice. Twenty five (25) rooms will be taken out of the Bahamas hotel inventory.

*San Salvador*

1. **Club Mediterranee** - Will be closed as of Saturday 28<sup>th</sup> August 2010 through to Saturday 16<sup>th</sup> October, 2010, taking 236 rooms out of the Bahamas hotel inventory.

**HOTEL REOPENINGS**

*Grand Bahama*

1. **Xanadu Beach Resort & Marina** – Has reopened their doors to the public during the month of August 2010, adding 137 rooms and 49 suites back into the Bahamas hotel inventory.

**NEWLY LICENSED**

*Nassau/ Paradise Island:*

1. **Eaton Manor**

No. 3 Eaton Avenue & West Bay Street

Name of Proprietor: Mrs. Terese Clarke

Name of Holding Company: Cabin Traders Management Ltd

No. of Rooms: Eight (8) Bedrooms

Contact: (242) 327-3915/6/7

Eaton Manor is a two-storied stone building with four (4) two-bedroom, two-bath units. Units 5 and 6 are housed on the ground floor and units 7 and 8 on the second floor, for a total of eight (8) bedrooms, each with a private bath. The remainder of the building houses the proprietor's law office and residence.

**MANAGEMENT CHANGE**

*Nassau/ Paradise Island:*

1. **Nassau Palm Resort & Conference Centre** – Has recently introduced Mr. Jeremy McVean as their new General Manager, Mr. McVean has replaced Mr. Dean Spychalla effective Monday 13<sup>th</sup> September, 2010.

2. **Compass Point Beach Resort** – Has recently introduced Mr. Viktor Kudrnga as their new General Manager. Mr. Kudrnga has replaced Mr. John and Mrs. Jennifer Vadivello's effective 15<sup>th</sup> September, 2010.
3. **One&Only Ocean Club** – Has recently introduced Mr. Alex Kim as their new General Manager. Mr. Kim has replaced Mr. Adriaan Radder.
4. **The Garden of Eden** – Has recently introduced Mr. Prince Ellis and Mr. Calvin Greene as their new Managers.

### *Grand Bahama*

1. **Xanadu Beach Resort & Marina** – Has recently introduced Mr. Tyrone Thurston as their new Director of Operations and Ms. Agnes McIntosh as their new Chief Executive Officer of Finance.

## **RENOVATIONS/UPGRADES**

### *Nassau/ Paradise Island:*

#### *Paradise Island Harbour Resort*

- The Harbourview Restaurant at Paradise Island Harbour Resort-All Inclusive will be closed September 15 - December 20, 2010. The resort will offer two dining venue choices during this period: Captain's Table Buffet Restaurant and Wahoo's Poolside Grille. During this period, the Captain's Table buffet will be enhanced by the addition of entrees featured on the Harbourview Restaurant menu. Outdoor dining is available.

#### *Atlantis Royal Towers*

- **Market Place** – This restaurant is scheduled to close for renovation 6<sup>th</sup> September – 9<sup>th</sup> September, 2010.
- **Kitchen/Room Service** – This kitchen is scheduled to close 6<sup>th</sup> September – 9<sup>th</sup> September, 2010.

#### *Capt's Place Motel*



- Currently, the bar, restaurant dining room and kitchen is closed until further notice. Also, building three (3) and (7) are undergoing renovations at this time.

### ***Comfort Suites P. I***

- Renovations are ongoing at this property in the West Wing of the 1<sup>st</sup> floor, 2<sup>nd</sup> floor, 3<sup>rd</sup> floor, 4<sup>th</sup> floor and the 5<sup>th</sup> floor in the East Wing at this time. Two of the rooms taken out of inventory are handicapped rooms.

### ***Compass Point***

- One (1) room was taken out of inventory due to service for general maintenance. Also, the pool is out of order with ongoing repairs.

### ***The Corner Hotel***

- Four (4) rooms were taken out of inventory due to service for general maintenance.

### ***Glowell Motel Villas & Resort***

- There are ten (10) additional rooms with completion percentage at 95%, the restaurant, convenience store and conference rooms with completion percentage at 50%. No date was given for the overall completion.

### ***Harbourside Resort***

- Harbourside is presently going through a period of renovations and refurbishing. The refurbishment schedule is listed below:

Building #2 – Completed 4<sup>th</sup> June, 2010

Building #1 – Completed 20<sup>th</sup> June, 2010

Building #7 – Date of completion is scheduled for 23<sup>rd</sup> October, 2010

Building #3 – Date of completion is scheduled for 30<sup>th</sup> October, 2010

Building #4 – Refurbishment is scheduled for the 10<sup>th</sup> October, 2010

Building #5 – Refurbishment is scheduled to begin January 2010

Building #6 – Refurbishment is scheduled to begin January 2010

***Landshark Hotel & Dive Resort***

- Currently, the swimming pool is out of order and will be undergoing major repairs.

***Riviera's Court Hotel***

- Three (3) rooms were taken out of inventory due to service for general maintenance.

***Sheraton Nassau Beach Resort***

- Eight (8) rooms were taken out of inventory due to service for general maintenance.

***Out Island:***

***Abaco***

***Hope Town Inn & Marina***

- Currently, the restaurant is closed for renovations until further notice.

***Andros***

***Green Windows Inn***

- Currently, this hotel is under renovations until further notice.

***Nottage Cottages***

- Currently, this hotel is under renovations until further notice

**HOTELS ON THE MARKET FOR SALE**

***Nassau/ Paradise Island:***

**1. El Greco Hotel**

No. of Rooms: 27

Manager: Ms. Yuolanda Strachan

Location: Augusta Streets

Nassau, The Bahamas

El Greco Hotel was recently renovated; this 27 room hotel offers a new restaurant with a maximum capacity of 200. Hotel features include a/c units, swimming pool and superb views of the ocean. Located just across from the beach and just minutes from Downtown Nassau. Partly furnished, asking \$4,900,000.00.

***Out Islands:***

***Abaco***

**1. Lofty Fig Villas**

No. of Rooms: 6

Location: Marsh Harbour, Abaco

Proprietor/Manager: Mr. Thomas Sidney Dawes

The Lofty Fig Villas is located in the heart of the tourist district in Marsh Harbour. It offers six villas with private porches and a sparkling swimming pool. Rooms have a queen-size bed and a queen size hide- a- bed sofa, a fully tiled bathroom with a shower, dining area and a kitchen. Centrally located, The Lofty Fig is within walking distance of Marsh Harbour's best restaurants, marinas, duty free stores, art galleries and boutiques.

***Cat Island***

**1. Boggie Pond Lodge**

No. of Rooms: 13

Location: Roker's, Cat Island

Proprietor: Mr. Wilfred A. C. Hepburn

Manager: Ms. Helen L. Cartwright

Boggie Pond Lodge is located at the northern end of Cat Island just 5 minutes away from the airport. The lodge consists of 1 office, 8 single bed and bathrooms, 4 two bedroom 1 bath apartments and 1 two bedroom executive apartment. The grounds are fully landscaped and provision has been made for a pool. All the rooms and office are fully furnished and include TV, A/C, telephone and other amenities. Lease option \$12,000.00/month 3-20 lease holds.

**2. Fernandez Bay Village**

No. of Rooms: 17

Location: New Bight, Cat Island

Proprietor: Mr. Anthony Armbrister

Managers: Mr. Mark and Donna Keasler

Fernandez Bay Village is made up of ocean front villas and cottages. There is a small airport with 5000 foot runway capable of handling small jets.

The cottages were completely renovated in 1999 and feature opened patios with picturesque views of the beach just steps away. All cottages are of native stone and tile construction with air conditioning.

**3. Island HoppInn**

No. of Rooms: 4

Location: New Bight, Cat Island

Proprietors: Mr. Thomas and Cathleen Bencin

Island HoppInn has six cozy private suites, the six fully air-conditioned suites offer queen size beds with pull out queen sofa beds. Also available is Satellite TV, Internet and radio. All suites feature tropical décor and outdoor garden showers. Between the suites lies a bar and dining area with unobstructed views of Fernandez bay beach. In addition to the six private suites is a partially completed building with plans for 5 additional bedrooms.

***Eleuthera***

**1. The Cove Eleuthera Hotel**

No. of Rooms: 25

Location: Gregory Town, Eleuthera

Managing Director: Mr. Kirk D. Aulin

The Cove's 25 rooms and suites have been extensively renovated to blend with the island charm. Each of the Cove's 25 rooms and suites offers all the conveniences you desire – spacious living area, air conditioning, iPods and 600-count linens. Each room is just steps away from the hilltop pool, gourmet restaurant, pink sand beach and the most inspiring views on Eleuthera.

**2. Quality Inn Cigatoo Resort**

No. of Rooms: 22

Location: Governor's Harbour, Eleuthera  
Manager: Ms. Brenda Johnson

This villa style resort is comprised of three hotel blocks housing 21 guest rooms. An additional guest room and suite are located in the main building overlooking the tennis court. All guest rooms are air conditioned with en suite baths and patios or balconies. The main building, 8,963.6 sq. ft, features the reception area, Cigatoo Restaurant, bar, gift shop, lounge, main galley and chef's quarters.

### **3. The Outpost**

No. of Rooms: 3  
Location: Alabaster Bay, James Cistern, Eleuthera  
Manager: Mr. James Jordan

The Outpost has a main house or lodge for socializing and dining; two dormitory buildings used for summer students, two cottages and two guest rooms. These cottages and guest rooms are now opened to the public. The asking price is \$1,900,000.

## **BAHAMAS HOTEL MARKET FOCUS – MULTI-USE RESORTS UPDATE**

**Baha Mar** - The resort will consist of four associated but separately branded three- to five-star hotels ranging in height from 28 to 11 stories. A casino, approximately 110,000-square-feet, with associated food and beverage venues is nested in between and has access to all four hotels. An 18-hole Jack Nicklaus signature golf course. Lobbies, retail spaces, restaurants, a spa, docks and other front and back of house spaces occupy the rest of the large podium. Lush tiered landscaping and landscape structures with pools, cabanas and other outbuildings decorate the beach side of the hotels, and a man-made lagoon twists and wraps around the hotels on the landward side. Three vehicular arch-like bridges over a lagoon provide access to the casino and hotels. A spectacular waterfall structure with water cascading into the lagoons is prominently featured on both sides of the main Porte cohere. With a scheduled completion in late 2013, the project is set to break ground later this year

The total value of the project is estimated at \$2.5 billion. A contract for the amount of \$1.918, 965,693 billion has been negotiated with the China Construction Company as primary contractors for the project.

### ***Baha Mar Proposed Branding of Hotels***

#### **➤ Rosewood Hotels & Resorts**

Baha Mar recently announced that it will be partnering with Rosewood Hotels & Resorts to manage and operate the property's 200-room luxury hotel.

➤ **Hyatt Hotels Corporation**

Baha Mar has signed a letter of intent with Hyatt Hotels Corporation to operate and manage the planned 700-room Grand Hyatt. Baha Mar Ltd. also selected Hyatt as its timeshare partner in the project, which will initially include 50 units as part of the first phase, with plans for expansion in subsequent phases.

➤ **Morgans Hotel Group**

Baha Mar has signed a letter of intent with Morgans Hotel Group making it the third hotel brand to join the project.

Morgans Hotel Group is known for its "well-received properties" in major international destinations, including the Delano and Shore Club resorts on Miami Beach; the Mondrian in Los Angeles and South Beach, Miami; St. Martins Lane and the Sanderson in London; Morgans, Hudson and the Royalton in New York City; and Clift in San Francisco.

**HOTELS UPDATE (FYI)**

Congratulation goes out to the British Colonial Hilton on receiving its Four Diamond Award. This award is issued to hotels whose properties are upscale in all areas. Accommodations are progressively more refined and stylish. The physical attributes reflect an obvious enhanced level of quality throughout. The fundamental hallmarks at this level include an extensive array of amenities combined with a high degree of hospitality, service and attention to detail.

**Note: Please be reminded that the Hotels Directory and general information on Hotel Licensing can be accessed on [www.tourismtoday.com](http://www.tourismtoday.com). For more information please contact Ms. Quinta Dean at [qdean@bahamas.com](mailto:qdean@bahamas.com).**

Hotel Licensing Department  
Nassau Court  
P. O. Box N-3701  
Nassau, Bahamas  
Phone: (242) 356-5216 or (242) 356-4231  
Fax: (242) 356-5904