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INFORMATION PACK

FOR

****CORPORATE DISPOSAL****

INCOME OPPORTUNITY

1800 BEDS / 600 ROOMS

MULTI-PURPOSE FACILITY

AND FUNCTION VENUE

UKHOZI LODGE, POLYMER ROAD, SECUNDA



VIEWING DATE – Friday, 13 January 09:00 – 14:00

ON SITE AUCTION – Tuesday, 24 January @ 11h00

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PROPERTY INFORMATION

Title Deed Information –

ERF 8833/0, SECUNDA EXT 68, SECUNDA, MPUMALANGA – IS

Known As: UKHOZI LODGE, POLYMER ROAD, SECUNDA, MPUMALANGA

Title Deed: T3438/2017

Extent: 18.4025Ha

Local Authority: GOVAN MBEKI LOCAL MUNICIPALITY

Registration Division: IS

Province: MPUMALANGA

Zoning: SPECIAL: BUSINESS

VAT Status: The seller IS registered for VAT

PROPERTY INFORMATION

*****MASS ACCOMMODATION FACILITY WITH ENOURMOUS UPSIDE POTENTIAL*****

Ukhozi Lodge is located at what was known as the Twistdraai Central Shaft Complex. Sasol completely refurbished, renovated and established a township, to offer a high end quality facility now operated as Ukhozi Lodge. 12km from Secunda, with the Eskom Kriel and Thutuka Power Stations located within a radius of 50 km.

Ukhozi Lodge has been primarily re-developed to meet the **accommodation, food and beverage, and recreational requirements for between 1 200 – 1 800 short-term contract workers** and to a lesser extent for smaller groups, private functions, and conferences.

Currently, Ukhozi Lodge is used for accommodation by contractors that are working on shutdowns for a fixed period twice a year. The lodge is also used for accommodation by university students for sports camps.

The current income is based on an occupation ratio of approximately 20% - 30% as it is primarily utilized by Sasol to house contract workers during annual shutdowns. This results in enormous upside potential to fill the accommodation at other intervals, increasing the gross annual income exponentially. That income, extrapolated over a period of 12 months, proposes an upside potential income of R53 000 000.00 per annum.





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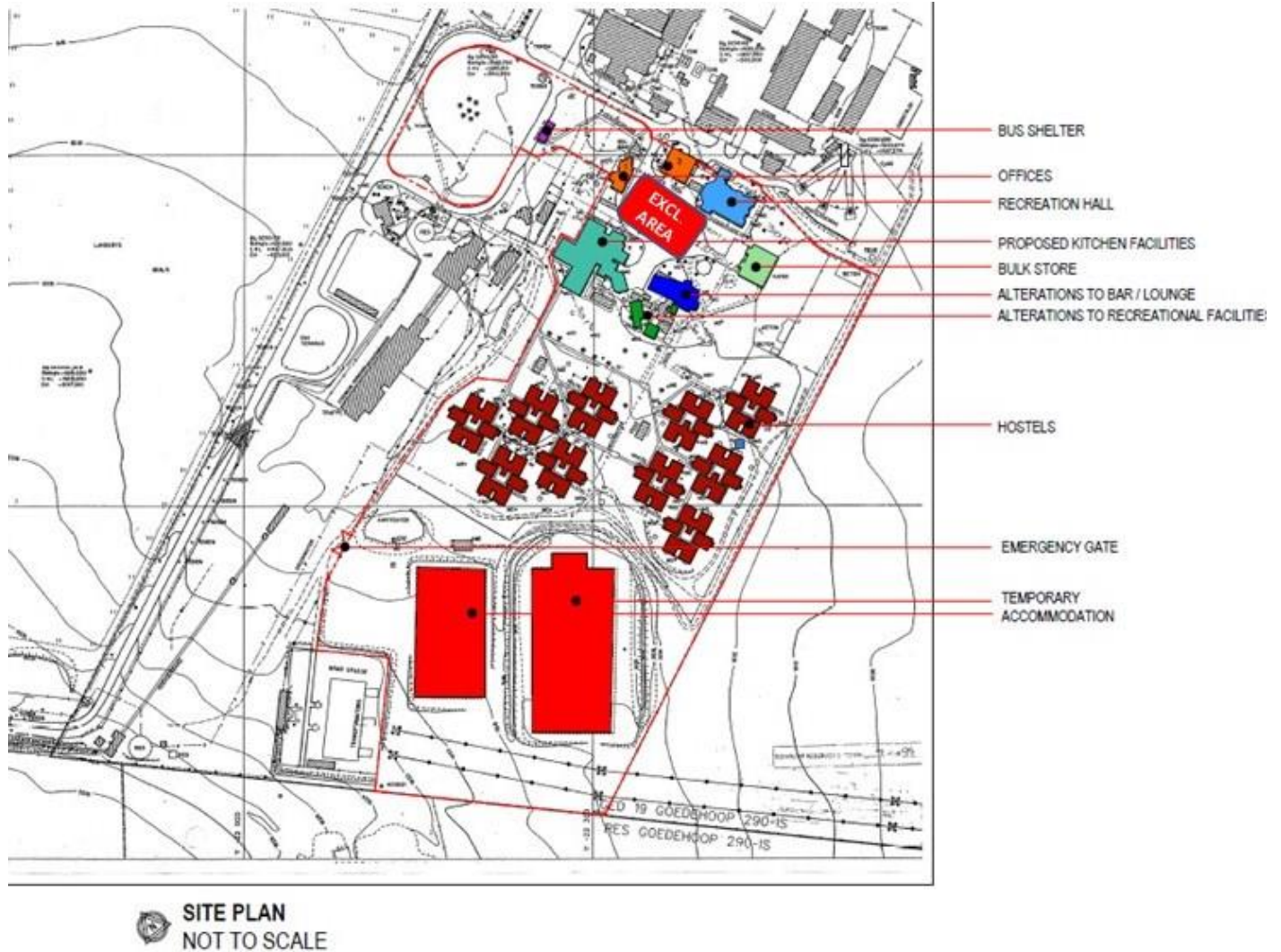
Ukhozi Lodge is a state-of-the-art property with **great infrastructure and facilities** in place that can be widely used for several different uses. There is great security, and the access is controlled. This lodge offers accommodation facilities (600 rooms), 4 modern venues, and 2 modern Lapa facilities.

This property is **extremely well-maintained and well-kept**. It has been successfully operated and run by a corporate client. This property is very popular for various functions such as weddings, contractor accommodation, conferences, etc.





SITE PLAN



THE FACILITY COMPRISES OF THE FOLLOWING INFRASTRUCTURE:

- Large open parking facility: Parking leads to the facility entrance where access is controlled through turnstiles.
- 116 Carports
- Reception Building – offices, storage rooms and ablutions
- Fully equipped industrial kitchen with cooking appliances, utensils, cold rooms, and storerooms
- 3 x Dining Halls – fully furnished with a total seating capacity of 552 per sitting (Hall 1: 240 seats / Hall 2: 128 seats / Hall 3: 183 seats)



- Bar area with indoor and outdoor seating facilities
- Communal Recreation Room
- Large Hall with stage
- 2 x Braai areas (Lapa's)
- Laundry area
- 10 x Accommodation Blocks
- Storage rooms for maintenance/terrain operating equipment and material
- Area suitable for the placement of temporary accommodation units with plumbing and electrical services installed
- Large storage facility for furniture and linen

ACCOMMODATION FACILITIES:

10 x Accommodation Blocks:

9 Male blocks

1 Female block

12 Passages per block:

- 5 Rooms per passage
- 15 Beds per passage
- 180 Beds per block

Ablutions facilities per passage:

- 2 toilets
- 2 showers
- 2 basins
- 1 sink

TV room

600 Rooms in total (16 m² each) sleeping 3 people per room = **Total capacity 1800 beds**



ALTERNATIVE INCOME-GENERATING OPPORTUNITIES:

- Full lodging, offering breakfast, lunch, and dinner to guests
- Catering: The kitchen can be used to prepare meals on order / canteen
- Chef School
- Satellite Campus
- Technical Training Facility
- Corporate Accommodation
- Training Facility
- Rehabilitation/Medical centers such as Drug Clinics / Alzheimer facilities or special schools

Easy to convert because the infrastructure is in place with the kitchen facilities, communal laundry, offices, storage, and ample accommodation to run a successful facility.

VENUE FACILITIES:

The lodge has conferencing venues, event venues as well as accommodation units that are ideal for various occasions. Accommodating groups from 5 – 750 guests.

2 LAPA FACILITIES: Accommodating up to 80 guests which is ideal for cocktail parties, product launches, or any type of event.

CONFERENCING & VENUES:

Eagle Nest Hall:

This venue is ideal for large events like matric farewells, school groups, large weddings, gala dinners, sporting groups, church groups, large conferencing events, year-end functions, etc.

This venue has a large stage, ample parking space, and numerous restrooms to accommodate a large group of guests. There is a beautiful garden, and the venue can accommodate between 400 – 750 guests depending on the layout.



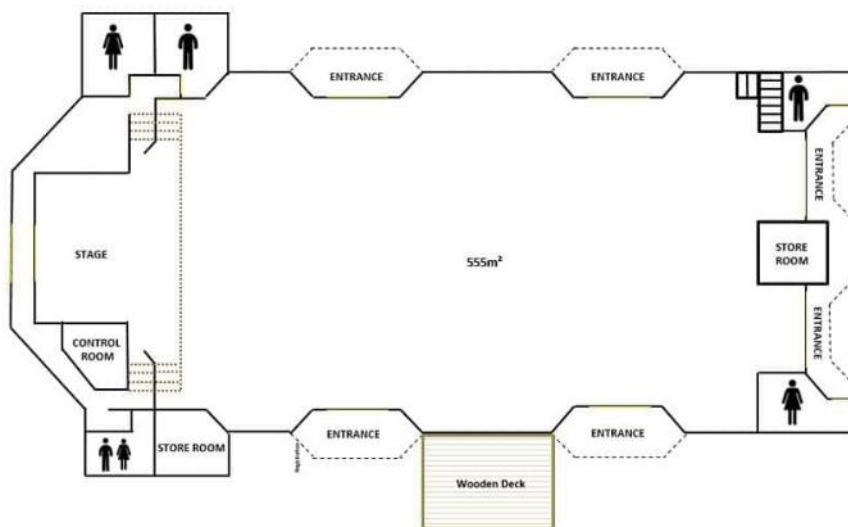


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Venue Layout- Eagles Nest



- **Ukhozi Conference Room:**

Elegant and ideal for small-sized events like birthday parties, baby showers, kitchen teas, and small conferences. This venue can host between 30 – 50 guests.

- **Ukhozi Bar & Beer Garden:**

Typical pub-style venue with indoor and outdoor areas and is ideal for small to medium-sized events like team building sessions, bachelor parties, year-end functions, etc.

There is a large bar that can be opened at an additional cost. The venue can host between 100 – 200 guests.

- **Ukhozi Lapa:**

Upper-class with handcrafted sandstone detail and is ideal for medium-sized events like birthday parties, baby showers, kitchen teas, small conferences etc.

The venue has a large covered wooden deck and a large private lawn. This venue also has a built-in gas spit braai and a bar with fridges.

The venue can host between 60 – 80 guests.





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- **Ukhozi Braai:**

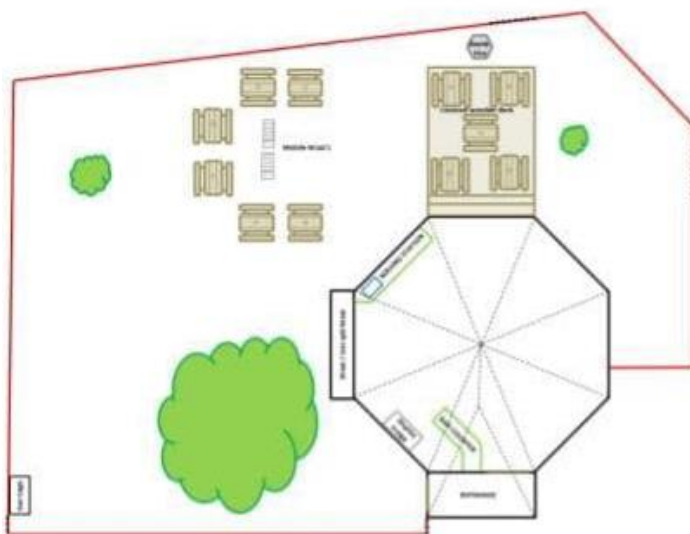
Upper-class with handcrafted sandstone detail and is ideal for medium-sized events like birthday parties, baby showers, kitchen teas, small conferences etc.

This venue has a beautiful bonfire under the trees to create a perfect atmosphere and has a large grass area.

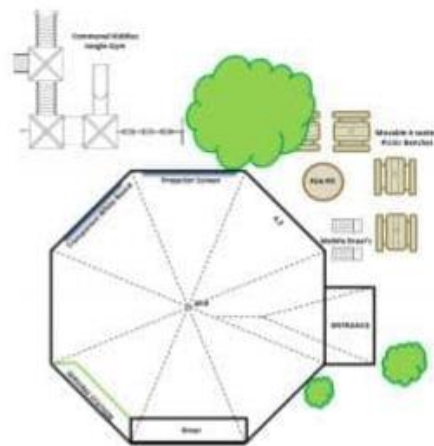
The venue can host between 60 – 80 guests.

Ukhozi Lapa and Ukhozi Braai have a shared wooden Jungle-Gym.

Venues Layout- Ukhozi Lapa & Ukhozi Braai



Ukhozi Lapa



Ukhozi Braai





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EXTENT OF STRUCTURAL IMPROVEMENTS:

AREA	SIZE
Hostels	19 700m ²
Bus Shelter	88m ²
Recreation Hall	1 083m ²
Kitchen / Dining Room	2 078m ²
Bulk Store	657m ²
Bar / Lounge	700m ²
Recreation Area	362m ²
TOTAL AREA	24 668m ²





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EXCLUSION TO THE SALE

The 2 buildings and the surrounding parking bays in the center of the venue will be retained for the sole and exclusive use by the seller. This life right and accessibility will be Notarised in the Title Deed on registration of transfer.





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ZONING:



Govan Mbeki Local Municipality
Province of Mpumalanga

Land Use Rights Certificate in terms of the Govan Mbeki Land Use Scheme, 2010

PROPERTY: Erf 8833, Secunda Extension 68

EXTENT: 18,40525ha

Zoning in terms of the Secunda Town-Planning Scheme, 1993: Special

Primary Category: Business

LAND USE RIGHTS

Land use/s	Maximum Density	Maximum FAR	Maximum Coverage	Maximum Height
Boarding house		0,15	60	2
Parking Requirements: 1 space per room and 1 space for every 3 rooms. Loading Requirements: 1 Space per first 2000 m ² floor area, or part thereof and 1 space per every 2000 m ² floor area thereafter.				
Hotel		0,30	60	2
Parking Requirements: 1 spaces per room and 6 spaces per 100m ² public floor area Loading Requirements: 2 Space per first 2000 m ² floor area, or part thereof and 1 space per every 2000 m ² floor area				
Office		0,02	60	2
Parking Requirements: 4,5 spaces per 100m ² floor area Loading Requirements: 2 Space per first 2000 m ² floor area, or part thereof and 1 space per every 2000 m ² floor				
Sport and recreational grounds				





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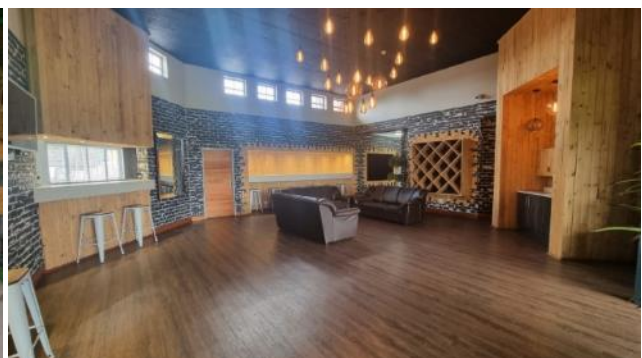
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PHOTOS



ENTRANCE





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KITCHEN FACILITY



DINING HALL



UKHOZI BAR/LOUNGE



UKHOZI LAPA AND BRAAI AREA



RECREATION HALL (EAGLES NEST)



OFFICES





GYM FACILITY



LAUNDRY FACILITY



TV LOUNGE



ACCOMMODATION BLOCKS 1 – 10





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ACCOMMODATION – ROOMS & COURTYARD



ACCOMMODATION - BATHROOMS



STOREROOMS





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BUS SHELTER



AERIAL





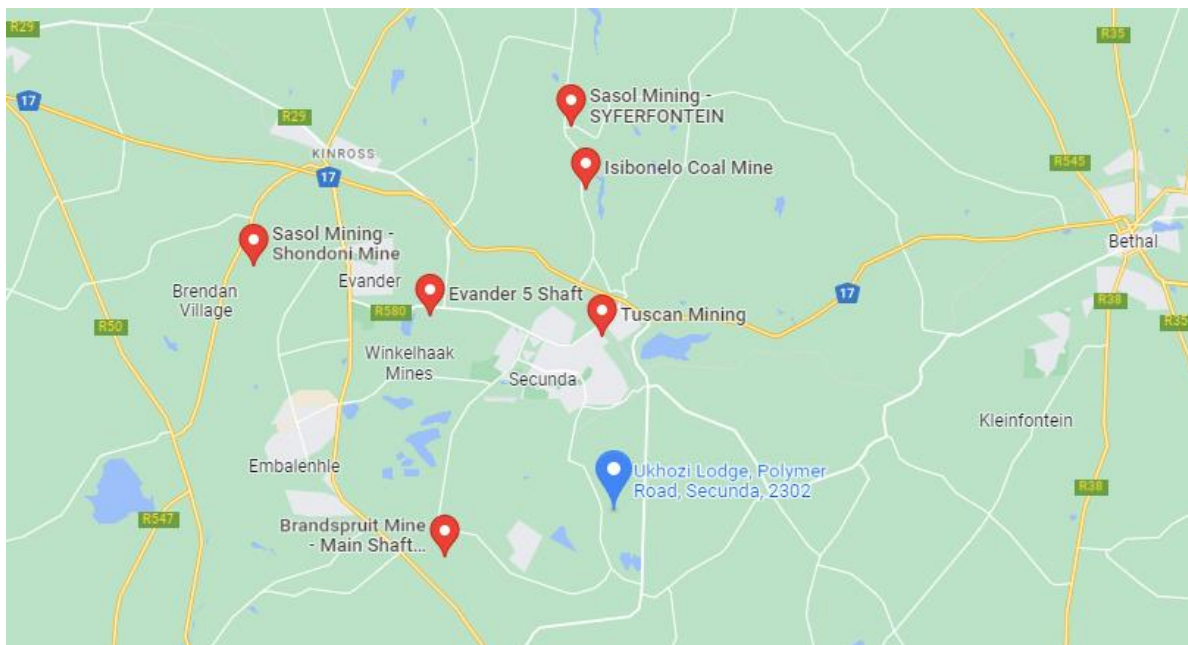
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MAP



GPS Co-Ordinates

26°34'19.4"S 29°13'26.7"E

-26.572065, 29.224080

Terms & Conditions

Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.

5% Deposit payable on the fall of the hammer.

10% Commission, payable on the fall of the hammer.

45 Days for Guarantees.

14 Days Confirmation Period.

For more information or to pre-register, please contact:

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Disclaimer

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