



Kayangan Estate, Bali, Indonesia

Case Studies: Asset Management in Action

SITUATION

- We provide asset management and pre-opening support for the luxury Kayangan Estate, located next to the Bulgari
- The goal was to improve staff training, represent owner and provide operating support through proactive asset management

INITIATIVES/RESULTS

- Improved operating results at a vary substantial premium in ADR (\$3,000 per night)
- Developed an Asset Management action plan for improving the performance throughout the property
- Improved preventive maintenance and provided procurement list for the hotel
- Developed the administrative, HR and marketing departments (job descriptions, organization chart, payroll, service process, SOPs, budgeting)
- Established post closing 60-day action plan to ensure smooth operation of the asset