



**KAOFELA**  
**QUANTITY SURVEYORS**

Reg. 2010/072751/23

## COMPANY PROFILE

OUR VISION: To be known for our quality of service and professional conduct

OUR MISSION: To deliver a professional, hands-on service, adding indispensable value to the overall success of each project

OUR SERVICES: Quantity Surveying services related to the Building and Civil Construction Industries including:

- Viability Studies
- Cost Estimating & Compilation of Project Budgets
- Value Engineering
- Bill Production
- Tender Procurement & Evaluation
- Cost Management & Reporting
- Interim Payment Valuations
- Assessments of Contractual and Financial Claims
- Project Cost Finalisation and Final Accounts
- Building Contract Advise
- Reinstatement Cost Estimation
- Rentable Area Calculations

Cambridge Park Unit 6, 5 Bauhinia Street, Highveld Techno Park, Centurion

P.O. Box 2506, Noordheuwel, 1756

tel: 012 001 1836 e-mail: [info@kaofelaqs.co.za](mailto:info@kaofelaqs.co.za)



## 1. Business, Administrative & Contact Information

Business name:	<b>Kaofela Quantity Surveyors cc</b>
Business type:	Close corporation
Company registration number:	2010/072751/23
Tax reference number:	9146393187
VAT number:	4480259961
Contact details:	
Office	Telephone +27 12 001 1836
Roelof Coetzee	Cell +27 82 905 6101 Fax +27 86 610 3095 E-mail roelof@kaofelaqs.co.za
Regardt Müller	Cell +27 82 873 1771 Fax +27 86 660 8874 E-mail regardt@kaofelaqs.co.za
Physical address:	Cambridge Park, Unit 6 5 Bauhinia Street Highveld Techno Park Centurion
Postal address:	P O Box 2506 Noordheuwel 1756
Banking details:	
Bank	ABSA
Branch	Krugersdorp
Account number	4076 259 112
Branch code	632005
Account manager	Radiefa Matthews
Account manager's details	+27 11 273 9500
BEE Status:	Level 3
Professional body registration:	The Association of South African Quantity Surveyors, Practice registration Nr. F1797
Professional indemnity insurance:	AON South Africa Limit: R5,000,000



## 2. Introduction

**Kaofela Quantity Surveyors** grew out of the shared vision of its members to establish a Quantity Surveying practice based on a long standing relationship of trust and mutual respect. This attitude is core to the way we manage our business.

**Kaofela Quantity Surveyors** delivers an interactive service in coordination with the other members of the project team. We believe that the only way in which true excellence can be achieved is by working together and incorporating the input of all parties involved

**Kaofela Quantity Surveyors** performs professional Quantity Surveying Services in the building, civil and mining industries. These services include all aspects of quantity surveying i.e. building cost consulting, estimating, tender compilation, -issue and -adjudication, contractual advice, project payment and financial control. Our experience includes commercial, retail, residential and social housing, industrial and leisure projects for both private and public sector clients

## 3. Strategy

### a) Vision statement

We aim to be known for our quality of service and professional conduct. Our business is based on mutually beneficial relationships with our clients and other professionals in the construction and property environments. We further strive to maintain fair and open relationships with the contractors and subcontractors we deal with

### b) Mission statement

Our focus is to deliver a professional, hands-on service to our clients, while adding indispensable value to the overall success of each project in cooperation with the other members of the project team. We believe in working together with our clients in assessing the unique requirements of each project and in advising on the most suitable approach to achieve the client's objectives

### c) Values and service pledge

- Our values are essential to our business approach. We keep to the "Code of Professional Conduct" as stipulated by the "Association of South African Quantity Surveyors", ensuring ethical and professional behaviour at all times.  
This is so important to us that we joined the "Unashamedly Ethical" community as confirmation of our pledge (visit [www.unashamedlyethical.com](http://www.unashamedlyethical.com) for info)
- We further compile all our documentation in accordance with the principles and standards as published by the Association of South African Quantity Surveyors
- We see ourselves as a learning organisation and welcome positive criticism as we believe it will help us to continuously improve the quality of our service

### d) Business goals & objectives

- Our goal is to build a brand recognised for its values and quality of service
- We work towards growing a sufficient client base to ensure a sustainable business
- We aim to improve the position and reputation of quantity surveyors in general by the way we do business
- Our BBBEE strategy focuses on contributing to the upliftment of previously disadvantaged individuals and companies. This contribution is done in relation to the size of our company



## 4. Business concept

We believe in getting involved as early as possible during the concept phase of any project. This approach ensures that we are able to add value during the compilation of the project plan and strategy, where we could advise the client on the appointment of other required consultants, the most suitable tender processes, aspects influencing the project feasibility and other cost factors. In this way we add to the overall effectiveness of the project plan together with the design and management consultants. At the end of the day everything is determined by the project budget and feasibility – our forte

### a) Services

We offer a comprehensive range of Quantity Surveying and Construction Cost Consulting services including, but not restricted to, the following:

- Viability and feasibility studies to determine the economic viability of proposed projects
- Cost estimating of complete or components of projects
- Compilation of project budgets
- Value engineering to bring projects to within financial constraints
- Bill production with the purpose of acquiring competitive tenders
- Tender documentation and calling for tenders
- Tender evaluation and recommendation of suitable contractors and subcontractors
- Cost management over the project life cycle
- Financial reporting at agreed intervals
- Interim valuations and assessments of contractor and subcontractor claims
- Project cost finalisation and agreement of final accounts with contractors and subcontractors
- Building contract application and interpretation advise
- Tenant installation cost estimating, tendering and cost management
- Reinstatement cost estimation
- Rentable area calculations

### b) Competitive edge

Our competitive advantage over our competition lies in:

- The partners are directly involved in their projects. This hands-on approach ensures the highest quality of service
- All partners are registered quantity surveyors at the “Association of South African Quantity Surveyors”
- Each partner has more than 10 years’ experience in the field of quantity surveying
- We have experience in the commercial, retail, residential and social housing, industrial and leisure sectors
- Our in-house quality management systems ensure deliverables of the highest quality

### c) Professional body registration

*Kaofela Quantity Surveyors’* members are registered at the following professional bodies as required by the Quantity Surveyors’ Act of 1970:

- The South African Council for the Quantity Surveying Profession
- The Association of South African Quantity Surveyors

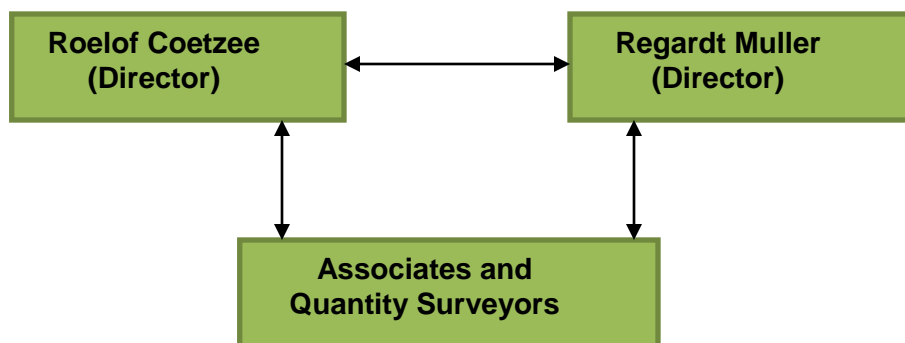


## 5. Management & Ownership

### a) Management and ownership structure

The company management consists of two directors who are responsible for the management of the entire business in all executive, financial, project and client related aspects.

See Annexure “A” for detailed résumés



## 6. Supporting documentation

Annexure “A” Detailed résumés of partners

Annexure “B” Projects and experience

Available on request:

Annexure “C” Certificate of registration with the “Association of South African Quantity Surveyors”

Annexure “D” Close Company Registration Certificate

Annexure “E” BEE Verification Certificate

Annexure “F” Certificate of Professional Indemnity insurance



## DETAILED RESUMES OF PARTNERS

### CURRICULUM VITAE:

- **Name: Roelof Coetzee**
- Position in Company: Director
- Education and qualifications: BSc QS(Hons) (UP) 2004 RQS PMAQS
- Background:
  - MLC Quantity Surveyors, June 2001 to June 2003
  - BWR Quantity Surveyors, July 2003 to June 2010
- Industry experience: Commercial office developments, commercial retail developments, alterations and refurbishment contracts, industrial and warehouse developments, civil works and also extensive involvement in civil and building contracts in the mining industry
- Service experience: Cost estimating and viabilities studies, bill production, building contracts, tenders and tender reporting, contract administration, monthly valuations and interim payments, cost control and cost reporting, final accounts and cost reconciliation
- ID Number: 800816 5011 086
- Language proficiency: Afrikaans and English
- Professional registration number and date: No. 3420 – 27 October 2006

### CURRICULUM VITAE:

#### **Name: Regardt Müller**

- Position in Company: Director
- Education and Qualifications: BSc QS Cum Laude (UP) RQS PMAQS
- Background:
  - Andre Venter & Associates, December 1994 to December 1996
  - Norman & Sigle Quantity Surveyors, January 1997 to May 2000
  - GD Irons Construction, December 1997 to March 1999 (*contract work while employed by Norman & Sigle Quantity Surveyors*) and June 2000 to December 2000
  - JS & Associates Quantity Surveyors, January 2001 to June 2001
  - MLC Quantity Surveyors, July 2001 to August 2008
  - Vusela Quantity Surveyors, September 2008 to October 2010
- Industry Experience: Residential developments ranging from low cost housing to luxury housing, commercial office developments, commercial retail developments, industrial and warehouse developments, hotel and leisure developments as well as civil works
- Service Experience: Cost estimating and viabilities studies, bill production, building contracts, tenders and tender reporting, contract administration, monthly valuations and interim payments, cost control and cost reporting, final accounts and cost reconciliation, tenant installations



- ID number: 741202 5040 080
- Language proficiency: Afrikaans and English
- Professional registration number and date: No. 2735 – 7 March 2000



## PROJECTS AND EXPERIENCE

### Company projects:

Project Name	Client & Reference	Description	Value
Hilton Health	A3 Architects, Kevin Hinde, (011) 615 6742	New four storey commercial building	R55 million
Nomvula Lodge, Klaserie	Kenneth Mclachlan, 082 601 4542	Additions and alterations to existing game lodge	R12 million
Umndeni Gardens Refurbishment	Johannesburg Housing Company, Manie Meyer, (010) 593 0200	Refurbishment of existing residential complex, 351 units	R26 million
Mbabane Office Park Re-measure	Stefanutti Stocks Swaziland, Billy Howes, +268 7602 8327	Final account re-measurement of all structural works	R200 million
SIPA Matsapha Factory Re-measure	Stefanutti Stocks Swaziland, Rory Clarke, +268 7602 8377	Re-measurement of bills of quantities for new factories	R25 million
Medupi Civil Re-measure	Pragasen Pather, (011) 011 9004	Final account re-measurement of all civil works and structural steel to balance of plant	R15 billion
Ukhamba Mansions Refurbishment	Johannesburg Housing Company, Manie Meyer, (010) 593 0200	Refurbishment of existing 22 storey residential building	R23 million
Wirtgen Warehouse	AI Architects, Johann Le Roux, (082) 572 9076	New warehouse and office	R20 million
Mpumalanga Mines - Concept Studies	Goba, Martinus Crous, (011) 236 3300	Concept study of proposed new mining developments	
UMK Mine - Laboratory	Goba, Martinus Crous, (011) 236 3300	New Laboratory building for UMK mine	R5 Million
Redecoration of Tribunal Gardens buildings	Johannesburg Housing Company, Pule Bosiu, (010) 593 0200	Redecoration of existing residential housing complex	R350,000
Jochebed Children Village	African Blessings, Riette Davies, (087) 805 2500	Bill production and material lists for buildings at Children Village	R7.5 million
Redecoration of Brickfield precinct buildings	Johannesburg Housing Company, Pule Bosiu, (010) 593 0200	Redecoration of three existing residential housing complexes	R1.3 million
House Shuenyane	Studio di Architettura, Giuseppe Soffiatti, (082) 601 5111	New luxury house for Mr. Khumo Shuenyane	R13.9 million
Building condition assessments for JHI	JHI, Rudolf Nieman, (011) 911 8000	Condition assessments of 140 existing buildings and compilation of photo reports	N/A
Zonnebloem Colliery Pre-feasibility Study	Goba, Martinus Crous, (011) 236 3300	Pre-feasibility for new mining infrastructure	R6.0 billion
SAHETI School Primary School Additions	SAHETI School, Nick Kokkoris, (083) 451 2332	Addition of two classrooms onto existing	R2.9 million
N12 Improvement Project, Tom Jones to Rietfontein	Skyline Crane Hire, Michael Kretzmann, (078) 456 3955	Remeasure of concrete median and related works	R32.2 million
SAHETI School Lyceum and Library	SAHETI School, Nick Kokkoris, (083) 451 2332	New lyceum, library, archives and foyer building	R5.2 million
FIFA Clubhouses	Trompie Civils, Nico Tromp (071) 491 5448	New clubhouses for LOC	R4.0 million





### Individual members' experience:

#### Roelof Coetzee

Project Name	Client & Reference	Description	Value
Soshanguve Shopping Centre	Resilient Properties	New shopping centre of 40,000m <sup>2</sup> rentable area	R310 million
Alterations & Extension to Pimville Square	Redefine Properties	Centre extension and various tenant installations	R8 million
Alterations & Extension to Springbok Pharmacy	Redefine Properties	Pharmacy extension and tenant fit-out	R10 million
The Village Mall, Hartebeespoort Extension	MDSA Project Management, Deon Schurmann, (012) 343 6866	Mall extension and various tenant installations	R93 million
Secunda Truworths and Office Refurbishment	Resilliant, Jason Buhrs	Truworths fitout and office refurbishment	R10 million
Klipspruit Colliery	Goba Consulting, Martinus Crous, (011) 236 3300	New plant and infrastructure	R700 million
ASA Metals Furnace Expansion	Tenova Pyromet, Niresh Sukdeo, (082) 468 3311	Furnace expansion	R375 million
Richards Bay Container Terminal Expansion Ph1 (Pre-Feasibility Study)	HMG JV, Kevin Weinerlein, (083) 380 0843	Container terminal expansion	R9.2 billion
Richards Bay Container Terminal Expansion Ph2 (Pre-Feasibility Study)	HMG JV, Kevin Weinerlein, (083) 380 0843	Container terminal expansion	R17.4 billion
Richards Bay Rail Infrastructure (Pre-Feasibility Study)	HMG JV, Kevin Weinerlein, (083) 380 0843	Rail infrastructure expansion	R13.7 billion
81Mtpa Transnet Coal Line Expansion (Pre-Feasibility Study)	HMG JV, Kevin Weinerlein, (083) 380 0843	Rail infrastructure expansion	R3.8 billion
Woodlands Roads and Parking Upgrade	AECI Pension Fund, Charl Marais	Additional parking and road widening	R6 million
Deloitte Office Refurbishment	AECI Pension Fund, Charl Marais	Refurbishment of buildings	R15 million
Khumani Expansion 10-20 Project (Feasibility Study)	Assmang, Byl Bezuidenhout	Ore mine expansion	R4.5 billion
Richmond Early Mine (Feasibility Study)	Hatch, Jimmy Mollentze	New platinum mine and infrasture	R335 million
Sishen Expansion Project	SEP JV, John Saunders	Ore mine expansion	R980 million
Moma Civil Contract	Multiplex Bateman, Stephen Reynolds	New mineral mine plant and infrastructure	R30 million
Sasol Turbo Project (Civil)	Murray & Roberts, Mark Cockcroft	Civils work inside Sasol Plant	R28 million
Pick 'n Pay Merchandising Warehouse	Pick 'n Pay, Rob Clifford	New merchandising warehouse	R15 million
Pick 'n Pay Shipping Warehouse	Pick 'n Pay, Rob Clifford	New shipping warehouse	R13 million
Pick 'n Pay Supermarket Refurbishments	Pick 'n Pay, Rob Clifford	Various store refurbishments	R35 million



Pick 'n Pay Longmeadow Distribution Centre Fitout Contract	Pick 'n Pay, Rob Clifford	Internal fitout for Deli kitchen	R8 million
Edenmeadow Shopping Centre	Retail Africa, Ettiene Eygerberg	New shopping centre development	R32 million
Eastern Bushveld Regional Laboratory	Anglo Platinum, Kevin Swanepoel	New laboratory at eastern bushveld smelter	R17 million

### Regardt Müller

Project Name	Client & Reference	Description	Value
Nissan Incubation Centre, Rosslyn	Automotive Industry Development Corporation, Pinto Makgopela, (012) 564 5156	New 13,500m <sup>2</sup> incubation centre for small part manufacturers	R98 million
PHD Warehouse Conversion, Centurion	Old Mutual Investment Group Property Investments, Sam Silwamba, (011) 537 3847	Conversion of warehouse into pharmaceutical depot	R65 million
Hlanganani Residential Development, Cosmo City	Johannesburg Housing Company, Carel de Wit, (010) 593 0200	281 New social housing rental apartments	R85 million
Edward Snell Offices, Isando	Edward Snell & Co., Iain Hooper, (021) 506 2600	Refurbishment and alterations of offices	R4 million
Casa Mia Block of Flats, Berea	City of Johannesburg, Housing, Zanele Malusi, (011) 018 6888	Convert building into rental stock apartments	R40 million
Gautrain Bus Depot, Allandale Road	Bombella Civils Joint Venture, Fanie van Tonder, (078) 457 2558	Bill production for bus depot development	R90 million
Discovery Creche, Sandton	Discovery Health, David Pierre-Eugene, (011) 529 2231	New 3 storey crèche with basement	R40 million
Blubird Shopping Centre, Birnam	Capensis Investments 193, Peter Behrmann, (072) 857 8647	New shopping centre including tenant fit-outs	R80 million
Barloworld Reinstatement Costs, Various Buildings	Barloworld Limited, Dick Pratt, (082) 800 8439	Reinstatement cost calculations of various buildings	R950 million
Hyde Park Shopping Centre, Hyde Park	Hyprop Investments, Reinette Atkinson, (011) 325 4340	Refurbishment of office circulation core and bathrooms	R1 million
Letsoho Shopping Centre, Katlehong	JHI, Rudolf Nieman, (011) 911 8271	Refurbishment and extension of shopping centre including tenant fit-outs	R36 million
Barloworld Conservatory, Sandton	Barloworld Limited, Dick Pratt, (082) 800 8439	Construction of new conservatory to executive offices	R1 million
Discovery Offices, Sandton : Tenant Fit-out	Discovery Health, David Pierre-Eugene, (011) 529 2231	Tenant fit-out including finishes, services & tenant specific requirements	R90 million
Discovery Offices, Centurion : Tenant Fit-out	Discovery Health, David Pierre-Eugene, (011) 529 2231	Tenant fit-out including finishes, services & tenant specific requirements	R16 million
The Melville Apartments, Illovo	2Tribes Developments, Sandro Masselli, (011) 880 3608	New luxury residential apartments	R50 million



Hatfield Plaza Shopping Centre, Pretoria	Investec (Tresso Trading), Laetitia Steynberg, (011) 286 7000	Refurbishment of shopping centre including tenant fit-outs	R30 million
Pemba Beach Hotel, Mozambique	Rani Africa, Mel Russ, (011) 467 1277	New 64 key hotel with infrastructure	R90 million
Barloworld Canteen, Sandton Head Office	Barloworld Limited, Dick Pratt, (082) 800 8439	New canteen and hub for head office	R30 million
Discovery Creche Refurbishment, Sandton	Discovery Health, David Pierre-Eugene, (011) 529 2231	Refurbishment of creche	R8 million
House Lavern, Sandhurst	Mr & Mrs Lavern	New house with outbuildings	R10 million
Montana Crossing Shopping Centre, Montana	GD Irons Construction, Theo Switala, (012) 804 6755	New shopping centre	R50 million
Brooklyn Square Shopping Centre, Brooklyn	GD Irons Construction, Theo Switala, (012) 804 6755	New shopping centre	R40 million
Secondary School, Lenasia	House of Delegates - Department of Education	New school	R60 million