Project and Development Management Services

CPD – Construction Projects and Developments (Pty) Ltd is a professional project and development management services business committed to excellence in the property development field. The Company operates primarily as a principal agent for property developers. The Company does operate as development manager executing turnkey solutions on behalf of third parties and does assume risk through the development process for its own account if required.

We specialize in managing the full development process from the identification of opportunities and land procurement through to construction and ensuring delivery on time and budget. We act as the developer’s advisors and intermediaries between the developers and the implementation team. Our strong track record is evidenced by the high profile organisations and quality of developments in which the principal has been involved in to date. Key to our approach are principles of integrity, innovation, flexibility and professionalism.

Our specialized expertise ensures successful completion of projects according to agreed programmes often reducing the traditional construction period. The reduction in the project duration offers direct savings on escalation, interest and resource costs this translates to additional profit for the Client / Developer.

CPD – Construction Projects and Developments (Pty) Ltd was established in May 2008 in response to a specific market requirement for a professional development and project management service in which the development principal agent would accept delivery risk. The principal of CPD has 25 years of experience in the property industry, with work commencing on building sites as a newly qualified Building Management graduate through project management into property development.
About Us

CPDev will tailor a service to compliment our Clients Project and Development Management needs adding value throughout the process.

CPDev provides construction and portfolio oversight services including management, capital planning and execution. Project types include office buildings, commercial spaces, retail spaces, industrial and distribution centers, telecommunications centers, mission critical data centers and buildings to suite specific needs.

Our extensive project management expertise creates quality buildings and tenant spaces that meet any business requirements.

We work with investors, developers and tenants to ensure cost effective execution of capital projects. You may be considering any of the following:

**Capital Planning And Execution**
From single projects to global portfolios, capital planning and execution are implemented through a methodology of strategic planning, workplace re-engineering, project management and relocation management.

**Build-To-Suit**
CPDev will manage your industrial, retail, and office build-to-suit projects. We will tailor these projects to your employee and operational requirements.

**Informed Site Selection**
The early integration of project management into site selection helps qualify potential locations while troubleshooting potential issues before they cause expense or delay to the project implementation.

Going Green

CPDev is a leader in environmental / sustainable design project management. A partnership with our Clients has resulted in savings in ongoing operational cost for the benefit of both the property owner and the tenant.

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**BEE**
CPDev is a Level 4 Certified Company.

**Areas of Operation**
By definition project management is the act of planning, organising and overseeing the various tasks with the insight of governance, change and risk management involved in property development projects. CPDev employs specialist project managers at the forefront of delivering these projects managing the constantly shifting risks and specifics as the project evolves. CPDev understand the complexities of developing, constructing and co-ordinating Property Developments, and our in-depth knowledge allows us to deliver quality and innovative solutions for our Clients. CPDev utilizes leading edge technology in planning workflows and resource allocation.

- Commercial Office Developments
- Corporate Head Offices
- Industrial Buildings
- Motor Showrooms
- Mixed Use Developments
- Institutional Developments
- Infrastructural Developments
- Residential
- Retail Developments including Convenience and Regional

**Corporate Social Investment**
CPDev is involved in various initiatives for the betterment of our environment and upliftment of society. We sponsor a number of beneficiaries that promote the core values of our Corporate Social Investment philosophy.

We sponsor the following organizations:
- Endangered Wildlife Trust – [www.ewt.co.za](http://www.ewt.co.za)
- Rand Athletic Club – [www.rac.co.za](http://www.rac.co.za)
- Hugenoot Primary School – 011 839 1562
- Sandton Bible Church – [www.sandtonbible.co.za](http://www.sandtonbible.co.za)
Commercial

The built environment needs to be not only functional but commercially viable and socially acceptable. The blend of these drivers against the back drop of time, cost and quality has resulted in magnificent commercial offices which CPDev has delivered to both its private equity and listed fund Clients.

6 Benmore Road

- **Project:** 6 Benmore Road
- **Type:** Commercial & Residential
- **Developer:** Uvongo Falls
- **Value:** R220,000,000
- **Location:** Sandton, Johannesburg
- **Role:** Development & Project Manager
- **Date:** May 2015
- **Website:** www.6benmore.co.za

Super Rent

- **Project:** Super Rent Offices
- **Type:** Commercial Offices
- **Developer:** Super Group (Lexshell 280)
- **Value:** R 9,000,000
- **Location:** Isando
- **Role:** Project Director while working at CPD Project Management
- **Date:** June 2014

44 Grand Central

- **Project:** Gautrain Management Agency Head Office
- **Type:** Commercial Offices
- **Developer:** Growthpoint
- **Value:** R 96,000,000
- **Location:** Midrand, Gauteng
- **Role:** Principal Agent, Project Manager
- **Date:** April 2013

Lakeside Office Block 3

- **Project:** Lakeside Office Park Block 3
- **Type:** Commercial offices
- **Developer:** Growthpoint
- **Value:** R 75,000,000
- **Location:** Centurion, Gauteng
- **Role:** Principal Agent, Project Manager
- **Date:** February 2012
<table>
<thead>
<tr>
<th>Project</th>
<th>Type</th>
<th>Developer</th>
<th>Value</th>
<th>Location</th>
<th>Role</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blue Label - 75 Grayston</td>
<td>Commercial offices &amp; refurbishment</td>
<td>Private Consortium</td>
<td>R100,000,000</td>
<td>Sandton</td>
<td>Development and Project Manager</td>
<td>November 2010</td>
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<tr>
<td>66 Park Lane</td>
<td>Commercial refurbishment</td>
<td>Private Consortium</td>
<td>R35,000,000</td>
<td>Sandton</td>
<td>Development and Project Manager</td>
<td>November 2009</td>
</tr>
<tr>
<td>82 Grayston Drive</td>
<td>Commercial</td>
<td>Integrated Property Resources</td>
<td>R75,000,000</td>
<td>Sandton</td>
<td>Development Manager</td>
<td>July 2007</td>
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<td>Bryanston Wellness Centre</td>
<td>Medical Commercial</td>
<td>Integrated Property Resources</td>
<td>R10,500,000</td>
<td>Sandton</td>
<td>Development Manager</td>
<td>November 2004</td>
</tr>
<tr>
<td>Choice House</td>
<td>Commercial office refurbishment</td>
<td>Kagiso Property Developments</td>
<td>R33,000,000</td>
<td>Sandton</td>
<td>Development Manager</td>
<td>March 2006</td>
</tr>
<tr>
<td>Microsoft Head Office</td>
<td>Commercial</td>
<td>Integrated Property Resources</td>
<td>R70,000,000</td>
<td>Sandton</td>
<td>Development Manager</td>
<td>September 2004</td>
</tr>
</tbody>
</table>
4 Fricker Road

- **Project**: 4 Fricker Road
- **Type**: Commercial
- **Developer**: Integrated Property Resources
- **Value**: R38,000,000
- **Location**: Johannesburg
- **Role**: Development Manager
- **Date**: June 2006

Kagiso House 16 Fricker Road

- **Project**: Kagiso House 16 Fricker Road
- **Type**: Commercial
- **Developer**: Integrated Property Resources
- **Value**: R24,000,000
- **Location**: Johannesburg
- **Role**: Development Manager
- **Date**: November 2003

Tiger Brands Head Office 2

- **Project**: Tiger Brands Head Office 2
- **Type**: Commercial
- **Developer**: Integrated Property Resources
- **Value**: R62,000,000
- **Location**: Sandton
- **Role**: Development Manager
- **Date**: November 2006

Tiger Brands Head Office

- **Project**: Tiger Brands Head Office
- **Type**: Commercial
- **Developer**: Integrated Property Resources
- **Value**: R83,000,000
- **Location**: Sandton
- **Role**: Development Manager
- **Date**: September 2004
Industrial

The need for rapid delivery of industrial accommodation to our Clients offers them the ability to provide their consumers with an advantage to market. CPDev has mastered the speed of delivery without compromising quality and cost. Our private equity Clients benefit from our vast experience and detailed knowledge in Construction Technology and Project Management.

**Imperial Midas**

<table>
<thead>
<tr>
<th>Project</th>
<th>Midas Johannesburg Distribution Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type</td>
<td>Industrial</td>
</tr>
<tr>
<td>Developer</td>
<td>Intaprop (Chamber Lane Properties 3)</td>
</tr>
<tr>
<td>Value</td>
<td>R 130,000,000</td>
</tr>
<tr>
<td>Location</td>
<td>Meadowview Gauteng</td>
</tr>
<tr>
<td>Role</td>
<td>Principal Agent, Project Manager while working at CPD Project Management</td>
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<tr>
<td>Date</td>
<td>End 2104</td>
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</table>

**Super Group Convenience**

<table>
<thead>
<tr>
<th>Project</th>
<th>Super Group Convenience</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type</td>
<td>Warehouse and distribution Centre</td>
</tr>
<tr>
<td>Developer</td>
<td>Super Group (Lexshell 280)</td>
</tr>
<tr>
<td>Principal Agent</td>
<td>Intaprop</td>
</tr>
<tr>
<td>Value</td>
<td>R 77,000,000</td>
</tr>
<tr>
<td>Location</td>
<td>Isando</td>
</tr>
<tr>
<td>Role</td>
<td>Project Manager while working at CPD Project Management</td>
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</table>

**MAN Bus and Truck**

<table>
<thead>
<tr>
<th>Project</th>
<th>MAN Bus and Truck Parts Distribution Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type</td>
<td>Industrial</td>
</tr>
<tr>
<td>Developer</td>
<td>Super Group (Lexshell 280)</td>
</tr>
<tr>
<td>Principal Agent</td>
<td>Intaprop</td>
</tr>
<tr>
<td>Location</td>
<td>Isando</td>
</tr>
<tr>
<td>Role</td>
<td>Project Manager while working at CPD Project Management</td>
</tr>
<tr>
<td>Date</td>
<td>End 2104</td>
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</table>

**Sturrock**

<table>
<thead>
<tr>
<th>Project</th>
<th>Sturrock</th>
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</thead>
<tbody>
<tr>
<td>Type</td>
<td>Industrial</td>
</tr>
<tr>
<td>Developer</td>
<td>Route 21 Property Investments</td>
</tr>
<tr>
<td>Value</td>
<td>R5, 500,000</td>
</tr>
<tr>
<td>Location</td>
<td>Pomona - Kempton Park</td>
</tr>
<tr>
<td>Role</td>
<td>Development Manager and Project Manager</td>
</tr>
<tr>
<td>Date</td>
<td>November 2010</td>
</tr>
</tbody>
</table>
AMI

**Project** AMI  
**Type** Industrial  
**Developer** Route 21 Property Investments  
**Value** R13, 000, 000  
**Location** Pomona - Kempton Park  
**Role** Development Manager and Project Manager  
**Date** May 2010

Retail

CPDev experience in retail project management sector is extensive. Our ongoing close relationship with private equity developers has equipped us with a detailed understanding of the sensitivities of retail property development where time, cost and quality cannot be compromised.

Tembisa Mega Mart

**Project** Tembisa Mega Mart  
**Type** Retail  
**Developer** Enigma  
**Value** R114, 000, 000  
**Location** Tembisa Gauteng  
**Role** Principal Agent, Project Manager (while at CPD PM)  
**Date** April 2014

Birch Acres Mall

**Project** Birch Acres Mall  
**Type** Retail  
**Developer** Heriot Properties  
**Value** R330, 000, 000  
**Location** Tembisa  
**Role** Project Manager  
**Date** October 2010
Riverside Phase 1
- Project: Riverside Phase 1
- Type: Retail
- Developer: Riverside Development Initiative
- Value: R125,000,000
- Location: Nelspruit
- Role: Development Manager
- Date: November 2007

Vaal Mall Shopping Centre
- Project: Vaal Mall Shopping Centre
- Type: Retail
- Developer: Kagiso Property Dev. and Flanagan and Gerard
- Value: R402,000,000
- Location: Vander Bijl Park
- Role: Development Manager
- Date: April 2007

Willowbridge Shopping Centre
- Project: Willowbridge Shopping Centre
- Type: Retail
- Developer: Kagiso Property Dev.
- Value: R320,000,000
- Location: Cape Town
- Role: Development Manager
- Date: October 2006
Other

Merging the sensitivity of residential with commercial with retail with industrial development into an homogeneous environment requires delicate treatment of the as built environment yet mating the expectations of the affected community. CPDev’s diverse project and development management experience ideally positions the company for the execution of this work and achievement of the diverse deliverables.

Sandton Bible Church

<table>
<thead>
<tr>
<th>Project</th>
<th>Sandton Bible Church Childrens Centre</th>
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</thead>
<tbody>
<tr>
<td>Type</td>
<td>Institutional</td>
</tr>
<tr>
<td>Developer</td>
<td>Sandton Bible Church</td>
</tr>
<tr>
<td>Value</td>
<td>R1, 200, 000</td>
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<tr>
<td>Location</td>
<td>Douglasdale, Gauteng</td>
</tr>
<tr>
<td>Role</td>
<td>Development Manager, Principal Agent, Project Manager</td>
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<tr>
<td>Date</td>
<td>February 2014</td>
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Church of Scientology Ideal Org

<table>
<thead>
<tr>
<th>Project</th>
<th>Pretoria Ideal Org for the Church of Scientology</th>
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<tbody>
<tr>
<td>Type</td>
<td>Institutional</td>
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<tr>
<td>Developer</td>
<td>Church of Scientology</td>
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<tr>
<td>Value</td>
<td>R36, 000, 000</td>
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<tr>
<td>Location</td>
<td>Pretoria, Gauteng</td>
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<tr>
<td>Role</td>
<td>Principal Agent, Project Manager</td>
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<td>Date</td>
<td>March 2013</td>
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Hugenot Primary School

<table>
<thead>
<tr>
<th>Project</th>
<th>Hugenoot Primary School Sports Fields</th>
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</thead>
<tbody>
<tr>
<td>Type</td>
<td>Institutional</td>
</tr>
<tr>
<td>Developer</td>
<td>Hugenoot Primary School</td>
</tr>
<tr>
<td>Value</td>
<td>R1, 000, 000</td>
</tr>
<tr>
<td>Location</td>
<td>Johannesburg, Gauteng</td>
</tr>
<tr>
<td>Role</td>
<td>Advisor and watching brief</td>
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<tr>
<td>Date</td>
<td>December 2013</td>
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Residential Developments

<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>Type</td>
<td>First time home buyer homes</td>
</tr>
<tr>
<td>Developer</td>
<td>Spacedev</td>
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<tr>
<td>Value</td>
<td>N/A</td>
</tr>
<tr>
<td>Location</td>
<td>National</td>
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<tr>
<td>Role</td>
<td>Review and auditing</td>
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<tr>
<td>Date</td>
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</table>

CORPORATE SOCIAL INVESTMENT
Contact Us

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fax: (011) 463 3780
cell: 082 904 0721
e-mail: jamie@cpdev.co.za