



## WATERKLOOF HILLS ESTATE, RUSTENBURG

### PROJECT MANAGEMENT + QUANTITY SURVEYING SERVICES (1)

#### SUMMARY + STATUS

Waterkloof Hills Estate (Phase 2) is a +2500 unit residential lifestyle estate under development in Rustenburg, North West. The estate is the outcome of Royal Bafokeng Platinum Ltd's ("RBPlat") Employee Home Ownership Scheme – an initiative undertaken by RBPlat to provide modern, safe and affordable housing to all of its employees.

Construction commenced in August 2016, and thus far over 734 houses have been built, with an additional 419 underway, over 450 occupied, and all new engineering services infrastructure is in use.

#### PROFESSIONAL SERVICES (PROJECT PLANNING + DEVELOPMENT)

Project management and quantity surveying services have been provided from project conceptualisation to date, supporting all activities and services necessary to plan and deliver this initiative:

##### LAND PROCUREMENT (2014 – 2015)

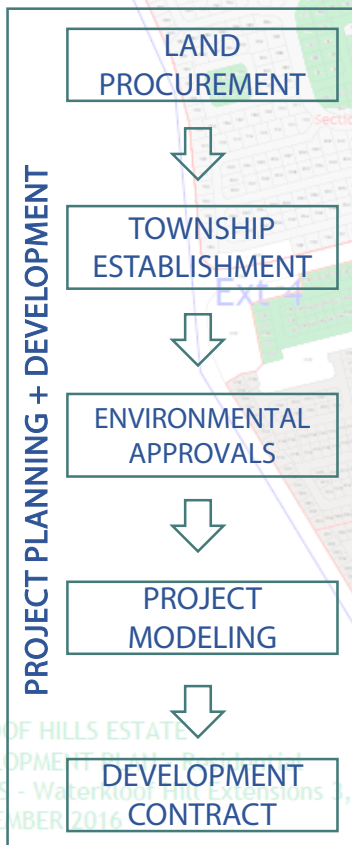
- Advisory and attendance during contracts drafting and negotiations.
- Oversight of legal / administrative processes during transaction – land surveying, conveyance, other.

##### TOWN PLANNING + ENVIRONMENTAL APPROVALS (2014 – 2016)

- Appointment and management of professionals – town planner, civil and electrical and traffic engineers, land surveyor, environmental and auxiliary studies consultants, traffic engineers.
- Coordination of planning and design activities between professionals.
- Oversight of township establishment and environmental authorisation activities / deliverables.

##### PROJECT MODELING + DEVELOPMENT CONTRACT (2015 – 2016)

- Concept design (architectural, structural, engineering services), value engineering and cost estimating.
- Project planning and development of commercial project proposals / models (including negotiations and revisions).
- Preparation and negotiation of the development contract.
- Securing of conditions precedent to effect the development contract (guarantees / bonds / local authority authorisations).



## PROJECT MANAGEMENT + QUANTITY SURVEYING SERVICES (2)

### HOUSES, MUNICIPAL SERVICES + BULK INFRASTRUCTURE

Over and above the 1153 residential units and municipal services constructed to date, the following key bulk services projects have been delivered (5.5km bulk sewer gravity line, 5km 33kV link, 60MVA 30/11kV substation, bulk water infrastructure).

### PROFESSIONAL SERVICES (CONSTRUCTION PM + QUANTITY SURVEYING)

Project management and quantity surveying services were provided to the developer appointed to deliver this turnkey housing project:

#### SITE ESTABLISHMENT + SYSTEMS

- Construction site planning (access, site camp, storage, deliveries, etc)
- Development / formalisation of material management, cost control, procurement, works approval, quality control, subcontractor onboarding, health and safety, progress and issue reporting, and other systems required to manage the development
- Development of a detailed interdisciplinary construction programme

#### PROCUREMENT + CONTRACTING

- Product supplier identification, negotiating and contracting
- Building subcontractor identification, assessments + appointments
- Finalisation of professional appointments
- Appointment of additional construction personnel e.g. construction health and safety officers, construction supervisors, site clerks, security personnel, etc.
- Contract administration for suppliers, subcontractors + professionals

#### CONSTRUCTION PROJECT MANAGEMENT

- Daily management of the construction site and developer's operations to achieve project deliverables
- Management of construction supervisory, health and safety, security personnel
- Contract administration / subcontractor and supplier performance
- Reporting to development client and project funder
- Coordination of technical and contractual meetings with client, funder and subcontractors
- Engagement with local authority e.g. NHBC, municipality, READ, DOL
- Enforcing developer and subcontractor compliance to regulations
- **Overall responsibility for development's regulatory compliance, adherence to programme and financial viability**

#### COST CONTROL

- Fortnightly subcontractor works valuations + certifications
- Material use tracking + expense / cost reporting

