



## COMPANY PROFILE

It is our mission to attain and provide service excellence, acknowledged by satisfied clients and to establish an affordable and viable built environment by empowering our workforce so that quality of life is enhanced for all.

Talani Quantity Surveyors' overall BBBEE status is a level one contributor with a Procurement Recognition level of 135% and are an Empowering Supplier.

PROPERTY ▪ PROCUREMENT ▪ MANAGEMENT ▪ VALUE

**TALANI**  
QUANTITY SURVEYORS

# WHO WE ARE

Talani Quantity Surveyors provides an independent, professional property and construction cost advice service to built environment clients through the professional business of quantity surveying. Established in March 2001, the consultancy combines traditional quantity surveying skills with extensive asset management and property knowledge to provide clients with a value added cost management and property advisory service.

Talani Quantity Surveyors has been awarded numerous projects within the built environment, ranging from small to large, and covering a wide variety of categories of work.

Our client base spans the private and public sectors and, includes both large corporations and Small and Medium-sized Enterprises (SMEs).



# WHO WE ARE

## OUR MISSION

It is our mission to attain and provide service excellence, acknowledged by satisfied clients and backed by a proven track record of successful projects. Talani Quantity Surveyors aims to establish an affordable and viable built environment by empowering our workforce so that quality of life is enhanced for all.

## OUR VISION

To make Talani Quantity Surveyors the consultancy of choice by utilising our detailed knowledge of construction, specialist skills and professional expertise to deliver a practical and commercial cost management approach to all property and construction projects. We will do this by keeping pace with the latest technology, legislative issues and property market trends.

## OUR ETHICS

Talani Quantity Surveyors functions according to a code of ethics grounded in uncompromising integrity. Both principals and personnel are bound to a code of conduct which includes integrity, loyalty, reliability, truthfulness, commitment and mutual respect. We are fully committed to the codes of conduct laid down by our affiliated professional bodies, and no compromise of any of these principals is tolerated.



# OUR TEAM

## BOARD OF DIRECTORS



**Nhlalala V Mbiza**

BSc (Hons) QS (UCT) BCom (Hons)  
(UCT) MBA (Wits) PrQS PMAQS MRICS

**CHIEF EXECUTIVE OFFICER**



**Linley M Wiener**

BTech QS PrQS PMAQS MRICS

**CHIEF OPERATING OFFICER**



**Christopher Rf Steffen**

BSc QS (UCT) PrQS PMAQS MRICS

**ASSETS AND PROJECT DELIVERY**



**Werner Rademan**

BTech QS PrQS PMAQS MRICS

**QUANTITY SURVEYING**

## ASSOCIATES



**Hangwani Musehana**

BTech QS PrQS PMAQS MRICS

## CONSULTANTS



**Dave L Lindenberg**

PrQS PMAQS FRICS AA ARB



# SERVICES

## QUANTITY SURVEYING

Quantity surveying is the independent professional consulting service provided to clients undertaking a built environment project. The quantity surveyor acts as a cost consultant, advising clients on strategies to achieve viable and affordable projects. All professional functions are carried out in accordance with the practice and standards as established by the ASAQS (Association of South African Quantity Surveyors) and SACQSP (South African Council for the Quantity Surveying Profession).

Cost management is the ultimate benefit of quantity surveying, and provides the client with a proactive, rather than a reactive, strategy within which to monitor and contain the costs generated throughout a particular project.

We take pride in going that one step further and offer clients a valuable alternative in the form of product-based services, where '... what you need is what you get!' These stand-alone services, which are ideal for the client who doesn't need the total QS service.

Our client centric culture combined with our capital raising and property development knowledge enables us to offer property clients a property advisory service, which includes property investment initiation, land procurement, tenant procurement and project finance procurement.

### OUR SERVICES INCLUDE:

#### COST MANAGEMENT AND DEVELOPMENT SERVICES

- Project finance procurement
- Financial viability studies
- Consultant fee agreements
- Estimating and cost planning
- Construction cost management
- Value management and risk analysis
- Elemental and functional analysis
- Expenditure forecasting.

#### CONTRACT DOCUMENTATION

- Contractual advice and procurement strategy
- Tender and contract documentation
- Bid evaluation and contract negotiations.

#### CONTRACT ADMINISTRATION

- Valuations for payment
- Cash flow predictions
- Financial reports
- Final account resolution
- HEMIS/SAPSE cost norms
- Area and tenant schedules.

# SERVICES

## WE ALSO PROVIDE:

### PROJECT COST MONITORING

Talani is an experienced provider of project cost monitoring services to government agencies, institutional investors, property funds and end users.

Our service provides clients with ongoing independent professional advice on the construction risks associated with a development project, their likely impacts and the measures available to avoid, mitigate or transfer them. We provide clients with reassurance through our project cost monitoring process.

### FINANCIAL VERIFICATION

Recent changes in procurement/‘turn-key’ delivery methods have seen an increase in the requirement for an ‘Independent Certifier’.

An Independent Certifier is someone appointed by either of the two parties of a contractual agreement to provide independent contractual and cost advice during all phases of a project to ensure compliance with the project brief/contractual obligation and provide dispute resolution services where required.

### INSURANCE REPLACEMENT VALUATIONS

Whether insuring a newly constructed building or an existing property, it is important for clients to ensure that their building’s insurance policy includes an appropriate value for replacement. Typically, policies consider a range of scenarios including damage and partial replacement and also total loss situation.

Our service provides a concise report with detailed cost analysis and recommendations for insurable value.



# SERVICES

## PROJECT CONTROL OFFERING

Today, capital projects are increasing in size and scope and are being managed under additional scrutiny. Without comprehensive earned value analysis, troubled projects can spiral out of control before anyone even recognises a problem exists. Improved planning, budgeting, Earned Value Management, and cost control are imperative to reduce project risk and secure on-time, within budget delivery. Consequently, owners and contractors are faced with mounting pressure to adopt stringent project cost and earned value management processes to enable complete project transparency.

Talani's total project control solution, including 24 non-financial metrics and 7 financial metrics, helps organisations reduce project risks by aligning cost and schedule in a single, user-friendly solution. With seamless integration with ERP and scheduling systems, this solution further needs to combine budget, committed costs, actual costs, changes, progress data, and schedule dates required to effectively communicate project performance with statistically-accurate estimate at completion information. This will allow the control team to predict and influence project results with real-time information required to pinpoint potential problems and react quickly to resolve issues.

### THE BENEFITS OF OUR PROJECT CONTROL SOLUTION TO OUR CLIENTS ARE:

#### LOWER PROJECT COSTS:

- reduced project cost and schedule overruns with KPIs
- simplify month-end progress and status reporting
- eliminate spreadsheets and have confidence in your data
- decrease project management overhead costs
- optimise cash flow to increase profitability

#### INTEGRATE ESTIMATE, SCHEDULE AND COST:

- eliminate project risks by aligning budgeted cost and schedule
- a synchronised and harmonised project control landscape
- forecast cost, schedule, resources to completion

#### MEASURE PERFORMANCE ACROSS PROJECTS, PROGRAMME AND ENTERPRISE:

- perform earned value analysis
- view real-time intelligence to track cost and analyse variance
- pinpoint potential problems with real-time forecasting
- increase management awareness with executive dashboards

# SERVICES

## PROJECT DELIVERY

The discipline of project management may, in its broad sense, be defined as:

The planning, monitoring and control of all aspects of a project and the motivation of all those involved in it to achieve the project on time and to the specified cost, quality and performance

Talani's approach is characterised by a consistent focus on the successful outcome of a programme or project throughout its life, sensitive to the fact that each stage requires a very different emphasis, skills set and leadership style.

Our aim is a simple one. It is, in every instance, to lead project teams to successful and consistent outcomes which exceed expectations.

Our style is a pro-active and collaborative leadership and the management of all aspects of the programme or project environment to achieve smooth, efficient and predictable progress at all points.

### **SPECIFIC SERVICES INCLUDE:**

- strategic brief definition
- programme/project execution plans
- time planning and programming
- management of design, procurement, construction and handover process
- contract administration and principal agency
- project monitoring and reporting
- risk management

Our project delivery team has grown due to our clients demand for better independent control of projects during the planning and construction phase. Through our service offering we are able to provide leadership and independent representation fulfilling roles such as programme manager, principal consultant, project manager, principal agent or employer's representative, all with a focus on our clients' corporate objectives.

We pride ourselves on our ability to deliver excellence across the board and, in order to achieve this, the services we offer are both diverse and flexible. Our project delivery services can be deployed either individually or collectively with another service, allowing us to tailor our approach perfectly to suit our client's requirements, delivering a truly bespoke package.



# SERVICES

## ASSET AND BUILDING CONSULTING

After 15 years of providing the highest calibre of cost management advice to the building and infrastructure construction industries, Talani has developed complementary expertise in many specialised areas of costs analysis for buildings which will enable the property owners to maximise their return during the economic lifetime of new and existing buildings.

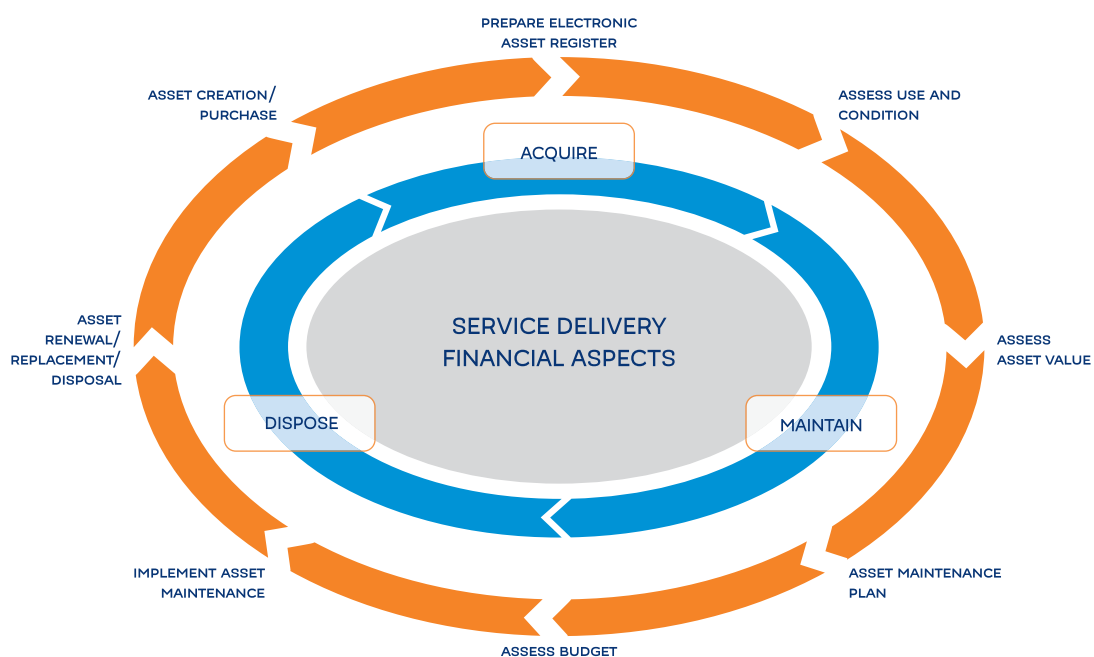
We provide a comprehensive array of traditional and contemporary building surveying services both as a standalone service or to complement our cost consultancy and project management services.

We have a dedicated group of experienced and qualified surveyors who work in both the public and private sector through single commissions, framework agreements and term contracts. We aim to work as a collaborative team with our clients, other built environment consultants and stakeholders and look to build long term and mutually beneficial relationships.

Talani Assets is a certified channel partner of Australian based SPM Assets, a software and services company specialising in the condition assessment, analysis and long term planning in the management of property and facility assets.

### ASSET MANAGEMENT

Our team offers asset evaluation services for buildings and engineering services throughout the property life continuum. We enable our clients to make informed decisions about the acquisition of new facilities, optimisation of existing and expedite the sales process for disposal.



# SERVICES

## **ASSET REGISTERS**

Asset registers can form the basis of asset planning, funding and tax depreciation. At Talani, we are able to compile asset data into asset registers ranging from basic to highly detailed with a great deal of granularity including bar-coding. Talani is also able to utilise propriety software to ensure robust data collection. Through our single source asset registers our clients are able to understand asset ownership, forecasting, planning, future finance requirements and replacement cost valuations.

## **TECHNICAL DUE DILIGENCE**

We undertake an independent building inspection that examines the condition based issues with a property at acquisition or divestment. Our service extends from a high-level report highlighting risk to detailed inspection and reporting providing a deeper understanding of a building's quality and condition. Through Talani's technical due diligence service our clients gain an understanding of the commercial constraints and opportunities, forecast capital and maintenance expenditure, and operational efficiency of the property.

## **CONDITION ASSESSMENT AUDITS**

Talani undertakes a comprehensive, independent building inspection to assess the current condition. We are able to capture elemental data via proprietary software which may include condition, backlog maintenance, compliance, risk, disability access. We are able to present the consolidated data via web portal which can then be manipulated and aid the preparation of maintenance and capital expenditure plans and budgets. We are also able to review the current maintenance regime and make recommendations to ensure compliance with best practice. This ensures our clients benefit from a comprehensive understanding of their building or property portfolio which enables asset management decisions.

## **LIFE CYCLE COSTING, WHOLE OF LIFE COSTING AND LIFE CYCLE PLANNING**

Based on our expertise in asset management and life cycle analysis, we have developed a specific understanding of the effective life, reactive maintenance and cyclical replacement requirements of a broad range of buildings in varying locations, scale and use.

Our analysis and recommendations result in an annuitized plan for funding. This service can be performed following conclusion of construction works but also as a desktop assessment to support contract management assessments or broader business case/investment planning.

# PROJECT EXPERIENCE

	PROJECT NAME	CLIENT	VALUE
COMMERCIAL & RETAIL	Liberty Regional Office, Century City	Stanlib	R 220m
	Liberty Regional Office, Umhlanga Ridge	Stanlib	R 260m
	FNB Contact Centre, Ferndale	First Rand Limited	R 240m
	CCI Contact Centre, Umhlanga	Stanlib	R 160m
	Refurbishment of Tijgerpark Office Park, Bellville	Vukile Property Fund	R 90m
	Extensions Liberty Promenade Mall, Mitchells Plain	Stanlib	R 410m
	Upgrades at Suncardia Mall, Pretoria	Vukile Property Fund	R 40m
	Refurbishment of At Stander Building, Secunda	Sasol	R 120m
	Re-development of Park 'n Shop, Meadowridge	Public Investment Corporation	R 210m
RESIDENTIAL & LEISURE	Garden Court Hotel, Umhlanga Ridge	Tsogo Sun/Stanlib	R 280m
	Urbika Lake Village Residential Development, Boksburg	OMAI	R 170m
	Affordable Housing Development, Germiston	Gyro Group	R 110m
	Norkem Park Residential Development, Ekurhuleni	Ratis Development	R 100m
	Norwood Gardens Social Housing Development	Communicare	R 60m
	160- Bed Graca Machel Student Residence, Rondebosch	UCT	R 90m
	220- Bed Navarre Student Residence, Wellington	CPUT	R 70m
	500- Bed Avenue Road Student Residence, Mowbray	UCT	R 220m
	Various luxury residences	Private Clients	R 150m
KNOWLEDGE	49 Schools for ASIDI programme, Eastern Cape	DBSA	R 780m
	New Lecture Theatre project, Rondebosch	UCT	R 65m
	ECD and Primary Health Facilities, Crawford	College of Cape Town	R 100m
	School Maintenance Projects, Western Cape	WCG Public Works	R 110m
	New Conference Facilities, V&A Waterfront	UCT Graduate School of Business	R 110m
	Project Cost Monitoring, Management Contractor	WCED	R 450m
TRANSPORT & TRAVEL	Upgrades at Park Station, Johannesburg	PRASA	R 60m
	New Stations at Athlone, Langa & Heideveld	PRASA	R 160m
	National Station Upgrade Projects, Various	PRASA	R 40m
	Multi-storey Parkade, CTIA	ACSA	R 460m

# PROJECT EXPERIENCE

	PROJECT NAME	CLIENT	VALUE
HEALTH CARE & RETIREMENT	Buh Rein Retirement Village, Kraaifontein	OMAI/MSP	R 170m
	New Community Health Centre, Hanover Park	WCG Public Works	R 250m
	Botshilu Private Hospital, Pretoria	Public Investment Corporation	R 110m
	Upgrades at Groote Schuur Hospital, Observatory	WCG Public Works	R 240m
	New Outpatient Treatment Centre, Nkangala	MPG Public Works	R 180m
	GSH Emergency Centre Extension	WCG Public Works	R 160m
	PCH Retirement Complex, Tokai	Princess Christian Home	R 65m
INDUSTRIAL & MINING	Borehole Water Treatment Plant, Bellville Campus	UWC	R 25m
	SARETEC Training Centre, Bellville	CPUT	R 70m
	SA Steelworks Steel Mill, Airport Industria	SA Metal Group	R 50m
	Underground Mining Development	Kalagadi Manganese	R 6bn
	Shutdown Audits, Secunda	Sasol	R 60m
	Retail Fuel Station Upgrades, various	Sasol	R 52m
	Refuse Transfer Station, Oostenberg	City of Cape Town	R 180m
COMMUNITY & PUBLIC	Violence Prevention through Urban Upgrade Projects	AHT/Sun Developments	R 240m
	Tembisa Licencing Hub	City of Ekurhuleni	R 60m
	Delvillewood Memorial Upgrade, Longuaval, France	SAHRA	R 40m
	Parliamentary Gate House upgrades, Cape Town	NDPW	R 35m
	Waste Water Treatment Plant Upgrades, Various	City of Cape Town	R 100m
	Johannesburg Botanical Gardens Upgrades	City Parks Johannesburg	R 15m
PROJECT DELIVERY	Scheduled Maintenance Programme: Education Facilities	WCG Public Works	R 220m
	Scheduled Maintenance Programme: Health Facilities	WCG Public Works	R 120m
	Emergency Maintenance Programme: Education Facilities	WCG Public Works	R 160m
ASSET MANAGEMENT	Condition Assessments – Provincial Facilities	WCG Property Management	R 40bn
	Condition Assessments & Maintenance Plans	CPUT	R 10bn
	Condition Assessments & Maintenance Plans	NDPW/DBSA	R 4,7bn
	Condition Assessments – GEFP Property Portfolio	Mowana Properties	R 6bn

# CLIENTS

AHT Group Cape Town	Kalagadi Manganese
Airports Company of South Africa (ACSA)	Mpumalanga Provincial Government
Armscor	National Department of Public Works
Brimstone Investment Corporation Limited	Passenger Rail Agency of South Africa (PRASA)
Cape Peninsula University of Technology (CPUT)	Pareto Limited
City of Cape Town	Public Investment Corporation (PIC)
City of Ekurhuleni	SA Heritage and Resources Agency
College of Cape Town	SA Metal Group
Communicare	SARS
Department of Trade and Industry	SASOL
Development Bank of Southern Africa (DBSA)	Stanlib Properties
False Bay College	Sun Development
First Rand Bank Limited	Tsogo Sun
Gauteng Partnership Fund (GPF)	University of Cape Town
Independent Development Trust	Vukile Property Fund
Investec Properties	Western Cape Government Department of Transport and Public Works
Johannesburg City and Parks	Western Cape Education Department



## JOHANNESBURG

Talani House  
19 Quail Street  
Bryanston  
Johannesburg 2067  
Tel. +27 11 465 1217  
Fax. +27 86 662 2199

## CAPE TOWN

Boulevard Place  
South Lobby, 3rd floor  
Heron Crescent  
Century City 7441  
Tel. +27 21 424 7742  
Fax. +27 86 662 2199

Talani Quantity Surveyors provide services throughout the Southern African region from our Johannesburg and Cape Town-based offices.

We are fully committed to furthering black economic empowerment within the company. Training and sponsorship are provided for all employees, regardless of gender, race, colour or creed. Talani Quantity Surveyors' overall BBBEE status is a level one contributor with a Procurement Recognition level of 135%; black ownership: 78.95%; black women ownership: 49.23% and an Empowering Supplier.

[admin@talani.co.za](mailto:admin@talani.co.za) • [www.talani.co.za](http://www.talani.co.za)

PROPERTY • PROCUREMENT • MANAGEMENT • VALUE

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QUANTITY SURVEYORS