



BUILDING A FUTURE TODAY | BOU 'N TOEKOMS VANDAG



# COMPANY PROFILE







# Table Of **CONTENT**

About Us

**01**

Vision & Mission

**02**

Services

**03**

The Dalmar Team

**04**

Current Developments  
in Progress

**05**

Recently Completed  
Projects

**06**

Recently Completed  
Projects (Continued)

**07**

Completed Projects

**08**

Completed Projects  
(Continued)

**09**

Future Projects

**10**

Auditors & Bankers

**11**

Get In Touch

**12**







# About US

Dalmar Konstruksie (Pty) Ltd was established by A.O. Swart Snr in 1973. Good business ethics and high moral values were part of the company's working philosophy from the beginning.

This enabled the company to build long lasting work relationships with suppliers, clients and subcontractors. We believe these strong relationships give us an edge when it comes to quality, pricing and performance, compared to our competitors.

In the last decade, we have experienced phenomenal organic growth to meet the demands of our established and new clients. A conservative approach towards financial management has enabled us to meet performance deadlines and has put us in a capital position ready for further expansion.



# Vision & MISSION

We are optimistic about future projects in South Africa as well as Southern Africa and are gearing ourselves towards expansion by forming strategic partnerships with other major players in the industry.

With this in mind, offices were established in the Western Cape and the Garden Route. Companies were also incorporated in Botswana, Mauritius and Zambia, which entities fall under the direct control of Dalmar's directors.

We view these countries as high potential growth markets where we can make long term positive contributions towards its economies, infrastructure development and skills transfer.

Dalmar is a member of the National Home Builders' Council of South Africa (NHBRC). Dalmar also has high ratings of 9 GB (General Building) and 8 CE (Civil Engineering), with the Construction Industry Development Board (CIDB).











## Our **SERVICES**

Our team of dedicated and experienced personnel enables us to cater for virtually all of our clients' requirements, which includes:

- ▶ PROCUREMENT OF SUITABLE LAND
- ▶ PROJECT PLANNING AND COST ANALYSIS
- ▶ PROJECT MANAGEMENT
- ▶ PROPERTY DEVELOPMENT
- ▶ TURNKEY CONSTRUCTION OF PROJECTS INCLUDING SITE SERVICES
- ▶ INFRASTRUCTURE DEVELOPMENT

These services are supplemented by our extensive network of associates and project specific partners.





# The Dalmar

## TEAM

### OUR COMPANY CONSISTS OF

DIRECTORS - A.O. Swart (Jnr) | C. Swart

PROJECT MANAGERS - F. Willemse | A. Le Roux

QUANTITY SURVEYORS - M. Coetzer | J. Schoeman | M. van der Merwe (Cape)  
R. de Buys | R. Van Niekerk (Cape)  
L. Jenkins (Junior QS) | W. Grobler (Junior QS)

### CONSTRUCTION MANAGERS

SITE AGENTS - G. Nel | T. Botes | C. Botha | J. Kruger | F. Van Staden  
J. Strydom | D. Holliday

SITE FOREMEN - H. Smit | I. Davids | D. Pretorius | W. Motha | D. Pedro  
T. Jonas | R. Jansen van Rensburg

JNR SITE FOREMEN - F. Macamo | E. Mangena | I. Mphego | R. Ngomane  
T. Mangena | M. Nhabangue | S. Nguluve | R. Sepogwane  
A. Swart | K. Viljoen

SITE CLERKS - E. Sekhota | L. Masombuka

### HEALTH & SAFETY CONSULTANTS

ESSENTIAL SAFETY SOLUTIONS

### ADMINISTRATIVE PERSONNEL

FINANCIAL MANAGER - C. Smuts

CREDITORS / BOOKKEEPER / ADMIN - A. Esterhuizen | M. Lewis | C. Hough  
C. Botman | L. Mokgolomotho (in training)

PROCUREMENT - J. Pillay

PERSONAL ASSISTANT TO DIRECTORS - H. van Wyk

RECEPTION / TYPIST - M. Reynell





# Current Developments

## IN PROGRESS

### SERITI ESTATE | MMOPANE | BOTSWANA

DEVELOPERS - IHS / Babareki Investments

SCOPE OF CONTRACT - 480 x High Density Housing Units

ESTIMATED COMPLETION DATE - July 2024

### HARTLAND LIFESTYLE ESTATE (RESIDENTIAL) Phases 1-to 4, Retirement Village Fynbos Heuwels and Klein Karoo

DEVELOPERS - Hartland Lifestyle Estate P/L

SCOPE OF CONTRACT - Lifestyle Estate with 2400 Opportunities (257 Completed & 623 in progress)

ESTIMATED COMPLETION DATE - Ongoing

### COUNTRY MALL SHOPPING CENTRE | BRAKPAN

DEVELOPERS - Carnival Junction Property Development (Pty) Ltd

SCOPE OF CONTRACT - Retail Shopping Centre  
GLA approx 41 000m<sup>2</sup>

ESTIMATED COMPLETION DATE - March 2026

### COURIER GUY | GEORGE

DEVELOPERS - BCC George (Pty) Ltd

SCOPE OF CONTRACT - Warehouse and Offices  
GLA approx 4000 m<sup>2</sup>

ESTIMATED COMPLETION DATE - August 2024

### HEROLDS BAY COUNTRY ESTATE

DEVELOPERS - Herolds Bay Country Estate P/L

SCOPE OF CONTRACT - Servicing of 162 full title stands, show house, gatehouse & residences

ESTIMATED COMPLETION DATE - Ongoing

### RIVERGATE | PARKLANDS | CAPE TOWN-

DEVELOPERS - International Housing Solutions (Pty) Ltd

SCOPE OF CONTRACT - 1162 Social Housing Units

ESTIMATED COMPLETION DATE - June 2026

### SOMERLIFE SQUARE | ERF 19407 SOMERSET WEST | CAPE TOWN

DEVELOPERS - International Housing Solutions (Pty) Ltd

SCOPE OF CONTRACT - 1034 Social Housing Units

ESTIMATED COMPLETION DATE - March 2026

### THE RADLEY | BELLVILLE | CAPE TOWN

DEVELOPERS - Dalmar Beleggin (Pty) Ltd

SCOPE OF CONTRACT - 59 Residential Apartments

ESTIMATED COMPLETION DATE - January 2025

### SUMMERVIEW VILLAGE, ERF 15758 SOMERSET WEST | CAPE TOWN

DEVELOPERS - International Housing Solutions (Pty) Ltd

SCOPE OF CONTRACT - 180 Residential Units

ESTIMATED COMPLETION DATE - June 2025

### MOUNT PROSPECT RETIREMENT VILLAGE CONSTANTIA | CAPE TOWN

DEVELOPERS - Dalmar Beleggin (Pty) Ltd

SCOPE OF CONTRACT - 31 High-end Residences

ESTIMATED COMPLETION DATE - January 2026

### SHANGOMBO - RIVUNGO BORDER POSTS

DEVELOPERS - Clay Disposal Zambia (Pty) Ltd

SCOPE OF CONTRACT - Construction of a border post between Zambia & Angola including infrastructure development.

ESTIMATED COMPLETION DATE - TBA

SERITI ESTATE - MMOPANE - BOTSWANA



HARTLAND LIFESTYLE ESTATE - FREESTANDING RESIDENCES



COUNTRY MALL SHOPPING CENTRE



HEROLDSBAY COUNTRY ESTATE



SOMERLIFE SQUARE - SOMERSET WEST



THE RADLEY - BELLVILLE



SHANGOMBO-RIVUNGO CANAL PROJECT





# Recently Completed

## PROJECTS

### JORDAN | CENTURION

DEVELOPERS - IMCASEP (Pty) Ltd  
SCOPE OF CONTRACT - 198 x 1 Bedroom Apartments  
COMPLETION DATE - December 2023

### HARTLAND VILLAS

DEVELOPERS - Hartland Lifestyle Estate (Pty) Ltd  
SCOPE OF CONTRACT - 88 Sectional Title Apartments  
COMPLETION DATE - February 2023

### DELTA VALENCIA | CENTURION

DEVELOPERS - Realcity Holdings (Pty) Ltd  
SCOPE OF CONTRACT - 215 x 1 and 2 Bedroom Apartments  
COMPLETION DATE - November 2022

### NIVICA | LANGEBAAN | CAPE TOWN

DEVELOPERS - Portland Beleggings (Pty) Ltd  
SCOPE OF CONTRACT - 80 Luxury: 1,2 & 3 Bedroom Apartments  
COMPLETION DATE - July 2022

### IHLATI | CAPE TOWN

DEVELOPERS - International Housing Solutions  
SCOPE OF CONTRACT - 376 residential & 8 commercial units  
COMPLETION DATE - February 2022

### THE EDEN | PARKLANDS | CAPE TOWN

DEVELOPERS - International Housing Solutions  
SCOPE OF CONTRACT - 917 Residential & 15 Commercial Units  
COMPLETION DATE - April 2021

### EASTLANDS MATURE LIFESTYLE ESTATE

DEVELOPERS - Eastland Properties (Pty) Ltd  
SCOPE OF CONTRACT - 353 Residential units  
COMPLETION DATE - May 2020

### GRAND CENTRAL | MIDRAND EXTENSION 17

DEVELOPERS - Bluegate Properties  
SCOPE OF CONTRACT - 372 Residential Units  
COMPLETION DATE - February 2020

### ELEMATIC SA

DEVELOPERS - Elematic SA  
SCOPE OF CONTRACT - Offices & Factory Units  
COMPLETION DATE - June 2018

### THE ODYSSEY - PHASE 2

DEVELOPERS - Friedshelf 1412 (Pty) Ltd  
SCOPE OF CONTRACT - 29 Upmarket residential apartments in Morningside  
COMPLETION DATE - February 2017

### K109 BUSINESS PARK

DEVELOPERS - AS Middle Road Rand Collieries (Pty) Ltd  
SCOPE OF CONTRACT - 13 Industrial Units  
COMPLETION DATE - January 2017

### CANDLEWOOD CRESCENT

DEVELOPERS - Bluegate Properties  
SCOPE OF CONTRACT - 188 Residential Units  
COMPLETION DATE - September 2016

JORDAN - CENTURION



HARTLAND VILLAS



DELTA VALENCIA - CENTURION



IHLATI - PARKLANDS



THE EDEN - PARKLANDS



EASTLANDS MATURE LIFESTYLE ESTATE



GRAND CENTRAL



ELEMATIC SA



THE ODYSSEY - PHASE 2



K109 BUSINESS PARK





# Recently Completed

## PROJECTS (CONTINUED)

### CARNIVAL JUNCTION BUSINESS PARK

DEVELOPERS - Carnival Junction Property Development (Pty) Ltd  
SCOPE OF CONTRACT - Second Phase Pending - 37 Mini Factory / Warehouse Units  
COMPLETION DATE - First 16 Units completed in October 2019) Second Phase - TBA

### CARNIVAL JUNCTION MIXED USED DEVELOPMENT (PHASE 1) - 2016

DEVELOPERS - Carnival Junction Property Development (Pty) Ltd  
SCOPE OF CONTRACT - Internal & External Services (roads, storm water, sewer & electrical reticulation)  
COMPLETION DATE - April 2016

### NOOITGEDACHT VILLAGE SQUARE

DEVELOPERS - Koelpark Developments (Pty) Ltd  
SCOPE OF CONTRACT - 22 freestanding residential houses & 52 townhouses  
COMPLETION DATE - December 2015

### INSIGNIA (EPIC 4)

DEVELOPERS - Friedshelf 1412 (Pty) Ltd.  
SCOPE OF CONTRACT - Construction of 48 upmarket residential units in Sandton  
COMPLETION DATE - December 2015

### THE ODYSSEY - PHASE 1

DEVELOPERS - Friedshelf 1412 (Pty) Ltd  
SCOPE OF COMPLETION - Construction of 28 Upmarket residential houses in Morningside  
COMPLETION DATE - August 2015

### STEELPOORT FREESTANDING

DEVELOPERS - Sugar Creek 90 (Pty) Ltd  
SCOPE OF COMPLETION - 174 Res 1 Units. 40 Res 2 Units  
COMPLETION DATE - April 2015

### THE EPIC - 1, 2 & 3

DEVELOPERS - Friedshelf 1412 (Pty) Ltd  
SCOPE OF COMPLETION - Construction of 96 upmarket residential units in Sandton  
COMPLETION DATE - December 2014

### JACKALBERRY CRESCENT

DEVELOPERS - Blue Gate Properties (Pty) Ltd  
SCOPE OF COMPLETION - 252 Residential Units  
COMPLETION DATE - July 2014

### SLEEPY GABLES I RIVONIA - 2013

DEVELOPERS - Blue Stream Investments (Pty) Ltd  
SCOPE OF CONTRACT - 54 Luxury apartments  
COMPLETION DATE - June 2013



CARNIVAL JUNCTION BUSINESS PARK



CARNIVAL JUNCTION MIXED USE DEVELOPMENT



NOOITGEDACHT VILLAGE SQUARE



INSIGNIA (EPIC 4)



THE ODYSSEY - PHASE 1



STEELPOORT FREESTANDING



THE EPIC - 1, 2 &amp; 3



JACKALBERRY CRESCENT



SLEEPY GABLES | RIVONIA





# Completed PROJECTS

## MOLWARE (PHASE 1) - 2012

DEVELOPERS - Blue Gate Properties (Pty) Ltd  
CONTRACT SCOPE - 135 Units

## MOLWARE (PHASE 2) - 2012

DEVELOPERS - Blue Gate Properties (Pty) Ltd  
CONTRACT SCOPE - 122 Units  
COMPLETION DATE - December 2012

## SASOL FILLING STATION I WITBANK - 2012

DEVELOPERS - Sherita Property Investments  
CONTRACT SCOPE - Construction of filling station  
& infrastructure  
COMPLETION DATE - December 2012

## GREENHILL VILLAGE OFFICE PARK (PHASE 2)

DEVELOPERS - RPP Developments (Pty) Ltd  
COMPLETION DATE - August 2012

## FEATHERWOOD RETIREMENT VILLAGE (PHASE 4) - 2010-2014

DEVELOPERS - Power Development 5

## FEATHERWOOD RETIREMENT VILLAGE CLUBHOUSE - 2011

DEVELOPERS - Power Development 4

## GREEN HILL VILLAGE OFFICE PARK (PHASE 1) - 2010

DEVELOPERS - RPP Development  
CONTRACT SIZE - 4500m2 Office Park

## WILLOW COUNTRY LODGE AND GUESTHOUSE - 2010

DEVELOPERS - R. Reeder

## MELVILLE FLATS AND GUEST HOUSE - 2009

DEVELOPERS - Alan Walker  
CONTRACT SCOPE - Refurbishment of  
existing building

## WILLOW BROOK VILLAGE - 2009

DEVELOPERS - Blue Gate Properties  
CONTRACT SCOPE - 100 Units

## BRIDGEVIEW APARTMENTS - 2008-2009

DEVELOPERS - RPP Developments  
CONTRACT SCOPE - 213 Units

## EUGENE'S PLACE - 2009

DEVELOPERS - Safrich  
CONTRACT SCOPE - 82 Units

## THE PEARLS - 2009

DEVELOPERS - Fias Investments

## DERKA 2008-2009

DEVELOPERS - Blue Gate Properties (Pty) Ltd

## VAN ECK PARK FACTORIES - 2009

DEVELOPERS - Hard Rock Properties  
CONTRACT SCOPE - 2600m2 Factory / Office

## KENT HEIGHTS-2008

DEVELOPERS - Fias Investments (Pty) Ltd  
CONTRACT SCOPE - 40 Units



## BRIDGEVIEW APARTMENTS

ACORN VILLAGE – 2007

DEVELOPERS - RPP Investments  
CONTRACT SCOPE - 36 Units

SUNSET BOULEVARD – 2007

DEVELOPERS - Dalmar Beleggings (Pty) Ltd  
CONTRACT SCOPE - 236 Units

ASHANTI LODGE – 2006-2007

DEVELOPERS - Dalmar Beleggings (Pty) Ltd  
CONTRACT SCOPE - 76 Units

SAXENBURG – 2007

DEVELOPERS - Build Matrix (Pty) Ltd  
CONTRACT SCOPE - 156 Units

ZONNEBLOEM – 2007

DEVELOPERS - Build Matrix (Pty) Ltd  
CONTRACT SCOPE - 82 Units

ACORN RIDGE – 2006-2007

DEVELOPERS - RPP Investments  
CONTRACT SCOPE - 96 Units



## ACORN VILLAGE



## ACORN RIDGE



# Completed

## PROJECTS (CONTINUED)

### CARNIVAL INDUSTRIAL PARK – 2007-2008

DEVELOPERS: Dalmar Beleggings (Pty) Ltd  
CONTRACT SCOPE: 13 000m<sup>2</sup> Mini Factories

### GRAND CENTRAL – 2006-2007

DEVELOPERS: SAFDEV (Pty) Ltd  
CONTRACT SCOPE: 156 Units

### SIMONSVLEI – 2006

DEVELOPERS: Build Matrix (Pty) Ltd  
CONTRACT SCOPE: 90 Units

### 21 SUNSET AVE- 2005-2006

DEVELOPERS: SAFDEV  
CONTRACT SCOPE: 146 Units

### BELLA VISTA – 2004 – 2006

DEVELOPERS: Joint Venture – Dalmar / SAFDEV

### WILGEHEUWEL – 2004

CONTRACT SCOPE: 148 Units

### LUXURY HOME FOR MR DE HAAS & MARENTIA 0228 BK I PEACANWOOD – 2004

CONTRACT: 1 House each

### DELHEIM – 2005

DEVELOPERS: Build Matrix (Pty) Ltd  
CONTRACT SCOPE: 86 Units

### GLENZICHT OLD AGE HOME – 2003 – 2005

DEVELOPERS: Marprieu  
CONTRACT SCOPE: 162 Units & 35 Luxury Homes

### FAIRVIEW- 2005-2006

DEVELOPERS: Build Matrix (Pty) Ltd  
CONTRACT SCOPE: 86 Units

### LUXURY HOME FOR SAFDEV HOLDINGS PEACANWOOD – 2004

CONTRACT SCOPE: 1 House

### INDUSTRIAL BUILDING – MOREHILL BENONI – 2003

DEVELOPERS: C. Muller

### TUSCAN VILLAGE – 2003

DEVELOPERS: Phillip Saunders  
CONTRACT SCOPE: 14 Houses

### RAU – 2003

ARCHITECTS: LVM Architects  
QUANTITY SURVEYOR: Sarel Stapelberg

### WIMPY ROADHOUSE AND RESTAURANT – 2003

DEVELOPERS: GMZ Beleggings (Pty) Ltd

### LUXURY HOME FOR KORFONDS (PTY) LTD – 2002

CONTRACT SCOPE: 2 Houses

### NAPOLI – 2002

DEVELOPERS: Safrich  
CONTRACT SCOPE: 30 Houses

### LA DOLCE VITA – SUNDOWNER – 2002

DEVELOPERS: Safrich  
CONTRACT SCOPE: 86 Units

## NAPOLI ESTATE I SANDTON

LUXURY HOMES FOR MR PARKINSON  
- 2002

CONTRACT SCOPE: 1 House

CLINIC IN HEIDELBERG FOR  
HEIDELBERG MUNICIPALITY - 1993

ARCHITECTS: DLV

FLATS STERREWAG I  
MONUMENT PARK - 1995

DEVELOPER: Safrich  
CONTRACT SCOPE: 86 Units

MERALD TERRACE I  
LYNNWOOD MANOR - 1998

DEVELOPER: Safrich  
CONTRACT SCOPE: 36 Units

NORTON PARK OLD AGE HOME FOR  
CHRISTPARK - 1987

CONTRACT SCOPE: 200 units

RYNPARK ONE & TWO I  
RETIREMENT VILLAGE - 1982

MAIN CONTRACTOR: Dalmar  
Konstruksie (Pty) Ltd  
CONTRACT SCOPE: 150 Units

## CARNIVAL INDUSTRIAL PARK



## GRAND CENTRAL



## 21 SUNSET AVE



## BELLA VISTA



## DELHEIM



## FAIRVIEW



## TUSCAN VILLAGE



## LA DOLCE VITA





# Future PROJECTS

## DALMAR PARK | FISANTEKRAAL | DURBANVILLE

DEVELOPERS - Dalmar Beleggings (Pty) Ltd  
SCOPE OF CONTRACT - 134 Light Industrial Units  
ESTIMATED COMMENCEMENT DATE - January 2026

## CAPE VIEW | BLOUBERG | CAPE TOWN

DEVELOPERS - Belvizon (Pty) Ltd  
SCOPE OF CONTRACT - 80 High-end Residential Apartments  
ESTIMATED COMMENCEMENT DATE - January 2026

## VILLA DANE | SUNAIR PARK EXTENSION 7

DEVELOPERS - Dalmar Beleggings (Pty) Ltd  
SCOPE OF CONTRACT - 77 Residential houses  
ESTIMATED COMMENCEMENT DATE - TBA

## FREE STANDING RESTAURANT - KENLEAF EXTENSION 18 | BRAKPAN

DEVELOPERS - Dalmar Beleggings (Pty) Ltd  
SCOPE OF CONTRACT - 700m<sup>2</sup> Restaurant  
ESTIMATED COMMENCEMENT DATE - January 2025

## VALKHOOGTE ESTATE | BREDEL

DEVELOPERS - Simco 112 (Pty) Ltd / Dalmar  
SCOPE OF CONTRACT - Approx. 252 Residential Houses  
ESTIMATED COMMENCEMENT DATE - TBA

## CARNIVAL JUNCTION BUSINESS PARK

DEVELOPERS - Carnival Junction Property Development (Pty) Ltd  
SCOPE OF CONTRACT - Second phase Pending - 37 Mini factory/ warehouse units  
ESTIMATED COMPLETION DATE - (First 16 units completed in October 2019) Second phase - March 2025



Dalmar currently has approximately 35 projects under consideration.

It is envisaged that many of these developments will be realised







# Auditors & BANKERS

## AUDITORS

### **RSA | M V B (AUDITORS)**

J.C. Erlank - (+27) 12 460-9146

### **ZAMBIA | HARRISON & ASSOCIATES (AUDITORS)**

Harrison Banda - (+260) 211 845 541

### **MAURITIUS | INTERNATIONAL TRUST LIMITED (SECRETARY)**

Ashive Kanoosingh - (+230) 403 0800

### **MAURITIUS | MORISON MAURITIUS (AUDITORS)**

Annie Chan / Shabnoor Hossenally  
(+230) 242 1111

### **BOTSWANA | ACCPRO (ACCOUNTANTS)**

Craig Granville - (+267) 625 0116

### **BOTSWANA | PKF (AUDITORS)**

Tim Roddy - (+267) 311 1362

## BANKERS

### **FNB RSA**

Phakiso Mzizi - (+27) 87 730 7510 / (+27) 64 523 8079

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Hussna Sallie - (+27) 60 550 4022 (Global Business)

### **FNB ZAMBIA**

Johnny Kaweme - (+260) 076 243 2470

Chisanga Sunkutu - (+260) 211 369 301

### **NEDBANK RSA**

Raymond Maebana - (+27) 010 237 8821

Gerhard Van Zyl - (+27) 010 234 3821  
(Property)

### **FNB BOTSWANA**

Botshelo Mautla - (+267) 370 6495

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Marilize Beyer - (+27) 11 772 7232

### **MCB MAURITIUS**

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# Get IN TOUCH



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1

no letters

2

ABC

3

DEF

4

GHI

5

JKL

6

MNO

9

WXYZ

0

#





