



BUILDING A FUTURE TODAY | BOU 'N TOEKOMS VANDAG



COMPANY PROFILE





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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)
A. van Schalkwyk | R. de Buys (Junior QS)
R. van Niekerk (Junior QS - Cape)

CONSTRUCTION MANAGERS

SITE AGENTS - G. Nel | T. Botes | F. van Staden | C. Botha
D. Holliday | R. Fourie

SITE FOREMAN - W. Motha | H. Smit | R. Sepogwane | E. Selwana
D. van Aswegen | T. Jonas | S. Duna | R. Jansen van Rensburg

JNR SITE AGENTS - F. Macamo | T. Jonas | I. Mphego | E. Mangena

HEALTH & SAFETY CONSULTANTS

ESSENTIAL SAFETY SOLUTIONS

ADMINISTRATIVE PERSONNEL

FINANCIAL MANAGER - C. Smuts

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

PROCUREMENT - J. Pillay

PERSONAL ASSISTANT TO DIRECTORS - H. van Wyk

RECEPTION / TYPIST - M. Reynell



Current Developments IN PROGRESS

SHANGOMBO-RIVUNGO CANAL PROJECT

DEVELOPERS - Clay Disposal Zambia (Pty) Ltd
SCOPE OF CONTRACT - Construction of a border post between Zambia & Angola including infrastructure development.
ESTIMATED COMPLETION DATE - End 2023

HARTLAND LIFESTYLE ESTATE (RESIDENTIAL) PHASES 1, 2, 3 and 4

DEVELOPERS - Hartland Lifestyle Estate (Pty) Ltd
SCOPE OF CONTRACT - Lifestyle Estate with 2400 opportunities. 49 completed & 269 in progress
ESTIMATED COMPLETION DATE - Current Precincts 1 to 4: December 2023

COUNTRY MALL - DALPARK EXTENSION 19

DEVELOPERS - Carnival Junction Property Development (Pty) Ltd
SCOPE OF CONTRACT - Retail shopping center, Phase 1, 14000m2
ESTIMATED COMPLETION DATE - November 2023

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 - November 2023

HARTLAND VILLAS

DEVELOPERS - Hartland Lifestyle Estate (Pty) Ltd
SCOPE OF CONTRACT - 88 Sectional Title Apartments (40 Completed June 2022)
ESTIMATED COMPLETION DATE - Balance of 48 apartments by February 2023

DELTA VALENCIA - CENTURION

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

NIVICA - LANGEBAAN - CAPE TOWN

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

RIVERGATE - PARKLANDS - CAPE TOWN

DEVELOPERS - International Housing Solutions (Pty) Ltd
SCOPE OF CONTRACT - 1162 Social Housing Units
ESTIMATED COMPLETION DATE - September 2024

EDEN RESIDENTIAL ESTATE - GEORGE

DEVELOPERS - Rainbow Place Properties 29 (Pty) Ltd
SCOPE OF CONTRACT - Access Facility, 102 x Freestanding Houses & 57 Townhouses
ESTIMATED COMPLETION DATE - May 2023



SHANGOMBO-RIVUNGO CANAL PROJECT



HARTLAND LIFESTYLE ESTATE - FREESTANDING RESIDENCES



IHLATHI



COUNTRY MALL - DALPARK EXTENSION 19



CARNIVAL JUNCTION BUSINESS PARK



HARTLAND VILLAS



Recently Completed

PROJECTS

PARKLANDS

DEVELOPERS - International Housing Solutions
SCOPE OF CONTRACT - 971 residential & 15 commercial units
COMPLETION DATE - April 2021

EASTLANDS MATURE LIFESTYLE ESTATE

DEVELOPERS - Eastlands 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 - April 2019 (First phase)
February 2020 (Second Phase)

ELEMATIC SA

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

THE ODYSSEY - PHASE 2

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

K109 BUSINESS PARK

DEVELOPERS - AS Middle Road Rand Colliers (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

CARNIVAL JUNCTION MIXED USE DEVELOPMENT (PHASE I) - 2016

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

IHLATHI

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

EASTLANDS MATURE LIFESTYLE ESTATE



GRAND CENTRAL



ELEMATIC SA



THE ODYSSEY - PHASE 2



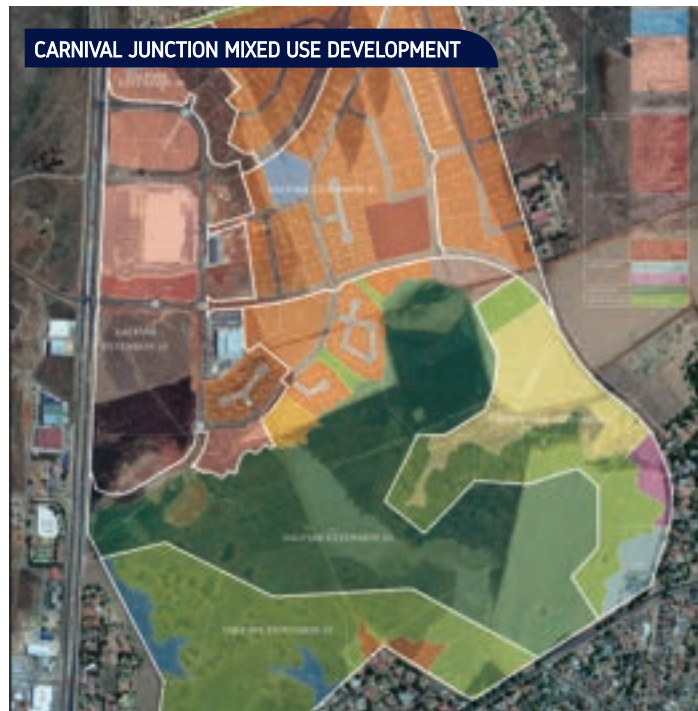
K109 BUSINESS PARK



CANDLEWOOD CRESCENT



CARNIVAL JUNCTION MIXED USE DEVELOPMENT



THE EDEN - PARKLANDS



IHLATHI - PARKLANDS



Recently Completed

PROJECTS (CONTINUED)

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

THE ODYSSEY - PHASE 1

DEVELOPERS - Friedshel 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

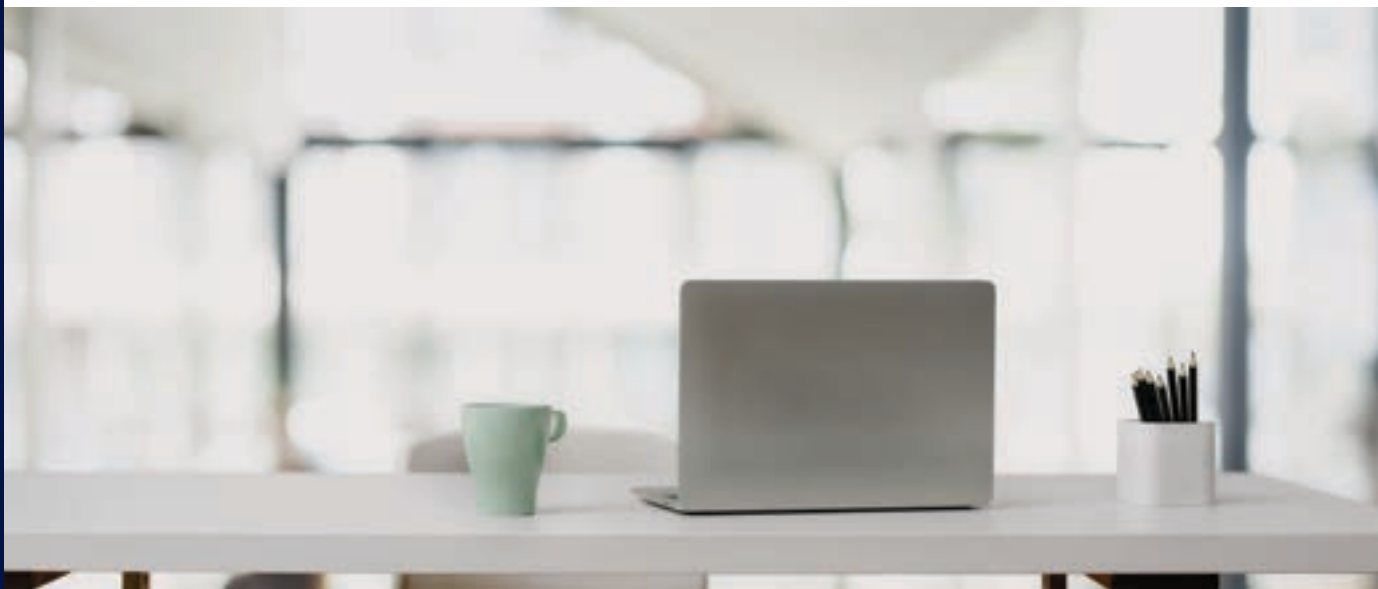
DEVELOPERS - Friedshel 1412 (Pty) Ltd
SCOPE OF COMPLETION - Construction of 96 upmarket residential units in Sandton
COMPLETION DATE - December 2014

JACKALBERRY CRESCENT

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

SLEEPY GABLES | RIVONIA - 2013

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





NOOITGEDACHT VILLAGE SQUARE



INSIGNIA (EPIC 4)



THE ODYSSEY - PHASE 1



STEELPOORT FREESTANDING



THE EPIC - 1, 2 & 3



JACKALBERRY CRESCENT



SLEEPY GABLES | RIVONIA - 2013



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 000m² 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 | 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



GRAND CENTRAL



21 SUNSET AVE



BELLA VISTA



DELHEIM



FAIRVIEW



TUSCAN VILLAGE



LA DOLCE VITA

Future PROJECTS

VILLA DANE | SUNAIR PARK EXTENSION 7

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

2 x DRIVE THRU RESTAURANTS - KENLEAF EXTENSION 18 BRAKPAN

DEVELOPERS - Dalmar Beleggings (Pty) Ltd
SCOPE OF CONTRACT - 2x Drive-Thru / Fast Food
Restaurants
ESTIMATED COMMENCEMENT DATE - March 2023

CARNIVAL MOTOR CITY | DALPARK EXTENSION 19

DEVELOPERS - Carnival Junction Property
Development (Pty) Ltd
SCOPE OF CONTRACT - 8 Commercial units
ESTIMATED COMMENCEMENT DATE - TBA

SOMERVIEW VILLAGE | ERF 15758 SOMERSET WEST

DEVELOPERS - Statcap Funding (Pty) Ltd
SCOPE OF CONTRACT - Mini Storage Units
ESTIMATED COMMENCEMENT DATE - Oct 2022

SOMERLIFE SQUARE | ERF 19407 SOMERSET WEST

DEVELOPERS - Dalmar Beleggings (Pty) Ltd
SCOPE OF CONTRACT - Big Box Retail
Development with GLA of approximately
23 000m²
ESTIMATED COMMENCEMENT DATE -
April 2023

BOPEU ENCLAVE, MMOPANE BOTSWANA

DEVELOPERS - IHS / Babareki
Investments (Pty) Ltd
SCOPE OF CONTRACT - 480 High density
2 Bedroom / 1 Bathroom residential units
ESTIMATED COMMENCEMENT DATE -
June 2022



Dalmar currently has approximately 35 projects under consideration.

It is envisaged that many of these developments will be realised





Auditors & BANKERS

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