



INTRODUCTION

Background

QS^{TWO} Quantity Surveyors was established in 2005 and in 2025 we are celebrating 20 years in the Construction Industry

We are a Professional Quantity Surveying Practice, registered with The Association of South African Quantity Surveyors and The South African Council for the Quantity Surveying Profession

As Quantity Surveyors we have extensive experience in the Construction Industry and provide a full range of professional services, from the initial inception stages to the final delivery of any project

SERVICE | INTEGRITY | COMPETENCE is a policy that we hold in high regard to deliver the very best professional services to our clients

SERVICE
INTEGRITY
COMPETENCE

HEMMINGWAYS MALL







JUBILEE MALL







NEWMARKET MALL







PAN AFRICA JUNCTION







MDANTSANE SHOPPING CENTRE







PROJECTS

PROJECTS

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I. RETAIL

MAMS MALL







President Hyper - Vaal (Phase 2)	Vaal Square (Pty) Ltd	Aug 2025	R	142,000,000
Mams Mall (Tenant Changes)	NAD Property Income Fund (Pty) Ltd/ Resilient Properties (Pty) Ltd	May 2025	R	23,000,000
Hirsch's Montana: (Showroom & Distribution Centre)	Basfour 3021 (Pty) Ltd	Nov 2023	R	51,750,000
Mams Mall (Phase 2)	NAD Property Income Fund (Pty) Ltd/ Resilient Properties (Pty) Ltd	Sep 2022	R	39,000,000
Cosmo Mall (Phase 2)	Bentel Group	Oct 2022	R	285,000,000
Woolworths Extension (Victory Park)	Abusel Investments (Pty) Ltd	Sep 2021	R	7,300,000
Acornhoek Mall (Phase 3)	NAD Property Income Fund (Pty) Ltd	Jul 202 I	R	60,000,000
Northmead Square: New Parking Deck & Refurbishment	Bentel Group	Mar 2021	R	29,800,000
Dwarsloop Mall (Phase 2)	NAD Property Income Fund (Pty) Ltd	Dec 2020	R	145,000,000
Acornhoek Mall (Phase 2)	NAD Property Income Fund (Pty) Ltd	Dec 2020	R	115,000,000
Mams Mall (Including Tenant Relocations)	NAD Property Income Fund (Pty) Ltd/ Resilient Properties (Pty) Ltd	Dec 2020	R	831,000,000
Sharon Park Shopping Centre: Alterations	Stand 278 Strijdom Park	Jul 2019	R	12,100,000
Builders Warehouse	NAD Property Income Fund (Pty) Ltd/ Resilient Properties (Pty) Ltd	Apr 2019	R	17,100,000
Acornhoek Mall	NAD Property Income Fund (Pty) Ltd	Nov 2018	R	506,000,000
Kempton Corner: Refurbishment	One Triple L Developments (Pty) Ltd	May 2018	R	81,500,000
Dwarsloop Mall	NAD Property Income Fund (Pty) Ltd	Oct 2017	R	262,000,000
Newmarket Mall	Rejem-Linton JV & Stylestar Investments (Pty) Ltd	Oct 2015	R	318,000,000
Moruleng Mall	Clidet No. 1011 (Pty) Ltd	Oct 2013	R	265,000,000
Jabulani Mall: Soweto (Phase 3)	Resilient Property Fund	Oct 2013	R	19,400,000
Pan Africa Junction: Alexandra (Phase 2)	Pan Africa Developments (Pty) Ltd	Apr 2012	R	15,500,000
Jubilee Mall	Jubilee Crossing (Pty) Ltd	Apr 2011	R	300,000,000
Hemingways Mall (East London)	Billion Property Group (Pty) Ltd	Sep 2009	R	906,000,000
Mdantsane Shopping Centre	Billion Property Group (Pty) Ltd	Apr 2008	R	217,000,000
Jabulani Mall (Soweto)	Jabulani Mall (Pty) Ltd	Sep 2006	R	205,000,000

2. RESIDENTIAL DEVELOPMENTS

NORTHGATE RESIDENTIAL UNITS







Phuthadithjaba Gateway Project (Phase I) (2001 Walk-up Units)	Qwa Qwa Gateway Group (Pty) Ltd	Oct 2026	R	614,700,000
Oxford 5 I	VH Properties (Pty) Ltd	Feb 2021	R	47,300,000
Midrand Central Apartments	One Triple L Developments (Pty) Ltd	Dec 2019	R	157,000,000
Northgate Ext.20 Residential Units	One Triple L Developments (Pty) Ltd	May 2019	R	89,000,000
Majuba Residential Units	West Dunes Properties 142 (Pty) Ltd	Nov 2018	R	8,000,000
Metropolitan Park (Refurbishment)	One Triple L Developments (Pty) Ltd	Sep 2018	R	17,000,000
Northgate Ext.44 Residential Units (Phase 3)	One Triple L Developments (Pty) Ltd	May 2018	R	95,000,000
Northgate Ext.44 Residential Units (Phase 2)	One Triple L Developments (Pty) Ltd	Jun 2017	R	68,000,000
Fleurenville Care & Retirement Village	West Dunes Properties 142 (Pty) Ltd	Apr 2017	R	90,000,000
Northgate Ext.44 Residential Unites (Phase 1)	One Triple L Developments (Pty) Ltd	Feb 2017	R	117,000,000

3. STUDENT ACCOMMODATION

FESTIVAL EDGE APARTMENTS







Qwa Qwa Student Housing (1500 Beds)	Varsity Lodge Invest (Pty) Ltd	Jan 2027	R	285,000,000
Venda Student Housing (3000 Beds)	Lethlabile Property Development	Jan 2027	R	654,000,000
Alice Student Housing (952 Beds)	Varsity Lodge Invest (Pty) Ltd	Jan 2026	R	195,000,000
Vaal Student Housing (770 Beds)	Lethlabile Property Development	ТВС	R	167,000,000
Nelspruit Student Housing	Talis Property Group	Dec 2019	R	23,000,000
Festival Edge Apartments	Vaxovert (Pty) Ltd	Sep 2016	R	89,900,000
Sunnyside Student Housing & Offices	Zargoscene (Pty) Ltd	Nov 2013	R	59,000,000

4. HEALTH AND SPORT FACILITIES

PLANET FITNESS - THE CLUB









Planet Fitness: Fourways Mall	Planet Fitness	Jun 2025	R	22,200,000
Planet Fitness: Irene Link	Planet Fitness	Dec 2024	R	20,100,000
Planet Fitness: Cavendish	Planet Fitness	Nov 2024	R	23,000,000
Planet Fitness: Wanderers	Planet Fitness	Nov 2024	R	3,000,000
Planet Fitness: Fourways Buzz	Planet Fitness	Jun 2024	R	5,100,000
Planet Fitness: Linton Corner	Planet Fitness	Mar 2024	R	21,600,000
Planet Fitness: Greenstone	Planet Fitness	Nov 2023	R	19,300,000
Planet Fitness: Castle Gate	Planet Fitness	Nov 2021	R	23,800,000
Planet Fitness: Hertford	Planet Fitness	Oct 2021	R	24,100,000
Planet Fitness: Northmead	Planet Fitness	Mar 2021	R	22,000,000
Planet Fitness: Strand Street	Planet Fitness	Dec 2019	R	24,000,000
Planet Fitness: Sandton Gate	Planet Fitness	Nov 2019	R	24,000,000
Planet Fitness: Mams Mall	Planet Fitness	Mar 2019	R	18,300,000
Planet Fitness: Brackengate	Planet Fitness	Oct 2018	R	43,300,000
Planet Fitness: The Club	Planet Fitness	Jul 2017	R	28,500,000

5. OFFICE DEVELOPMENTS

SUNNYSIDE OFFICES









Kopfontein Border Post	Private	Jul 2027	R	TBC
222 Smit Street	Ellmog Investments (Pty) Ltd	Jul 2024	R	87,000,000
Menlyn Towers (26000m² GLA) Estimate Stage	Shibbolet (Pty) Ltd	TBC	R	583,000,000
Tenant Installations	Growthpoint	Apr 2011 - Jul 2013	R	63,700,000
Nikon: New Head Office & Warehouse	Chestnut Hill Investments (Pty) Ltd JIC Holdings (Pty) Ltd	Jul 201 I	R	24,000,000
Amkor Gardens Office Park	Shibbolet (Pty) Ltd	Jun 2009	R	25,000,000

6. WAREHOUSES

HIRSCH'S MONTANA - SHOWROOM & DISTRIBUTION CENTRE





Polokwane Warehouse	Bongani Rainmaker Logistics (Pty) Ltd	Jul 2025	R	80,500,000
D&B Interiors (Phase 2)	D&B Interiors	Feb 2025	R	1,400,000
D&B Interiors: New Canopy	D&B Interiors	May 2023	R	3,600,000
Youngman: New Warehouse Extension	Youngman Gauteng (Pty) Ltd	Jan 2023	R	10,000,000
Mafikeng & East London: Warehouse	The Client	Apr 2021	R	900,000
Midrand: Warehouse	The Client	Apr 2021	R	500,000
Mthatha: Warehouse	The Client	Oct 2020	R	1,500,000
Epping: Warehouse	The Client	Jun 2020	R	16,100,000
Kimberley: Warehouse	The Client	Jul 2018	R	1,900,000
Branaa (Waltloo)	Branaa South Africa	Nov 2007	R	22,600,000

7. SHOWROOMS

Witbank: Motor Showroom	Any Rental (Pty) Ltd	Sep 2013	R	8,500,000
Witbank: Land Rover Dealership	Any Rental (Pty) Ltd/ NAD Property Income Fund (Pty) Ltd	Mar 2013	R	15,300,000
Witbank: Jaquar/Range Rover/ Land Rover Dealership Building	HMKL 3 Investments (Pty) Ltd/ Any Rental (Pty) Ltd	Nov 2011	R	19,400,000
MTN Signage Building: New Warehouse & Showroom (Lyttelton Manor)	HMKL 3 Investments (Pty) Ltd	Jul 2008	R	18,000,000
SMH Car Hire	SMH (Pty) Ltd	Nov 2005	R	7,200,000

8. LABORATORIES

Ingrain SA: New Laboratory		Ingrain SA (Pty) Ltd	Mar	· 2023 R	14,420,000
International Flavours & Fragra	ances SA	IFF (Pty) Ltd	Dec	: 2013 R	7,240,000
Leco Laboratory & Offices		Leco Africa (Pty) Ltd	Apr	2013 R	7,500,000
Corporate Park (Midrand): Conversions for New Coke La	boratories (Phase I)	Shibbolet	Oct	2011 R	1,250,000
Quintiles Africa Laboratory		Shibbolet	Aug	2011 R	11,000,000
Corporate Park (Midrand): Conversions for New Coke La	boratories	Shibbolet	Feb	2008 R	10,000,000

9. RESORTS AND HOTELS

CHEETAH PLAINS









Cheetah Plains Barra Beach Hotel (Estimates) NAD Property Income Fund (Pty) Ltd Barra Resorts Mozambique Oct 2010

Nov 2018

95,000,000

235,000,000

10. FILLING STATIONS

ENGEN FILLING STATION - CARLSWALD ERAND GARDENS









Engen Evergreens	Triple J Property Developers (Pty) Ltd	Jul 2025	R	28,000,000
Engen Katherine Street	Erf 41 Sandown (Pty) Ltd	Jul 2025	R	47,000,000
Engen Carlswald: New Engen, Supa Quick and Famous Brands	Extra Petroleum (Pty) Ltd	Nov 2024	R	44,000,000
Acornhoek Mall: Puma Filling Station	NAD Property Income Fund (Pty) Ltd	Apr 2021	R	15,000,000
BP Filling Station conversion to Q4 Fuels (Petrus Steyn)	Hentiq 1083 (Edms) Bpk	Oct 2019	R	8,000,000

II. EDUCATIONAL FACILITIES

SPRINGVALE PRIMARY SCHOOL - NEW PAVILLION







Irene Primary School New Classrooms	Irene Primary School	Jun 2025	R	2,900,000
Springvale Primary School New Pavilion & Ablutions	Springvale Primary School	Feb 2024	R	4,520,000
Lyttelton Primary School New Classrooms & Additions to Admin	Lyttelton Primary School	Aug 2023	R	10,000,000
Cornwall Hill College New OT Room	Cornwall Hill College	May 2023	R	1,000,000
Edenglen High School New Classrooms 7 Ablutions	Edenglen High School	May 2023	R	3,000,000
Springvale Primary School New Classrooms	Springvale Primary School	Jun 2022	R	3,700,000
Hoërskool Birchleigh: 6 New Classrooms	Hoërskool Bichleigh	Sep 2021	R	2,200,000
Hoërskool Birchleigh: New Pavilion Building	Hoërskool Birchleigh	Nov 2019	R	3,800,000
Clarens Primary School	DBSA	Apr 2016	R	29,400,000
Bethlehem Combined School	DBSA	Apr 2016	R	52,800,000
NTSU Senior Secondary School	DBSA	Oct 2015	R	63,900,000

12. RELIGIOUS BUILDINGS

OAC Church - Meadowlands, Soweto	OAC Apostolic Church	Jun 2023	R	5,000,000
OAC Church - Strubenvale, Springs Alterations & Refurbishment	OAC Apostolic Church	Jan 2022	R	1,900,000
Old Apostolic Church: New Facility Montana	Old Apostolic Church	Nov 2013	R	25,800,000
Old Apostolic Church: Mbabane (Additions & Alterations)	Old Apostolic Church	Aug 2013	R	3,180,000

13. AFRICA

Solwezi Mall (Solwezi, Zambia)	Heriot Properties	Jun 2016	USD	16,000,000
Cosmopolitan Mall (Lusaka, Zambia)	Heriot Properties	Jun 2016	USD	51,000,000
Kafubu Mall (Ndola, Zambia)	Heriot Properties	Oct 2015	USD	19,000,000
Windhoek: Alterations & Additions to Existing Warehouse	The Client	Jul 2014	R	3,000,000
Mukuba Mall (Kitwe, Zambia)	Heriot Properties	Apr 2014	USD	58,000,000

14. CIVIL WORK

Newmarket Infrastructure Development	Newmarket Property Development JV	Nov 2012	R	13,500,000
Xinavane Sugar Mill: 380 T.C.H. Expansion (Estimates & Contract Documentation)	Virtual Buro	Aug 2007	R	60,000,000

NIKON: NEW HEAD OFFICE &WAREHOUSE







FLEURENVILLE CARE & RETIREMENT VILLAGE









BETHLEHEM COMBINED SCHOOL









PLANET FITNESS: SUMMIT PLACE









FESTIVAL EDGE APARTMENTS







HISTORIC PROJECTS

I. RETAIL

Phokeng Mall		Phokeng Mall (Pty) Ltd	Apr 2015	R	81,000,000
Siyabuswa (Phase 2)		Heriot Properties (Pty) Ltd	Apr 2014	R	28,000,000
Jubilee Mall (Phase 4)		NAD Property Income Fund (Pty) Ltd	Nov 2013	R	93,000,000
Jubilee Mall (Phase 3)		NAD Property Income Fund (Pty) Ltd	Apr 2013	R	15,000,000
Batho Place (Phase 2)		HMKL3 Investments (Pty) Ltd	Oct 2012	R	9,000,000
Jabulani Mall (Soweto) Shoprite & Jet Extension		Resilient Property Fund	Oct 2012	R	2,800,000
Jubilee Mall (Phase 2)		Jubilee Crossing (Pty) Ltd	May 2012	R	18,000,000
Blu Valley: Pick n Pay (Alterations & Refurbishment)		Orange Property Group	Sep 2011	R	6,000,000
Woodmead Square (Alteration	ns)	iFour Properties SA (Pty) Ltd	Apr 2011	R	2,800,000
Batho Place		HMKL3 Investments (Pty) Ltd	Nov 2009	R	34,000,000
Elridge Square (Estimates)		Frutek (Pty) Ltd	Sep 2009	R	65,000,000
Pan Africa Junction: Alexandra		Pan Africa Developments (Pty) Ltd	Apr 2009	R	293,000,000
Marylone Mall: Rooihuiskraal (Upgrading & Additions)		Orange Property Group	Apr 2009	R	42,000,000
Noordheuwel Shopping Centro (Alterations & Additions)	re	Sable Place Properties 106 (Pty) Ltd	Nov 2008	R	40,200,000
Megamark Shopping Centre: I (Upgrading & Additions)	Kriel (Phase 1)	Selwyn Smith & Associates	Aug 2008	R	24,000,000
Zambezi Retail: Renegades Th	eatre	Capiclo Property Development	Apr 2008	R	11,000,000
Broadacres Shopping Centre (Alterations & Additions)		Vendcorp cc	Feb 2008	R	2,000,000
Woolworths Foodmarket: Fer (Refurbishment)	ndale Shopping Centre	Thistledown Property 6 (Pty) Ltd	Dec 2007	R	2,860,000
Ferndale Shopping Centre (Ra	indburg)	Thistledown Property 6 (Pty) Ltd	Sep 2007	R	45,200,000
Protea Gardens (Phase 2)		Protea South (Pty) Ltd	Jul 2007	R	37,000,000
Botlokwa Plaza: Matoks (Phas	e 4)	Botlokwa Plaza (Pty) Ltd	Mar 2007	R	1,370,000
Botlokwa Plaze: Matoks (Phas	e 3)	Botlokwa Plaza (Pty) Ltd	Dec 2006	R	5,800,000
Kenwyn-on-Sea (Ballito): Cost Proposed Alterations & Additi		Kenwyn-on-Sea Body Corporate	Dec 2006	R	44,000,000
Zambezi Retail (Phase 2)		Capiclo Property Development	Nov 2006	R	22,000,000
Sebokeng Plaza (Phase 2)		Greenwold Property Development (Pty) Ltd	Apr 2006	R	16,400,000
Zambezi Retail (Phase I): Clie	nt Certificates	Capiclo Property Development	Oct 2005	R	22,500,000
Zanbezi Retail (Phase I): Bills	of Quantities	WF Kroon Projects	Oct 2005	R	22,500,000

2. RESIDENTIAL DEVELOPMENTS

Residence: Silverlakes	The Emlek Family Trust	Apr 2017	R	20,900,000
Sandalwood Estate (Tender Documents)	Clifton Dunes Investments 300 (Pty) Ltd	Jul 2014	R	230,000,000
Residence du Toit, Ville D-Afrique	Mr. & Mrs. du Toit	Sep 2013	R	7,100,000
Residence Jorman	Mr. & Mrs. Jordaan	Jul 2013	R	10,700,000
House van Niekerk: Plettenberg Bay (Alterations & Additions)	The Client	Nov 2008	R	2,040,000
Amanzi-Amakhulu (Harrismith): New Lodge (Estimates)	Progressive Investment Trust	Sep 2006	R	6,910,000

3. STUDENT ACCOMMODATION

Sederberg Accommodation: Pretoria	Midcity (Pty) Ltd	Dec 2015	R	9,000,000
Nebohof Accommodation: Pretoria	Midcity (Pty) Ltd	Feb 2015	R	4,500,000
Nebohof Refurbishment	Midcity (Pty) Ltd	Nov 2014	R	5,200,000

4. HEALTH AND SPORT FACILITIES

Planet Fitness: Queenswood	Planet Fitness	Nov 2018	R	17,000,000
Planet Fitness: Summit Place	Planet Fitness	Mar 2017	R	14,800,000
Planet Fitness: Fourways	Planet Fitness	Dec 2016	R	7,300,000
Planet Fitness: Plattekloof (Refurbishment)	Planet Fitness	Aug 2015	R	15,600,000
Planet Fitness: Westwood Mall	Planet Fitness	Dec 2014	R	19,300,000
Planet Fitness: Craighall (Refurbisment)	Planet Fitness	Sep 2013	R	11,800,000
Planet Fitness Atterbury House: Cape Town	Atterbury Properties	Apr 2013	R	17,000,000
Planet Fitness: Montana (Refurbishment)	Planet Fitness	Apr 2012	R	4,000,000
Planet Fitness: Hennops (Refurbisment)	AFC Properties (Pty) Ltd	Mar 2012	R	8,400,000

5. OFFICE DEVELOPMENTS

Norma Jean Offices	Shibbolet (Pty) Ltd	Aug 2016	R	11,900,000
Professional Shopfitters: New Warehouse & Offices	Professional Shopfitters cc	May 2014	R	34,000,000
Common Area Upgrades: Sunnyside Offices	Growthpoint Properties (Pty) Ltd	Mar 2012	R	6,000,000
Northdowns Business Park: Upgrades	Capitol Property Fund	Feb 2012	R	10,000,000
Louis Trichardt: New Warehouse & Offices	The Client	Nov 2011	R	10,010,000
Hillfox Power Centre: New Cashbuild	MICC Properties (Pty) Ltd	Jun 2011	R	7,700,000
Sanlam Centre Pretoria (Refurbishment)	Roux Property Fund (Pty) Ltd	Apr 2011	R	36,300,000
Rustenburg: Additions & Alterations	The Client	Dec 2010	R	1,250,000
Polokwane: New Warehouse & Offices	The Client	Oct 2009	R	21,000,000
No. 14 Vermeulen Street Office Building (Refurbishment)	HMKL3 Investments (Pty) Ltd	Jun 2009	R	12,000,000
Richardsbay: New Warehouse & Offices	The Client	Jun 2007	R	10,700,000
Chartwell Village: Material Lists	Chartwell Village (Pty) Ltd	Jan 2007	R	2,200,000
Laub Street: Alterations to Existing Offices	The Client	Jun 2006	R	7,050,000
Shell: Alrode	Shell SA Marketing	Dec 2005	R	3,990,000
Aerosud: New Innovation Centre & Extension to Warehouse	Aerosud (Pty) Ltd	Dec 2005	R	14,000,000

6. WAREHOUSES

Port Elizabeth: Warehouse	The Client	Oct 2017	R	500,000
Kempton Park: Warehouse	The Client	Nov 2016	R	7,600,000
Witbank: Warehouse	The Client	Nov 2016	R	5,200,000
Bloemfontein: Warehouse	The Client	Oct 2016	R	3,800,000
Ormonde: Warehouse	The Client	Oct 2016	R	4,200,000
Maseru: Warehouse	The Client	Apr 2015	R	6,100,000
Umtata: Warehouse	The Client	Feb 2015	R	5,900,000
Newcastle: New Warehouse & Offices	The Client	Dec 2014	R	14,300,000
Port Shepstone: New Warehouse & Offices	The Client	Nov 2013	R	16,100,000
Pavilion: Warehouse	The Client	Sep 2013	R	2,200,000
Epping: Alterations to Existing Warehouse	FNB	Feb 2013	R	18,900,000
Vanderbijlpark: Alterations to Existing Warehouse	FNB	Dec 2012	R	10,400,000
Minolco Additions	Erf 6 Highveld Technopark Investments (Pty) Ltd	Nov 2012	R	4,400,000
Greenstone: Warehouse	The Client	Oct 2012	R	1,600,000
30 Bell Street: Alterations	Capitol Property Fund	Sep 2012	R	2,500,000
East Rand: Alterations to Existing Warehouse	The Client	May 2012	R	4,860,000
Burgersfort: New Warehouse & Offices	The Client	Apr 2012	R	9,970,000
Eastgate: Additions & Alterations for New Tenant	Business Against Crime	Apr 2011	R	1,200,000
Multi-Flor Warehouse: Final Account Re-Measurements	Eaglestruct International	Apr 2008	R	8,000,000
Electrolux Warehouse: Insurance Re-Instatement Estimates	Investec Property Group	Jun 2007	R	16,000,000
Cape Town: Alterations to Existing Warehouse	The Client	Apr 2007	R	9,700,000
Meadowdale: Repairs to Existing Warehouse	GAB Robins International Loss Adjustors	Mar 2007	R	1,800,000
Plasquip Warehouse: Final Account Re-Measurements	Eaglestruct International	Jul 2005	R	5,600,000

II. EDUCATIONAL FACILITIES

Orbit FET College: Klerksdorp (Contract Documentation & Tender)	Orbit College / Department of Education North West	Jul 2009	R	10,850,000
Orbit FET College: Rustenburg (Contract Documentation & Tender)	Orbit College / Department of Education North West	Jul 2009	R	10,500,000
Orbit FET College: Mafikeng (Contract Documentation & Tender)	Orbit College / Department of Education North West	Jul 2009	R	11,200,000

CONTACT US

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