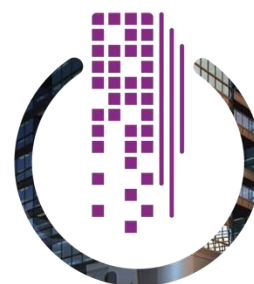




# COMPANY PROFILE

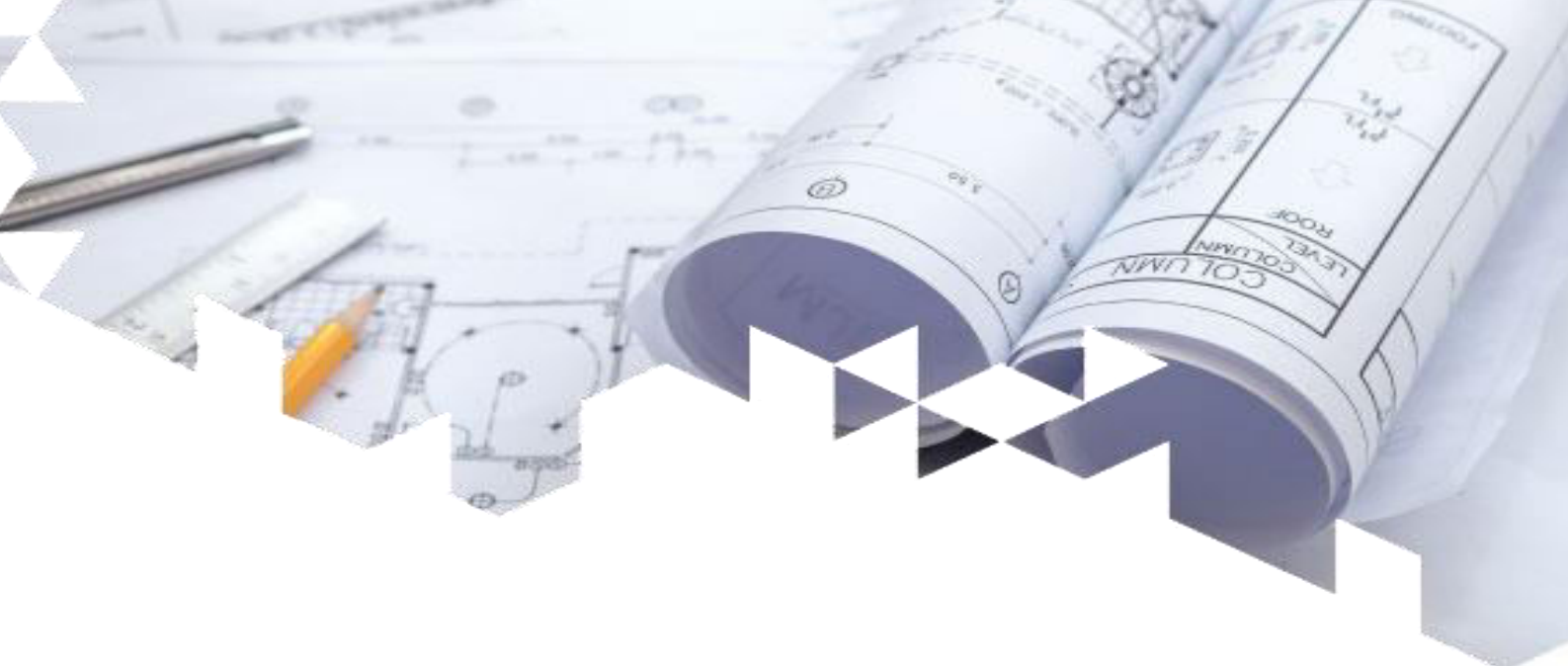


**VMQ PROPERTY SERVICES**  
Inspired by Possibilities



*“Our value proposition is our ability to provide a project management solution throughout the property life cycle from deal structuring, pre-development facilitation, land acquisition and disposals, project management during construction and asset enhancing solution. These services are backed by the different skillsets of our Project Managers.”*

- Vatiswa Qhobosheane



## ABOUT US

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Founded in 2012 - VMQ Property Services is a Turnkey Property Development Consulting and Property Management company. The creation of the company emanates from a vision shared by the founding members to provide a unique and personalized solution to property developers and Portfolio owners within the built environment. The Turnkey approach is meant to assist Clients from the direct management of various disciplines by providing a one-stop Manager that can drive the brief and deliver it on the Client's behalf.

With the founding members having operated in the property and construction industry for over 22 years, the seeds for VMQ Property Services were germinated through the blending of a surplus of diverse skill sets.

VMQ Property Services' Business Model is to add value throughout the life cycle of a property, from business strategy formulation to operational efficiency. By applying this approach, we are able to have the client maximize tangible returns in the following areas:

- Feasibility modelling / market due diligence audits
- Deriving the highest and best use of the assets
- Development packaging and facilitation
- Construction Project management
- Property Management
- Asset management and office space optimization

### VMQ PROPERTY SERVICES CLIENT BASE AND TARGET MARKET

- Private and Public property investors
- Property Funds and Funding Institutions
- Various Public sector institution, Social Housing and Educational Facilities
- Portfolio Managers
- Aspiring Property Developers



## VMQ SERVICES

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### VMQ PROPERTY SERVICES OUTPUTS ARE IN:

- Turnkey Construction Project Management
- Property Development packaging and Development Management
- Transaction advisory services
- Conditions assessments of building
- Office Space Optimization
- Facilities Management and Property Management
- Land disposals and contracting

### TURNKEY CONSTRUCTION PROJECT MANAGEMENT

With the right project managers on board, Turnkey Project Management solution allows the client a piece of mind in that we manage the outputs of other construction professionals and assume responsibility to driving the project to meet the targets set by the client.

We pride ourselves in taking ownership of the project and motivating team members to do the same. Our involvement is from managing the packaging and development planning, feasibility analysis, value engineering and management of the collaborative inputs of other professional's teams; such as Town Planners, Architects, Quantity Surveyors and Engineers to project close up and handover. We manage projects at every pause, turn and green light up to successful completion.



## PROPERTY DEVELOPMENT FACILITATOR

Our services include preparation and packaging of various commercial land deals. We ensure formalization and registration of land into the rightful owners including the appointment of Town Planners, Conveyancing Teams and the facilitation and drawing up of leases as well as sale agreements. The service also includes getting all statutory land rights for properties.

The Value Modelling Quotient is our signature and our unique approach to feasibility modelling which is informed by various schools of thought, models and our experience.

## FACILITIES MANAGEMENT

VMQ Property Services provide coordinated management and administration of the property infrastructure and operational services for office blocks, commercial buildings and residential flats. This service greatly aids in optimizing the functionality of the asset by repositioning nonperforming assets or optimizing the use of existing asset.

Our experience in facilities management enables us to provide our clients with:

- Preventative maintenance planning and budgeting
- Conditions Assessment of all services in a building including budgeting
- Churn and move management
- Office Space Optimization
- Service quality monitoring and control through audits and client satisfaction surveys

## PROPERTY MANAGEMENT

Our Property Management offering is in the following areas:

- Tenancy audits and contract vetting
- Managing the Billing process and rental collection
- Arrears Management
- Contract Management and report

## THE VMQ ETHOS

Under the core values of integrity and professionalism, VMQ Property Services has established itself as a team of professionals in the property development and built industry. We have the precise industry knowledge to deliver on projects from concept formulation right through to project completion by giving each client and project Individual attention



## VMQ LEADERSHIP

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The managing director of VMQ, Vatiswa Qhobosheane brings to her role 21 years of experience within the Property and Construction Industry. She holds a Post Graduate Diploma in Property Development and Management as well as B-Tech Degree in Construction Management.

Vatiswa's experience has equipped her with the expertise to analyse and develop business processes that optimize the businesses' function and profitability.

In 2000 Vatiswa entered the industry as a Quantity Surveyor. Since then, she has been successfully climbing the industry, making her mark across the built environment. This ranges from property development management, project management, property feasibility analysis, business strategy formulation, transaction advisory as well as deal negotiating. Vatiswa has forged her experience in the private sector having managed single projects of over R500 million before establishing VMQ Property Services in 2012.

A passionate believer in building lasting business relations, Vatiswa's ability to lead skilled teams is a testament to her proven track record as she is a result driven professional. With her technical, analytical and leadership skills she is proficient in steering the organisation towards realising its strategic initiatives.



Within the built environment and property industry, as the VMQ Property Services team we have accumulated a wealth of experience and knowledge. The driving force behind the team is the passion for tangible returns in order to unlock the value for our client' asset. Our previous work is a testament to this very fact.

Our cumulative years in the industry have exposed VMQ leadership to projects of various dynamics, scale and value.

## PORTFOLIO

### DEVELOPMENT FACILITATION

- Development facilitators, feasibility consultants and transaction advisors for commercial and student accommodation project for Sefako Makgatho Health Sciences University
- Rehabilitation of Orlando Ekhaya Waterfront, creating a public park, recreation facilities, activation of the commercial sites as well as water sports facilities.
- Packaging a development plan for City of Joburg office space optimization contracted to Bayete Capital for Roodepoort CBD  
Bulk of approximately 40 000sqm
- Development Facilitation, creating a master plan and unlocking development opportunity for a mixed-use development in Power Park Soweto



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## PROPERTY CONSULTING AND MANAGEMENT

- Feasibility analysis, accreditation of projects, accreditation of Developers and project packaging for various applications for Social Housing Restructuring Capital Grant for SHRA.
- Accreditation of project applications and Developers for Capital lending by Gauteng Partnership Fund.
- Property Research and Property Nodal profiling for various Inner-City Nodes for the Johannesburg Development Agency.
- Facilitating the finalization of various legal transactions for the City of Joburg. This includes drafting lease and sale agreements and facilitating the alienation of property.
- Office space optimization audit the use of the 40 000 sqm Tshwane House Building including Parking use and revenue, layout designs and budgeting.

## DUE DILIGENCE AUDITS AND CONDITIONS ASSESSMENTS

- Conducting Tenancy and Compliance Audits for various social housing properties for SHRA.
- Conducting Conditions Assessments and Order of Magnitude Reports for The City of Tshwane Municipality.
- Ongoing audits for Gauteng Partnership Fund's property transactions.
- Conditions assessments and cost estimates for CSIR Campus.
- Conditions assessments and budgeting for the redevelopment of for various residential properties of COJ managed by the Emergency Management Services.
- Building Conditions assessment on all services and cost estimation for Wonderboom Airport.





## PORTFOLIO (continues)

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### PROJECT MANAGEMENT

- Turnkey Project Management of various Data Centres Located across South Africa for the GYRO Group /Telkom. The focus of this Project is mainly on statutory compliance (in terms of applicable building regulations) of some of the facilities managed by Gyro Property Group on behalf of Telkom.
- Project Management in the rollout of Telkom Towers throughout the Country.
- Project Management of 378 affordable residential units in Randburg for Gyro Group.
- Project Management of 285 affordable residential units in Germiston for Gyro Group.
- Project management of the refurbishment of a 187 roomed facility as a COVID 19 Isolation in Olifantsfontein for Telkom and the Department of Health.
- Project Management of the 3500m<sup>2</sup> office Space located in Booyens Office Park. Space Optimisation Project. – Telkom/ Gyro Properties
- Turnkey Project Management for the Infrastructure rollout in Orlando Ekhaya Waterfront Soweto for COJ.
- Turnkey Project Management for the renovation of the following taxi ranks for JPC:
  - Midrand Taxi Rank
  - Mai-Mai Taxi rank and public Market
  - Faraday Taxi Rank
- Turnkey Project Management for Hoek Street public market renovations.
- Turnkey Project Management for Fordsburg public market renovations.
- Turnkey Project Manager Florida public convenience centre renovations.
- Subcontracted Project Manager for East Gate Mall renovations under Focus Project Managers.



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## PROPERTY MANAGEMENT

- Tenancy audits and property evaluation on the commercial portfolio of City of Tshwane Group Properties.
- Revenue collection, arrears recovery, contract management of commercial business leases for the City of Tshwane.
- Tenancy Audit and leasing Turn-around Strategy for Wonderboom airport for the Department of Transport.
- Tenancy audit and compliance verification for various Social Housing Institutions funded by SHRA.
- Tenancy audits and rental management for various residential properties of COJ.

## AFFILIATIONS

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*Speak to VMQ today about your  
future development requirements*

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## **SPEAK TO US**

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