

# MUMA

Architecture, Construction, Property Development

*“To have more... we must first become more...”*

4th Floor JSL towers, 259 Pretorius street, Pretoria central 0001

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Email: [dmatamela@gmail.com](mailto:dmatamela@gmail.com)/info@muma.co.za, Website: [www.muma.co.za](http://www.muma.co.za)

- ❑ Architectural design services and urban planning

- ❑ Property development consulting (feasibilities and funding proposal)

- ❑ Structural and civil engineering consultancy

- ❑ Property development

- ❑ Project Management

- ❑ Construction



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# About Muma

Muma was started in 2006 as a construction company offering design and build packages to clients.

❑ Founded by Dandy Matamela, a community builder at heart, a self-starting entrepreneur and an architectural practitioner with a Bas degree in architecture (Wits university).

❑ Muma is known for its innovative approach:

- The 1<sup>st</sup> innovation was a conversion (alteration) of a 40sqm house into 110sqm in Naturena using hydraform bricks (interlocking bricks) in 2006

- 2<sup>nd</sup> innovation was the design and construction of a 540sqm double storey house using Neolite brick (brick made out of ash) in Polokwane costing R1.2m in 2007.

❑ In 2007, Muma construction collaborated with CorpMD consulting forming COMU properties to do their first multi residential development “Villa Savoy” in Polokwane (a 17 units townhouses development worth R9m, funded by Business partners). Dandy was also instrumental in getting Comu properties through the Gauteng Partnership Entrepreneur Empowerment Fund (GPF).

❑ In 2008, Dandy took a formal employment as the Managing Director of Yeast City Housing, resigning in 2011.

❑ In 2011, Muma expanded creating a property development arm namely Muma Investments (Pty), LTD.

❑ Tshifhiwa Contrast Nenvumoni joined Muma property investments as a partner bringing with him civil and structural engineering expertise.

❑ In 2012 Muma Property Investments got accepted by GPF Entrepreneur Empowerment Fund for funding considerations.

❑ In 2013, Muma Investments secures its first property development project entailing developing 64 units in Pretoria north worth R21m.

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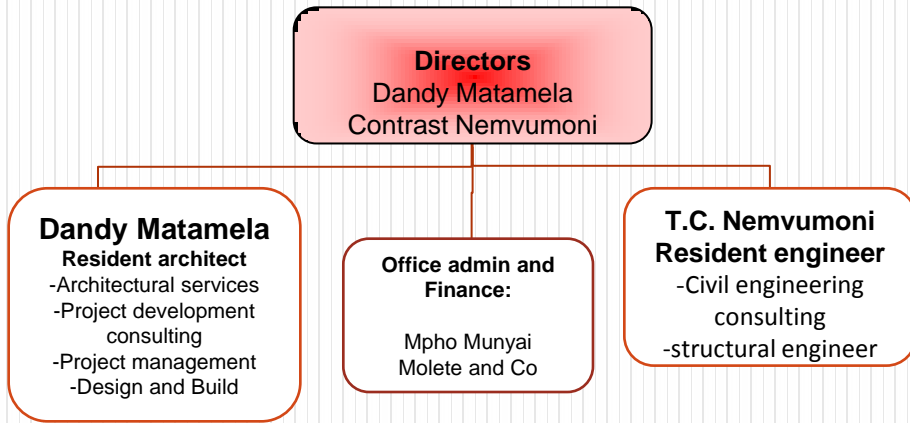


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# About Muma



## Profile of Directors

□ **Dandy Matamela**, is the former Managing Director of Yeast City Housing (YCH) and founder of Muma construction.

□ He was at Yeast City Housing for three consecutive years (2008 to 2011) during which time, he led and developed remarkable projects taking YCH from a 5 year stagnancy to become a viable, vibrant social housing institution, doubling its asset base and increasing its stock by more than 46%.

□ He also cofounded Muma construction cc in 2006 and formed CoMu properties cc in 2007 which today is worth over R85m.

□ He possesses a combined property development experience of over 8 years ranging from project procurement and viability studies, architectural design, project management, construction, property development and property management.

□ Dandy holds a Bas (Bachelor of architecture) degree in Architecture from the university of the Witwatersrand.

□ He was also awarded an International Advanced Certificate in “Shelter design and development” by the university of Lund, Sweden in 2011.

□ **Contrast Nemvumoni**, is the founder and Director of Tshedza consulting engineers.

□ He holds a Bsc (Bachelor of Science) degree in Civil Engineering from the university of Durban Westville.

□ He has been in the built environment for more than 15 years boasting a wide range of experience from simple residential design and supervision, urban upgrade projects, roads and infrastructure, civil works, low cost housing to complex residential and commercial structural engineering projects.



# What drives us

## ❑ Our vision

To become an innovative, competitive and attractive public company which is responsive to neighborhood regeneration and the environment at large by year 2023.

## ❑ Our Motto

❑ **“Be more”**, we believe that in order for us to have more, we must first become more. Thus we strive to become more:

- ❑ innovative that gives our company a competitive advantage.
- ❑ hands on, that yields quality
- ❑ exciting whilst on the job, so we will hire well.
- ❑ educated, we will emphasis on self education as well as formal training.
- ❑ Hard working, work harder than you get paid for.

## ❑ Primary goal:

- ❑ To identify and develop left over spaces in urban cities primarily in Gauteng and develop them into bankable properties with more than 250 units by 2016 with over R85m in asset value.
- ❑ Our particular focus is in the medium density residential rental market, especially the low to medium income earners with maximum combined family income of R15 000.00.

## ❑ Secondary goals:

- ❑ To create a compendium of complementing independent yet closely linked essential services to the property development (One stop services):
  - ❑ architecture,
  - ❑ construction,
  - ❑ Structural and civil engineering
  - ❑ and project management
- ❑ To create a conducive and inspiring working environment .
- ❑ To contribute towards the creation of green urban spaces through innovative alternatives.



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# Our services

- Architectural design services and urban planning
- Property development consultancy (feasibilities and funding proposal)
- Structural and civil engineering consultancy
- Property development
- Project Management
- Design and Build



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# Our client base

## 1. Individual home buyers (bank financed)

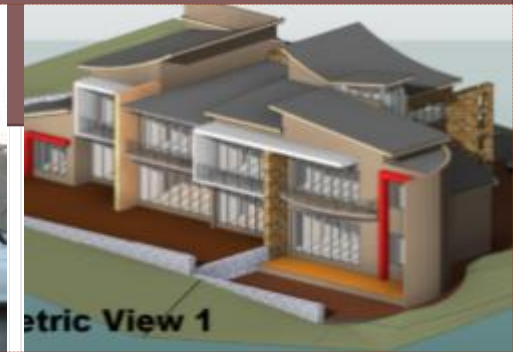
- We assist client with land and finance procurement from the banks for home building.
- We design to client specification.
- We assist with finding the stand and advice on the best offer.
- Inject capital to start constructing the project.
- We construct the project until occupation.
- We manage the project quality to client's satisfaction.

## 2. Medium to high density residential developers/companies

- Property development consultancy
- Feasibility studies.
- Project proposal for funding.
- Assist with land identification
- Design the project from inception to completion.
- Package the project proposal and assist with funding applications.
- Manage the project from inception to completion.

## 3. Commercial

- Office design and development from inception to completion.
- Package the project proposal and assist with funding applications.
- Manage the project from inception to completion.



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# 7 years: of fine architecture & home building



Project name: House Ivy, Polokwane

Client: Dr. Ivy Mphahlele

Services: Design and Build,

Value: R1.5m

Client reference: Dr. Ivy Mphahlele,

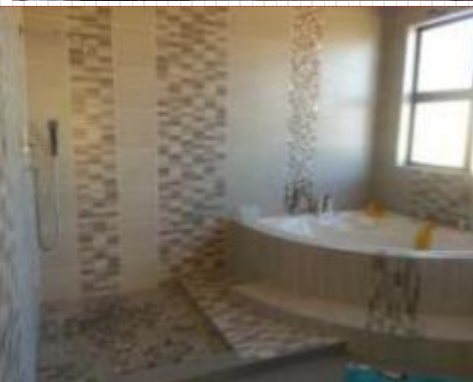
082 687 7729

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7 years: of fine architecture & home building



Project name: 56 Savannah, Pretoria  
Client: Mrs. Portia Hlako,  
Services: Design and Build,  
Value: R1.2m  
Client reference: Portia Hlako, 074 668 9897

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# 7 years: of fine architecture & home building



Project name: House Masha, Polokwane  
Client: Mr. & Mrs. Mulaudzi,  
Services: Design and Build,  
Value: R1.67m  
Client reference: Masha Mulaudzi, 084 503 6715

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7 years: of fine architecture & home building



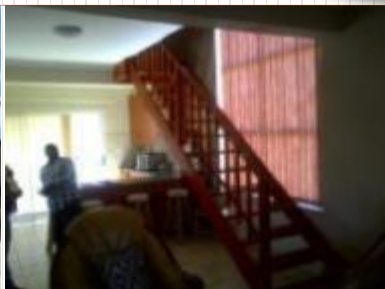
House Godfrey, Celtisdal estate, Centurion 2007, design, 330sqm,

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# 5 Years: of medium density residential architecture



Project name: Villa Savoy, Polokwane  
Client: Comu Properties,  
Services: Design and Build,  
Value: R9m  
Client reference: Masha Mulaudzi, 084 503 6715

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# 5 Years: of medium density residential architecture



Project name:

The Dawn Village

Client:

Muma Investments

Services:

Architectural services, engineering services, project development consulting  
(feasibilities and funding packaging)

Value:

R21m

Client reference:

Dandy Matamela  
073 207 2406

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# 5 Years: of medium density residential architecture



## Lakeside Residence, Leachville ext 1, design and property consulting, 54 units, R17m

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# 5 Years: of medium density residential architecture



Project name: Highlands high  
Client: Emlanjeni developments PTY LTD  
Services: Architectural services, engineering services, project development consulting (feasibilities and funding packaging)  
Value: R42m  
Client reference: Mr. Kebone Mashifane  
082 585 8050

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# 5 Years: of office and commercial architecture



Client: Cofu Properties,  
Services: Architectural services  
Value: R4.5m  
Client reference: Masha Mulaudzi  
084 503 6715

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# 5 List of projects done to date

## Current projects (2013)

- Muma Investment's first property investment, 64 units, in Pretoria North CBD estimated worth of R21m at completion,
- Lead architect for FV Trading's Duncanville development of 68 units, worth R23m
- Project development consulting and architect for Emlanjeni developments' Highlands development of 136 units worth R42m
- House Godfrey, Design and build a R315sqm house in the Meadows, Pretoria East contract sum of R2.4m.

## Previous projects (2012):

- House Portia, 209sqm design and build project at Savannah country estate, Pretoria for R1.2m
- House Lesetja, 225sqm design and build house in Northview estate, Polokwane for R1.5m

## Previous years (2011 and before)

- 2011: 106sqm house for Bernard Mokase, in Dawnpark for R416 000
- 2010: 800sqm, office block design and documentation for CorpMD property investment, in Polokwane. R4.5m
- 2008 - 2009: Villa Savoye (a 17 units/townhouse development in Polokwane, Waterberry Estate). This was a turn-key development project done in a consortium between Muma construction, and Corp MD consulting forming a JV entity, CoMu properties. Funded by Business Partners and now a completed project valued at R12m, by end of 2009.
- 2009: Consulting team member for the design and implementation of a "corrosion protection workshop" for DWARF in 3 municipalities in Limpopo. R53m budget
- 2007 – 2008: House Masha: turnkey project development entailing the design, documentation, management and construction of a 800sqm double storey project in Polokwane for a private client worth R2.4m
- 2007 2008: House Sibanda: the construction of a 300sqm double storey house in Norwood, Johannesburg worth R800k
- 2007: Shaya Mix use development project: Design and documentation of a mixed use development incorporating retail, offices, residential and conference in Shayandima, Limpopo province.
- 2007: Thoyas office block: a 5 storeys office block in Thohoyandou, Limpopo province.
- 2007: Early Childhood Development project: Design and documentation of a multipurpose centre in Randfontein for the Randfontein municipality, Johannesburg.
- Others include small residential design, renovations and alterations of residential houses in both Gauteng and Limpopo province.