



Senekal Allen
& partners
Quantity Surveyors

30
years
1983-2013



WHAT DO QUANTITY SURVEYORS DO?

Professional quantity surveyors are the cost consultants to the construction industry. Their expert knowledge of costs and highly developed analytical ability enables them to effectively manage all financial and contractual aspects of building projects on behalf of the developer.

HISTORY AND INTRODUCTION OF SENEKAL ALLEN & PARTNERS QUANTITY SURVEYORS.

SENEKAL, ALLEN & PARTNERS is a registered and established Quantity Surveying firm with an office in Bellville and actively working in South Africa and African countries. The enterprise was started in Cape Town on 1 November 1983 and has the professional expertise and experience on hand to be of service to you in the following spheres:

- Initial budget at feasibility stage prior to detailed design
- Preliminary cost studies, comparing alternative materials and design in terms of capital operating, maintenance and depreciating costs
- Monitoring and evaluating designs as they evolve, to ensure compatibility with the client's budget
- Advising on contractual arrangements and preparing tender documents for pricing by contractors (these documents may or may not include bills of quantities, according to the circumstances)
- Investigating, checking and reporting on the suitability of tenders submitted, amending as necessary and negotiating tender sums
- Cash flow predictions and cost reports
- Valuation of work progress
- Evaluating final costs
- Settlement of the final building cost with the contractor and sub-contractor
- Advice on maintenance programmes for buildings and installations together with cost predictions

CLIENT RELATIONS

We endeavour to provide a professional service on a personal level to our clients. Each member has a hands on approach to projects and will be involved from project inception to final completion. As a result we pride ourselves with long term Client relationships which is based on trust and mutual respect.

MISSION STATEMENT

To maintain an irreproachable level of client satisfaction. This is attained on account of our professional team acting within a set framework which is aimed to ensure maximum cost efficiency commencing from the instruction by the client right up to the successful completion of the project.





TYPES OF DEVELOPMENTS AND BUILDINGS SUCCESSFUL COMPLETED:

- Shopping Centres (retail)
- Offices (Incl. multistory)
- Large scale Cold and Freezer Facilities
- Warehousing, Distribution Centres, Factories
- Residential (luxury houses, estates, apartment blocks)
- Conference-, Civic Centres and Libraries
- Harbour Quays and Specialised Marine Facilities
- Specialized Medical Buildings and Hospitals
- Parking Garages/Decks and Showrooms
- Sport and Recreational Resort Complexes
- Fitness and Training Centres
- Hotels, Spa's and Hostels
- Golf Estates, Golf Courses and Club Houses
- Educational Facilities
- Abattoirs
- Technical Buildings
- Security Facilities, Police Stations and Prisons
- Rehabilitation Centres
- IT Data Centres
- Filling Stations/Service Stations

GEOGRAPHICAL COVERAGE

Senekal Allen & Partners are active in various African countries. We have specialised vast experience and knowledge, unique to these countries, relating to building cost, culture and resources etc. Countries where we have completed projects:

- Angola
- Botswana
- Democratic Republic of the Congo
- Malawi
- Mozambique
- Namibia
- Nigeria
- Republic of South Africa
- Tanzania
- Uganda
- Zambia





EXPERIENCE

Key completed projects

SHOPPING CENTRES

- Maerua Mall NAMIBIA (3 phases) 60 000m² GLA N\$ 500 million (totalling)
- Cape Gate Shopping Centre RSA 55 000m² GLA R 513 million
- Grand Towers Shopping Centre Abuja, NIGERIA 9 000m² GLA US\$ 20.5 million
- Parklands Shopping Centre RSA 18 000m² GLA R 168 million

MIXED USE RETAIL, RESIDENTIAL, OFFICES

- Hermanus Shopping Centre RSA R 169 million
- Seaside Village Big Bay, RSA R 160 million
- Riverside Lofts and Offices, Tygervalley RSA R 85 million

OFFICES

- Foschini head office Parow RSA 12 000m² GLA R 120 million
- Deloitte Windhoek NAMIBIA 2 700m² GLA N\$ 18 million
- Shoprite head offices Brackenfell (Various phases)
- Riverside place Southgate offices Tygervalley RSA 3 700m² GLA

PUBLIC WORKS

- Warmbokkeveld Prison 500 inmate Ceres RSA 11 000m² GBA R 240 million
- Special Forces boat workshop, park and marine quay Langebaan RSA 3 600m² GBA R 130 million
- Provincial hospital Vredenburg RSA 4 000m² GBA R 68 million
- Velodrome indoor cycling & events Belville RSA 15 000m² GBA R 70 million
- Hugo Lambrechts Auditorium Parow RSA 2 700m² GBA R 32 million

RESIDENTIAL

- Prestige luxury homes Pearl Valley golf estate Paarl RSA up to R 17 million
- Boschenvale golf estate cluster housing Paarl RSA R 58 million
- Dennegeur housing development Franshoek RSA R 120 million
- Private luxury home for owner Cape Town Bantry Bay RSA R27 million
- Vue De La Rive apartment block Tyger Valley RSA R 31 million

INDUSTRIAL

- Fruit Packing and cold store Paarl RSA 9 000m² GBA R 54 million
- Retail Distribution Centre (Dry and Cold) Centurion Gauteng RSA 58 000m² GLA R 240 million
- Chicken freezer warehouse Durbanville RSA 1 300m² R 26 million
- Fruit cold storage Orange River NAMIBIA 3 000m² N\$ 25 million
- Storage Paarden Island RSA 15 000m² GLA R 65 Million



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GPS Co-ordinates

33°52'26.48"S

18°37'48.53"E

Members

Frans Senekal Pr. Quantity Surveyor (1175) (SACQSP, ASAQS, RICS, NIQS)
Dirkie van der Merwe Pr. Quantity Surveyor (2617) (SACQSP, ASAQS, RICS, NIQS)
Andre Bester Pr. Quantity Surveyor (3252) (SACQSP, ASAQS, RICS, NIQS)
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Affiliations



RICS

