

**Hendrik Herselman Quantity Surveyors**  
**Company Profile**



## INDEX

- Differentiating factor
- Quantity Surveying and Project Management Services
- Project Profile
- Empowerment of Namibian Citizens
- CVs of Partners and Quantity Surveyors



## DIFFERENTIATING FACTOR

Hendrik Herselman Quantity Surveyors (HHQS) bring different/complimenting skills to the table in the persons of Hendrik Herselman and Frikkie Van Greunen

Hendrik gained invaluable experience in estimates and feasibilities at the De Leeuw Group during 1982 – 1994 as an associate in the Stellenbosch office, solely in charge of the feasibility section, which at that time was the third biggest practice in South Africa, and later as director in Windhoek. This experience was further enhanced and developed in his own practice from 1994 – 2018

Frikkie's experience with Murray & Roberts, and later within a large property developer's office, gave him insight in the practicality of building works and a typical developer's outlook to avoid hidden costs whilst optimising every element to achieve a sellable product. His experience with project programming and cash flow planning adds another dimension to cost and time control

Both of us are frank in our approach towards clients and the professional teams that we engage with. Aesthetics and acceptable levels of specialist installations are regularly tested against cost and budget allowances. ***"This is the design, live with it"*** does not fly. Each design/suggestion will be discussed until an acceptable solution is found in terms of look, cost and long term maintenance

We insist to be part of the discussions from inception stage throughout all design and budget meetings with clients and professionals. This enables us to pre-empt future unforeseen problems and cost implications that might cause an extra under another element of the works

HHQS had also been involved with all the major contractors in Namibia. We have a good relationship with everyone and know what to expect in terms of technical ability and risk

We have a good understanding of the skills offered by local subcontractors and where additional training and subcontractor SME development is required in various trades.

Our practice are well versed on multiple procurement, green star target requirements and the JBCC form of contract

One of our best skills is cost control throughout the project, starting off during inception/design stage and the inevitable "scope creep" up to documentation stage. It is thereafter followed through by overall cost control and on each of the trades as it evolve during the construction stage. Monthly cost reports are comprehensive, which includes anticipated future changes

We believe HHQS to be the practice in Windhoek with the most (and varied) private sector exposure over the last twenty years. We therefore believe that we will, in totality, add invaluable experience gained in the building industry to your prestigious project

## INTRODUCTION

- 1.1 Hendrik Herselman Quantity Surveyors was established on 1 March 1994 in Windhoek. The practice specialises in providing quantity surveying services on building projects in addition to property development consulting

## 2. PROFESSIONAL SERVICES

The core business of the practice is quantity surveying.

### 2.1 Building projects

- Cost planning
- Estimates of building cost
- Financial design criteria advice
- Tender documentation for building projects
  - Negotiated contracts
  - Multiple procurement
  - Provisional bills of quantities
  - Bills of quantities
- Tender documentation for mechanical and electrical installation on building projects
- Cost control/management
- Progress payment valuation
- Final account measurement and agreement
- Project management
- Green star collaboration in conjunction with specialists

### 2.2 Property development consulting

- Residual land value
- Project feasibilities
- Development planning
- Finance application documentation

## 3. IP AND SUPPORT SYSTEMS

In order to maintain the high standard and proactive services expected from a quantity surveying practice we use modern computer systems, which inter alia includes

- 3.1 WinQS – SQL software package for the preparation of estimates and schedules of quantities for building works, civil works, structural steelwork, piping, mechanical, electrical and instrumentation installations. We have an extensive library for estimates on this system including master schedules of quantities for all the disciplines mentioned above.
- 3.2 Dimension X, a graphic user interface and BIM take off module, WinQS – SQL allows for direct measurement from drawings, automatic coding of measured items for cost analysis, immediate printing of the schedules of quantities once the measurement is completed, thereby eliminating working up of the schedules, abstracting of measured items, etc.
- 3.3 Monthly progress certificates are processed with advanced valuation modules and cost report systems.
- 3.4 Final account module allows for direct final account measurement from drawings ensuring an accurate monthly cost forecast as part of financial control.
- 3.5 Financial review and cost report programs which can be tailored to suit specific project needs.
- 3.6 Cash flow prediction programme linked with an escalation forecast programme.
- 3.7 (CCS) Candy for planning and programming of building projects, this gives us the unique ability to manage pre contract and post contract activities, to ensure projects complete in budget, in time.
- 3.8 IMS (information management systems) and other team collaboration software.

## PRESTIGIOUS PROJECTS



### NEDBANK HEAD OFFICE

- Client: Nedproperties
- In Progress, complete October 2021
- 8500 m<sup>2</sup> GLA Tower offices and amenities
- 20 000m<sup>2</sup> GBA parking levels
- Building cost: N\$ 340 million (ex VAT)
- Professional team
  - Kerry Mcnamara Architects
  - Windhoek Consulting Engineers
  - Emcon Group – Mech,Elec, PM

## Nedbank Am Weinberg Retail Branch -



## Nedbank Am Weinberg Private Wealth Branch -



## PRESTIGIOUS PROJECTS



### STANDARD BANK HEAD QUARTERS

- Standard Bank Namibia
- Under construction
- 10 800m<sup>2</sup> GBA office space
- 11 900m<sup>2</sup> GBA parking levels
- Building cost: N\$280 million (ex VAT)
- Professional team
  - H & C Architects
  - Moroff & Kuhne –civil/struct/mech
  - EMCON Group – elect

## PRESTIGIOUS PROJECTS



### MUTUAL TOWER

- Client: Old Mutual Namibia
- Completed 2008
- 13 500m<sup>2</sup> GBA commercial/office
- 15 700m<sup>2</sup> GBA parking levels
- Building cost: N\$285 million (ex VAT)
- Professional team
  - Barnard Mutua Architects
  - WCE – civil/structural
  - EMCON Group – mech/elec



1994 – 2020

PROJECT PROFILE

***Retail / Shopping Centres***

The Grove Mall

Mega Centre Kleine Kuppe

Henning Centre Katima Mulilo

Maerua Lifestyle Centre

Stadtmitte Swakopmund

Game Oshakati Extensions

Henning Centre Ondangwa

***Office Developments***

Nedbank Campus

Mutual Tower

City of Windhoek Offices

Steps 1 Kleine Kuppe

Namibia Institute of Pathology

Agricultural Bank of Namibia

SACU Headquarters

Demushuwa Suites

NAMPA

LPPH Medical Suites

Gutenberg Platz

Lazarette Erf 7173

NamPower Control Centre

Multichoice Namibia

NORED Regional Office

Namlex Chambers

Development Bank of Namibia

PriceWaterhouse Coopers

GIPF Swakopmund

Nujoma Offices

***Hospitals***

Lady Pohamba Hospital

Nkurenkuru Hospital

Okahandja Hospital

Okakarara Hospital

Medi Clinic Windhoek

***Branch & retail fit out***

Nedbank private wealth Am Weinberg

Nedbank retail branch Am Weinberg

Nedbank Wernhill

Nedbank Gwashamba Mall

Nedbank Oshikango Ellerines Centre

Nedbank Frans Indongo office & ground floor

Old Mutual 10<sup>TH</sup>, 11<sup>TH</sup> floor

***Education***

UNAM Information & Resource Centre

UNAM Science Block

UNAM Lecture Halls

UNAM Student Accommodation

NUST Science and Technology

CURRO Hostels

CURRO Primary School

CURRO Secondary School Additions

CURRO Extension of School Hall

***Sundry Developments***

Onawa SS School

Tsumkwe SS School

Kamutjonga Fish Institute

Katutura Soccer Stadium

Maritime Control Centre

National Archives and Library

Virgin Active

Drive able vehicle assessment centre

***Hotels / Lodges***

Protea Pelican Bay Hotel

Protea Ondangwa Hotel

Kupferquelle Lodge

Dolomite Camp Etosha

Sossusvlei Lodge

***Residential large scale***

Auas Hills Retirement Village

Swakopmund Retirement Village

Merensky Towers

Riverport Apartments

Wild Olive Apartments

**PROJECT PROFILE**

Blackthorn Apartments

St Michael Park

Weissdorn Apartments

**Single residential**

House Henderson Swakopmund

House Brown Aris

Farmhouse Louw Nina

House Jagiello

***Industrial Developments***

Hyper Motor City

Southern Industrial  
Warehouses

National Cold Storage

Namib Mills Extensions

## PROJECT PROFILE

### ***Principal Agent***

Auas Hills Retirement Village  
Swakopmund Retirement Village  
City of Windhoek Offices  
Henning Centre Katima Mulilo  
Kupferquelle Lodge  
Hyper Motor City  
Maerua Lifestyle Centre  
Stadtmitte Swakopmund  
Tsumkwe SS School  
Game Oshakati Extensions  
Henning Centre Ondangwa  
Zambezi Centre  
Multichoice Namibia  
Namlex Chambers  
Development Bank of Namibia  
National Cold Storage  
Namib Mills Extensions

## EMPOWERMENT OF NAMIBIAN CITIZENS

We have provided bursaries to two individual Namibian students, we are providing mentorship and in service training to one QSIT graduate

We are contributing towards a bursary fund for students at the Institute of Namibian Quantity Surveyors.

We offer in services training for graduates from NUST (Namibia University of Science and Technology) and currently have two students working part time in the office

Our firm actively supports the economic development of Small to Medium Namibian owned contractors; we recommend and implement local skills transfer and empowerment through planning documentation and design development.

Our firm specifies the use of Namibian and SADC region manufactured materials and equipment throughout design development and project monitoring.

## PARTNER

NAME: Hendrik Herselman

DATE OF BIRTH: 26 January 1958

NATIONALITY: Namibian

LANGUAGES: English, Afrikaans

HIGHER QUALIFICATION:  
B.Sc (QS) (1981) RQS MINQS MNCAQS MASAQS  
University of the Free State



PROFESSIONAL EXPERIENCE:  
38 years

### PREVIOUS

1982 – 1987  
De Leeuw Stellenbosch - associate  
Responsible for and executing all estimates and feasibilities

1988 – 1994  
De Leeuw Windhoek – director

Main focus still estimates and feasibilities

Responsible for building projects where a full quantity surveying service was offered to clients. Extensive experience in acting as principal agent, planning, monetary control and execution of multiple procurement contracts.

PRESENT  
1994 – 2020  
Founding own practice

Main focus still estimates and feasibilities

Responsible for building projects where a full quantity surveying service was offered to clients. Extensive experience in acting as principal agent, planning, monetary control and execution of multiple procurement contracts.

Experience in JBCC and FIDIC contracting  
Advising ACC on specialist matters

## PARTNER

NAME: Frederick GR van Greunen

DATE OF BIRTH: 10 July 1982

NATIONALITY: Namibian

LANGUAGES: English, Afrikaans, German

HIGHER QUALIFICATION:  
B.Sc (QS) (Honors) (2005) University Pretoria



PROFESSIONAL EXPERIENCE:  
14 years

PREVIOUS  
2004  
Murray & Roberts

2005  
De Leeuw Group

2006 – 2009  
Murray & Roberts Namibia – full time employment

2009 – 2013  
Howard & Chamberlain Architects, Windhoek  
Demushuwa Property Developers, Windhoek

PRESENT  
2013 – 2020

Hendrik Herselman Quantity Surveyors – registered quantity surveyor involved in all aspects of contract quantity surveying which includes estimates, feasibilities, life cycle costing, tender documentation, multiple procurement, contract/sub contract administration, final accounts, etc.

Experience in JBCC and FIDIC contracting, Experience in project programming MS Project/ CCS  
INQS board member , technology development and training, marketing, and documentation sub comitee

## REGISTERED QUANTITY SURVEYOR

NAME: Francis Machapa

DATE OF BIRTH: 17 August 1979

NATIONALITY: Zimbabwean

LANGUAGES: English, Shona

HIGHER QUALIFICATION:  
B.Sc (QS) (Honors) (2015) RQS MINQS MNCAQS  
University of Reading UK

ND Quantity Surveying (2003)  
Harare Polytechnic

PROFESSIONAL EXPERIENCE:  
16 years

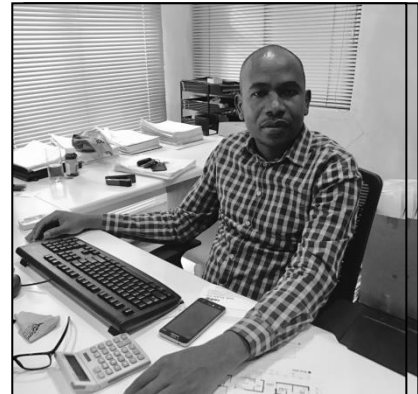
### PREVIOUS

1998 - 2004  
MK Quantity Surveyors

2004 – 2008  
The Fitzwilliam Partnership

### PRESENT

2008 - 2020  
Hendrik Herselman Quantity Surveyors – registered quantity surveyor involved in all aspects of contract quantity surveying which includes estimates, tender documentation, contract administration, sub-contract administration, final accounts, etc.



## REGISTERED QUANTITY SURVEYOR

NAME: Petrus Meiring  
DATE OF BIRTH: 06 February 1990  
NATIONALITY: South African  
LANGUAGES: English, Afrikaans

HIGHER QUALIFICATION:  
B.Sc (QS) (Honors) (2012)  
University of the Free State  
RQS NCAQS  
MINQS

PROFESSIONAL EXPERIENCE:  
6 years

### PREVIOUS

2013 – 2014

Dawie Prinsloo Quantity Surveyors

### PRESENT

2014 – 2020

Hendrik Herselman Quantity Surveyors – registered quantity surveyor involved in all aspects of contract quantity surveying which includes estimates, tender documentation, contract administration, sub-contract administration, final accounts, etc





## QUANTITY SURVEYOR IN TRAINING

NAME: Julia Amadhila  
NATIONALITY: Namibian  
LANGUAGES: Oshiwambo, English , Afrikaans

QUALIFICATION:  
B.Sc in Construction Studies (Graduated 2018)  
University of Cape Town  
QSIT NCAQS  
SMINQS



PROFESSIONAL EXPERIENCE:  
1 years

PRESENT  
2019 - 2020

Quantity Surveyor in Training at Hendrik Herselman Quantity Surveyors, working with pre and post tender documentation inclusive of, but not limited to, estimates, tender documentation, contract administration, final accounts, etc.