



**MAPHANGA MITCHELL  
ASSOCIATES (MMA)**

# **COMPANY PROFILE**





# TABLE OF CONTENTS

01	WHO ARE WE	1
02	OUR VALUES	2
03	OUR SERVICES	3
04	EXPERIENCE	6
05	OUR PORTFOLIO	8
06	PROFFESIONAL BODIES	10
07	OUR CLIENTELLE	10
08	CONTACT DETAILS	13



# WHO ARE WE

---

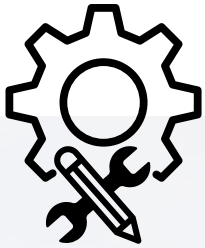
Maphanga Mitchell Associates (MMA) is a multi-disciplinary practice working in a number of development fields. From our original operation as a Quantity Surveying practice we have expanded our core skills to embrace Construction Cost Management and Contract Advice, Project Management, Environmental Assessment and Management, and Property Valuation. Alternative Dispute Resolution is also practiced.

This broadening of our core business has been a response to the changing nature of the construction and development sector. We see further changes and will be suitably adapting our operations.

Where Maphanga Mitchell Associates (MMA) is referenced, this to be read equally as predecessors in title, namely Lang Binney Associates (LBA) and Lang Mitchell Associates (LMA.)

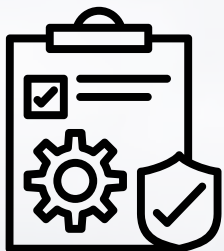


# OUR VALUES



## SHARED EXPERIENCE

Every project is unique. Experiences from previous projects inform subsequent projects. This sharing of experience occurs within our own office and extends to project design and contracting teams.



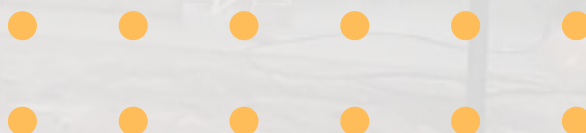
## CONTINUITY & QUALITY CONTROL

All projects are overseen by the Directors who exercise quality control. Every Project has at least a minimum 2 staff members working on it to ensure continuity of corporate knowledge. We stress the importance of continued monitoring where data and information is checked against broader metrics.



## INNOVATION

We are continually looking for new and appropriate approaches to our work and our relationships with Clients and fellow construction professionals.





# OUR SERVICES

The services we offer are enhanced through the involvement of associated and allied professional firms and personnel.

Maphanga Mitchell Associates is a well-established consultancy with over 40 years' experience. Its transition over the years has redefined its purpose in the construction industry and allowed for a clearly derived vision for further advancement and maximized returns to its stakeholders.





## **PROJECT MANAGEMENT**

The planning, design and construction of a building or civil engineering project is a complex process involving many skills and disciplines. Rational planning from the outset is vital if a project is to be delivered to the clients' requirements. MMA adopts the 80:20 policy – 80% planning and 20% implementation. MMA have been involved at the outset of a number of projects where our primary task has been to establish with the Client the full intent of the proposed project. From then a program and timetable can be developed for the progression of a project.

## **CONSTRUCTION COST CONSULTING/ QUANTITY SURVEYING**

The Quantity Surveyor plays a pivotal role in the building construction process and ideally should be involved at the earliest planning stage of a project in order that budgets can be drawn up that are a fair reflection of the intended project. MMA prepare early budget estimates and as the design development cost checks are carried out, potential cost overruns the reported on and appropriate advice given. Documentation is prepared for tender and later contract purposes and the procurement process reported on. We prepare interim valuations for work done on site that are easily verifiable. Each valuation is accompanied by a financial status report.

## **PROJECT DEVELOPMENT**

Many projects do not materialize because insufficient attention /has not been paid to detail in the planning stage. MMA has been involved in a number of projects where an initial business venture has been developed. Recently MMA has been involved in the planning of a mixed use development in an urban area.

## **ENVIRONMENTAL MANAGEMENT**

Environmental Management is a crucial part of combination development as well as ongoing sustainable development in the assessment of proposed projects and the auditing of existing undertakings. MMA conduct statutory environmental assessments of proposed projects from compiling Project Briefs to enable the Eswatini Environment Authority (EEA) to screen and categorize projects; through to obtaining project authorization by the EEA, Environmental Assessments comprise Initial Environmental Evaluations (IEE), Environmental Impact Assessments (EIA) and Strategic Environmental Assessments (StrEA).



## **SUSTAINABILITY**

The increasing discussion about sustainability is long overdue. We bring our environmental knowledge to practical aspects of building design and construction, in terms of good practice and appropriate materials. The precepts of Environmental Social and Governance (ESG) aspects has been of concern as has climate change are applied to all our work. We have recently been actively involved with the mechanisms of Green Bond financing instruments.

## **FIXED ASSET VALUATIONS**

Valuation of land and buildings are undertaken prepared in accordance with the International Valuation Standards (IVS) 2017 published by the Royal Institution of Chartered Surveyors. These standards are internationally recognized, especially with respect to fixed asset inclusion in financial reports as directed by International Financial Reporting Standards (IFRS). Where applicable cognizance of local conditions as described in the Valuers' Manual published by The South African Institute of Valuers are also been taken into account.

## **CONSTRUCTION CONTRACT ADVICE**

Maphanga Mitchell Associates provides expert construction contract advice, including drafting, reviewing, and negotiating contracts, managing risks, ensuring legal compliance, and resolving disputes.

We assist with consultant, primary contracts and subcontract agreements, payment terms, and project close-out, offering comprehensive support to ensure that contracts are fair, legally sound, and enforceable throughout the project.



# EXPERIENCE

MMA is a consultancy with experience that dates back to the 1960s with wide spectrum. Over the years of our existence, we have covered work in almost all areas of the construction development sector and have been part of small, medium and big projects.

The following are examples of the various sectors we have worked in;

## INSTITUTIONAL HOUSING SECTOR

Eswatini National Housing Board (ENHB) was given the responsibility for the development of future housing stock for civil servants. MMA was involved in this project from the outset and was responsible for the high level financial modelling of the project. MMA was been directly involved with the selection of the design and planning consultants. For the current pilot project MMA is responsible for the project and financial management and the packaging of the various proposed contract packages for the civil servants.

## HEALTH SECTOR

MMA was involved as quantity surveyors with two major projects at the Mbabane Government Hospital, initially the bespoke maternity unit that was designed to act as a temporary operating theatre suite, and hence the permanent operating theatre suite which included extensive administration facilities.

In addition, work was carried out in the development of a number of regional health centres throughout the country.

At Hlatikhulu and Mankayane Hospital MMA acted as quantity surveyors for the complete refurbishment and expansion of both facilities.

## EDUCATIONAL SECTOR

MMA was involved at the outset with the development and transformation buildings within the University of Eswatini Kwaluseni Campus. The new IDM/SIMPA campus was an entirely new development on a green-field site. MMA was also involved in creation of a maintenance and master plan for Tshwane University of Technology (TUT).

MMA acted as quantity surveyors for the project as well as environment compliance officers. MMA has been involved with a number of secondary schools, most recently at Waterford Kamhlaba.

## CORRECTIONAL SERVICES SECTOR

Correctional Services facilities at Piggs Peak, Matsapha and Bhalekane have all undergone major refurbishments or expansion including the construction of the high security cells, kitchen/dining, workshops, staff houses, a dairy farm and water treatment plant. Full Quantity Surveying Services were provided by MMA.





## **AIRPORT SECTOR**

Sikhupe International Airport is a completely new facility situated in the Eswatini Low Veld. It was designed to accommodate the largest wide-body commercial air-craft and is fully equipped as an international airport. This major project was divided into a number of design and construction packages.

## **TOURISM SECTOR**

Through the Eswatini National Trust Commission (ENTC) and Big Game Parks (BGP) MMA have worked in a number of nature reserves constituting accommodation units with minimal environmental impact. LMA have been involved with kitchens, lodges and picket houses located on remote hiking trails. LMA was also Project Manager for the restoration of the National Museum.

## **HOTEL & HOSPITALITY SECTOR**

Various projects in this sector have been undertaken, particularly associated with game park tourism. The principal project has been the Five Star Hotel in Ezulwini which is allied to the International Convention Centre. This multimillion project is part of a major effort to attract international style and quality conferences to Eswatini and once complete will be finished and serviced to international standards.



## **AGRICULTURE SECTOR**

The Royal Eswatini Sugar Corporation (RSSC) embarked upon a 5-Year Development Plan which entailed converting land from other uses and to improving yields from existing land under cane. MMA conducted the Strategic EA for the Development Plan, as well as the EIA for the conversion of areas to sugarcane.

Audit of two of RSSC, sugar mills (Mhlume and Simunye) and Simunye Distillery. A new Concentrated Molasses Solids (CMS) dam for storing stillage, Initial Environmental Evaluation(IEE), and Comprehensive Mitigation Plan(CMP). Proposed dairy for which MMA prepared a complete business plan including feedlots and the dairy development which necessitated research into dairy herd management.

## **TRANSPORT SECTOR**

Eswatini entered into a Joint Venture Agreement with Transnet (SA) to construct a major new rail link through Eswatini to serve as a direct link from Gauteng to Richards Bay and will strengthen the existing Eswatini Rail network. MMA were employed to facilitate the public consultation process and to interact directly with the EEA. Latterly MMA is involved with resettled a directly attached households. A number of petrol station audits have been carried out.

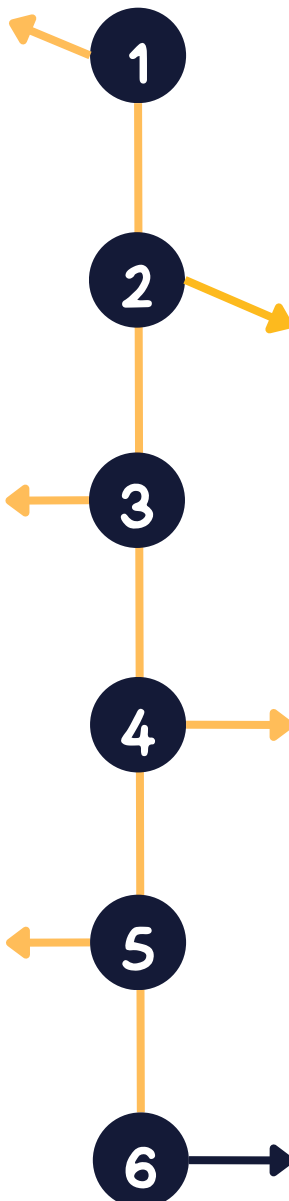
# UNUSUAL PROJECTS



UNDP funded project for the institutional strengthening of Swaziland National Housing Board. MMA were involved with the Project Management and Facilities Management sectors of this exercise

The medium term health sector plan dealt with the future development of Primary Secondary and Tertiary health care interventions. MMA were employed to assess the capital requirements for new building facilities, refurbishment of existing facilities and the provision of vehicles.

Evaluation on behalf of IBRD of the value of work done by an overseas contractor at University of Eduardo Mondlane, Maputo, Mozambique.



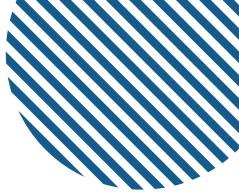
Conducted a survey of abandoned and war damaged Health and Education facilities for RRR in Mozambique. This was extended to the development of standard clinic and classroom designs and documentation.

Initial report on a proposed Coltan processing facility. The report involved an institute inspection of a facility in Guangdong Province, China.

Research project funded by USAID to investigate the potential cost advantages for alternative low cost materials for housing.



# PORTFOLIO





# PORTFOLIO





# PROFFESIONAL BODIES



# CLIENTELLE



## GET IN TOUCH

### Connect with us.



#### ESWATINI OFFICE



Portion 104 Mahleka Street, Mbabane Eswatini



P.O. Box 8, Eveni Mbabane, Eswatini, H103



(+268) 2404 3044 / (+268) 2404 6139



[info@mapmitch.org](mailto:info@mapmitch.org)



#### MBOMBELA OFFICE



41A Murray St, Sonheuwel, Mbombela, 1201, South Africa



P.O. Box 3783 Whiteriver, Nelspruit 1240



(+27) 13 752 2528 / (+27) 73 681 3333



[info@mapmitch.org](mailto:info@mapmitch.org)