



CADMAN

REAL ESTATE MANAGEMENT CONSULTING

COMPANY PROFILE

A Great Deal, Better...

Our Core Service

- ❖ Property Consultancy
- ❖ Real Estate Research
- ❖ Registered Property Valuation Surveyors
- ❖ Urban Land and Property Development
- ❖ Valuation Advisory

Cadman Real Estate Management Consulting
Unit 3, N6 President Avenue
Ndola, Zambia





Background of Firm

Cadman Real Estate Management Consulting stands for the highest standards of quality and integrity in property valuation, management and advisory services. Our reputation for professionalism is earned serving our clients and earning their trust.

Core Services	Scope
Valuation	Agriculture Valuations Asset Valuations Commercial Valuations Farms and Estates Valuations Hotels/Lodges Valuations Industrial Valuations School Valuations Shopping malls Valuations Mines Valuations Residential Valuations Plant, Machinery & Equipment
Consulting	Market research/analysis Acquisition Leasing Disposal advice Planning and development Feasibility studies Highest and Best Use Studies Project coordination
Firm's Reference	The Valuation Surveyors Registration Board P.O Box 50027 Lusaka

Our address is as follows:

Messrs. Cadman | Real Estate Consulting
Unit 3, N6 Kanjala Hill Trust Centre
President Avenue
Ndola – Zambia
Mobile: +260 977 593 782
E-mail:
info@cadmanpropertyconsultants.com

Our Solutions

As a preferred property firm we continually monitor property value levels and will provide you with an update on market rents, trends and the position of your property in the market.

We would undertake property valuations for you our clients to have knowledge of their property investments, Knowledge of the values of their fixed and movable assets, and systems to use to manage property. This all together will increase and maintain income cash flows, add value to the property and reduce risks and costs of running their property investments.

Our reports are Accurate, Complete, Unambiguous and clear in identifying the interests being researched.

As we continue to roll out our real estate services, our clients will benefit from the power of our massive experience and database on market trends and movements suffice to mention the our staff experience. The system will allow for savings from unnecessary research costs and time of doing new research in the marketplace.



INSPIRE VALUE



WHO WE ARE

Cadman Real Estate Management Consulting is a property services firm that is specialized property valuation and real estate advisory services for banks and funds, commercial and residential developers, landowners, institutions, embassies, private clients and investors and public sector organisations

We offer first hand solutions to individuals and corporate clients who are looking to solve problems. We cover all of the major types of property such as office, industrial, retail and residential among other specialised properties such as clinics, schools, hotels and lodges, shopping malls, plant and machinery among others.

We aim to give our clients a competitive edge by providing world-class real estate and business services that help our clients capture, create and retain value in their property dealings.

We also assure our clients and prospective clients that our work is independent, objective and consistent with nationally recognized standards of the Surveyors Institute of Zambia and the Valuation Surveyors Registration Board of the Republic of Zambia.



Valuation Surveyors Practising Certificate

ORIGINAL

VSRB/261/7/17



REPUBLIC OF ZAMBIA

Practising Certificate

Pursuant to the Valuation Surveyors Act (CAP. 207)
THE VALUATION SURVEYORS REGISTRATION BOARD
as the Registrar hereby Certifies that

Kasabula Duane

a Valuation Surveyor as defined by the Valuation Surveyors Act (Cap. 207)
of the Laws of Zambia, whose place of business is at

Cadman Real Estate Management Consulting

is duly registered and is authorised to practice as a
VALUATION SURVEYOR
for the period *01./07./2017..* to *30./06./2018..*
given under the hand of Secretary of the
VALUATION SURVEYORS REGISTRATION BOARD
on this day *07./07./2017..*



SECRETARY - VALUATION SURVEYORS REGISTRATION BOARD





Tax Registration Certificate



Tax Registration Certificate

This is to certify that taxpayer shown herein has been registered with Zambia Revenue Authority.

Section A-Taxpayer Information

Taxpayer Identification Number	1004042530
Taxpayer's Name	Daune Kasabula
Taxpayer's Trading Name	Cadman Real Estate Management Consulting
Taxpayer's Physical Address	7, Ndeke, Indeni rd, Ndola, Copperbelt Province, Zambia

Section B-Registration Details

Sr. No.	Type of Registration	Effective Date of Registration
1	Taxpayer Identification Number	10/02/2017

This certificate will remain in force until it is cancelled by ZRA.

For/Commissioner – Domestic Taxes

Issue Date: 10/02/2017



Core Services

The Company was established primarily to provide consultancy services in investments and real estate services. The company undertakes valuation of different types of property including land and buildings, Plant, Machinery & Equipment, chattels and goodwill among others

Property Consultancy

As the property market has matured, we have provided consultancy advice to clients in the areas of relocation, market overview, research, planning and development, property investment.

Consultancy services which we provide:

- Market research/analysis
- Acquisition, leasing, disposal advice
- Planning and development
- Feasibility studies
- Highest and Best Use Studies
- Project coordination.

Valuation

We have been retained to value a variety of fixed property assets including agricultural, commercial, residential, land, plant and machinery. We act for private and public companies, government and international agencies, banks and insurance companies, trusts and pension funds.

We have valued properties for various purposes including for sale and / or acquisition purposes, loan collateral purposes, for probate, insurance and for purposes of balance sheet/ company accounts.

Urban Planning and Development

We provide consultancy services in urban planning and development, this is a new area in our product range. Urban planning and development involves the design and organization of urban space and activities. We provide advice to landowners, developers and investors as to the processes involved and the considerations necessary in development.

We undertake market analysis and demand forecasting; development feasibility and risk assessment; and make recommendations on how to implement an effective development project, including marketing and attracting potential development partners.

Think long term!

Think property management!

Think Cadman Property managers!



Client Service Principles

Our values are integral to Cadman's corporate culture and underpin the way we work.

They are brought to life by our employees and are underpinned by our brand essence alongside our Client Service Principles.

We asked our staff the key words that they use to describe us as an employer.

As a result, we have created our values.



- ♦ **Trust and Integrity** at every level
- ♦ **Teamwork** at the heart of everything we do
- ♦ **Driven** to go the extra mile to exceed our clients' expectations
- ♦ **Professionalism** that is unrivalled

Cadman's brand essence:

**"Confidence
Through
professional..."**





Actions speak louder than words – through continued internal communications and engagement; our employees bring these principles to life.

Corporate Responsibility

Cadman recognises that it has **responsibilities** to all stakeholders, including the interests of employees and their families, the need to foster the firms' business relationships with partners, customers, suppliers and others; and the impact of the firms' operations on the local communities and surroundings.

Environment

Operating in a business sector which so clearly impacts upon the natural and built environment and upon many peoples' lives, we are fully conscious of our responsibilities towards the community and the environment as well as towards our clients and staff. We work with developers, planners and local authorities to ensure that environmental protection and amenity improvement are key criteria in any scheme. We encourage clients to consider the full impact of their business operation upon the environment, and to make energy conservation and waste reduction part of their property strategy.

Community

We strive always to be a good neighbour to the surrounding community, and are active in the support of a number of charitable causes. We are proud to support employee volunteering opportunities. Where possible we will encourage and facilitate employee giving, of both their time and money, through a financial and time contribution.

Ethics

Cadman mentioned above claims that through its code of ethics, policies and procedures, it complies with national provision of the Valuation Surveyors Registration Board Code. The firm acknowledges the VSRB may update and modify the code in the future, and accepts the responsibility to ensure compliance with these changes.

My firm acknowledges that if it no longer complies with all principles and provisions of the code (including updates), my firm will no longer claim compliance and promptly notify VSRB that it has stopped claiming compliance.



OUR VALUATIONS

The Company was established primarily to provide consultancy services in investments and real estate services. The following are the uses for valuation services as may apply to the church;

- Capital Valuations for buying and selling of property;
- Rental Valuations
- Bank Loan Valuations – Short Term Financing
- Mortgage Valuations – Long Term Financing
- Asset Valuations for company accounts and audit
- Rating Valuations for objections of Rates (if applicable)
- Insurance Valuations
- Valuations for Compensation
- Valuation for Compulsory Acquisition
- Valuation for Taxation.

OUR EXPERIENCE

Our staff with its previous employers executed valuation advisory services for reputable companies and organizations among which include:

- Government Valuation Department
- Churches Health Association of Zambia
- Arvinsons Properties
- Development Bank of Zambia
- Aquarius Properties
- Zanaco Bank
- Stanbic Bank
- Standard Bank
- First National Bank (FNB)
- Genesis Finance
- Scimitar Farms
- Professional Insurance
- Konstatinous Antonopoulos





Principal Consultant

Duane Kasabula –Managing Director- Mr. Kasabula is an all-round property consultant and a Registered Valuation Surveyor in accordance with the Laws of the Republic of Zambia. He has experience in the Built Environment specializing in real estate advisory services and property valuations. His skills involve property valuation and real estate investments analysis. Mr. Kasabula has previously worked for Bitrust Real Estate Consult, Government Valuation Department and Knight Frank (Z) Limited. Mr. Kasabula is a holder of Bachelor of Science degree in Real Estate from Copperbelt University. He also has Certificates in Intellectual Property and Computer Science.

Architectural Consultant

Mr. Kangwa Chanda; Architectural Consultant- Mr. Chanda was appointed draftsman and architectural consultant. He holds an undergraduate degree in Architecture from the Copperbelt University.

Construction Management Consultant

Mrs. Deborah Musonda was appointed construction team leader and consults on construction related assignments. She holds an undergraduate degree in Building Science/Quantity Surveying from Copperbelt University and has more than five (6) years' experience in the construction industry

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