



TIME
Projects

CORPORATE PROFILE



ABOUT US

Time Projects (TIME) is a leader in commercial and residential property development, asset management and property management in Botswana and Zambia. Established in 1986, our team includes some of the top project managers, property developers and asset managers in these countries.

We undertake projects ranging from low cost housing, through to executive residential complexes to multi-million pula commercial office blocks, shopping centres and industrial developments. Buildings developed by TIME are noted for the added value they have created to the overall environment by virtue of the architectural styling, attractive aesthetics, high quality standards and excellent investment value.





AREAS OF EXPERTISE

DEVELOPMENT

Commercial and residential projects
Property asset management
Property management

DEVELOPMENT MANAGEMENT

Project management
Turnkey developments
Principal agent
Full professional services
Client representative

Our core competency is project management which is applied to all aspects of our business.



OWNERSHIP AND MANAGEMENT

TIME is wholly owned by senior management, all of whom live in Botswana. The senior management is exceptionally stable as is shown by their years of service.

Brett Marlin (Managing Director)

Sandy Kelly (Director)

Mmoloki Turnie Morolong (Property Management Director)

Joanna Jones (Financial Director)

Joe Simpson (Asset Management Director)

Heinrich Malan (Director, Zambia)

PROPERTY MANAGEMENT

As a result of having to maintain, ensure tenancy and rental collection of our own properties, we have established a property management division. We are able to offer this service as a value added when developing a property for a client, and in particular, for clients who are investing in property and don't want the day to day responsibility of managing the buildings. Currently, in addition to managing our own buildings, TIME is the property manager for PrimeTime Property Holdings Ltd, a BSE listed company with a portfolio of over 25 properties throughout Botswana and Zambia.

ASSET MANAGEMENT

The property and asset management department manages both Time Projects and PrimeTime's properties and overall manages 34 buildings and 250 tenants.

Key areas of asset management include:

- Strategic planning and budgeting
- Financial control
- Governance and shareholder affairs
- Property management
- Acquisitions, disposals and renovations
- Leasing and tenant management
- Investment and development



COMMERCIAL DEVELOPMENTS

TIME has become known in Botswana for developing quality, affordable commercial developments which include commercial offices, retail shopping centres, industrial factories, warehouses and speciality projects such as hotels, banks, hospitals and educational facilities. We can also provide development and project management services to clients who do not want a turnkey development.



RESIDENTIAL DEVELOPMENTS

TIME has vast experience in the development of residential suburbs and estates from raw land to completion. This includes the installation of services such as water, power, sewers and road networks and then the development of the housing on the fully serviced residential stands. The houses are usually sold on the open market to institutions, investors and owner occupiers with the different types of offerings being market driven. We also provide construction management services and project management services to other entities wanting to build residential developments.

WHY USE US?

Effective and efficient decision-making minimises the amount of redesign work required by the consultants and removes any conflict between the consultants and client.

Promotion of client involvement.

Strict transparency in our dealings with all contracting parties.

Complete transparency for all tender procedures.

Critical evaluation of the construction program and continuous project evaluation to ensure projects are completed on time.

Emphasis on protecting our clients' investments in terms of time and cost.

Quality is of paramount importance and has been attained on all our projects.



CORPORATE SOCIAL RESPONSIBILITY

Over the years, TIME has been a dedicated supporter of the following projects and charities:

PROJECTS

- Development of three outdoor gyms for the Gaborone community with proceeds from the annual Time Adventure Challenge
- Development of a Futsal Court at Bontleng Community Centre
- Project management of a new community hall
- Skills training centres
- Guest-houses in Tlokweng
- Five new family houses in Tlokweng
- Sewers reticulation to whole village in Tlokweng
- Construction of youth house in Gaborone
- Professionally assisting in the reconstruction of six family houses in Francistown
- Refurbishing of four houses and two youth houses in Francistown
- Project leader of the development of a complete new village in Serowe

CHARITIES

- S.O.S Children's Village of Botswana (*Sandy Kelly was appointed as a board member of SOS Botswana and was vice chairman from 2000 until 2012*)
- Tsogang Trust
- Mochudi Resource Centre for the Deaf
- Ramotswa School for the Deaf
- Aerodrome School in Francistown
- Botswana National Youth Centre
- Camphill
- Somarelang Tikologo (Environment Watch Botswana)
- Time Adventure Challenge gyms



CITIZEN DEVELOPMENT

TIME has supported a number of Botswana's top athletes, in particular Tiyapo Maso, who at one stage led the Olympic marathon for more than half the race in the Sydney Olympics. Through our association with international agents, athletes have been afforded the opportunity of sponsored trips to compete in marathons in Korea, Holland and the Czech Republic.

Internally, we aim to fill as many positions as possible with citizens within our organisation. Since the early 1990s when TIME became firmly established, we have consistently employed between 500 and 1000 citizens. Many small and medium-sized citizen contractors, subcontractors and suppliers have been nurtured and developed under our guidance and training, some of whom have gone on to greater levels. The company's policy is to support any member of staff in further education.

SCHEDULE OF SELECTED PROJECTS

Commercial - Project Management

PROJECT	VALUE	YEAR	CLIENT
Francistown Abattoir (Client's representative)	P65.0m	1988	Botswana Meat Commission
Squires Shoe Factory	P1.0m	1988	Debswana Pension Fund
Revamp and new buildings of 13 filling stations	P12.0m	1994	Caltex Oil
Office Building, Showgrounds	P5.1m	1999	AON
Headquarters, Western Bypass security	P5.6m	1999	Inco Holdings - now G4
Industrial buildings Gaborone West	P4.0m	2002	Ghafoor Holdings
Botswana Technical training facility	P5.8m	2003	FIFA
Refurbishment of Barclay Plaza	P5.0m	2005	Tati Co.
Refurbishment of Blue Jacket Square	P4.0m	2005	Tati Co.
Francistown Headquarters - Office Block	P10.5m	2006	National Development Bank
Refurbishment of Development House	P11.0m	2008	National Development Bank
Cresta Conference Centre	P11.0m	2010	BDC
Western Industrial Estate factory units Phase 1 and 2	P50.0m	2011	BDC
Western Industrial Estate factory units Phase 2	P32.0m	2012	BDC
Spar Distribution Centre	P77.0m	2019	Spar
Kanu Equipment	P23.0m	2020	Time



Commercial - Turnkey Developments

PROJECT	VALUE	YEAR	CLIENT
United Nations Place, Khama Crescent	P16.0m	2000	Own development
De Beers Building, Independence Ave	P5.0m	2000	Own development
BEDIA Building, Mtsitama Rd	P6.3m	2001	Development sold to BEDIA
South African High Commission	P11.0m	2001	Own development
Dalale House	P5.5m	2001	Devon development
Ghazi Shopping Centre	P3.5m	2003	Own development
DHL Head Office	P3.0m	2003	Prometheus (PTY) Ltd
Industrial mini units in GICP	P22.0m	2001	Sold to individual buyers
Ramotswa Shopping Centre	P4.0m	2003	Own development
Lobatse Shopping Centre	P12.0m	2004	Own development
Nswazwi Mall Shopping Centre	P25.0m	2005	Tati Co.
Boiteko Junction Shopping Centre	P23.0m	2006	Own development
New Bank Gaborone Head Office	P30.0m	2007	Plot 5 192 Partnership
BPOPF Office Park	P50.0m	2008	BPOPF
KPMG Head Office	P22.0m	2008	Own development
Time Square	P14.0m	2009	Merle Investments
Prime Plaza - Acacia & Baobab	P65.0m	2012	Own development/PrimeTime
FSA House	P19.0m	2012	FSA



Commercial - Turnkey Developments - continued

PROJECT	VALUE	YEAR	CLIENT
Morojwa & Mowana Mews	P52.0m	2012	Various buyers
Showgrounds Close	P38.0m	2013	Various buyers
Prime Plaza	P230.0m	2014	Own development/PrimeTime
G West Industrial Park	P20.0m	2014	Various individual purchasers
The Office	P60.0m	2014	88 individual purchasers
Mongala Mall	P70.0m	2014	Own development/PrimeTime
Central Square	P126.0m	2015	Various individual purchasers
Botswana International University of Science and Technology (BIUST)	P157.0m	2015	BIUST
Pilane Crossing Shopping Centre	P92.0m	2016	PrimeTime
Mashatu Terrace	P113.0m	2018	Sectional title
The Design Quarter	P35.0m	2018	PrimeTime
Munali Mall, Zambia	P85.0m	2018	PrimeTime
Chirundu Mall, Zambia	P40.0m	2018	Time Projects
Setlhoa Retail Park	P22.0m	2019	Time Projects
Setlhoa Office Park	P52.0m	2019	Time Projects
Setlhoa Corner	P22.0m	2019	PrimeTime
Pinnacle Park	P52.0m	2019	PrimeTime
Pilane Crossing, Phase 2	P7.0m	2019	PrimeTime



SCHEDULE OF SELECTED PROJECTS - CONTINUED

Housing

PROJECT	VALUE	YEAR	CLIENT
Townhouses, Gaborone (Client's representative)	P2.5m	1989	Debswana
Staff housing estate	P11.0m	1991	Gaborone Private Hospital
400 houses, Kgale Hill	P50.0m	1992	Government of Botswana
10 houses, Kgale Hill	P3.0m	1993	Botswana Telecom
40 houses, Kgale Hill	P7.5m	1994	University of Botswana
8 houses, Phakalane	P2.6m	1996	Motor Vehicle Insurance Fund
100 private houses, Gaborone	P20.0m	1998	Private buyers
Staff housing, Kgale Hill	P1.5m	1999	Westwood International School
18 townhouses, Kgale Hill	P5.7m	1999	Westwood International School
300 private houses, Kgale Hill	P90.0m	2000	Private buyers
3 houses, Phakalane Golf Estate	P4.0m	2003	Private clients
69 houses, Block 6	P14.0m	2004	Botswana Teachers Union
133 houses, Block 6	P24.0m	2008	Private buyers
147 houses, Phakalane	P50.0m	2009	Joint venture with BHC
65 upmarket cluster houses, Kgale View	P45.0m	2010	Joint venture with Roman Gaborone Catholic Church
Kgale apartments	P56.0m	2012	Kgale Apartments (Pty) Ltd
7 cluster units, Kgale Close	P11.0m	2012	Private clients
11 upmarket houses, Phakalane Golf Estate	P44.0m	2013	Private clients
4 upmarket houses, Hillside View Estate	P13.0m	2013	Private clients
30 self-catering apartments	P18.0m	2013	Intermix Holdings (project management)
Regent Select Lodge, Kgale View	P8.0m	2014	Intermix Holdings
14 townhouses, Hillside View Estate	P30.0m	2015	Private buyers
12 houses, Mogoditshane	P12.0m	2015	Private buyers
12 townhouses, Block 5	P19.0m	2016	Private buyers
Sesigo Mews	P30.0m	2020	Private buyers



KEY PERSONNEL



**BRETT ANTHONY
MARLIN**

Born: 12 December 1962

Managing Director: Time Projects (Botswana) (Pty) Ltd

Director: Time Projects Zambia

Qualifications: National Higher Diploma Building Surveying; Higher Diploma Property Valuations



**ALEXANDER
(SANDY)
LEES KELLY**

Born: 3 May 1954

Director: Time Projects (Botswana) (Pty) Ltd, Time Projects Zambia

Managing Director: PrimeTime Property Holdings Limited

Qualifications: Pr. Eng. Bsc. (Civ Eng); MBA BIDP



**MMOLOKI TURNIE
MOROLONG**

Born: 29 April 1968

Property Management Director: Time Projects (Botswana) (Pty) Ltd

Director of PrimeTime Property Holdings Limited

Qualifications: University of Botswana; BA - University of Botswana; Dip PM – CPMD; Cert. Sectional Title Management - Paddocks Learning in association with UCT



**JOANNA
JONES**

Born: 15 August 1971

Finance Director: Time Projects (Botswana) (Pty) Ltd

Director of PrimeTime Property Holdings Limited

Qualifications: Fellow of the Botswana Institute of Accounts; Institute of Chartered Accounts in England and Wales; Full ACA membership; BA (Hons) Accountancy and Finance



**JOE
SIMPSON**

Born: 6 September 1975

Asset Management Director: Time Projects (Botswana) (Pty) Ltd

Qualifications: BA (Hons) – Manchester Metropolitan University; Postgraduate Diploma in Built Environment Studies – College of Estate Management



**HEINRICH
MALAN**

Born: 20 September 1980

Director: Time Projects (Zambia) (Pty) Ltd

Qualifications: BsC Construction Management (Hons) - UP; MBA – USB



CONTACT DETAILS

BOTSWANA

Acacia, Prime Plaza, Plot 74358, CBD, Gaborone, Botswana

+267 395 6080

time@time.co.bw

www.time.co.bw

ZAMBIA

Centro Kabulonga Mall, Lusaka, Zambia

+260 96 292 1664

time@time.co.zm