



AS FEATURED IN *BUSINESS IN FOCUS*
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Established in 2009, Guardian Project Management (Pty) Ltd prides itself on combining a wealth of talents and a breadth of experience on a range of high-value residential construction projects.



Building to *the Highest of* Standards



Written by Robert Hoshowsky

Bringing together talented professionals including architects, builders, engineers, landscape contractors, project managers, quantity surveyors, first-class suppliers and other construction management experts, the team at Guardian Project Management (GPM) has successfully facilitated aspects of construction from inception to completion in South Africa's property and development industry.

Working for discerning clients on a range of construction projects, GPM to date has delivered over R1 billion of developments. There are many reasons for the company's success, not least of which is its ability to work in partnership with all clients to see their visions brought to life. Realizing the creation of a dream home is not only a matter of careful construction and proper planning but the fulfillment of a vision, and GPM takes every step possible to work with clients to see projects successfully come to fruition from inception to reality.

Operating within the Western Cape – Drakenstein Valley and Boland, between Paarl, Franschhoek and Stellenbosch, Guardian Project Management typically takes on projects with a construction value of between R 5m and R 20m. Providing a range of services – including architectural design, engineering services, building and construction, interior design and decorating, landscaping, procurement of finance, project management and interior finishing specification consulting – GPM is active in all phases of the development process. For clients, one of the company's greatest assets is its provision of a single point of contact; rather than dealing with numerous persons, clients work with one contact person. In this way, customers are assured their master development plan proceeds as expected, that specific objectives are met in a timely fashion, and risks are minimized and all resources are managed as effectively as possible. »»



- ▶ “Providing our clients with a Single Point of Contact remains GPM’s core strength, and key to the effective management of processes and projects,” says Leonhard Jonas, founder and Managing Director at Guardian Project Management. “The idea is to represent the client holistically, and take total responsibility towards delivery of projects. Also a hands-on approach, local knowledge, project planning and value for money.”

Business Based on Experience

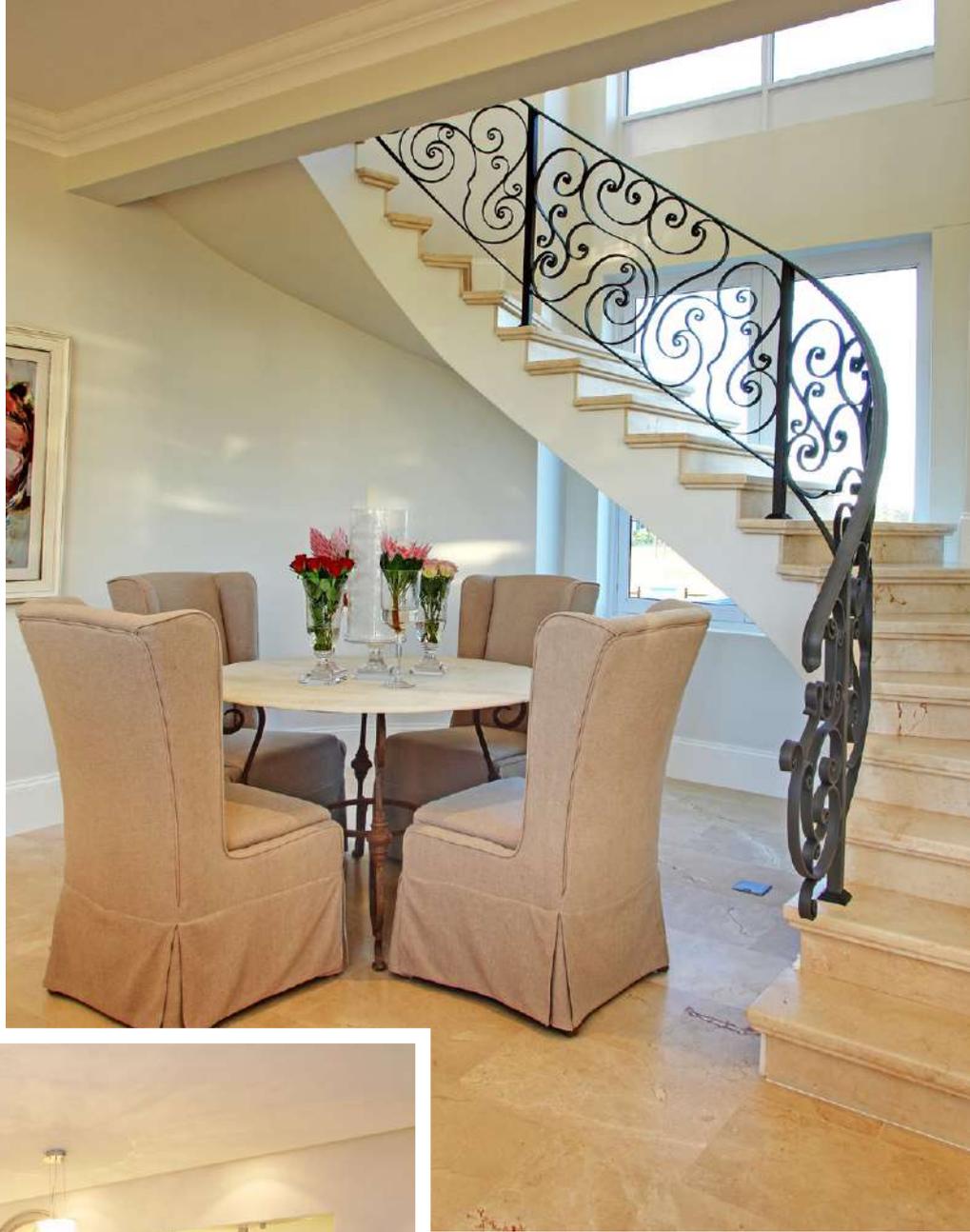
Prior to founding GPM, Mr. Jonas – who studied business and economics before graduating with Honours from the University of Pretoria – worked as an investment banker for 12 years, spending seven of them with Investec Bank and another five with the Rand Merchant Bank. In 2007, he successfully completed the Property Development Programme, SAPOA in partnership with the University

of Cape Town Graduate School of Business, and took a bold step forward in business the next year.

“In 2008, I took the decision not to allow my successes to be immersed into large organizations and started doing residential property development,” states Mr. Jonas. “In the process I created a proper infrastructure to do project management. I started off on Val de Vie Wine and Polo Estate (www.valdevie.co.za) and soon realized that there is a huge demand doing what we are doing for ourselves for other people, as many plot owners are far off and you can’t build remote control.”

Starting Guardian Project Management in 2009 – soon after the beginning of the Global Financial Crisis (GFC) – tested Mr. Jonas’ mettle and many years of financial experience. “Looking back, the business was started in the toughest economic conditions, and the first few years were really challenging,” he comments. “However, it was the right time to start positioning the business for when the market would recover again, although only seven years later.”

"GPM professionally coordinates all activities associated with property development."



at but are innovative, well-designed for maximum functionality, and a true reflection of the owner's needs and taste. At Guardian, no detail is too small when it comes to assuring complete satisfaction of all clients. Results matter, and it is this attention to detail which has garnered GPM awards and accolades from its peers and clients alike.

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Along with its superior knowledge base, years of first-hand experience, and working with the right teams of talented partners, Guardian Project Management prides itself on having a unique corporate philosophy: a culture of excellence, doing things right the first time. A key point of difference is the way the team at GPM approaches every single aspect of its work, striving to deliver homes which are not only striking to look

Providing a Range of Services

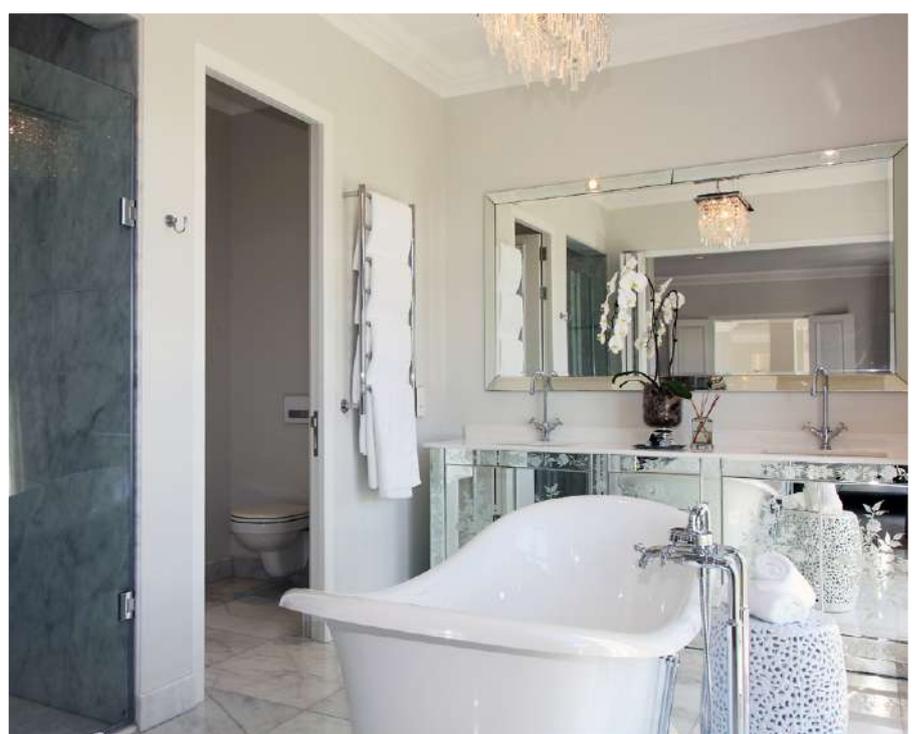
From basic to supplementary services, Guardian Project Management is able to offer all clients the ability to choose the package they need to meet their requirements. Other than zoning, basic services include Project Integration Management, Project Scope Management, ►



- Project Time Management, Project Cost Management, Project Quality Management, Project Human Resource Management, Project Communications Management, Project Risk Management, and Project Procurement Management.

Additionally, there are a number of supplementary services available for clients of GPM, including the procurement of land, finance, tenants, tenant co-ordination, and tenant installations. From the drafting of appointment contracts to mediation, arbitration and litigation proceedings and other project management services, the company takes pride in all aspects of its working relationship with customers and related partners.

With a vision of professionally managing the creation of unique, superior quality luxury homes, Guardian Project Management ensures success by working with the right people who are committed to quality. "We deal with other professional consultants that embrace our corporate philosophy and vision," says Mr. Jonas. With a direct staff of five, GPM works indirectly with a team of about 20 independent professional consultants in related field.



"We offer real solutions to maintaining a budget without compromising the look and feel of the home."

GPM's culture of success is built on the following pillars: employing the best people, fostering relationships to create clients for life, profitable growth, sustainable transformation, and creating a culture of excellence – getting the job done right the first time. The company's commitment to quality is seen in all its creations.

Realising that home construction projects – from modest alterations to the construction of large luxury residences – are also emotional experiences for some clients, GPM is able to not only offer professional advice, but to guide new owners through the process of building their dream homes. "The private residential market is typified by the quest for unique designs and exclusive luxury which are often beyond the client's desired budget," states GPM. "We offer real solutions to maintaining a budget without compromising the look and feel of the home. While these types of projects are gen-

erally for or on behalf of the end user, we are able to offer valuable advice on property trends to ensure that any capital outlay remains a wise investment.”

When it comes to time, cost and quality, the company will devise procurement solutions to suit individual client needs while, at the same time, administering a suitable contract between respective parties and ensuring a binding legal agreement is in place. As a multifaceted project management company, GPM professionally coordinates all activities associated with property development. From imagination to inception, funding, controlling and orchestrating the entire development process, Guardian Project Management works with many professionals along the way, including architects, city planners, engineers, surveyors, inspectors, contractors, agents, and many others during every phase of the process.

“There are many factors influencing building cost,” explains Mr. Jonas. “At GPM, we do cost engineering comparing various option costing and source materials from industry giants at negotiated prices. Ultimately, there is a fine balance between managing cost, time, quality and risk.”

Val de Vie Wine and Polo Estate

GPM’s offices are located on-site at Val de Vie Wine and Polo Estate, which provides clients with the ability to engage in the planning, design and product selection process without having to travel to numerous showrooms throughout South Africa. Located just 45 minutes from Cape Town, Val de Vie combines Rhône-style vineyards with world-class polo fields and Cape

colonial-style architecture in a secure setting monitored by state of the art security. Video of the striking estate can be viewed at <https://vimeo.com/83912322>.

The ability to deliver world-class homes on time and on budget while respecting the wishes and tastes of its clientele places Guardian Project Management far ahead of others in the industry in South Africa. A single point of contact, unsurpassed quality workmanship, and keeping clients informed of the building process has helped GPM earn a stellar reputation not only at home, but abroad. “As many of our clients are all over the world, we embrace technology, sending 360 degree video clips, photos, cost reports etc. to clients on a regular basis,” says Mr. Jonas. We also use Skype. All projects are managed according to Construction Programmes done on MS Projects; we also use Candy for cost estimations and Build Smart to manage construction processes.”

In October of 2013, Guardian Project Management was awarded in the property single unit category award at the prestigious African Property Awards in Dubai, having competed against a number of Project Managers in Africa to receive this recognition. The award solidified GPM’s reputation not only at home, but internationally. Backed by such a sterling reputation and guided by quality, Guardian Project Management looks forward to working with clients today, tomorrow, and long into the future. ■





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