



COMPANY PROFILE

Contact details

New World Property Managers Contact details

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Mission Statement

NEW WORLD PROPERTY MANAGERS mission is to offer commercial and residential property management and development services in an effort to grow the bottom line, increase market value of the property through creation of shareholder and stakeholder wealth within an aesthetically appealing and operational environment. NWPM's key asset for success lies in its dedicated line staff.

Vision Statement

NWPM vision is to be the Property Experts of choice

Values

- Honesty
- Humility
- Service
- Honour
- Respect

Executive Summary

New World Property Managers was formed in 2007 as a brain child of the investors of the Joina City who wanted an internal property management company. The company has perfected the art of property management and over time it has been increasing its skills base and is now ready to take on the management of other properties other than the Joina City. The company manages over 90 tenants in the retail and services sector, and over 9 office floor tenants. The Joina City retail area comprises 15,000 sqm while that of office facilities comprise 12,000 sqm. The office tower boasts 5 high speed lifts, a separate entrance to that of the retail area, and panoramic views of the Harare Cityscape. All the major telecommunications network service providers have communications infrastructure already installed in the building for ease of business administration functions.

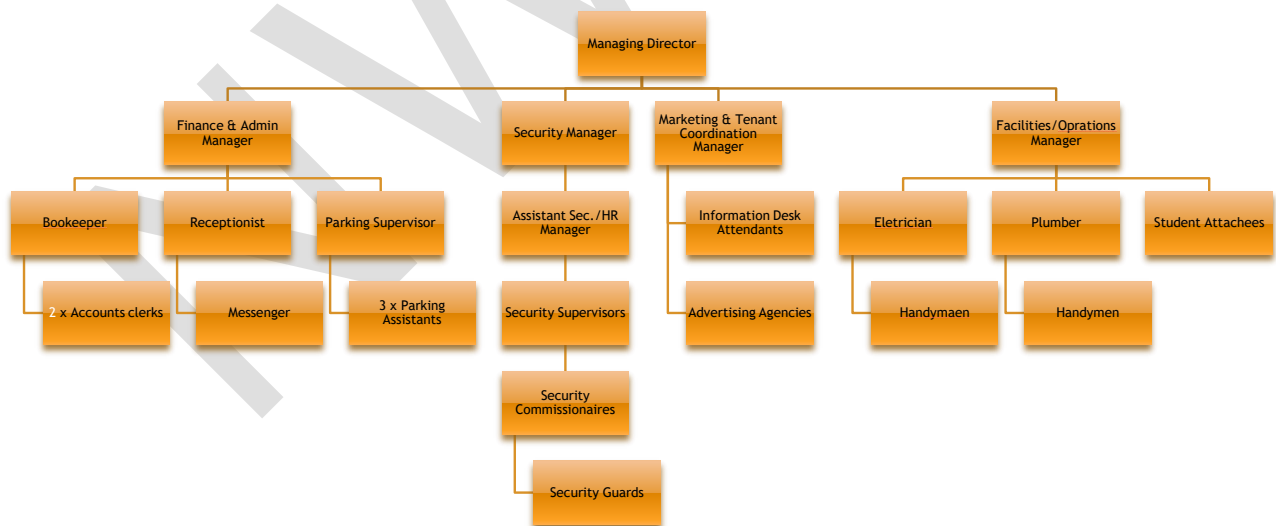
New World Property Managers specialises in seeking ideal tenants for commercial spaces, leasing, space maintenance, management of human traffic, and security of commercial properties.

The property management company started managing the Joina City in March 2010 after being set up in 2007 and has continued to successfully managed the Joina City tenants, increased shareholder value, and coupled with a good facilities management.

The management method employed by NWPM is that of a hands on approach. Management endeavours to know every tenant by name, as well as have an understanding of individual business operations, successes and challenges.

New World Property Managers is an organization which provides property management services to the Joina City building.

NWPM Organogram



Managing Director

Tendai Mavera is the Group Real Estate Manager for Masawara Zimbabwe and is seconded to New World Property Managers as its acting Managing Director. He has vast experience in financing of property developments and management. He was responsible for the raising of funding for the construction of the Joina City (USD47million), Monavale Housing project (37 cluster houses and 41 stands) (USD3million, refurbishment of Nhaka Parade (Angwa City/G Silundika - Harare), as well as construction of town houses at No. 62 the Chase. Currently he is involved in the infrastructure development of a 72ha plot in Borrowdale Brooke which will create 248 cluster houses in a gated community. He is mandated with the oversight of the Masawara Group properties so as to grow their value and creation of a specialised property company.

He has been the Masawara Treasurer, Financial Controller for FMI Holdings (Pvt) Ltd and Joina Development Company's Finance Manager. He is and a designated representative of the Joina City Co-owners. Tendai was instrumental during the mergers and acquisitions of FMI Holdings which culminated in the creation of Masawara Plc. He was a key member in the listing of Masawara Plc on the London stock Exchange in 2010 and its' delisting in 2018.

Finance & Administration Manager

Francis Makuwava is responsible for the Finance and Administration of the company. He has been with the company since inception in 2007 and was instrumental in setting up the processes and procedures with over 30 years experience in both the private property and public sector. He joined NWPM after having been with Knight Frank Zimbabwe. His experience with accounting for trust accounts and the handling of troublesome tenants is unmatched. He has maintained a good debtors book for the Joina City.

Security Manager

Agripa Mutasa joined the company at inception in 2007 and comes with a wealth of knowledge in the security and auditing sectors. He was responsible for the setting up of the security division which has a work-force of 75 members and is responsible for the overall 24hrs security responsibility of the Joina City. The security personnel at the Joina City is one of the best in the country, and they are well trained in customer care, CCTV monitoring and early detection of security breaches, it is no wonder why the Joina City is the only commercial building in the city centre which does not have vendors on its pavements.

Prior to being at the Joina City Agripa was with Zimnat's internal audit team.

Facility Manager

Engineer Esther Mautsa is responsible for the Joina City's facilities which boast the highest number of lifts installations in a single building in Zimbabwe. She joined the organisation in 2016 after having spent somemetime with Arup Zimbabwe, Old Mutual Properties and Cafca the cable manufacturers. Eng. Mautsa oversees the day to day functionality of all engineering and trade traits at Joina city which encompasses, plumbing, electrical maintenance, HVAC, Lifts, CCTV and all other building facets. She is responsible for the internal maintanance team and the respective sub-contractors of each trade.

Eng. Mautsa assisted by Tendai Murehwa, a Graduate of Grifitths University in property Development and Real Estate Management has been tasked to assist with crafting the property development within the organization.

Marketing and Tenant Coordination Manager

Varayidzo Dube leads the leasing and coordination of all Joina City tenants, marketing and publicity of the largest internal mall in Zimbabwe. The leasing of the Joina city requires such attributes as the good selection of a tenant, making sure that the tenant mix, fitouts and quality of commodities traded are of a good standard. She is also responsible for the marketing of all the Non-GLA spaces including the Centenary Bridge, the internal and external façade of the Joina City. Varayidzo brings a wealth of experience from the hospitality sector and she has managed to set a good marketing standard for the property sector.

Departmental Responsibilities

Finance & Administration

- Lease administration
- Rental invoicing
- Rental collections & Receipting
- Parking lease administration
- Parking invoicing
- Parking payment collections & receipting
- Recruitment
- Administration of the employee code of conduct
- Training
- Skills development

Operations/ Maintenance

- Maintenance of all equipment and building fittings
- Management of the building cleaning
- Maintenance of building surrounds & greenery
- Supervision of contractors

Security

- Management of human traffic within the building
- Management of vehicle traffic in the basement parking and building surrounds
- Security of retail and office facilities
- Security of parking, entrances, and building parameters.

Marketing

- Coordination of tenants both retail and office
- Management of relevant websites and social media
- Management of the building tenant mix.
- Serves as the link between landlord and tenants
- Recruitment of desired tenants

Joina City Overview

Joina City is located at the block comprising Jason Moyo Avenue, Julius Nyerere Way, Inez Terrace and Speke Avenue in Harare's CBD. The building opened its doors to the public in March 2010 and the following specifications make Joina City unique:

- 3 levels of underground parking facilities (600 bays)
- Dedicated office tower entrance
- 3 entrances for the retail area
- 5 high speed office tower lifts
- Retail facilities on 4 levels
- 16 office tower floors
- Over 90 active retail and service tenants
- Largest single life and escalator installation in Zimbabwe
- 850kva generator dedicated to the building
- Borehole and 24,000 litre water storage facility
- Fully air conditioned retail and office facilities
- 850Kva back- up Generator

Picture Library





NWPM