



Redevelopment Specialists

COMPANY PROFILE

LP Architects was established over 30 years ago. The practice is experienced in the designing of shopping centres, office blocks, industrial buildings, hospitals and boutique hotels. In recent years the practice has specifically focused on shopping centres through specialising in the redevelopment of existing shopping centres and the development of new shopping centres.

LP Architects realise that the extensive experience we have in the designing of new shopping centres is key to understanding the problems with existing centres. We are renowned for being in a position to redevelop existing retail environments into viable centres through revitalisation.

LPA recently changed from a partnership to a company with offices in both Johannesburg and Pretoria and is led by Mick Passoni as Managing Director along with three other directors –

Neels Fourie, Abey Mamaregane & Lomien Botha. LP Architects furthermore has developed the skill of understanding the retailer and their business in depth along with attention to the retail customer. All shopping centres are designed and developed with special focus and attention to these primary issues.

LPA has vast experience and fresh ideas within the practice to deliver design excellence within retail environments and other commercial buildings. The directors are complemented by highly skilled individuals with unique design, technical and project management skills. The practice is divided into four production departments, namely, Design, Documentation, Site Supervision and Tenant Co-ordination.

CONTACT DETAILS

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Parklands

2121

JOHANNESBURG:

80 Corlette Drive

Melrose North

Johannesburg

South Africa

GPS:

26° 07'51.90"S

28° 03' 52.10"E

PRETORIA:

Bondev Office Park

Block C - Coach House

Cnr Wierda Road and

William Botha Street

Eldoraigne

Centurion

GPS:

25° 49'53.76"S

28° 08' 14.78"E

COMPANY PROFILE

Employment Equity Plan

LP Architects has started with an Employment Equity Plan during 2001 and have been registered with CETA (Construction Education Training Authority).

Although LP ARCHITECTS does not have to have an Employment Equity Plan, we adopted this philosophy to show our commitment to build a better future for the company as well as for the country, in breaking down the previous apartheid barriers.

Recruitment

LP ARCHITECTS recruitment policy aims to achieve 70% previously disadvantaged and 30% white employees ratio.

LP ARCHITECTS is also striving to the employ of HDI women in the practice

Promotions and transfers of skills

LPA are in process of promoting historically disadvantaged individuals within the practice, continue to support black office student in University and with practica loffice work exposure. This is done in-line with University of Johannes (UJ) and Wits.

Staff education program

LP Architects provide opportunities to all staff for their educational needs. Several staff HDI members have been send to School by the Company and today they are employed by the Company. In some instances, the Company is paying for the education and uniforms for the children of the staff.

Staff incentive schemes

An incentive scheme has always existed in the company. Individuals are being rewarded on an annual basis for their performance during the year. This is not related to their salaries but rather to an individual effort and performance which the individual is prepared to take on. The directors of LP Architects give guidance on a 3 monthly basis. This 3 monthly growth monitoring process also indicates to the individuals the possible incentives / bonus schemes which can be achieved during the year.

M.A.MAMAREGANE
LPA (Director)
PROF ARCH
SACAP # 7127

COMPLETED PROJECTS

Boulders Shopping Centre for Motor Industries Pension Fund (1992 -1997)
42 000 sqm Shopping Centre in Midrand

Kolonnade Shopping Centre for Sasol Pension Fund (1994)
55 000 sqm Shopping Centre North of Pretoria

Cresta Shopping Centre Extensions for Eskom Pension Fund (1995)
Additions of 55 000 sqm shop area and alterations to existing Centre (Phases 4, 5 & 6)

Stuttafords Building for Motor Industries Pension Fund (1997)
Revamp of existing building Edgars on 3 floors with offices above

Metlife Village PE for RPP and Metlife (1997)
15 500 sqm open mall Shopping Centre

Waterglen Shopping Centre for Joint Municipal Pension Fund (1997)
Revamp of existing open mall Centre

Burgersfort Shopping Centre for private developer (1998)
11 000 sqm strip mall development

Kolonnade Shopping Centre Phase 2 for Sasol Pension Fund (1998)
Extensions and parking decks to existing Shopping Centre

Westgate Shopping Centre for Eskom, Sasol Pension Fund, IBM Pension fund & others (1998) Extensions to existing retail revamp and mall upgrade

Village Square Shopping Centre for private developer (1998)
18 000 sqm mall with Checkers, Edgars as anchor tenants

George Pick 'n Pay Centre extension for Joint Municipal Pension Fund (1998)
Redevelopment and line shops onto existing

Tzaneng Mall revamp for Motor Industries Pension Fund (1999)
New Woolworths and Game with line shops extensions onto existing Centre

Extensions to Cresta Shopping Centre (1999)
Revamp due to OK/Checkers merger

The Bridge revamp and extensions for Joint Municipal Pension Fund (1999)
Revamp of existing Centre in Port Elizabeth

Key West Shopping Centre for Keystar Holdings (1999 - 2000)
New Shopping Centre with Woolworths, Pick 'n Pay and a waterfront development anchored by Ster Kinekor.

COMPLETED PROJECTS

Campus Square Shopping Centre for Keystar Holdings (2001)

A new Shopping Centre developed within University precinct and thereby combining the urban feeling with this unique environment

Northgate Shopping Centre for Sasol Pension Fund Phase 2 (2001)

This was an extension to existing Northgate Shopping Centre with introduction of an Ice rink and Shoprite / Checkers

The Mall of Rosebank redevelopment (2000 - 2002)

The redevelopment of the Shopping Centre with introduction of Pick 'n Pay and general refurbishment of the entire Mall

Kolonnade Shopping Centre Phase 3 (2001)

The construction and additions to the existing successful Kolonnade Shopping Centre of +/- 18 000 sqm with Edgars as anchor tenant

Douglasdale Shopping Centre (2001)

Convenient Shopping Centre which is anchored by Clicks and Woolworths of 8000 sqm

Woodbridge Shopping Centre (2003)

Convenient Shopping Centre which is anchored by Clicks and Woolworths

Cresta Shopping Centre Phase 2 development (2001 - 2004)

Additions to the existing successful Cresta Shopping Centre with introduction of 800 cars parking garage as well as introduction of Pick'n Pay in the development. LPA have developed quite unique design elements and this whole development is centered around an open Piazza which is used as a focal point and promotional area

Centurion Shopping Centre redevelopment (2003 - 2004)

This is the redevelopment of the existing Centurion Shopping Centre which consists of a waterfront and an "open spine" with retail around it and LPA have embarked on a unique concept in creating a concept specifically design for South Africa's weather conditions

Woodlands Boulevard (2003 - 2004)

This Shopping Centre consists of 40 000 sqm gross leasable area. LPA have once again embarked on a unique design concept and a "life style mall" will be introduced within the Centre. This will be the largest project after Centurion Shopping Centre in the Gauteng area. This centre obtained second prize in the annual SAPOA awards

Lonehill Shopping Centre (2003 - 2004)

This is an existing centre has been extended to accommodate another food anchor, namely Woolworths. Additional line shops and restaurants have completed the extensions and an overall refurbishment throughout the centre has turned this centre into a most valuable asset for its owners.

COMPLETED PROJECTS

Highland Mews (2004 - 2005)

This existing Shopping Centre has undergone a face lift and the fashion node has been enhanced with the introduction of a fashion anchor Edgars, and new related shops. Additional parking has been provided and a new home interior sector added

Garden Route Mall, George (2004 - 2006)

This brand new regional centre comprises of 40 000 sqm GLA. Unique Cape Dutch features grace the 3 entrances and the expansive outer facades. A lifestyle component with a tourist centre and a hotel adjacent to the shopping centre ensures that this macro development will be a destination for tourists, holiday makers and the community of George and the surrounding little coastal hamlets

Kollonade Retail Park, Pretoria North (2005 - 2006)

This new convenience centre is situated adjacent to a regional shopping centre and has supported both centres with the array of tenants that has been introduced in this centre

Jabulani Mall, Soweto (2005 - 2006)

This exciting regional mall is situated in the heart of Soweto. Together with the existing Protea Mall, a new shopping presedent within Soweto has been established. A vast promotion hall flows to outside restaurants establishing a food court of note. Afro-euro chick design elements was introduced to uplift the adjacent neighbouring properties

Knysna Mall, Knysna (2005 - 2006)

This new centre within the sleepy town of Knysna comprises two levels of retail and three levels of parking all within an urban CBD block. The centre has two main entrances, one off the main street and on opening towards the fore court of an adjacent retail component.

Carlswald Shopping Centre (2005 - 2006)

This convenient centre is situated in a new viby upcoming residential and office environment. Great care was given in the architectural theming and in the selection of lifestyle orientated tenants. Mr. Price Home comprises two levels of trading visible from a far via double bolume shopfronts. The Superspar anchors this develoment and a variety of restaurants ensures nighttime trade. This centre has, to date, received two national awards.

Moreletta Plaza (2008 - 2009)

Refurbishment of existing mall.

Golden Walk Mall (2008 - 2009)

Alterations & additions to existing mall

Ermelo Mall (2008 - 2009)

Alterations & refurbishment to existing mall

COMPLETED PROJECTS

Southdowns Mall (2006 - 2007)

This centre will be flanked by a residential component around an existing dairy farm. The architectural styling elements will reflect typical vernacular farm architecture. The Centre is a convenient open centre anchored by Woolworths food and a Pick 'n Pay.

Wernhil Park in Namibia (2006 - 2007)

This is a CBD shopping centre situated in the heart of Windhoek, Namibia. The Refurbishment to the existing centre, comprises new mall configurations, new tenants and a bigger parking component over three levels. African styling elements set the tone for a unique shopping experience within Africa

Sunninghill (2006 - 2007)

The existing centre is in the process of a complete renovation and refurbishment, it has more GLA initially allowed for in the existing centre. The enclosed mall is complemented with an open convenient component. The food outlets, namely Spar and Woolworths, anchor the mall and the convenient component

Northgate Mr. Price (2006 - 2007)

Mr. Price Home and Sport is being located as free stander to the existing regional centre, Northgate. The design emphasis was creating vast double volume shopfronts to maximise the display facilities for both anchor tenants. A lifestyle component was catered for flanking these tenants and eateries caters for patrons sitting outside, enjoying the weather and vistas

Greenstone Mr. Price (2006 - 2007)

Mr. Price Home is being located as a freestander adjacent to the brand new regional centre, Greenstone. The design catered for double volume shopfronts, maximizing the display facilities for this tenant. On-site parking and a special customer collection drive-through was incorporated in the overall design

Munpen Office & Retail Refurbishment, Centurion (2006 - 2007)

The existing office block is situated adjacent to the Centurion shopping centre. LPA was responsible for the refurbishment to the existing centre and the theming of such was carried through to this adjacent building. The project comprises the installation of new food outlets on ground floor and the refurbishment of the offices above. A new parking deck is being constructed to cater for additional parking requirements.

Protea Glen Mall (2011 - 2012)

This regional centre is designed as an enclosed mall with on-grade parking provides for easy access into the mall, via four entrances. The enclosed mall opens out to the outside with the introduction of tenants trading to the exterior, i.e. Restaurants etc. The architectural theme comprises modern elements and great detail will be given to the skyline by introducing interesting roof lights.

COMPLETED PROJECTS

Benmore Gardens (2006 - 2008)

This is an existing Shopping Centre that will be re-designed and redeveloped. Various other architects were involved in the re-designing of this project but failed, and LPA have been commissioned for this re-development. An open mall type shopping centre will be design with unique design features.

Mafikeng Shopping Centre (2008 - 2009)

This regional centre is designed as an enclosed mall on our level of on-grad parking provides for easy access into the mall, via three entrances. The enclosed mall opens out to the outside with the introduction of tenants trading to the exterior, i.e. Restaurants etc. The architectural theme comprises modern elements and great detail will be given to the skyline by introducing interesting roof lights.

Morning Glen Shopping Centre (2009 - 2010)

The existing centre will be upgraded and refurbished to comprise two trading levels and three parking decks. Food anchors Pick 'n Pay & Woolworths will be supported by numerous boutique-type tenants. An existing 1000sqm pharmacy will be relocated and CNA will be introduced to the centre. This centre compliments the medical suites adjacent to the site and ensures sufficient feet to this centre.

Village @ Horizon Lifestyle Centre (2008 - 2009)

Demolishing of existing mall & re-configuration & redesign of a new convenience centre.

Elridge Convenience Centre

A brand new convenience centre in Benoni

l'Langa Mall -Nelspruit (2008 - 2009)

An open convenience mall catering for Lifestyle tenants, operating on two levels. The mall will be flanked by a 3000sqm office component and will have a high tech finish as the core architectural style.

Hemingways Shopping Centre (2008 - 2009)

This 60 000sqm regional shopping centre will be situated adjacent to the existing casino in East-London and will trade over two retail floors with on-grade and basement parking. An ensemble of anchors is being catered for and entertainment comprises of movies, eateries and the casino. A hotel flanks the existing casino. The architectural theme will be in harmony with the existing casino. This new development within East-London will become a very prestigious address.

COMPLETED PROJECTS

Secunda Mall (2011 - 2012)

This regional shopping centre is situated adjacent to the existing CBD in Secunda and will trade over two retail floors with on-grade and basement parking.

Area: 52 000m².

Circus Triangle Mall (2013 - 2014)

This is an existing Shopping Centre that was re-designed and redeveloped. LPA have been commissioned for this re-development with unique design features.

Tubatse Crossing (2013 - 2014)

This regional centre is designed as an enclosed mall on our level of on-grad parking provides for easy access into the mall, via four entrances. The enclosed mall opens out to the outside with the introduction of tenants trading to the exterior, i.e. Restaurants etc. The architectural theme comprises modern elements and great detail will be given to the skyline by introducing interesting roof lights. Area: 43 600m².

Centurion Spine refurbishment (2013)

The existing centre spine was upgraded and refurbished to give the existing mall a new lease on life & to keep up with the latest trends. Area: 8 100m².

Lichtenburg Mall (2013 - 2014)

A brand new convenience centre in Lichtenburg. Area: 16 000m².

Kolonnade Mall (2013)

The existing centre was upgraded and refurbished to give the existing mall a new lease on life & to keep up with the latest trends. Area: 9 500m².

Bela Mall (2013 - 2014)

This regional shopping centre is situated in Hamanskraal. Area: 18 000m².

Newtown Junction (2013 - 2014)

This shopping centre is situated in the CBD of Johannesburg & is part of the regeneration project to uplift the inner city & to uplift the community surrounding it. Area: 30 000m².

Eyethu Orange Farm Mall (2013 - 2014)

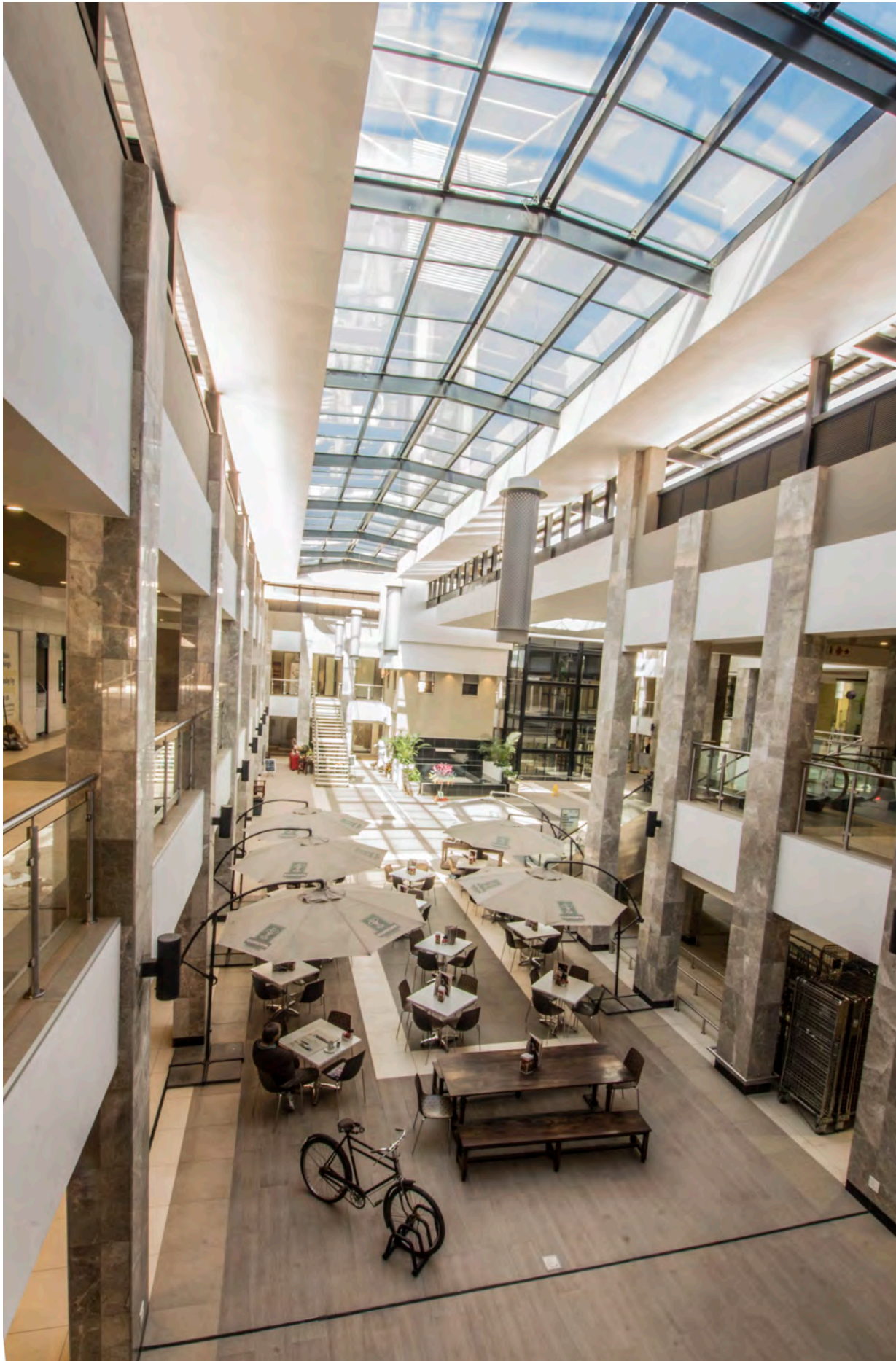
This regional shopping centre is situated between the train station & the existing suburbs of Orange Farm and are trading over two retail floors with on-grade and basement parking. Area: 28 000m².

COMPLETED PROJECTS



Douglasdale Village

COMPLETED PROJECTS



Bryanston Shopping Centre

COMPLETED PROJECTS



Bela Mall



Gresta Gardens

COMPLETED PROJECTS



Cresta Gardens



Cresta Gardens

COMPLETED PROJECTS



Northridge Mall



Northridge Mall

COMPLETED PROJECTS



Secunda Mall



Secunda Mall

COMPLETED PROJECTS



Musina Mall



Musina Mall

COMPLETED PROJECTS



Newtown Junction



Newtown Junction

COMPLETED PROJECTS



i'langa Mall



i'langa Mall

COMPLETED PROJECTS



I'langa Mall



I'langa Mall

COMPLETED PROJECTS



Jubilee Mall



Jubilee Mall

COMPLETED PROJECTS



Garden Route Mall



Garden Route Mall

COMPLETED PROJECTS



Woodlands Boulevard



Woodlands Boulevard

COMPLETED PROJECTS



Morning Glen Mall



Morning Glen Mall

COMPLETED PROJECTS



Brits Mall



Brits Mall

COMPLETED PROJECTS



Hemingways Mall



Hemingways Mall

COMPLETED PROJECTS



Tubatse Crossing



Tubatse Crossing