



Homes that last. *Assets that perform.*

Professional advisory for social and affordable housing — from first feasibility to a mature, well-managed asset.

EXPERIENCE ♦ RELIABILITY ♦ ETHICS



An extension of your business, built for the affordable market.

MJN Consulting is a professional services firm of consultants with over 40 years of local and international experience in the social and affordable housing markets.

We help clients engage investment partnerships and sustainable funding options at every stage of the development process. We collaborate with established, experienced developers, leasing and marketing experts and property management companies – ensuring the successful delivery of sustainable, income-generating assets.

Understanding governance and the statutory requirements of the social housing sector is our key strength.

40+

Years of local and international experience

Awarded

Provincial and national awards in social housing and development

National

Zero area limitations – projects throughout South Africa

End-to-end

From project concept to a mature, operating asset

Sustainable operations. *Safeguarded assets.*

01

Aim

To ensure long-term, sustainable operational excellence and to safeguard our clients' assets for the long term. Understanding governance and the statutory requirements of the social housing sector is our key strength.

02

Objectives

To deliver on the mandate of the institution and get projects accredited within time, cost and quality. We act as an extension of your business — shaping strategies for quality affordable homes within the regulatory framework, and improving the bottom line.

03

Operating Credo

We partner with you to deliver affordable, quality housing that creates homely, value-for-money and uplifting living experiences. Our suite of tailored solutions supports ODAs, SHIs and other affordable housing schemes at every level of need and affordability.

04

Values

Our behaviours define who we are. Our model is developed for our people, by our people, our communities and our clients — and it underpins everything we do.

Experience *you can rely on.*

Eight commitments that shape every engagement – and the reason clients trust us with projects that must perform for decades.

01 We solve with you We solve the problem together with the client – not from a distance.	02 We create shared value For the SHI or ODA, residents, the community and every investor.	03 A winning mindset Recognised with provincial and national awards in social housing and development.	04 On time, on budget We deliver quality work on time and within budget.
05 We know the landscape Deep understanding of the sector's governance and statutory environment.	06 Experience, applied Four decades of experience, applied with intelligence to each project.	07 Innovation We encourage innovation in how affordable homes are planned, funded and run.	08 Clear communication We set clear expectations so every stakeholder can deliver high value.

Advisory across the full *housing lifecycle*.

Six integrated practice areas, delivered as standalone mandates or as one coordinated engagement.

 01 Accreditation & Governance Governance, statutory compliance and accreditation support for SHIs and ODAs, including institutional capacity building.	 02 Funding & Investment Partnerships Feasibility, funding strategy and investment partnerships at every stage of development, plus business development.	 03 Development & Project Management Land assembly, zoning, professional team appointment and pre-development planning through to handover.
 04 Property & Facilities Management Operating models, leasing and operations implementation, asset safeguarding and risk management support.	 05 Transformation & Re-organisation Mentoring entities for growth and inclusive participation, and optimising the B-BBEE scorecard.	 06 Community & Stakeholder Relations Community development, stakeholder and public relations, and resident engagement that protects the project.

- Property management

Facilities management

Public relations

Community development

Business development

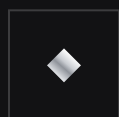
B-BBEE strategies

Advisory services

Stakeholder relations
- Risk management support

From project concept to *mature asset*.

Project inception follows the regulated minimum norms and standards. We can lead the full journey, or step in at the stage where you need us most.



PHASE 01

Inception

- Project concept and initial feasibility
- Land assembly or existing property purchase
- Consolidation, zoning or rezoning



PHASE 02

Pre-development

- Project refinement and interim feasibility
- Professional team appointment
- Full pre-development planning



PHASE 03

Delivery

- Construction or redevelopment
- Handover and construction completion
- Leasing at completion



PHASE 04

Operations

- Operations implementation
- Further sales and up-letting
- A mature, sustainable asset

Value for every party *at the table.*

We work with the institutions, developers and investors that bring affordable homes to life — and keep residents and communities at the centre of every decision.

01	02	03	04	05
Social Housing Institutions (SHIs)	Other Delivery Agents (ODAs)	Developers	Investors & Funders	Communities & Residents
Governance, accreditation, growth and portfolio performance.	Project packaging, delivery support and operational readiness.	Feasibility, funding partners, professional teams and handover.	Sustainable, well-governed assets that protect long-term returns.	Homely, value-for-money and uplifting places to live.

“We collaborate with established developers, leasing and marketing experts and experienced property management companies — so every project is delivered as a sustainable, income-generating asset.”

Growth that includes *everyone*.

We mentor entities to ensure growth and inclusive participation, and we help optimise the B-BBEE scorecard — building stronger organisations that can deliver and sustain affordable housing.

- ◇ Entity mentorship for growth and inclusive participation
- ◇ B-BBEE strategy and scorecard optimisation
- ◇ Organisational re-alignment and capacity building
- ◇ Business development support

Projects throughout *South Africa*.

MJN Consulting can work on projects in every province, because we believe in a better future for South Africa and its people.

◆ Gauteng

◆ Western Cape

◆ KwaZulu-Natal

◆ Eastern Cape

◆ Free State

◆ Limpopo

◆ Mpumalanga

◆ North West

◆ Northern Cape



Let's build
something lasting.

Tell us about your mandate or project. We will listen, review where it stands and agree a clear scope with you.



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Project briefs, RFQs and proposals



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