



CV OF SHAHEEN ADAMS

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I am a 40 year old property industry executive, with more than 8 years of executive level experience reporting at Board level, and more than 10 years managerial experience

PROFESSIONAL EXPERIENCE

Managing Director

Wingapo Property Group (Jan 2019 to present)

Strategy:

Review and provide input into property strategy development.

Audit and assurance:

Independent operational assessment of properties (gap analysis) measured against company objectives and standards.

Lease audits.

Utilities audits.

Optimisation:

Property and portfolio optimisation (optimising cost to income ratios).

Recommendations on portfolio balancing (acquisitions/disposals) aligned to company strategy.

Optimising tenant prospecting.

Ensuring optimising of contracts and legal compliance of contracts.

SLA drafting and management for performance management of suppliers.

Optimising of business processes, job descriptions, and delegations of authority.

Debtor management and legal:

Refinement and optimization of rental collection, debtor management and legal processes.

Development of legal strategy for handovers.

Business Development:

Coordination of broker efforts whether for acquisition, sale, or leasing in Cape Town/Western Cape.

Sourcing opportunities for acquisition, disposal or development.

Facilitating and deepening networks with listed and unlisted property funds to open channels for future deal flow.

Facilitating and deepening networks with potential tenants that fit the properties in your portfolio.

Development facilitation:

Development facilitation and management of development projects.

Executive Head and EXCO member, Asset and Property Management

Communicare (Jul 2015 - Dec 2018)

Overall accountability for managing Communicare's 3500 residential units as well as its commercial portfolio, valued in excess of R2 billion.

Functions included managing a team of 28 people, asset and portfolio management, rental collections, debtor management, legal, maintenance and infrastructural capital upgrades.

As EXCO member and a prescribed officer of the Board of the Directors, and a member of the Property Development and Investment Committee (PDIC), my role also involved approving development projects, as well as acquisitions and disposals.

The role also involved reporting into the CEO, Board, and the sub-committees on PDIC, Audit and Risk, and Social and Ethics

Chief Director and EXCO member, Immovable Asset Management

Western Cape Government (Sep 2012 - Jun 2015)

Overall accountability for managing the Western Cape Government's immovable asset portfolio exceeding R100 billion in value held in custodianship in the Department of Transport and Public Works (DTPW). Management of a team of more than 100 people.

Functions included asset management and planning, acquisitions, disposals, facilitating development of schools and hospitals, leasing in and out, and portfolio regeneration for portfolio cross-subsidisation.

Senior Professional Officer, Immovable Asset Planning

City of Cape Town (Feb 2011 - Aug 2012)

Responsibility for finance and investment planning for the Immovable Property Planning unit in the Property Management Department on property portfolio valued in the tens of billions.

The main purpose of the role was to develop and implement an immovable asset management strategy and plan for the City of Cape Town's property portfolio.

Portfolio Manager and Investment Broker

Pam Golding Commercial (Jun 2007 – Jul 2010)

Involved in commercial investment broking, as well as portfolio management of a commercial sectional title portfolio valued in excess of R2 billion.

Primary scope of role was to effect a business turn-around on a dysfunctional property portfolio acquired from JHI.

General Manager/CEO

Afriforesight (Jan 2003 – May 2007 + Aug 2010 - Jan 2011)

Initially GM and then CEO of African Foresight Network (Afriforesight), an organisation responsible for the sales, marketing and product development functions of the Bureau for Economic Research (BER) and the Institute for Futures Research (IFR), two non-profit institutes associated with Stellenbosch University.

This role entailed all aspects relating to the general responsibilities of being a CEO, including guiding the sales and marketing functions, as well as general management functions spanning all aspects of business operations, including finance, accounting, new business development, product and service development, and client service liaison.

DIRECTORSHIPS

- **Peninsula School Feeding Association**
General Committee Member since December 2019
- **The Property Foundation**
Director since November 2019

EDUCATION

- **University of Cape Town - Bachelor of Business Science Honours (B.Bus.Sc)**
Economics and Marketing (Honours) - (1999 - 2002)
- **University of Cape Town - Master of Science (M.Sc)**
Property Studies - (2007 - 2008)
- **South African College High School (SACS)**
1994 - 1998

AWARDS/HONOURS

- **National Research Foundation (NRF)**
Merit scholarship 2008
- **University of Cape Town**
Merit scholarship 2008
- **Member of Golden Key Honour Society**
(Top 15% global academic achievers) 2009

REFERENCES

Gary Fisher <i>Executive Chairman of Capitalgro (former Head of Public Works)</i>	gary@capitalgro.co.za	083 450 2222
Peter Golding <i>Director, Pam Golding Group</i>	peter.golding@pamgolding.co.za	082 825 5561
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