TANHATU
CONSULT

COMPANY PROFILE 2026



TANHATU (SHONA): SIX

◆ ON SITE, ON YOUR SIDE

INDEPENDENT · CLIENT-SIDE

Development, Project & Construction Management.

Three services. Six stages. One accountable team.

For developers, funds and institutions, from first brief to handover.

01 02 03 04 05 06

Built on Experience. Powered by Intelligence.

tanhatu.com

01

WHO WE ARE

Your side of the table.

TANHATU Consult is an independent development, project and construction management consultancy based in Harare. We act only for the owner, and stay accountable from the first brief to the final account.

WHAT WE DO

Development management

Feasibility, funding and approvals: whether, what and how to build.

Project management

Leading the team and contractor to deliver as approved.

Construction management

Running the site and trades directly, without a main contractor.

WHO WE WORK FOR

01 Property developers

02 Pension and investment funds

03 Institutions and corporates

04 Landowners exploring development

24
YEARS' TEAM EXPERIENCE

06
STAGES, ONE LEAD

05
ASSET SECTORS

03
SERVICES, ONE TEAM

Why "TANHATU"? TANHATU means "six" in Shona: the six stages every development passes through, from the first brief to the final account. We lead all six, so nothing falls between the gaps.

02

OUR SIX-STAGE APPROACH

Six stages. Six gates.

Each stage ends at a gate. Nothing moves forward until you have the answer and have signed it off.



01 **Inception**
DEFINE THE BRIEF

What are we building, and why?
◆ GATE · BRIEF SIGNED OFF



02 **Concept & Viability**
PROVE VIABILITY

Does the development stack up?
◆ GATE · GO DECISION



03 **Design Development**
DEVELOP THE DESIGN

Can it be designed to budget?
◆ GATE · DESIGN FREEZE



04 **Documentation & Procurement**
TENDER THE WORKS

Who builds it, and at what price?
◆ GATE · CONTRACT SIGNED



05 **Construction**
CONTROL CONSTRUCTION

On time, on budget, and safe?
◆ GATE · PRACTICAL COMPLETION

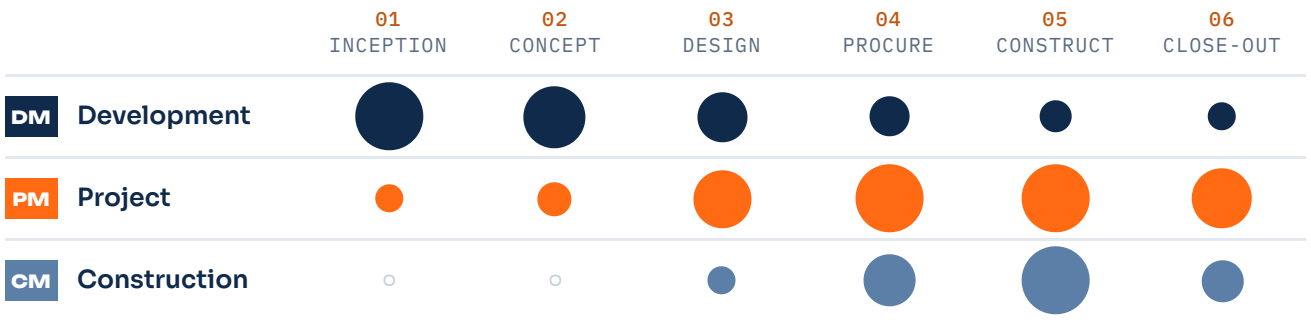


06 **Close-out**
HAND OVER

Finished, paid and handed over?
◆ GATE · FINAL COMPLETION

WHO LEADS AT EACH STAGE

CIRCLE SIZE = EFFORT



03

SERVICES

Three services. One accountable team.

DM SERVICE 01

Development Management

Is it worth building?

EFFORT · STAGES 01–06

- Site appraisal and feasibility
- Funding and business case
- Brief, budget and programme
- Leasing and approvals

KEY DELIVERABLES INCLUDE

Feasibility study · Development budget · Funding pack

PM SERVICE 02

Project Management

Is it going to plan?

EFFORT · STAGES 01–06

- Lead the professional team
- Tender and contract award
- Programme, cost and quality
- Handover and final account

KEY DELIVERABLES INCLUDE

Live programme · Monthly report · Handover file

CM SERVICE 03

Construction Management

Is the build well managed?

EFFORT · STAGES 01–06

- Trade package procurement
- Site set-up and supervision
- Labour, plant and materials
- Health, safety and quality

KEY DELIVERABLES INCLUDE

Trade contracts · Site diary · Health & safety file

WAYS TO ENGAGE US

Hire one, or combine them.

END TO END · RECOMMENDED **Development & Project Management**	One accountable team, first brief to final account.	DM PM CM
BEFORE YOU COMMIT **Development Management**	An independent answer before major spend.	DM
READY TO BUILD **Project Management**	We lead the team and contractor to handover.	PM
BUILDING DIRECT **Construction Management**	No main contractor? We run the site for you.	CM

04

CONTROL AND REPORTING

Problems reach you as decisions, not surprises.

WHAT YOU RECEIVE

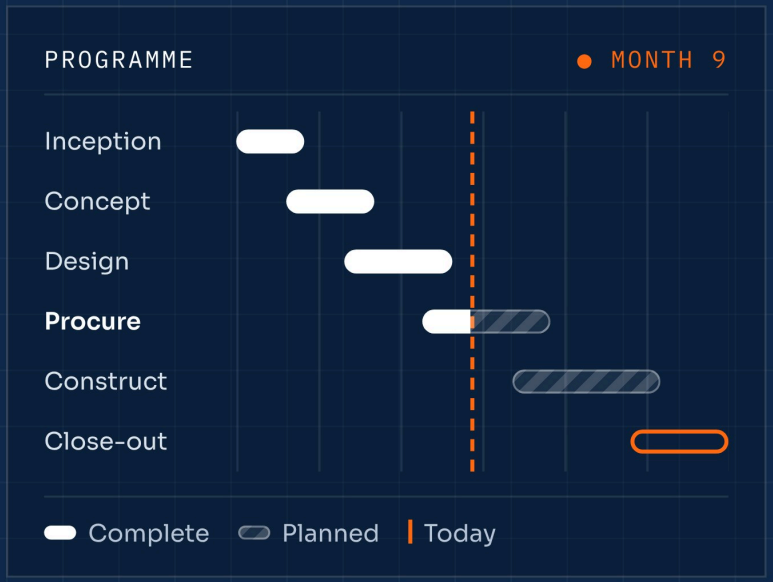
01 **Monthly flash report** on programme, cost, risk and site photos

02 **Live programme** tracked against the approved baseline

03 **Cost reports and cash flow** so funders are never caught short

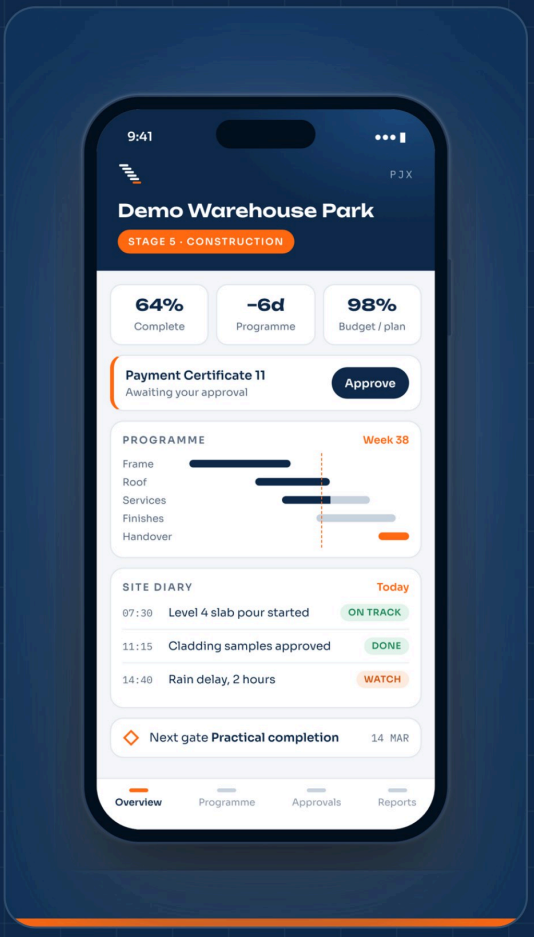
04 **Risk and issue register** with an owner and a date for every item

05 **Gate sign-offs** recorded before each stage moves on



PJX · COMING SOON

Your project, in your pocket.



TRACK · live progress against the programme

APPROVE · documents and payments on the go

SEE · dated site diary straight from site

05

WHERE WE DELIVER

Built for the assets you invest in.







	01	**Retail**	Shopping centres and convenience retail, from tenant mix to opening day.
	02	**Commercial**	Corporate head offices and office parks, built to green-rated standards.
	03	**Residential**	Apartments and estates, planned for sales, phasing and handover.
	04	**Industrial**	Warehousing and pre-let facilities, delivered to the tenant's brief.
	05	**Hospitality**	Hotels, lodges and leisure, delivered to operator standards.

◆ Project references and case studies are available on request.

06 PROJECTS

Built, building, and next.

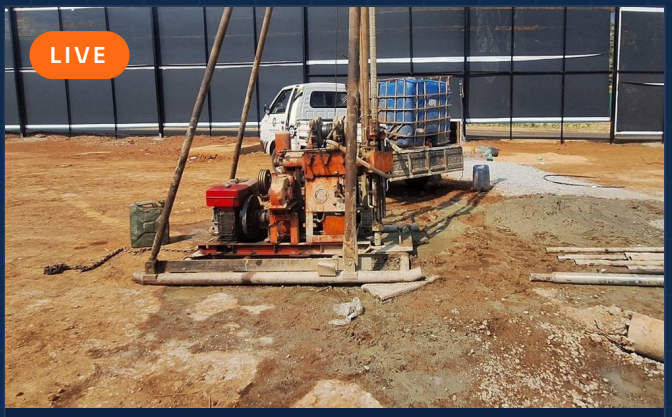
CURRENT COMMISSIONS



The Parkhouse

STAGE 05 · CONSTRUCTION

Multi-storey parking structure, Harare. Frame complete to roof level; finishes, services and cladding under way.



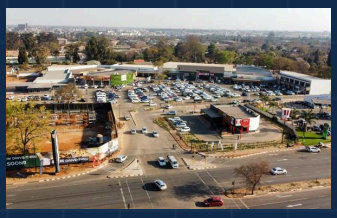
Bank Head Office

STAGE 03 · DESIGN DEVELOPMENT

New corporate head office for a leading bank, Highlands, Harare, targeting a Green Star rating. Early works on site.

TEAM TRACK RECORD · COMPLETED

Delivered by members of the TANHATU team



Greenfields Retail Centre
Retail



Highland Park Phase 2
Retail



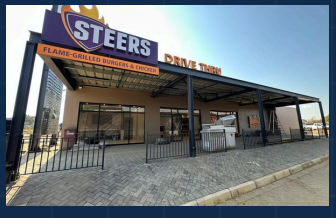
Design Quarter
Commercial



Madokero Mall Phase 2
Retail



The Westlands
Residential · 108 units



Ruwa Drive Through
Retail



Cardinals Corner
Retail

◆

References and case studies on request

07 LEADERSHIP

Senior leadership. A dedicated team.



Tinashe Manyande

Founder, TANHATU Consult

Tinashe founded TANHATU Consult to give developers, funds and institutions a single point of accountability from first brief to handover. He leads a team of development, project and construction management professionals, and has delivered retail, commercial, residential and industrial developments in Zimbabwe.

EXPERIENCE	24 years in development and construction
DISCIPLINES	Development, project and construction management
BASED	Harare, working across Africa
LINKEDIN	linkedin.com/in/tinashe-manyande-a198a51b

HOW WE WORK

01

Clear accountability

A dedicated team on every stage, with one point of contact so nothing falls between consultants.

02

On the owner's side

Independent of contractors and suppliers. We protect your programme, budget and quality.

03

Evidence before commitment

Every gate is signed off on facts: costs, programme and risk, in plain terms.

04

Decisions, not surprises

Issues come to you early, with options and a recommendation.

READY WHEN YOU ARE

Every project starts with a clear brief. Let's begin yours.

Tell us where your development stands and we'll map the next step with you.

CALL
+263 774 719 379

EMAIL
info@tanhatu.com

VISIT
20 Maasdorp Avenue
Belgravia, Harare, Zimbabwe

ONLINE
tanhatu.com

OUR SERVICES

- DM — Development Management
- PM — Project Management
- CM — Construction Management

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