



DIAMONDEQUITY

LOCATION IS EVERYTHING



DIAMOND EQUITY

CONSTRUCTION

"Everyone deserves a home"

WHO WE ARE

Diamond Equity is a company is a Zambian owned company that has been in operation since 2014.

Our experience gives us wide-ranging specialist and local knowledge, and we take pride in providing best-in-class advice as we help individuals, businesses and institutions make better property decisions.

We have a deep knowledge of the market on the Zambian landscape, maintaining constant contact with the main players in the real estate sector thereby guaranteeing the immediate access, at any moment, to the best opportunities available on the market.

We have a highly qualified multi-disciplinary team, with human and technical resources with high experience in the sector, with a comprehensive and integrative vision of the different fields of activity, namely.

Our goal is to provide customers with comfort and peace of mind knowing that their property is being taken care of by professionals solely dedicated real estate solutions as a core competence.

Our success is being built on our employees dedication to excellence in service by developing partnerships with our customers to maintain and preserve their buildings using tailored methodologies at their convenience.

At Diamond Equity, we constantly strive to earn the customers continued business with each and every service visit. Our goal is to provide the customers with extra ordinary service while treating the customers with utmost respect.



WHAT WE DO

Diamond Equity through our subsidiary company Diamond Equity Construction provides a variety of services to our clients

Design & Construction

We offer our clients direct access to a team of highly qualified and experienced building construction specialists offering services in preliminary work, building design, construction management as well as project supervision.

We have a selection of house designs from low to high costs also offering integrated designs.

We'll build your dream house and hand over your keys and as a company we will walk with you each step of the way.



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Conveyancing

We offer the service of transferring legal titles of property from one person or company to another.

(a) Contract Of Sale

Drafting of a contract of sale document on behalf of the client.

Investigation to determine the citizenship of either party.

Conducting comprehensive searches on the status of the land or property in question.



(b) State Consent

The permission from the state to transfer the title of a property from one party to the other is needed in order for the process to be successful which also includes, Ground Rent fees statement of the property

(c) Property Transfer Tax (PTT)

We provide a service where we assist our clients to pay their statutory obligations towards the purchase or sale of land between parties.



(d) Lodging Of Assignments

We provide a service where we assist our clients to lodge their documents with the Ministry of Lands.

(e) Obtaining Certificate Of Title

We provide a service where we assist our clients with follow ups with the Ministry of Lands and subsequent collection of Certificate of Title.



Real Estate Consultancy

Offering professional Real Estate advice as you endeavor into a life long investment

(a) Property Type: We help you determine what type of profitable property investment to go for whether commercial or residential in a particular area and also what site size and location would best suite any particular development.

(b) Location Of Property: The location of a property plays a very important role in property development as it's value is usually determined by this. This has to do with accessibility and comfort which every tenant deserve to enjoy after development and the subsequent letting or sales. We therefore avail our clients, consultancy services in these areas.

(c) Investment Cost Implications: Cost implication is a very crucial concern. The majority of real estate investors want to know the cost implication of a development before embarking on it. We weigh all these factors along with capital contribution of the property investor and the borrowed capital from any financial institution ready to finance the project after appraisals have been done.

(d) Government Policies: Some locations are usually marked for particular land uses and therefore other land uses may not be allowed in such locations, for instance marked out residential areas may not permit development projects such as airports. Without proper knowledge of the economic value of a property/development and prior determination of its Return On Investment (ROI) it would be unwise to make an investment without proper consultation.



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Valuations

We offer detailed reports of property market value

- (a) Property Valuation
- (b) Matrimonial valuations
- (c) Probate valuations
- (d) Mortgage valuation
- (e) Retrospective valuations
- (f) Tax valuations
- (g) Expert witness valuation
- (h) Insurance valuation
- (I) Building reinstatement valuations



Property Management

As Diamond Equity we offer property management services for both commercial and residential clients.

Ours services offered

- (a) invoicing
- (b) rental collection
- (c) lease administration
- (d) maintenance works
- (e) statutory obligation administration
- (f) tenant vetting and management

we ensure our clients a peace of mind that their investment is making sound returns and in safe and professional hands



Location is EVERYTHING

Plot Sales

With over 1,000+ plots sold, Diamond Equity makes the buying of residential plots an easy and transparent process. Plots on offer have excellent development potential such as schools, shopping malls, hospitals, churches, etc.

We offer our clients affordable residential plots in excellent locations.

Our plots are found in Lusaka and Central province.

The size of our plots range from 30m x 20m to 60m x 50m and more

Different payment plans are available with no interest added and these are Cash Sale (with discount applicable) and Monthly Installments.

Our flexible payment terms allow you to buy your plot via monthly installments over a period of 1 to 2 years. Payment for plots can be made via Payroll Deductions, Bank Standing Orders and secure Online Payments via website.

Vanilla Park 3

K130,000

Zero Deposit • K5,420 x 24 Months • 40m x 30m

- 3Km from Shimabala Toll Gate

Green Ville

K105,000

K10,500 Deposit • K5,250 x 18 Months • 40m x 25m

- Great East Road, Silverest

Chishelungu Estates

K85,000 cash price

K8,500 Deposit • K3,187.00 x 24 Months

Location: 26km from Lusaka CBD along Mungwi Road

Stancity Estates

K19,200

No Deposit • K1,600 x 12 Months

- 36km from Lusaka CBD off Great North Road

Ing'andaYandi Estates

K15,000

No Deposit Required • K1,250 x 12 Months • 30m x 20m

- 12km from Kabwe CBD & 7km off Great North Road

Mulungushi Estates

K25,000

Zero Deposit • K2,085 x 12 Months • 30m x 20m

- 10km from Kabwe CBD and 1.9km off Great North Road



Property Sales and Lettings

As Diamond Equity we have a large portfolio of property for sale and to let on offer to the general public on behalf of our clients through exclusive and open mandates.

Our property consultants act with professionalism during the entire sale and letting mandates and as a business we have a conversion rate of 90% of the properties on our portfolio.



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Management Team

The secret to truly successful work is about working with the right people.



Rodney Mbewe
Managing Director



Pfumai Nyambe
Legal Director



Charles Siwale
Operations Director



Lyson Kawanga
Internal Auditor



Chileshe Muswala
Management Accountant



Munkokola Mbewe
Sales Manager



Chileshe Kalimamukwento
Legal Officer



Emily Chinokoro
Kabwe Branch Manager



Dexter Mwitumwa
Credit Manager



Micheal Mbewe
Sites Manager



Leonisa Mumba
Business Development
Manager

Staff Members



Mumanga Mataka
Property Consultant



Mwiche Phiri
Property Consultant



Chester Nyangu
Property Consultant



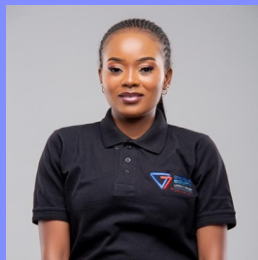
Mulanga Kusensela
Property Consultant



Chembo Mbewe
Property Consultant



Alfred Banda
Maintenance Officer



Natasha Chipunza
Credit Assistant



Elias Sakala
Driver



Esther Phiri
Office Assistant

Certificates

CF45

(Regulation 46)

Companies Registration No. **120140122310**

Serial No.



SCAN TO VIEW
YOUR REGISTRATION DETAILS



Republic Of Zambia

The Companies Act, 2017

(Act No. 10 of 2017)

The Companies (Prescribed Forms) Regulations, 2018

(Section 14)

CERTIFICATE OF INCORPORATION COMPANY LIMITED BY SHARES

This is to certify that DIAMOND EQUITY LIMITED is on and from the 13th day of May 2014 incorporated as a COMPANY LIMITED BY SHARES.

Given under my hand and seal at Lusaka, Zambia, this 13th day of May 2014.



Lloyd Thole

Assistant Registrar of Companies of
Companies



**ZAMBIA
REVENUE
AUTHORITY** | *My Tax
Your Tax
Our Destiny*

General Tax Clearance Certificate

TPIN: 1003208899

Jurisdiction: ISMTO Lusaka Province

Trading Name: Diamond Equity Limited

Taxpayer Name: Diamond Equity Limited

Physical Address: 07 MILIMA ROAD WOODLANDS Lusaka



Province: LUSAKA PROVINCE

Email: CHILESHE.MUSWALA@DIAMONDEQUITY.CO.ZM

Contact Number: 0966232607

Date: 08/05/2021

Certificate Number: 2170505605

Dear Sir/Madam

RE: TAX CLEARANCE CERTIFICATE FOR Diamond Equity Limited - SECTION 81B (CAP 323)

This is to certify that Diamond Equity Limited trading as Diamond Equity Limited with TPIN 1003208899 is duly registered for tax purposes.

In addition, this tax clearance certificate has been issued to Diamond Equity Limited trading as Diamond Equity Limited pursuant to section 81 B of the Income Tax Act (CAP 323).

This certificate is valid up to 30/09/2021.

Accordingly, in terms of section 81 B of the Income Tax Act, for the duration of this certificate, the above named is free to conduct business in line with the trading license held.

Please note that any established act of non-compliance with the provisions of the Income Tax Act shall invalidate this Certificate.

Yours Faithfully,

Moses Shuko
Commissioner - Domestic Taxes
Zambia Revenue Authority

NOTE: This notice has been issued for and on behalf of the Commissioner General

Zambia Revenue Authority Domestic Taxes Division
Enquiries Email: advice@zra.org.zm Website: www.zra.org.zm



LUSAKA CITY COUNCIL
FIRE AUTHORITY
Fire Certificate

LFC20 No. **21132**



No. **200019699**

IN PURSUANCE of Sub-regulation (2) or Regulation 6 of the Local Government Administration (Fire Services) Regulations of 1991, SI No. 121 of 1991, the Lusaka Fire Brigade, Acting on behalf of the Fire Authority for the area in which the under mentioned premises are situated, having examined the said premises, HEREBY CERTIFY that they are provided with adequate means for fire fighting, for giving warning in case of fire, for providing emergency lighting and for such means of escape in case of fire, as may reasonably be required in the circumstances of the case

FIRE CERTIFICATE - CATEGORY 2 (HIGH RISK (HR))

For the year of	2021	Amount paid : K	644.20
ACCOUNT NO	C1352058		
APPLICANT	DIAMOND EQUITY LIMITED		
PLOT / STAND NO	7		
STREET	MILIMA	POSTAL ADDRESS	LUSAKA
LOCATION	WOODLANDS		LUSAKA
AREA	LUSAKA		ZAMBIA

CONDITIONS

1. Precise details of the means of escape provided
MAIN ENTRANCE DOOR
2. Maximum number of persons who can be safely employed/allowed at any one time in each set of premises.
STAFF-8
3. Special risks of the outbreak or spread of fire.
ELECTRICITY
4. Use of premises for which certificate is issued
OFFICES
5. Nature and maximum quantity of any explosives or highly flammable materials which are stored or under the premises.
6. Fire prevention and protection requirements and conditions
02X9KG DRY CHEMICAL POWDER FIRE EXTINGUISHERS

NATURAL AIR VENTILATION

This certificate shall expire on
31-December-2021



CITY FIRE DEPT.
P.O. BOX 32734, LUSAKA

1 JAN 2021

**SEAL OF THE CHIEF
FIRE OFFICER**

SEULU MUMBA ROBERT
Chief Fire Officer



1251 2212 5128 1281 4914 9140

LBLC20 No. **31708**



LUSAKA CITY COUNCIL

No. **100032216**

CERTIFICATE OF PAYMENT - BUSINESS LEVY

In accordance with the provision of the LOCAL GOVERNMENT ACT No 2 of 2019 as read with Statutory Instrument No 70 of 2011.

This is to certify that (Business Name / Individual)

DIAMOND EQUITY LIMITED

Stand No. / Street Name: **7, MILIMA, WOODLANDS, LUSAKA**

Has paid a sum of: **K 1,666.50**

Being payment for (Type of Business)

PROFESSIONAL OCCUPATIONS (MULTI COMPANIES)

For the year of: **2021**

THE FOLLOWING CONDITIONS WILL APPLY

1. Issuance of the above Permit does not preclude Council from effecting other regulations such as fire, health and building.
2. All reasonable steps shall be taken by Management to ensure orderly behaviour in and around the premises
3. The Certificate expires on the **31-December-2021**

An application for the renewal should be made not later than 31st October for the permit in respect of the following year.



Date: **20-January-2021**

RECEIPT No. **01204695**

SIGNATURE

Nchimunya Katowa
LICENSING OFFICER



1251 2212 5128 1281 4914 9134



Zambia Institute of Estate Agents

CERT. 3756/2021



ZIEA MEMBERSHIP No. 364

Practising Certificate

Pursuant to the Estate Agents Act (Act No. 21 of 2000)

THE ZAMBIA INSTITUTE OF ESTATE AGENTS

Hereby certifies that

Rodney Mbeu

as defined by sub-section 2 of section 7
of the Estate Agents Act (Act No. 21 of 2000)
of the Laws of Zambia

is duly admitted as a

PRACTISING MEMBER OF THE INSTITUTE

for the period 1st January 2021 to 31st December 2021

Given under this seal of The Zambia Institute of Estate Agents

this 24th day February, 2021

Registrar



Chairperson



Zambia Institute of Estate Agents



CERT. 3765/2021

ZIEA MEMBERSHIP No. 74

Corporate Membership Certificate

Pursuant to the Estate Agents Act (Act No. 21 of 2000)

THE ZAMBIA INSTITUTE OF ESTATE AGENTS

Hereby certifies that

Diamond Equity Ltd

as defined by sub-section 2 of section 7
of the Estate Agents Act (Act No. 21 of 2000)
of the Laws of Zambia
is duly admitted as a

CORPORATE MEMBER OF THE INSTITUTE

for the period 1st January 2021 to 31st December 2021

Given under this seal of The Zambia Institute of Estate Agents

this 24th day February, 2021

Registrar



Chairperson



DIAMONDEQUITY



DIAMOND EQUITY
CONSTRUCTION



NATIONAL COUNCIL FOR CONSTRUCTION

CERTIFICATE OF CONTRACTOR REGISTRATION

This is to Certify that

DIAMOND EQUITY CONSTRUCTION LIMITED

Has in terms of the NCC Act No. 13 of 2003 been registered in

GRADE 6
CATEGORY C
General Civil Engineering Works
(Zambian-Citizen Owned)

**FOR THE PERIOD JANUARY 2021 TO DECEMBER 2021 WHICH ENTITLES THEM TO ENTER INTO
CONSTRUCTION WORKS CONTRACTS IN ACCORDANCE WITH THIS GRADE AND CATEGORY**

Executive Director

Registration No: V0010C/1256/NCC



Director-Registration and Regulation

Serial No: 5186/0212/Z6C/3296

07588 /1821

Certificate valid only up to 31 December 2021

Location is EVERYTHING



NATIONAL COUNCIL FOR CONSTRUCTION
CERTIFICATE OF CONTRACTOR REGISTRATION

This is to Certify that

DIAMOND EQUITY CONSTRUCTION LIMITED

Has in terms of the NCC Act No. 13 of 2003 been registered in

GRADE 6
CATEGORY B
General Building and Housing
(Zambian-Citizen Owned)

**FOR THE PERIOD JANUARY 2021 TO DECEMBER 2021 WHICH ENTITLES THEM TO ENTER INTO
CONSTRUCTION WORKS CONTRACTS IN ACCORDANCE WITH THIS GRADE AND CATEGORY**

Executive Director

Registration No: V0010B/1256/NCC

Director-Registration and Regulation

Serial No: 5186/0212/Z6B/3295



07583 /1821

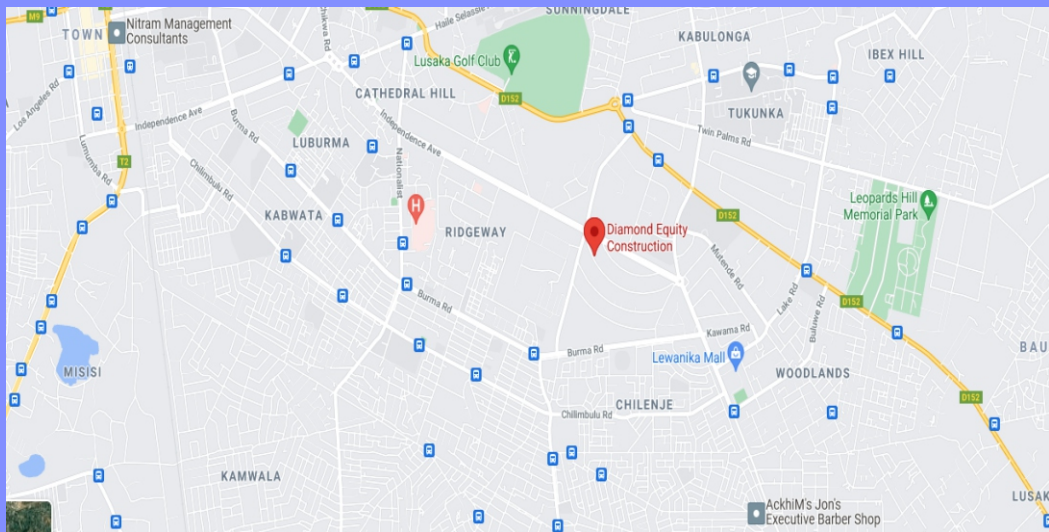
Certificate valid only up to 31 December 2021

Membership, Registration and Accreditations

As Diamond Equity we strive to be a good corporate citizen are registered with the following:

Zambia Institute of Estate Agents
Zambia Revenue Authority
Patents and Registration Authority
Lusaka City Council
National Council for Construction

Contact Us



Address	No. 7 Milima Road, Woodlands, Lusaka 10101 Zambia
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Mobile	+260 764 859 760
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Website	www.diamondequity.co.zm
Facebook	www.facebook.com/diamondequity