

JOHN ROLFE WHITAKER



CA(SA)
Post Graduate Diploma in Accounting
BCOMM (Accounting)
BCOMM (Economic Sciences)
CFA (LEVEL 1)

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WORK EXPERIENCE

Sept 2021
–present

● **Mafadi Eastern Cape (East London, Eastern Cape)**

My previous employer approached me about investigating the viability of establishing a presence in the Eastern Cape. Being my home province, I agreed to move there to set up an office and test the waters. The aim was to establish the full suite of property management services.

A portion of the work done over this period was the property administration for a large co-living landlord based in Cape Town, where I effectively implemented systems and got much needed processes up and running.

Additionally, a great deal of experience was gained by doing all functions as required by the managing director.

With the margins slim, and the fundamentals in this region not stacking up, we have decided to reduce our presence in the Eastern Cape for the time being, with me taking on more of a part time role in order to service our existing clientele. I am also consulting to an established accounting practice in East London on a part-time basis.

Nov 2020 –
Aug 2021

● **The Housing Hub (Bryanston, Johannesburg)**

I joined The Housing Hub as its CFO in November 2020, with the main purpose of raising approximately R130m to fund the completion of 1 080 social housing rental units. The Housing Hub is a property developer and landlord that sources 70% of a development's capital requirement from the Social Housing Regulatory Authority (SHRA). Whilst the developer owns the property, the SHRA has a notarial deed over it, compelling the landlord to charge prescribed rentals based on a tenant's income, with the obvious purpose of assisting with the country's housing crises.

When I came on board, the top-up funding for the latest development had collapsed as a result of Covid-19. Immediately, through an ex-colleague, I reached out to a debt funding veteran, who came on board to assist with the capital raise. Together, after a long and arduous journey, we successfully raised the required debt capital with STANLIB, a first for social housing in South Africa.

Tenancing of phase 1 of the development will commence 1 March 2022.

July 2018 –
Oct 2021

● **Mafadi Property Management (Maboneng, Johannesburg)**

I started at Mafadi in July 2018, initially as the financial manager for the Indluplace portfolio. Traditionally there had been two financial managers at Mafadi, reporting to a financial director. From June 2019, the role of Group Financial Manager was created for me, merging both financial manager positions as well as components of the financial director's role. In short, I oversaw the entire property management company (approximately 200 buildings totaling 10 000 units), the body corporate managing agent company (3 000 units), the Western Cape branch and Mafadi as a company. The financial director left the company at the end of July 2020, after-which I absorbed his role in full.

I had 14 people reporting directly to me, and I worked closely with 8 portfolio managers. Mafadi is a growing company operating in the low-income residential category, with some JSE-listed clients, as well as smaller landlords. I reported to property owners, as well as ensured that they received management accounts, monthly. I was responsible for about 430 trust accounts and I ensured that these reconciled bi-monthly.

As a property manager, Mafadi is responsible for the capturing of all expenses in MDA (property management/accounting software), and the payment of these. We also receipt all tenant payments on a daily basis. I regularly had to handle VAT issues and filed VAT returns monthly. We handled payroll of about 340 employees (80 Mafadi staff and the rest building staff), as well as payment of UIF and PAYE across to SARS. I dealt with accounting matters such as bad debt provisions, council accruals and capitalisation of expenses for a large volume of properties. We also billed 10 000 tenants monthly and handled tenant-related matters daily.

During my time at Mafadi I exceeded expectations, being named employee of the year 2019. I have strong Excel skills, and have become an expert with MDA, being the software of choice in the property management industry. My job entailed a great deal of people management, streamlining processes to enhance efficiency, data analysis, hard accounting skills, and engagement with stakeholders, to name but a few.

Feb 2016 –
June 2018

Merchantec Capital (Hyde Park, Johannesburg)

Corporate Finance, JSE Equity and Debt Sponsor and Business Advisory
Work experience at Merchantec Capital included, *inter alia*:

- Drafting, reviewing and disseminating JSE SENS announcements, whilst ensuring compliance with the JSE Equity and Debt Listings Requirements
- Reviewing annual financial statements, financial results and integrated annual reports of JSE-listed companies in line with regulatory requirements
- Assisting in the drafting of circulars to shareholders in terms of the JSE Listings Requirements and the Companies Act
- Advising clients in terms of the JSE Listings Requirements, the Companies Act, King Code and other applicable regulatory requirements
- The Fast Track Listing of an Australian company on the JSE
- Evaluating entities' governance models in conjunction with the King Code
- Evaluating accounting policies in accordance with IFRS, and advising clients in terms of the JSE's Pro-active Monitoring process
- Maintaining awareness of key ideas and principles of proposed changes to financial reporting standards, the JSE Equity and Debt Listings Requirements, the King Code, and other regulatory requirements
- Understanding the legal form and structure of an entity
- Analysing an entity's current financial situation and considering the factors impacting it
- Analysing and evaluating proposed mergers, acquisitions or divestures

June 2013 –
Dec 2015

● **Keyon Imports & Exports CC T/A Betcrete EC (East London)**

The accountant and financial manager of a manufacturing entity with a turnover of approximately R20 million p.a. The processing of all creditor and debtor related matters in Pastel, as well as the execution of creditor payments. The implementation and supervision of sound internal controls, periodic inventory counts and handling of employee remuneration. The attendance of evening lectures at the University of Fort Hare in order to complete an undergraduate accounting degree and ensure that Betcrete adheres to correct tax principles, stringent internal controls and effective accounting standards.

January –
June 2013

● **BR Whitaker & Co Chartered Accountants (East London)**

Time spent at BR Whitaker consisted of basic accounting work characterised by the posting from relevant source documentation to journals, and dealing with rudimentary tax and VAT issues. I worked at BR Whitaker over the holiday periods whilst at Stellenbosch University in much the same capacity.

June 2012

● **Job shadowing at Novare Holdings (Cape Town)**

A week spent at a pension fund in Cape Town observing the company's daily operations, sitting in on meetings, reading articles relevant to the investment sector and developing spreadsheets relevant to the industry.

EDUCATION

2018 ● **Qualified as a Chartered Accountant.**

2017 ● **SAICA**

- Assessment of Professional Competence (APC)

2016 ● **SAICA**

- Initial Test of Competence (ITC)

2015 ● **University of Fort Hare**

- Postgraduate Diploma in Accounting.

2013 – 2014

● **University of Fort Hare**

- Bcomm (Accounting) (Part-time).
- Enhanced understanding of the intricacies of the financials for analysis purposes (in conjunction with CFA studies).
- Implemented tax, auditing, accounting & management accounting knowledge practically.

2013 ● **CFA Level 1**

- Specific focus on investment analysis, portfolio strategy & asset allocation.

2009 – 2012

● **University of Stellenbosch**

- Bcomm (Economic Sciences)

2008 ● **St Andrew's School Bloemfontein**

- Team player that participated academically, culturally and on the sports grounds.
- Various leadership roles in matric (4th XV captain, Deputy President of Rotary Interact Club, House Representative).