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in Southern Africa

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email: marketing@mittek.co.za • www.mii.com/southafrica



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HOUSING

in Southern Africa

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September 2015

HOUSING
in Southern Africa

ED'S NOTES

The Govan Mbeki Awards 2015...

The prestigious national Govan Mbeki Awards 2015 held in Cape Town showcase excellence in the housing sector and acknowledges the top metros, municipalities, provinces and key stakeholders.

The Minister of Human Settlements Lindiwe Sisulu took the opportunity, at the Department's annual Govan Mbeki Awards, to share her disappointment with delivery of housing in the country.

She lashed out at the sector's institutions and said that she had hoped that during her second term in this esteemed office, the Department could match its previous delivery record under her leadership. This has not happened and it is no secret that the Minister is unimpressed.

Her message to guests at the event was straight and to the point – "We want to send a strong message, especially to our officials and contractors, that there needs to be a change of attitude in order to fast track delivery." The workaholic Minister requires that her institutions and those contracted to deliver housing recommit themselves and work harder to meet delivery targets.

Those who do not love their jobs – are in the wrong ones, and it's clear that she expects them to move on if they are not onboard!

The City of Cape Town picked up the Govan Mbeki Award for Best Community Residential Units in Cape Town. The City's refurbishment project comprises upgrading 7 500 units. At Kewtown, 320 units have improved the living conditions of residents in some of the most volatile areas in the city.

Another notable City of Cape Town project is the massive ceiling retrofit initiative. The project has installed 8 000 ceilings in homes at a cost of R116 million. The majority of the units are state subsidised houses built between 1994 and 2005. With an estimated 40 000 state subsidised units in Cape Town without insulation this will require massive funding.

Leading black-owned engineering firm GIBB was appointed by the KwaDukuza Municipality to assist in the upgrade of the informal settlements of Etsheni and Njekane through the construction of 1 980 low income houses and municipal services.

The City of Cape Town has urged

potential buyers of fully subsidised BNG/RDP houses to make sure that the houses they are buying can be legally sold. In accordance with the National Housing Act, housing beneficiaries are prohibited from selling their properties within the first eight years, unless the provincial department has approved the sales.

Good news at Joe Slovo, the City of Cape Town's Electricity Services Department has successfully completed an infrastructure upgrade that was necessary to allow for the next phases to commence on the mega housing project.

We welcome your news, product information and projects that are rolling out - email: housing@crowns.co.za
Enjoy the read!



Carol Dalglish • Editor

THE TEAM

EDITOR

Carol Dalglish
housing@crowns.co.za

ADVERTISING

Brenda Grossmann
brendag@crowns.co.za

DIRECTOR

Jenny Warwick

PUBLISHER

Karen Grant

DESIGN

Colin Mazibuko

CIRCULATION

Karen Smith

PUBLISHED MONTHLY BY:

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Crown House

Corner Theunis and Sovereign
Streets, Bedford Gardens 2007

P.O. Box 140

Bedfordview 2008

Tel: (011) 622 4770

Fax: (011) 615 6108

email: housing@crowns.co.za

www.housinginsamagazine.co.za

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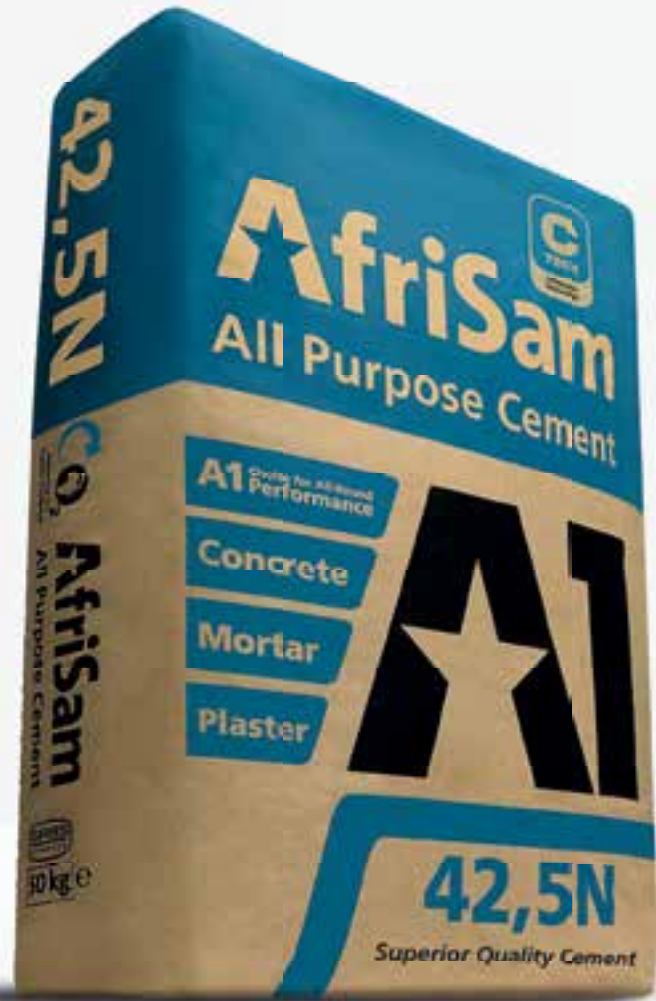
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Massive ceiling retrofit initiative

The City of Cape Town and its partners have made great progress with the ceiling retrofit programme to improve the living conditions of beneficiaries who received inadequate state-subsidised housing between 1994 and 2005.

Over the next two financial years, the City will install approximately 8 000 ceilings in homes. The City has secured R116 million funding for the first phase of this large-scale retrofitting initiative and work is currently underway.

The majority of state-subsidised housing units built between 1994 and 2005 were constructed without insulated ceilings and weatherproofing. The state subsidy at that time did not make provision for ceiling installations. The poor thermal performance of the homes caused condensation and resulted in rising damp and inferior air quality.

"It has been estimated that in Cape Town, there are approximately 40 000 state-subsidised homes that do not have ceilings. These houses are generally too hot in summer and too cold in winter. Apart from the physical discomfort experienced by the occupants it also has negative health implications. Poor indoor air



quality can give rise to and exacerbate respiratory illnesses. It cannot be a coincidence that some of the areas that we are targeting have the highest tuberculosis infection rate in the country," said the City's Mayoral Committee Member for Human Settlements, Benedicta van Minnen.

The funding comprise R91,6 million from the City's Separate Operating Account and a further R25 million from the Development Bank of Southern Africa's Green Fund.

Since 2005, the standard for subsidised housing improved and the state housing subsidy was increased to provide ceilings, weatherproofing and partitioned bedrooms.

To improve the condition of houses built prior to 2005, the City has retrofitted housing projects in Kuyasa, Khayelitsha and in Mamre.

"The successful roll out and the lessons we learned with form our planning and design framework for projects of scale across the city," said van Minnen.

This project enjoys the City's full support at the highest political and management levels. The resources that have been allocated demonstrate the City's unfaltering commitment to improving the lives of our more vulnerable residents. We are currently looking at sourcing further funding." As with most other City Human Settlements projects, community engagement and buy-in is key. The project is being rolled out in Eureka (Uitsig), while plans are afoot for the expansion of the project in other areas such as in Kalkfontein, Vrygrond, Lwandle, Wesbank, Phumlani, Chris Nissen Park and Macassar. ■

Repo increase to curb inflation

The recent decision by the South African Reserve Bank (SARB) Monetary Policy Committee to raise the repo rate by 25 basis points, to 6% per annum, was widely expected.

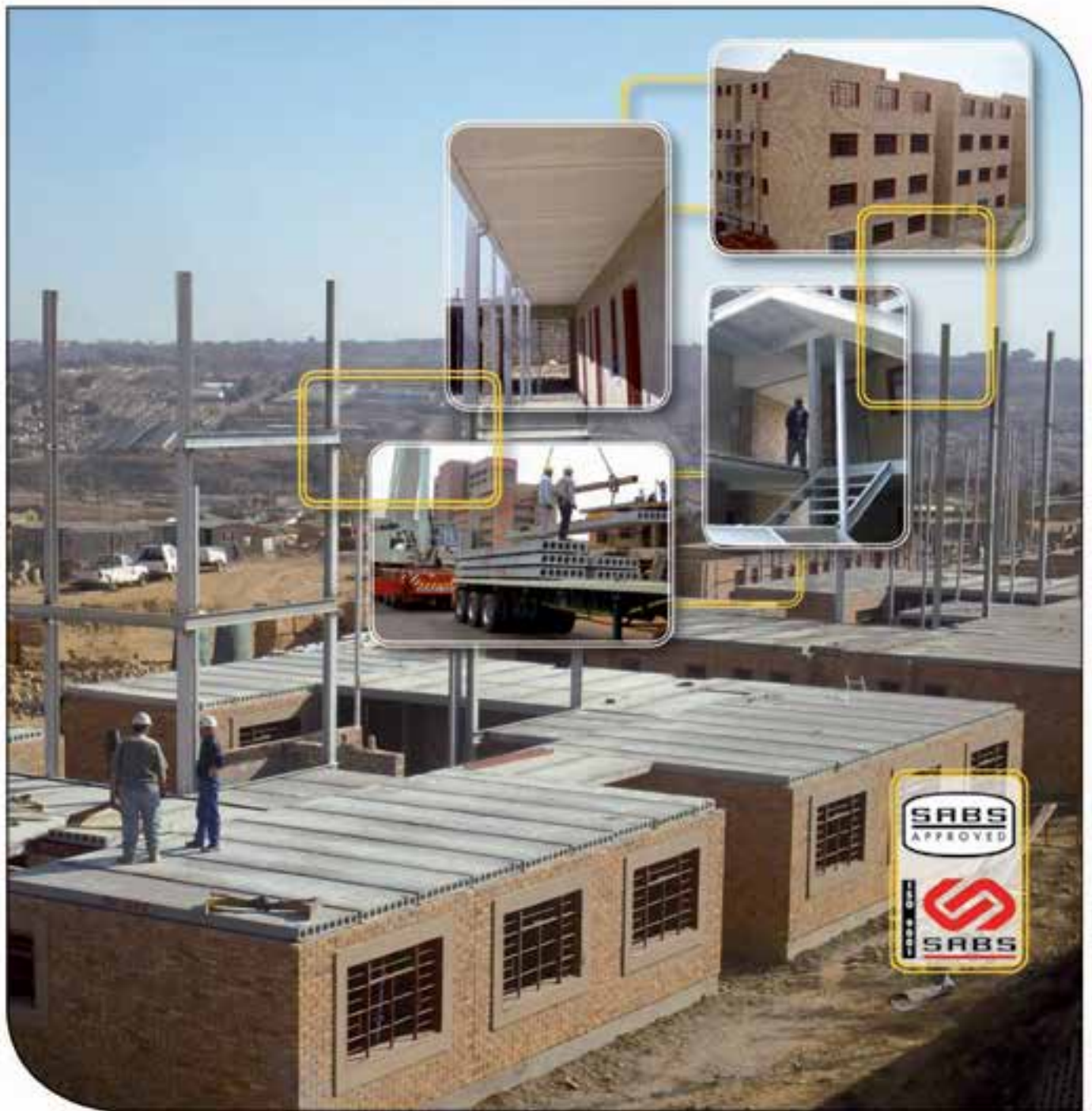
The committee has repeatedly warned that it wants to 'normalise' interest rates upward in an attempt to curb rising inflation. Household and property sector analysts believe that it could rise by half a percentage point in total over the next 12 months. Gradual increases appears to be the SARB's motto, trying to raise rates without any significant shock to a fragile economy.

"At the moment we don't believe that the repo rate hike will have a

major impact on the property market as the rate will still be low compared where it was a few years ago," says Bruce Swain, Managing Director of Leapfrog Property Group.

Many households have enjoyed the buffer that the low interest rate has offered and Swain advises households to save more as all signs point to further increases in the months to come. "While a hike of 25 basis points may not feel like much further increases will definitely start affecting household accounts. Home owners should curb their spending where they can before it becomes necessary due to further hikes." ■





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Once a client finds the home they want, they can move on to complete the full home loan application. They will more than likely qualify for the amount provided by the Instant Bond Indicator, as long as their personal information has not changed.

"The insight that led to the development of the tool is a direct result of listening to our clients' request for a tool that would give them an indication of what they could qualify for before going through the full application process," said Timothy Akinnusi, Head of Sales and Client Management



Nedbank Home Loans has launched the Instant Bond Indicator, a new online tool that provides clients with an indication of the home loan amount they could qualify for in less than three minutes.

at Nedbank Home Loans. "We are excited about the launch of the product as it puts the power back in the hands of consumers. They will be better equipped for the process of searching for a home, with the confidence of knowing how much Nedbank will finance them for," said Akinnusi.

"Our aim is to ensure that getting finance for a home is an exciting and enjoyable experience from start to finish. All clients need to do is answer a few quick questions using any internet-enabled device (cell phone, tablet, laptop or desktop computer). Once they receive their results, they can find the home they want and proceed with the full online

application," concludes Akinnusi.

The Instant Bond Indicator follows on from Nedbank's award winning Home Loans Online Application Channel, which offers a simple application process, providing clients with a credit decision within hours, anytime and anywhere. It enables clients to upload all their supporting documentation electronically, and to save and retrieve their applications online at their convenience. Since inception, the channel has seen over 40 000 applications from clients and has significantly improved the home loan application experience.

For more information visit nedbank.co.za/homeloans ■

Household sector credit

June Household Sector Credit recorded year-on-year growth of 3,5%. Whilst this is slightly higher than the 3,2% for the previous month, the pace of growth remains pedestrian. Non-mortgage credit remains a stronger driver of overall credit growth than mortgage credit. Total non-mortgage household credit growth was 4,6% year-on-year in June, while mortgage credit to households was a lesser 2,8%.

According to John Loos, FNB's Household and Property Sector Strategist says, "Within the non-mortgage component, it was the overdrafts category that had the most noticeable turnaround, from a previous month's -8,2% year-on-year

Household credit growth was slightly higher in June, but remains pedestrian, and interest rate hiking is expected to keep it that way.

decline to slightly positive growth of 0,4%. General loans and advances category also showed accelerated growth from 3,2% previous to 4,9% in July. However, instalment sales credit growth continued to slow, from 5,5% previous to 4%, reflective of weak demand growth for the highly cyclical durable goods, such as motor vehicles. Credit card debt growth also slowed very slightly from 8,9% to 8,8% over the two months." Loos says, "The slight uptick in household sector credit growth from May to June is not expected to turn out to be the start of any noticeable accelerating

trend. We expect the pace of growth to remain rooted in the lowly 3-4% range. The South African Reserve Bank resumed its interest rate hiking in July, which should elicit a more cautious approach by consumers in the near term. In addition, we anticipate a further 25 basis point rate hike before the year is over. Furthermore, we have seen the FNB BER Consumer Confidence Index drop to a 15-year low in the 2nd quarter, and this, too, is expected to put a dampener in credit demand. This sharp drop in consumer confidence is reflective of a very weak economic growth." ■



New rental units in Hangberg

Work started in February 2014 with the blasting of giant boulders on site before construction could begin. The first phase includes three multi-storey apartment blocks comprising 71 units, at a cost of R31 million.

The one and two bedroom rental units offer sea views and are in close proximity to employment opportunities, key transport routes, social amenities and schools in the surrounding area.

“The project will provide safe, living space for Hangberg residents and

Construction of the new Community Residential Units (CRUs) in Hangberg, Cape Town, is nearing completion.

provide subsidised rental stock for qualifying beneficiaries. The project includes children’s play areas and a landscaped environment,” says City of Cape Town Mayoral Committee Member for Human Settlements, Benedicta van Minnen.

“Without the support from the community, we would not have been able to make much progress. There were delays due to vandalism and

theft, but we are really proud of what we have achieved so far.” She says, “Hangberg remains a top priority for the City and we will do everything in our power to increase service delivery in this area. We have to work together to ensure a better life for our residents in Hangberg and others residing in the greater Hout Bay area. We will do all that we can, to assist with the safety and security,” said van Minnen.

Durban city centre

Durban is characterised by its eclectic mix of people, cultures and lifestyles, and this atmosphere of diversity is particularly evident in the heart of the Durban’s central business district

The city centre is only now beginning to make strides to recover from serious urban decay.

“Durban’s CBD suffered as up-market shops and offices started relocating to more attractive shopping precincts and office parks in outlying suburbs. With street trading out of control and traffic congestion, the formal retail and investor sector

began to bear the brunt of the drop in economic turnover in the city centre,” says Craig Allsopp of the Rawson Property Group, Durban.

However, a real effort has been made to revitalise the city centre, and projects like the West Street pilot project, Warwick Junction and The Point development, offer creative solutions to improve the aesthetic appeal of the CBD, its functionality and is user-friendly.

According to Allsopp, this rejuvenation includes tax incentives that have already increased demand for property and investor confidence.

This bodes well not only for the CBD proper, but also its surrounding areas. Allsopp acknowledges, “Savvy investors and first-time buyers are snapping up budget buys.”

CBD properties sell from R100 000 upwards. With new life being injected into the city there is unlikely to be a shortage of tenants any time soon.

All predictions point to the fact that the rejuvenation of Durban’s CBD will breathe life and vigour into more than just the city centre. Investors would be advised to explore commercial and residential opportunities and to take advantage of growth. ■

Illegal house sales

The City urges buyers to be careful when buying a state-subsidised house, as there are restrictions on the sale of these houses, especially within eight years following the acquisition of the properties by beneficiaries.

In accordance with the National Housing Act, housing beneficiaries are prohibited from the selling their properties within the first eight years in the Western Cape Government, unless the provincial department have approved the sales.

"Illegal sales are unfortunately taking place outside of the official Deeds Office process of transfer and registration of title. This is happening without the City or the relevant authority being involved. Every so often we receive reports of a buyer who has paid money for a RDP house, which it turns out may not be sold within the eight year restriction period," said the City's Mayoral Committee Member for Hu-

The City of Cape Town urges potential buyers of fully subsidised government RDP houses to make sure that the house they are buying can be legally sold.

man Settlements, Benedicta van Minnen. "We urge the beneficiaries who receive subsidised housing to view their home as a great asset. To this end, the City hosts educational sessions to explain the benefit of owning and retaining an asset. We understand that the majority of beneficiaries were prevented from owning property under the apartheid regime and have dedicated significant resources to provide beneficiaries with legal advice, home maintenance and repair guidelines." The National



Housing Act states: that it shall be a condition of every housing subsidy, that such person shall not sell his or her dwelling or site within a period of eight years from the date on which the property was acquired, unless the dwelling or site has first been offered to the relevant provincial housing department.

When the person vacates his or her property, the relevant provincial housing department shall be deemed to be the owner of the property and application must then be made to the Registrar of Deeds by the provincial housing department for the title deeds of the property, to be endorsed to reflect the department's ownership of that property.

"We would advise buyers of an RDP house, to ensure that the property is not subject to the restrictive conditions and, if in doubt, approach the local housing office or the Western Cape Government's Housing Tribunal for more information," said Van Minnen. ■



Infrastructure upgrade at Joe Slovo

Bright sparks in Cape Town's Electricity Services Department have successfully completed an infrastructure upgrade that was necessary to allow for the next phases of work to commence on the Joe Slovo mega housing project.

The infrastructure upgrade involved replacing the overhead 132 kV power line (OHL) that runs through the area and an underground cable on the N2. This was necessary because the overhead line did not meet the minimum ground clearance conditions for residential developments.

The project initially cost R86,82

million but taking heed of rocketing copper prices, the City's engineers based the design on aluminium conductors. The city opted for aluminium to deter vandalism as the scrap value is much lower than that of copper. This reduced costs by R6,32 million.

The cable installation has now been completed and the OHL across the N2 has been removed, one circuit at a time it was performed effectively and resulted in minimal inconvenience to road users.

"The power line is vital to the transmission network, and as such any work on this infrastructure had to be handled carefully, in order to

minimise disruption of power supply to residents. We are thankful that the team's professionalism and expertise could ensure that the upgrade went off without a hitch," said the City's Mayoral Committee Member for Utility Services, Ernest Sonnenberg.

"It is incredibly validating to see large projects that cut across directorates being rolled out successfully, with each department doing their part with the bigger picture in mind."

"We are pleased that the Electricity Services Department is efficiently laying the groundwork that will allow this flagship project the greatest chance of success." ■

City and Rabie partner

The City of Cape Town Executive Mayor, Patricia de Lille, opened the new MyCiTi station at Century City. The construction of the station was entirely funded by the Rabie Property Group at a cost of R30 million, as part of their development fees to contribute towards the cost of bulk infrastructure.

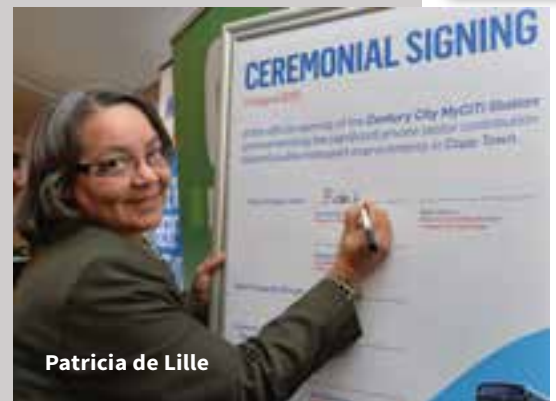
De Lille said, "It gives me great pleasure to be launching yet another milestone on our journey to provide a safe, quality and reliable transport service to the people of Cape Town. It has been just over four years since we started the journey to implement an integrated rapid transport system. The word 'integration' in this sense speaks about the integration of a transport network to ensure a more seamless journey for commuters."

Celebrating the city's partnership with residential and commercial property developer, the Rabie Property Group, she said: "We have found that to be able to provide a world-class transport service we need to

integrate ideas and form partnerships and cooperate with key stakeholders in our city. Rabie shares our vision to provide quality transport and infrastructure. This project is a prime example of how well private and public partnerships can work. And it is a further demonstration of how we are connecting residents all over the city with job opportunities, as this route links to a number of residential, industrial, retail and office development areas.

The developers contribution towards bulk infrastructure was offset against the design and building of the MyCiTi Century City station. This represents the most significant private sector contribution towards public transport improvements made in the City to date.

The City of Cape Town will manage, maintain and operate the station in terms of the agreement with Century City. The station will also include retail space and those stores will benefit from pedestrian traffic



Patricia de Lille

at this prime location. The revenue derived from the leasing of this space will form part of additional income streams for the City's Transport department.

De Lille concludes, "The City of Cape Town is open for business and we are open to integrating ideas and projects that will bring greater socio-economic gains to benefit the city and its residents. By working together we are able to make progress possible through delivering a sustainable transport sector. Working with the private sector, we are able to do more quicker." ■



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Best Community Residential Units – Cape Town

At the annual prestigious Govan Mbeki 2015 Awards held in Cape Town, the City of Cape Town was lauded by the National Department of Human Settlements, for its efforts to improve the lives of its vulnerable residents,

The City's Community Residential Unit Refurbishment Project at Kewtown in the Athlone area took the top honour at the Govan Mbeki Awards for the Best Community Residential Unit (CRU) project in the country.

The Govan Mbeki Awards recognise excellence across all spheres of local, provincial and national government and regulatory bodies, development finance institutions, banks, social housing providers, developers and contractors in the housing sector.

The City of Cape Town's CRU Refurbishment Programme comprises upgrading 7 500 units in a bid to improve the living conditions of residents in some of the most volatile areas in the city. Kewtown includes 320 CRU units and the City's Mayoral Committee Member for Human Settlements, Benedicta van Minnen says, "The Kewtown project went beyond its primary objective of merely upgrading the buildings. Our staff and contractors have gone above the call of duty to ensure that the lives of our tenants

in Kewtown are improved. Our CRU upgrade team has been determined and committed to improving the lives of our residents and they have demonstrated what public service is really about." The contract included the provision that over 50% of the budget was set aside for local labour in the Kewtown community.

"The success of the project can largely be attributed to the establishment of a network of private and public partnerships. We are indeed making progress possible by working together," said van Minnen.

The project comprised of general

maintenance work such as repairing leaks in pipes and roofs, glazing and painting. Attention was also paid to external and internal walls with cracks and holes, the waterproofing of floors, renewing floor coverings, ensuring doors and windows worked properly, that electrical and plumbing installations complied with regulations. The window sills, stairs, balustrades and handrails were also refurbished.

The surrounding areas between the apartment buildings were also improved, to contribute to the general quality of life of the tenants. ■

NHBRC's graduate programme

Construction is one of the biggest drivers of economic growth in South Africa. Up until now it has been a predominantly male-dominated industry – but that is changing. For the past few years, we have seen women rising up to the challenge and making a difference in this market.

In 2014, the National Home Builders Registration Council (NHBRC) recognised that women in construction were being held back due to a shortage of skills and training. To address this issue, the NHBRC developed the Women Empowerment Programme (WEP) in partnership with Gordon Institute of Business Science (GIBS).

WEP is a four-month programme that sees selected women undergoing academic training, networking and mentorship support led by leading academics and key influencers in the industry. Today the second group of 80 women will graduate through the programme.

"Women were previously under-represented in the industry," says Xoli Daku, chairperson of WEP Panel.

"Through the WEP we hope to change the perception that the construction industry is no place for women. The programme aims to encourage entrepreneurship and improve the lives of women in South Africa," adds Daku. ■

The best places to find student apartments

The suburbs surrounding the campuses of the University of the Witwatersrand, University of Johannesburg, Wits Technikon have been transformed into student central, with literally thousands of rooms and apartments of various sizes available to let. Many of these areas, especially Braamfontein, Doornfontein and Richmond have also really benefited from the explosion of demand for student accommodation in terms of urban regeneration and employment creation, says David Jacobs from the Rawson Property Group.

“Old apartment and office buildings have been given a new lease of life as trendy and generally well-managed student blocks complete with their own canteens, games rooms, rooftop entertainment venues, gyms, study halls, laundries, shuttle services and free wi-fi. New shops, restaurants, markets and service businesses have sprung up to meet the needs of the burgeoning resident population. The streets are cleaner and better lit, there are good public transport options and areas that were once among the dingiest

in Johannesburg are now vibrant and bustling.”

The City of Joburg has a new set of regulations regarding communes which it enforces quite rigorously, and there are now many more flats available in these areas thanks to steady development over the past few years. In addition, the City is now proposing to build more accommodation specifically for students along Perth Road, which is the spine of one of its “Corridors of Freedom” and is already served by the new Rea Vaya rapid transit system as well as other public transport. And as a result, these areas are back to being family-friendly and once again enjoying high demand among academics working at UJ and Wits, as well as medical personnel working at the nearby Helen Joseph and Milpark hospitals, senior SABC and Mediapark staff, and business executives with offices close by in Richmond or Parktown.”

However, most private investment in student accommodation in Johannesburg is now taking place in Braamfontein and Doornfontein, where several major players such as Aengus, iThemba, Southpoint and



Respublica have proved that there are excellent returns to be made if one can acquire student apartments at the right price and ensure they are well-managed.



Currently, purchase prices for studio and one bedroom apartments in Braamfontein close to Wits range from around R320 000 all the way up to about R600 000. ■



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The NHBRC is a statutory body whose role is to protect the interests of housing consumers and to regulate the home building industry – in line with the Housing Consumers Measures Protection Act.

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GROUTVILLE SETS THE STANDARD FOR QUALITY

This project has already provided 600 houses to new home owners, who have previously never lived in, nor owned, proper homes.

The settlement nominated for the Best Informal Settlements Upgrade Project Award at the recent Govan Mbeki Awards, has been hailed as exemplary for its high quality standards and has raised the bar for similar constructions in South Africa.

GIBB was appointed by the KwaDukuza Municipality as project managers and engineers to assist with upgrading the existing informal settlement of Etsheni and Njekane, through the construction of 1 980 low income houses and municipal services.

The priority of proper housing for all South Africans, echoed by Nelson Mandela in 1995 at the closing ceremony of the United Nations Habitat II African Housing Minister's Conference in the US World Trade Centre, has been immortalised in Groutville.

Mandela said: "The world can be divided into those countries where the nation is comfortably housed, and those where housing is part of a daily

struggle for survival. Most countries in Africa, including South Africa, fall into the latter category. And this is a reflection of the challenges we face to ensure that our peoples do indeed enjoy a better life."

Leading black-owned engineering consulting firm GIBB is proud to be associated with the Govan Mbeki Award nominated Groutville Housing Project in KwaZulu-Natal.

The development was approved in May 2010, with funding from the Department of Human Settlements.

One of the objectives on this project was to ensure that the local community benefitted from job creation and this has been a success.

The project has reached 18% of the 20% targeted contract participation goal of local labour employment.

GIBB also supplied furniture, stoves and fridges for 20 community care homes. These community care homes accommodate orphans with their house mothers and there are six children on average living in each care home.

"A significant challenge of this project has been sanitation. The Department of Human Settlement's

subsidy for low income housing allows for basic services.

Due to the density of the development and the fact that it is in an urban environment, the ILembe District Municipality and KwaDukuza Municipality reached an agreement for the project to be developed with waterborne sanitation and not ventilated improved pits (VIPs) as originally planned," said GIBB civil engineer, Sean McCormick.

"The KwaDukuza Municipality decided at this time to continue with the project, constructing houses and civil services while sourcing funding to allow for waterborne sewers," he continued.

"Despite the challenges, the houses are now being completed and handed over with VIPs as the interim solution to sanitation."

Waterborne sewers will be provided in the near future, with bulk infrastructure already under construction," explained McCormick. ■

SECTIONAL TITLE EXCLUSIVE USE AREAS

Many feel that they have the right to use a certain area but are not happy to pay the extra cost or the cost of the maintenance of this area.

Sectional title property specialist, Michael Bauer, says that it makes sense to charge for the use of the area, as this area is reserved for the use of owners who wish to use it exclusively for events or gatherings contribute to its upkeep. If an owner owned the extra portion, the owner's levy would be higher and the owner would be responsible for its upkeep and maintenance.

If it is a garden, for instance, the costs of maintaining the garden, e.g. replanting of plants, composting, weed removal, etc., would need to be paid for. If it is a parking area and the road surface needs redoing or if a balcony is leaking and needs to be repaired, the costs of the maintenance need to be borne by someone. The Sectional Titles Act is clear that the users of the exclusive use area are responsible for the maintenance and repair of it.

The Act says that an additional levy for exclusive use areas must be charged, but usually in sectional title schemes the ordinary and special levies are based on a participation quota and should already be covering all the running costs of the scheme.

"There might be an over-recovery of money from the collection of additional levies from the owners," said Bauer. "This surplus money collected for the exclusive use areas should then be allocated to reducing the scheme's levies."

The right to the exclusive use of a common area in a sectional title development and the rental charged for that use is often raised by owners.



Problems usually arise when a repair is needed and is not being done timeously, for example, a leaky enclosed balcony. This, said Bauer, is often a tricky situation as the body corporate can compel the owner to pay for the maintenance or repair of an exclusive use area. If the owner does not comply, the body corporate can give 30 days' notice and if the owner doesn't act the body corporate can then arrange for the job to be done at the owner's expense, according to Prescribed Management Rule 70.

The other problem that the body

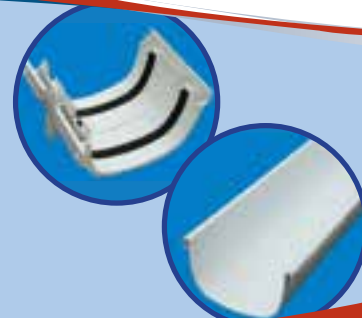
corporate might encounter is access to the exclusive use area. If it is a balcony for example, the owner will have to give workmen and the managing agent access via his apartment.

"It is recommended that the additional levy for the exclusive use of an area be standardised within the scheme."

Bauer says, "Trustees must budget correctly and only raise levies according to the actual expenses of the scheme. If there is an over-recovery, the regular monthly levies should be reduced by the proportionate amount." ■

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SISULU CRACKS THE WHIP

A year later, the Minister's spirit is heavy, she admits that although there has been a downward spiral in housing delivery, she had not anticipated that despite all the goodwill and effort – statistics remained dismally low.

The Minister is a workaholic and expects that same level of drive, commitment and passion from her human settlement departments, development finance institutions, regulatory bodies and key sector stakeholders.

Sisulu had reasoned that when all the delivery building blocks had firmly been put in place that she could match the housing delivery that she rolled out during her last stint as Minister of Housing. Sadly, this did not happen.

Although, the annual Govan Mbeki Awards acknowledge excellence at local, provincial and national government levels and the Minister congratulated the winners, she lashed out at those who had failed to work harder in order to improve housing delivery.

"It is shocking and unbelievable that over the past six years, one of those years during my term, we have delivered almost half the number of houses compared to at the height of our delivery." There has been some soul searching, she says, "And we have taken some steps to rectify the

At the Govan Mbeki Awards last year, Minister of Human Settlements, Lindiwe Sisulu was enthusiastic and exuberant about the housing sector's prospects. The future was full of promise and the sector was willing to work with the Minister to achieve the Human Settlements target of 1,5 million housing opportunities.

situation. All government departments and institutions will be asked to recommit themselves to work harder in order to roll out housing delivery. We want to send a strong message, especially to our officials and contractors, that there needs to be a change of attitude in order to fast track housing delivery."

Government's aim to provide fully

'We want to send a strong message, especially to our officials and contractors, that there needs to be a change of attitude in order to fast track housing delivery.'

subsidised housing for the poor creates opportunities for beneficiaries to gain a foothold in the economy and acquire an asset that can be retained or upgraded. Owning property can change the lives of the poor from dependency on the state to self-sustainability and home ownership.

"The asset value of a house can take the poorest out of destitution in

a country that boasts a residential property market worth R3 trillion. We are ranked number one in the world, our people were the victims of forced removals, evictions and influx control."

"We achieved so much in the past and we should not be in this position now. We have taken steps to get to grips with the core challenges so that we can resolve it. But as long as we continue to work at this pace, it will lie heavily on our conscience that the radical economic transformation for the indigent will not be realised, because of our lack of commitment. We have made promises and the least we can do is to live up to those promises!"

Sisulu continues, "If there is anyone who does not love their job, then they are in the wrong one. Despite our lacklustre delivery over the past few years, there are some who have distinguished themselves by their hard work, commitment and passion for the rights of the poor. We want to honour and



Lindiwe Sisulu
and Zou Kota
Fredericks

thank them for being the light, even in our darkest days. We hope they may be an example to others.”

The Minister awarded Life Time Achievement Awards and also promised to prioritise housing for military veterans. “We met with the Deputy Ministers of Military Veterans and with various veterans in the Eastern Cape, Western Cape and KwaZulu-Natal. We will complete more than 5 000 houses for military veterans, who are on our database, in this current financial year.”

The Military Veterans Housing Programme will become a national Ministerial programme. It will be coordinated by the Deputy Minister of Human Settlements as a national project. Resources for the project will be ring-fenced and the military veterans themselves will appoint a national task team, who will work closely with the Deputy Minister of Human Settlements. Sisulu notes, “It is my intention that by March 2016 all military veterans on our data base will be housed.”

The successful contractor will need to work seven days a week, “We have promised that this project will be completed within a year.

Contractors will sub-contract military veterans to work on their own houses wherever possible.”

“Last year we had a very successful Human Settlements Indaba and most stakeholders signed the Social Contract. It evoked great expectations from our people and we have an obligation to work tirelessly to meet their need for shelter. Next month we will be hosting a Developers Conference to hear from them what impedes housing delivery, the challenges experienced from all three government

spheres. We will explain our plans in detail, especially around the catalytic projects. These projects will be rolled out from the end of September 2015 and contracts will have specific timeframes attached to them. Contractors will be penalised for every day they go over the deadline.”

“Our intention is to ensure that whatever work is assigned is supported by a proper administrative environment. We need to emphasise at the Developers Conference that we will also need an undertaking from contractors that they will stick to the timeframes agreed upon in their contracts and that they will provide quality work.”

“We will start training 200 youths in the Western Cape to work on the N2 Gateway Project and in the Eastern Cape as part of the Nelson Mandela Bay Metro’s housing projects.”

“We have established a war room, which amongst other things will track every human settlements project across the country. We will ensure that where provinces or metros are unable to use all the resources allocated to them, that these resources be re-allocated and we will not allow any rollovers or any under spending.”

“Our 2015 Govan Mbeki Award winners and runners up have put in that extra effort and showed care and compassion in their work, pushed boundaries and least of all, enjoyed the journey and reaped the results. Our nation is endowed with great human beings who, if they can pull harder together, will out-do our detractors. So, in a practical sense, we need a change of mind and a change of heart to rise to the higher levels of human success,” concluded Sisulu. ■

‘Our intention is to ensure that whatever work is assigned, it is supported by a proper administrative environment.’



Winners

Best Priority Project

Zanemvula Chetty 1380,
Eastern Cape

Best Integrated Residential Development

Kwanokuthula, Western Cape

Best Rural Project

Dutywa, Eastern Cape

Best Peoples’ Housing Process Project

Mafikeng 200, North West

Best Accredited Municipality Level 1 Category B

Hibiscus Coast Local Municipality,
KwaZulu-Natal

Best Accredited Municipality Level 2 Category C

Umhlathuze Local Municipality,
KwaZulu-Natal

Best Accredited Municipality Level 2 Category C

ZF Mgcau District Municipality,
Northern Cape

Best Informal Settlement Upgraded Project

Railtonsmartie Town Project

Best Social Housing

Fairview Link, Eastern Cape

Best Institutional Units

Harmony Village, Western Cape

Best Community Residential Units

Kewtown, Western Cape

Best Finance Linked Subsidy Project

Fleurhof, Gauteng

Best Women Contractor

Kanna Park Ext 3,4,5, Gauteng

Best Youth Contractor

Madimong Trading Services,
North West

Best Contractor Project in the Non- Subsidy Market

Agisane Civil Construction,
Northern Cape

Best Metropolitan Municipality

Ethekwini, KwaZulu-Natal

Best Provincial Department in Performance Delivery

KwaZulu-Natal

Merit Awards

Best Bursary Student

Mngomezulu Halala,
KwaZulu-Natal

Rental Housing Tribunal

Gauteng

Farm Worker Assistance Project

Jabulani Agri Village,
Mpumalanga

SKID STEER LOADERS

Robust Case SR and SV series skid steer loaders have been designed for exceptional driving force, increased stability and reliable handling in all conditions, according to Brenton Kemp, Managing Director of CSE Equipment, a subsidiary of the Capital Equipment Group (CEG) of Invicta Holdings. “Turbocharged, four cylinders, Tier 3 certified diesel engines provide the power and torque required to efficiently cope in the toughest site environments and also ensure operating efficiency and fuel economy.

An important feature of this highly efficient series is the large fuel tank - with a capacity of between 60,5 and 96,5 litres - which enables the machine to operate all day without the need to stop operations for re-fuelling.”

Kemp adds, “Six radial lift SR boom skid steers have been engineered for digging, prying and pushing and three vertical lift SV machines efficiently handle demanding lift and carry tasks. The SR and SV series range from the SR130 unit, with a 590 kg operating capacity, to the SV300 machine, with a 1 360 kg operating capacity. Peak torque specifications are from 130,5 Nm at 1 750 rpm, to 340 Nm at 1 400 rpm. Tipping load capacities extend from 1 179 kg to 2 720 kg and the breakout force of the bucket cylinder is between 18,5 kN and 38,2 kN.”

Users can choose from standard mechanical drives, or optional electro-hydraulic (EH) switchable controls. The EH option facilitates the match of control patterns to operator preference.

There is a new ‘Power Stance’ chassis with up to a 21% longer wheelbase and 30/70 front/rear weight distribution, designed to safely increase the capacity to lift and haul more material. These machines also offer increased travelling speeds and improved stability, regardless of working conditions.

The design of this series enables easy, ground line access for daily maintenance checks. Two retaining bolts facilitate convenient cab tilting for access to hydraulic and transmission components when necessary.



CSE Equipment’s SR and SV series skid steer loaders, encompass a range of models with advanced features for improved performance, enhanced productivity and increased operator comfort.

A safety locking system, which prevents the cab from dropping, is automatically activated. Battery and environmental drain hoses are easily accessible from the side of the machine for quick service and maintenance.

The cab design offers 25% more interior width, with improved visibility, comfort and control. The cab has been sealed to reduce noise levels and dust ingress. There is an ultra narrow wire side screen design, with more glass surface area to provide 360° visibility for the operator. Side lighting enables 24 hour operation.

Optional attachments include

buckets, pallet forks, breakers, augers, sweepers, backhoes, stump grinders, cement mixers, cold planers, trenchers, rollers and slot cutters. An hydraulic coupler enables the operator to switch attachments, without having to leave the cab. The standard Connect Under Pressure feature allows connection of tool hoses without the need for a wrench.

Various tyres for specific applications include heavy and severe duty, non-pneumatic, flotation and premium liner options.

For further information contact CSE Equipment on 011 922 2000 or visit www.cse.co.za ■



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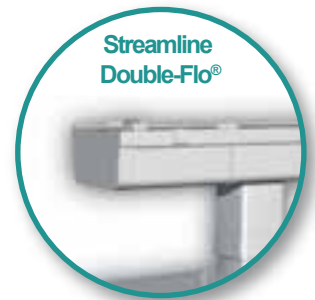
Marley VYNADEEP®

Marley VYNADEEP offers a robust, half-round gutter line profile extruded in long lengths to make for easy and economical installation.



Marley Streamline Double-Flo®

Marley Streamline offers a clean, uncluttered, square profiled gutter line with concealed brackets featuring an elastomer sealing system.



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or visit www.marleypipesystems.co.za



BEAUTIFUL BUDGET BATHROOM

Jasmin Kraneveldt, from leading sanitaryware and tiling retailer, Bathroom Bizarre, says that successfully working within a small budget can often result in the most creative design solutions.

She offers some trusted tricks of the trade to transform a bathroom into an attractive and luxurious space without the expensive price tag.

Tiles in classic colours such as white, grey, sand and charcoal are durable, easy to clean and attractive. Neutral tones offer longevity of style and mass appeal.

Keep bathroom walls and floors simple using a plain tile, but add small details such as mosaic strips below the shower rose or above the basin to give it a professional finish. Although mosaics tend to be a bit pricey, she suggests that using a small quantity will not be too expensive.

It is important to have a central pendant to flood the room with light. "Not only does a ceiling pendant provide general light that's so necessary in this functional space, but it also creates a focal point that anchors the room visually," says Kraneveldt.

All the toiletries and bits n' bobs that come with good hygiene can make the space cluttered.

"One of the easiest and most affordable ways to give a bathroom a fresh new look is to clear away the clutter – it makes a world of difference, visually and from a practical perspective," says Kraneveldt.



Create designated storage areas, a wall mirror unit is one of her favourite items, as it doubles as a mirror and a nifty storage unit, whilst still looking sleek and elegant.

Old basin, bath and shower mixers can make the whole bathroom dated. A fresh new look can be achieved by replacing them.

The latest bathroom mixers are a fast, inexpensive and easy way to give the space a facelift, sparkle and sophistication. Kraneveldt says: "Achieving a beautiful bathroom on a budget

comes right down to the tiniest of details such as displaying beautiful bottles."

She believes that white has a calming effect on people and is a great colour to use in any bathroom.

Add finishing touches such as a stack of fresh white hand towels or hang a plush bath robe, a fresh bunch of flowers, a pretty ceramic cup, a hand-woven basket to house toilet rolls, and it will instantly elevate the space and add an indulgent element that can be enjoyed every day." ■

BASF insulating panel plant



The new high performance insulating material SLENTITE will optimise climate management for construction projects. The heavy duty insulating panels will be supplied to selected cooperation partners. BASF commissioned the pilot plant for the manufacturing of SLENTITE, its new high-performance product at the Lemförde in Germany.

The large-sized insulating panels will initially serve the optimisation of the performance profile and will subsequently be supplied to selected cooperation partners. This high-performance insulating material based on a polyurethane aerogel, is the first to be available in the form of a heavy-duty panel. The insulating panel combines all the key properties of a forward-looking insulating material for both new construction projects and renovation. The plant was installed by plant engineering specialists working to specific instructions from BASF engineers. "We're very pleased to have been able to execute such a complex

and novel project on time with our competent and enthusiastic team," says Dr Hermann Bergmann, Group Leader Polyurethane Research.

"Now it's a question of fine tuning the production process." Dr René Lochtman, Managing Director BASF Polyurethanes GmbH. He also stressed the positive impact of development from the succeeded in building on our very good position on the insulating materials market and strengthening the Lemförde location."

Architects, designers and building owners are constantly on the look-out for new materials for efficient building insulation that also offers plenty of design freedom. With its new high-performance insulating material, BASF is offering a glimpse of the future of insulation.

Dr Marc Fricke, project manager, stresses the special features of the newly developed product: "The product is unique. With the pilot plant up and running, we have achieved an important goal and can soon start

supplying samples to selected partners. What's more, we are now in a position to develop an industrial-scale production process."

The first polyurethane-based aerogel in the form of a heavy-duty panel delivers efficient and extremely slim insulation that saves space. With a lambda value of 17mW/m•K, SLENTITE achieves the best-possible insulation for a mechanically strong panel.

The high-performance product is suitable above all for interiors and offers architects ample design freedom.

It also scores with its minimal space requirements and excellent moisture regulation which adds to a pleasant room-climate. The dust resistant panel can be handled and processed like conventional construction products.

Knut Hoffmann, Head of Marketing Construction and responsible for SLENTITE's market launch, sums up the achievement. "With its blend of properties, the insulating panels contribute to customised climate management." ■

Off grid power for rural and peri urban areas

The Department of Energy (DoE) plans to implement a non-grid electrification programme to temporarily supply rural communities access to limited electricity until grid connections become available.

With South Africa spending an estimated US\$7 billion on new infrastructure to rectify the power crisis which affects many remote and rural locations. This poses a threat to small existing businesses in townships who are affected by load shedding periods. A focal point for building economic growth and development is dependent on providing electricity to rural municipalities.

"Sustainable power solutions rely heavily on high quality, reliable PV technology and the success of large

scale projects could be jeopardised if inferior products are utilised. It is for this reason that government needs to ensure that they choose partners that are able to supply superior technology that is designed to withstand the harsh and unpredictable environmental conditions experienced in South Africa. Selecting a partner that is able to fulfil the quality standards and support to make sure the investment is rewarded by decades of a smoothly running solar system is an important consideration," said Alvaro García-Maltrás from global leader in photovoltaic solutions, Trina Solar.

He says that other aspects which stakeholders need to keep in mind when implementing rural electrification is choosing a well-established

bankable partner. This is critical in ensuring the system will be supported throughout its complete lifecycle and the company will not disappear from the market.

"Trina Solar not only has one of the strongest balance sheets in the industry, but they also hold a solid local footprint. Having recently opened a warehouse in South Africa positions us as a dependable and reliable partner," adds García-Maltrás. He says, "Executing a non-grid electrification programme for rural municipalities is an important step for the growth of South Africa. "We have noticed the positive impact that solar has had in South Africa and we are confident that the use of solar in remote locations will benefit the country." ■

AfriSam's dry mortar

Leading concrete materials company, AfriSam, has responded to demands for increased convenience by introducing its premium quality Dry Mortar product to the market.

Amit Dawneerangen from AfriSam's says that immediate access to an already blended dry mortar solution is very attractive to South Africa's time-pressed and cost conscious contractors. This product adds to AfriSam's extensive range of concrete solutions and ensures that contractors have a one-stop solution for all their wet trades, ranging from readymix concrete of varying strengths and specifications to cement, aggregates and Dry Mortar.

"The AfriSam Dry Mortar mix offers contractors a number of benefits in addition to time and cost savings. Using a pre-blended mortar mix will enable optimum product integrity and subsequently quality construction on a project," he says.

"Manual blending of mortar or plaster requires careful attention to ensure that the correct ratios of sand and cement are used and incorrect blending or mixing will affect the quality of the final product and may result in cracking of plaster. The Dry Mortar solution alleviates human error and goes a long way to ensuring quality workmanship – something contractors have identified as one of their greatest concerns these days," says Dawneerangen.

This Class II mortar has been specially engineered as a dual purpose mix that can be used for both mortar and plaster. It will meet the minimum strength requirement of 5 MPa at 28 days with ease.

The product is supplied in 10 or 20 ton silos. This is a space saving advantage on a construction or building site as it effectively eliminates the need to accommodate large stockpiles of sand and frees the area normally used to store bagged cement. The 10 ton silo is delivered fully loaded from the AfriSam facility, while the 20 ton silo is delivered to site empty and filled via bulk tanker. Discharge into the silo is conducted using a closed conveyance system which ensures



product integrity and the elimination of dust during the process. Not only does this guarantee optimum quality of the product, but the process also complies with all the requisite environmental regulations.

On smaller contracts that do not make use of automated systems, the dry mortar can be discharged from the silo directly into wheelbarrows or other mixing vessels. Other options include attaching a mixer and a water connection to the silo so that when dry mortar is discharged, it comes into contact with the water and delivers a product that is ready to use.

This wet product is then discharged into a utility unit such as a dumper or concrete hopper. Where high rise construction is taking place

and there is a need to convey the mixed mortar upwards, a mortar pumping system may be connected to the silo to facilitate the easy transfer of the product.

Dawneerangen says special care is taken to ensure that the sand is completely dry and free of excessive clay and other deleterious material ensuring that a product of only the highest quality is produced.

The sand is then blended with AfriSam's All Purpose Cement in a controlled plant environment.

AfriSam Dry Mortar has already been introduced to customers in Gauteng with much success and will be rolled out to the other provinces shortly. Customers can obtain more information on 0860 110 010. ■

Commission blocks Raubex's acquisition

The Competition Commission has blocked Raumix Aggregates, a subsidiary of the Raubex Group, acquiring OMV Kimberley, a construction quarry and ready mix company.

Raubex planned to acquire the quarrying company as well as OMV Kimberley Mining, post merger Raumix and ultimately Raubex would control the OMV Group.

The merging parties had notified the Competition Commission about this acquisition in 2014 but had elected not to go ahead with it given the concerns raised by the Commission at the time. The Commission has found that the merged entity would have the ability and the incentive to raise the costs of its rivals in the downstream market for road surfacing and rehabilitation in the Kimberley area.

In this proposed transaction, the Commission's concerns remain. The proposed transaction would substantially prevent or lessen competition in the market for the production and supply of aggregates used in the



surfacing of national roads in the Kimberly area. Other than the OMV Group, there is no other supplier in Kimberley that has supplied the road stones required for the surfacing of national roads.

With the acquisition, Raubex would have the ability and incentive to raise costs to its competitors downstream in instances where they would require road stones that meet the Committee of Land Transport Officials (COLTO) specifications as required by the South African National Roads Agency (SANRAL).

The Commission considered possible supply remedies proposed by the merging parties, but concluded

that the remedies did not adequately address the concerns. Also, the merging parties did not make any submissions on efficiencies or pro-competitive gains that would alleviate the concerns.

The Raubex Group of companies is active in a range of activities such as road construction (including surfacing, rehabilitation and maintenance), the production and supply of value added bitumen products, the production and supply of aggregates from quarries, contract crushing of aggregates and other raw materials, the production and supply of asphalt and materials handling and benefaction for the mining industry. ■



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CENTRAL DEVELOPMENTS OPTS FOR



A combination of difficult soil conditions and an environmentally sensitive site presented tricky challenges for the design and construction team at the Country Life Estate, currently under construction in Benoni, Gauteng.

Initial geotechnical surveys did not reveal the high water table and challenging soil conditions on site. It was only after taking occupation of the site to begin work that the construction team discovered that straightforward strip foundations and cast-in-situ floor slabs would not be an option. An engineer was appointed to revise the design. This included piled foundations and suspended ground beams for all 300 free standing units, a service centre, 200 apartments and frail care unit.

The use of hollow core precast concrete slabs manufactured by Elematic South Africa (ESA) were specified for the project.



ESA, which specialises in manufacturing precast hollow-core concrete slabs, is supplying a substantial quantity of the slabs which are being used to construct the suspended ground floor slabs in all structures and almost all of the suspended slabs in the service centre. The slabs, which are manufactured at ESA's newly-expanded factory not far from the site, are able to be delivered and installed quickly and easily – saving the construction team time which would normally be required for curing in a cast-in-situ scenario.

The developer and builder, Central Developments construction managing consultant, Driks van der Westhuizen, said that the discovery of the difficult soil conditions threatened to derail the construction programme and dramatically increase costs. Having worked with ESA on previous projects, he knew that the quality of the slabs, speed of delivery and installation would offer a cost efficient solution.

In addition to these benefits, using a product that is manufactured off site has had further importance with regard to easing some of the difficulties associated with working on an ecologically sensitive site, as approximately half of the 26ha site consists of a wetland. The Department of Environmental Affairs has strict regulations aimed at minimising the impact of construction activities on the site. Benoni is known to be home to some of the most unique fauna and flora. A few kilometres from the site is one of three known breeding sites of the African bullfrog.

“We are keeping large, heavy vehicles off the site and limiting the mixing of concrete and mortar, which may not be mixed on the soil,” explains Van

der Westhuizen. In this respect, using ESA's slabs has also been beneficial since the products arrive on site ready to be installed with the

minimum of complications.

ESA doubled its manufacturing capacity with a massive expansion at its ISO certified factory. “This expanded capacity has meant that we have been able to meet Central Developments’ demand on site without complications and delays,” says ESA Director, Craig Webber.

He is pleased that ESA's slabs are helping his client to keep construction on track, and that they provided a simple solution in order to meet the environmental requirements.

Construction is progressing well, with Phase One complete the scheduled phases are on track for completion according to their original timelines.

Elematic South Africa manufactures precast hollow core concrete slabs for the South African market and is a well-known international brand. The company was established in Finland in 1959 and has since set up precast production plants in more than 70 countries worldwide. As part of the Consolis Group, the company focuses on research and development in cement and precast concrete products, and is backed by extensive knowledge and experience.

Elematic South Africa supplies the latest available technology in precast concrete products. Its state-of-the-art production facility on Gauteng's East Rand is ISO 9001 certified and all its products carry the SABS mark of quality. ■

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Arne Völker
Service Manager



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Jasmin Kraneveldt, from leading sanitaryware and tiling retailer, Bathroom Bizarre, says that successfully working within a small budget can often result in the most creative design solutions.

Kraneveldt says, "Flooring is something that you come in contact with on a daily basis, both visually and physically as a result, it sets the tone for the look and feel of the home.

Flooring is costly to install, it isn't a feature that can be changed often. It is important to consider the pros and cons of each type and then make an informed decision."

There are various different types of flooring available; the main ones include carpeting, tiles, and laminate, hardwood and vinyl flooring. "Tiles, laminate and vinyl flooring are currently the most popular types of flooring available, largely due to its benefits and affordability.

Tantalising tiles

Tiles are one of the most popular options in floor coverings today. From porcelain, ceramic and even natural stone tiles, there is a type of tile to suit everybody's budget, taste and requirements. "Available in an incredibly wide selection of colours, textures, designs, shapes and sizes, tiles offer a whole host of other benefits as well, which makes them a very popular and practical to use."

These include:

- Easy to install: Tiles are not

difficult to install and are really easy to maintain. No special cleaning solutions are required, if tiles are glazed and sealed.

- Easy to clean: Spills can be quickly and easily wiped up, and routine cleaning can be accomplished using mild cleansing solution and a sponge mop.
- Indoor and outdoor: Another major benefit is the fact that tiles can be used for indoor and outdoor applications. Tiles are also UV-resistant, fade proof, crack or peel when exposed to lots of sunlight and UV rays.
- Water-resistant: Tiles are water-resistant, which makes them an

ideal solution for wet areas such as bathrooms and kitchens.

- Durable: Tiles can withstand years of heavy traffic and are extremely hardwearing.

Lovely laminates

Laminate flooring is becoming one of the most popular floor coverings on the market.

It is affordable, beautiful and easy to install. The only drawback to laminate flooring is the fact that it is not water-resistant, so it should not be used for bathrooms, kitchens or outdoor applications."

The Alpine Forest range of laminate flooring offers high-end good



TOTALLY



for laminate floors to remove stubborn marks.

Vivacious vinyl

A synthetic counterpart of linoleum, vinyl flooring is water- and stain-resistant, versatile and durable, and has become a major flooring trendsetter, especially in wet areas in the home.

She says: "Vinyl is a great flooring choice for bathrooms and kitchens, especially if the rest of your home has laminate or solid timber flooring, as it looks like the real thing, but it is able to withstand water."

- **Moisture resistance:** Vinyl flooring is entirely waterproof. It is especially suited to wet areas, where water often ends up on the floor, such as bathrooms, kitchens and laundries.
- **Aesthetic versatility:** Vinyl flooring is available in an incredibly wide range of colours and patterns to suit virtually any décor style. The most popular types of vinyl designs are those that simulate natural materials, such as timber and natural stone for example.
- **Quick and easy installation:** Vinyl flooring is available in sheets, tiles and planks, and it is incredibly easy to install. Sheeting needs to be glued down, and most often, the tiles come with a peel-and-stick backing, so it is a matter of laying them out evenly and neatly. Vinyl planks on the other hand, are laid in much the same way as laminate flooring with a tongue-and-groove simply clicks together.
- **Durability:** Vinyl flooring if properly installed and well maintained has a 10 to 20 year lifespan. Any vinyl flooring should have a wear layer. The wear layer is located on top of the vinyl and guarantees that the flooring will enjoy a long life, even in high traffic areas.
- **Hygienic:** All you need to do to keep vinyl flooring looking as good as new is to ensure that all grit and dirt are regularly swept or vacuumed/
- **Underfoot comfort:** Vinyl flooring does not get cold, even during the winter months, making it a great option for traditionally cold areas in the home. It is a resilient flooring, which means that its soft texture provides a little bit of "give" when you walk on it, especially if it has been laid with a foam-type combilay underlay underneath. ■

looks at an affordable price.

- **Value for money:** It is more affordable than hardwood flooring and wall-to-wall carpeting.
- **A choice of colours and textures:** The variety of on-trend colour and texture options are also a big calling card for laminate flooring.
- **Supreme durability:** The joy of laminate floors is that they are made from high density fibre boards, which is an incredibly durable material that will provide years of good looks and underfoot comfort.
- **Quick and easy to install:** When it comes to installation, there's no

need for any special glues because laminate flooring boasts a tongue and groove click system that allows you to simply snap the boards together. It also doesn't matter what your subfloor is, so it can be laid on top of wood, plywood, concrete or even existing vinyl flooring.

- **Hygienic:** Laminate flooring is quick to clean and it boasts a non-porous surface that doesn't absorb dust, allergens or spills.
- **Easy maintenance and cleaning:** There is no need for varnish, wax, or polish. Simply vacuum clean, and wipe down with a non-abrasive product specifically designed

Environmental initiatives lower business costs

Zarrebini said: "There will always be a trade-off between investing in growth and investing in sustainability. Pursuing growth may seem like the more glamorous business option but, in my experience, making provision for green projects reaps substantial rewards in the longer term."

Cleaner manufacturing processes, sourcing environment-friendly and recycled raw materials, recycling for profit, and affiliation to international quality and environmental standards all play a role in Zarrebini's sustainable business strategy.

He said that cleaner, greener manufacturing often involved the purchase of costly new equipment and machinery but that this was almost always accompanied by greater efficiency and productivity as well as a better product, leading to greater demand. The results speak for themselves. Van Dyck Carpets is growing its market share year on year and the Mathe Group has quadrupled the number of tyres it has recycled.

Capital expenditure of R80 million at Van Dyck Carpets over the last few years – includes the installation of the largest state-of-the-art fibre extrusion line in the country. The company was awarded Carbon Trust Standard certification in May this year – the only South African manufacturer to have achieved this international mark of excellence for reducing carbon emissions.

"The Carbon Trust Standard accreditation provides independent assurance from a globally respected organisation that Van Dyck Carpets is successfully measuring, managing and reducing carbon emissions every year," Zarrebini said.

"Our commitment to energy efficiency is adding momentum to the ongoing national drive to address South Africa's energy challenge and help diminish the harmful effects of climate change."

Elaborating on his proactive sustainable development stance, Zarrebini said: 'When the government tables the Carbon Tax Bill next year and introduces a carbon tax, organisations will have to comply with regulations. It is likely that companies will have to account for greenhouse gas emissions and suppliers' performances. It will become unaffordable and unwise not to embrace the



Dr Mehran Zarrebini

Investing in environmental programmes does not raise business costs, it reduces them, according to Dr Mehran Zarrebini, Head of British-based PFE International and holding company of Van Dyck Carpets.



intent of the Act." Van Dyck Carpets plans to implement the ISO 150001 energy management system later this year, usually undertaken only by

big global corporations, in addition to its current ISO 9001 quality and ISO 14001 environmental management accreditations. ■

'GREEN' CARPET

In a radical move to increase sustainability in the global carpet industry, recycled automobile windscreen glass is now being used as manufacturing raw material by Interface, the world's largest modular flooring producer.

The new windscreen recycling initiative follows a series of major sustainability milestones achieved by Interface since its founder and chairman, Ray Anderson, in 1996 put the company on a Mission Zero journey to become the world's first sustainable restorative carpet producer by 2020. Measures already introduced by the company include production driven by biogas derived from chocolate and fish waste, converting old fishing nets into yarn, and using castor beans to reduce the company's dependency on oil for carpet production. Interface flooring has its main production plant in the Netherlands and is locally distributed by the Kevin Bates Albert Carpets (KBAC) group.

Lesley Fidrmuc, Interface Consultant for KBAC, says there are over a billion cars in the world of which at least 5 to 6% have windscreens replaced annually. "The European Union has been pushing for the recycling of these windscreens and now the laminate material, called Poly Vinyl Butral (PVB), that prevents the windows from shattering, has been given a second life. Interface is collaborating with several European partners to create a new supply chain of recycled glass which the company is now using as replacement for its existing latex carpet precoat, reducing the production carbon footprint by 0.7kg of carbon dioxide per square metre, equivalent to an 80% reduction. The precoat is a key component of carpet as it keeps the yarn stuck to the backing," Fidrmuc explained.

Several innovative recycling developments have led to the availability of the PVB dispersion now used by Interface as a replacement for latex at its plant at Scherpenzeel. "The windscreens are sent to glass recycling facilities in Belgium and Germany where the glass is separated from the PVB and other materials using a series of advanced separation techniques. Next the PVB is purified

with patented technologies by a Belgian company with which Interface has partnered over the past seven years to develop a substitute for latex in carpet. Finally, another Interface supplier - with which Interface has an exclusivity agreement - compounds the PVB dispersion to make it suitable as latex substitute. The dry, applied PVB precoat contains 70% recycled material."

Fidrmuc says Interface has access to up to 200 000 tons of recycled PVB per year. "The use of PVB instead of latex provides consumers with an infinitely more sustainable form of carpet. PVB resin is a non-toxic, non-corrosive product with exceptional tensile strength, adhesion and elasticity. It is also impact resistant. Although there are other carpet manufacturers that use virgin PVB for backing purposes, Interface is the first company in the world to introduce a carpet with a recycled PVB precoat.

"Interface has incorporated its passion for ecological preservation in all its new carpet tile designs which KBAC distributes in South Africa. The latest biophilic designs create visual and physical connections with nature, using foliage, the sky, rivers, the sea, as well as other aspects of nature as dominant features. Local response has been exceptionally positive as architects and designers are now increasingly striving towards sustainable, responsible construction and interiors," she adds.

Brandon Park, Sales Director of KBAC, says Interface has since the be-



ginning of 2014 been operating with 100% renewable energy in Europe (both electricity and gas), using virtually no water in its manufacturing processes and has managed to attain zero waste to landfill. "This is particularly significant as carpets contain a high oil content in the nylon fibres and thus become non-biodegradable landfill components," he explains.

Park says Interface Europe had by last year reduced its greenhouse gas emissions by 90%. "From a base of zero renewable energy in production in 1996, the company now uses a staggering 95% renewable energy. Greenhouse gas emissions have dropped by 90% since 1996. Other major 'green' initiatives introduced by Interface include the insulation of hot machine parts, installation of high efficiency boilers, and lower temperature materials," he adds. ■



A key to future growth

Leading manufacturer and supply of tile and construction adhesives in South Africa, TAL's strategic growth plan for Sub-Saharan Africa is gaining considerable ground.

TAL General Manager, Chaitan Manga, highlights the fact that the

company began planning the growth of its African footprint around six years ago, after realising the massive opportunities that exist on the continent. "We realised that Sub-Saharan Africa specifically had become a trade hotspot, and we have already grown our presence in the region significantly."

Manga indicates that there is a considerable amount of construction and renovation taking place in South Africa, Nigeria, Tanzania, Kenya and the DRC. "Many of the professionals engaged in these projects are based in South Africa and are

familiar with TAL's unrivalled ability to provide high-quality products and customised solutions to meet specific conditions in each area."

According to Manga, developers and architects consistently turn to TAL to ensure that their individual specifications will be met. "Our technical specialists are familiar with the various conditions throughout Africa, such as the humidity in countries near the equator; the intense heat closer to the desert; and the wind and water factor at the ocean."

A number of builders and contractors in Africa remain unfamiliar with the latest building practises and

products. As a result, TAL sales and technical staff spend time discussing new methods with builders who usually practise a 'stick-to-what-you-know' method of construction, notes Manga. "Bringing in a new type of flooring and adhesive means teaching people not only how to use the product, but why it's the best product for the job. Another important aspect is to ensure that lead times on orders take into account the time spent on shipping and border control, which requires close collaboration between TAL representatives and the relevant procurement manager," he adds.

"If you compare locally manufactured products in some African countries to TAL products, the quality is immediately apparent. The same goes for some of the methods of tiling, which is why our teams often visit sites every two weeks until construction is complete. We see this as a growing partnership and continued journey between TAL and the developer," reveals Manga.

The best-selling products include; machines to handle both residential and commercial waterproofing. ■

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Raising roofing requirements

With coated metal cladding, the steel core of the material and geometry of the cladding system provide the structural strength whereas the coating provides the durability in a given environment. "A cladding system comprises the profiled cladding together with the fastening method used to attach it to the supporting structure," says Dennis White, Southern African Metal Cladding and Roofing Association (SAMCRA) director.

All buildings constructed within the jurisdiction of the local authorities of South Africa have to comply with the National Building Regulations and Building Materials Act, Act 103 of 1977. SANS 10400 sets out the deemed-to-satisfy rules, compliance with the National Building Regulations. SANS 10400 Part-L requires a 'design working life' for cladding of not less than ten years (this has been increased to fifteen years in the shortly to be published update).

In addition, any roof covering and waterproofing system will resist:

- The effects of UV radiation without the deterioration of its essential properties
- The effects of condensation at the under-surface
- Attack from common atmospheric gases and saline atmospheres in marine environments.

Minimum thickness of protective

With the ever increasing pressure to reduce the costs of building materials, the durability of products is regularly sacrificed. The main function of the cladding system is to weatherproof the building for either its 'design working life' or a period specified by the owner.

coatings to steel based cladding is also specified but is limited to within 5 km of coastal areas and areas with 'aggressive environments'. Unfortunately this is a classic case of one size not fitting all. There are many coastal areas where salt laden air is carried further than 5km inland such as across the Cape Flats and up the West coast. 'Aggressive environments' is a rather nebulous description as such environments are not always apparent. For example a rural town with a high incidence of sulphur dioxide or wind borne fallout from tall chimneys can carry contaminants long distances from industrial plants.

There are other invisible contaminants like humidity and the period of wetness of the coating, which can have a major impact on the performance of coatings, both metallic and painted. Corrosion during the dry months on the Highveld is greater than the wet months. Pollutants accumulate on the surfaces during the day and are converted into a corrosive poultice when mixed with dew. It must be remembered that not all coatings react in the same way

to a corrosive agent. As an example aluminum is more resilient than zinc to chlorides but less so to highly alkaline substances. It is imperative that the protective coating to cladding is matched to the particular environment in which it is located. It is therefore of paramount importance that the fasteners, together with the washers are not only strong enough to resist these forces but also that the durability of their protective coating is at least equal to and preferably better than that of the cladding.

The same criteria apply equally to the weatherproof seal between the washer and cladding. Premature failure of the durability of any of these components will at the very least cause leaks, the rapid deterioration and perforation of the cladding and, finally, the cladding being blown off the structure. Fasteners and washers with inferior protective coatings and weatherproof seals may initially save a few cents but will ultimately cost a tidy sum when it comes to maintenance. All fasteners must comply fully with SANS 1273. For further information call SAMRA on 011 726 6111. ■



Thermal roof coatings

Newly developed thermal roof and insulation panel coatings are enabling architects and building professionals to specify thermal reflective coatings that are able to reduce the internal temperature of a building by up to 10 °C.

Introduced by global coil and industrial coating specialist, Becker Industrial Coatings, the new BeckryTherm coatings will enable roof and insulating panel manufacturers to supply high quality and

thermally efficient products to the building trade without the need to change their products nor manufacturing methods.

Beckers' Managing Director (Sub-Saharan Africa), Willem van Heerden,

says laboratory tests have shown that roofs coated with BeckryTherm in deep colours in the near infrared spectrum, are nine times as reflective as standard pigmentation and 40% more reflective than ceramic colours, which in-turn leads to significantly cooler roofs and cooler internal temperatures.

Architects can specify dark coloured roofs and facades using BeckryTherm and still remain within the parameters of green building. In addition, building professionals can choose cladding or roofing products coated in a variety of BeckryTherm colours. The coatings will ensure cooler interiors and reduce high temperatures in buildings.

Van Heerden says, "The use of thermal coatings on roofs significantly reduces the need to run air-conditioning. It has the additional benefit of reducing heat in hot spots around urban areas, as a result of the heat absorption of closely spaced roofs. It also reduces the carbon footprint of a building, CO² emissions and qualifies for points in building environmental schemes."

"Another important consideration is the increase in durability of products coated in this manner, as the lower surface temperature, has the ability to reduce thermal tension in metal and improve the overall lifespan of the structure," says Willem.

Beckers is a world leader in the supply of coil coatings and has developed a variety of solutions for products to survive in the toughest conditions. Other coatings developed include corrosion, abrasion, scratch, UV resistant varieties, as well as advanced anti-bacterial, self-cleaning and thermally reflective coatings. The company has developed solutions including coatings for plastic and metal components. ■

GauTruss announces new division

Gautruss, one of the leading roof truss design and manufacturing companies, is proud to announce the launch of a new division, GauTile. This division will offer competitive pricing and superior service in the supply.

According to GauTile senior

manager, Bryan Stephen, "Many people look for the best rate in supply of roof tiles but are limited to a minimum quantity when purchasing from large roof tile suppliers. We felt there was a niche for people to contact a roof tile supplier who can offer superior service and competitive rates no matter the quantity required."

Although there are many roof tile suppliers, GauTile intends to offer more, having developed a cutting edge means of service delivery.

"At GauTile developers and builders will be able to purchase almost anything," Stephen continued. "Our need for our clients to receive the

best service possible has changed the game in roof tile supplies. This allows us to keep our clients and to continuously get repeat business and making GauTile a household name in South Africa."

GauTile supplies roof tiles to all parts of the country. "Our goal is to become the preferred supplier for the larger developments and we have set our sights on becoming the leading supplier in the sector within three years," said Stephen.

GauTile head office is located in Johannesburg.

For more information go to <http://www.gautruss.co.za/gautile> ■

ULTRASPAN ROOF FOR MEDICLINIC



Although based in Centurion, the 176 bed multidisciplinary hospital will enhance Mediclinic's patient-care offering in the greater Tshwane area with its easy access to major highways, 54 specialists and diagnostic and specialised treatment facilities available under one roof.

The aesthetics of the building are an interpretation of a modern healthcare facility. The hospital fits in with the ambiance of surrounding areas and buildings and various views of the surrounding Midstream area are visible as patients move through shortened passages. The wards are flooded with natural light designed to help the healing process of patients, and the nurses stations are a short distance from the patients.

In conjunction with Graceland Architects the roof structure was from the outset designed by MiTek Industries to contain the greatest amount of Light Gauge Steel (LGS) Truss System – this was done to reduce where possible the total load effect on the supporting structure. Obviously, some sections still required conventional mild steel solutions but this only applied to three blocks.

The utilisation of the Ultra-Span (LGS) roof structure for 9 100m² of the total roof (12 blocks), represented almost 45 tons of steel, which equated to a mass of just below 11kg/m² of roof structure. Some of the roof trusses were in excess of 19m clear span and carried substantial imposed loads. This appropriate utilisation of materials contributed to an overall saving of costs compared to utilisation of mild steel structures. A timber structure would not have been

Mediclinic Southern Africa opened its newest hospital, Mediclinic Midstream, based in Midstream in Centurion. With its ergonomic design and patient centric approach to healthcare, this private hospital combines science with the needs of its patients.



feasible due to the large spans with heavy loadings as well as the fact that timber is a combustible material and not usually suitable for hospitals or other public structures.

Due to the low weight of the Ultra-Span trusses, the large span portions of the roof could be fabricated on site. The sheer size and scale of these trusses would have been too large to transport to site. These very large trusses were assembled on site into braced roof sections comprising of four truss modules and then lifted into the final roof position by the site tower cranes. The smaller span trusses were factory fabricated and delivered for installation on site. This process ensured that the overall completion could be achieved in

five months irrespective of seasonal weather conditions.

Mediclinic's specification required 100 mm thick Foil Back Insulation; this was accommodated in the design by incorporating spacer blocks between the truss rafters (Top Chords) and the purlins.

Graceland Architects, quantity surveyor Taljaard Meyer & Storm as well as the Mediclinic are impressed with the performance and cost savings achieved through the utilisation of Ultra-Span (LGS) roof structures from MiTek Industries. This is one of many projects that has opted for this type of technology.

For further information contact MiTek Industries on 011 237 8700 or visit www.mitek.co.za ■



Ashburton Bridge

South African National Roads Agency Limited (SANRAL) chose a.b.e products for the repair of the Ashburton Bridge over the N3 highway between Pietermaritzburg and Durban after a truck crashed and caused fire damage to the bridge.

Deon de Kock, a.b.e. KwaZulu-Natal explained that three a.b.e. products were selected for the fast-track repair project carried out by Lowazi Projects. "After extensive consultations with SANRAL engineers, a.b.e.'s durarep Fluid Micro Content (FMC), epidermix 345, and silocoat, were specified for the repair project.

a.b.e.'s durarep FMC is a cement-based, non-shrink concrete reinstatement grouting, applied by pouring or pumping. The select grading of aggregates and special additives prevent segregation during pouring, and also ensures that the thermal coefficient of the cured product matches that of the concrete. The end-result is improved and a decrease in permeability. It adheres to substrates without the need for primers, while its fluid properties prevent honeycombing of concrete, even without vibration or additional compacting.

"The product's high strength and low permeability, provide protection against chloride and carbon dioxide corrosion, and its alkaline nature protects the reinforcing steel against corrosion. Shrinkage control - both during the plastic and hardened stage - has been built into the durarep FMC formula, and the 'dustless' cementitious product eliminates unhealthy dust on building sites," said de Kock.

a.b.e.'s epidermix 345 is a structural wet-to-dry epoxy concrete

adhesive with extended open-time capability. "It is useful where rebar and shuttering have to be installed prior to the new concrete being poured. The adhesive's high ultimate strength exceeds that of concrete and, as it is solvent free, it can be used in any location."

He added that the final a.b.e. product used for the Ashburton Bridge repair was silocoat, an elastomeric two-component polymer modified cementitious coating, primarily designed to protect and repair silos but also suitable for other concrete structures.

"The silocoat coating withstands hydrostatic pressures, and can easily be mixed on site, prior to application with brush, roller or spray. It provides an effective barrier against sulphates and chlorides and will bond to damp concrete." ■



Water for Jericho

The Jericho Water and Sanitation Forum in Madibeng, North West, will brief local residents about the details of a plan to reticulate drinking water to the water-scarce village. A workforce of 300 people have been recruited from the local community to work on the project.

This forms part of a drive by the Department of Water and Sanitation and the provincial Department of Local Government and Human Settlement to restore water to 19 villages that fall under the Madibeng Local Municipality.

Majakaneng was the first village to benefit from the department's plan, which was implemented in March 2015. Approximately 30 000 villagers have already benefitted from the multimillion water project being implemented by Magalies Water.

The project will roll out in five phases:

- Initiation and planning scheduled for completion in August 2015
- Design which is scheduled for completion in September 2015
- Implementation which will be rolled out between October - March 2016
- Commissioning scheduled for March 2016

Part of the work in Jericho includes optimising existing boreholes that are not working, equipping two new boreholes, refurbishing and laying a supply line between the boreholes to the reservoir. This will involve repairing the reservoir, installation of water meters and telemetry, as well as water treatment with chemicals. ■



JOBURG ROLLS-OUT ROAD INFRASTRUCTURE UPGRADES

This forms part of the City's R110 billion infrastructure investment over 10 years is directed at changing the spatial design of the metropolitan area and ease congestion and flooding on the city's roads.

In addition, R152-million has been earmarked for the construction and rehabilitation of bridges across the city. All these major projects are in line with the city's Growth and Development Strategy 2040 geared to reverse the apartheid legacy of spatial segregation and discrimination.

City of Johannesburg Executive Mayor, Parks Tau said that R1,4 billion has been budgeted to improve roads, storm water infrastructure and bridges, during the 2015/2016 financial year.

Tau said that all of these major infrastructure projects will be undertaken by the Johannesburg Roads Agency (JRA), which is the City-owned agency responsible for the maintenance, repair and development of Johannesburg's road network and stormwater infrastructure, including bridges and culverts, traffic lights and signage.

"The upgrade of our roads infrastructure is part of our efforts to create a better future for our residents where we can link jobs to people and people to jobs - in line with the objectives of our spatial transformation programme, the Corridors of Freedom," he said.

Acting Managing Director of the JRA, Mpho Kau, added that work on

The City of Johannesburg has begun to roll-out a R365 million upgrade on the Soweto Freeway, M1 and M2 highways in order to improve mobility on municipal roads.

some of these bridges will result in possible road closures. "However, the end result will ensure that residents are ultimately able to travel to their destinations faster and safely," he said.

Kau pointed out that enhancing road infrastructure and improving movement within the city was a necessity in an emerging market such as South Africa. He added that roads and bridges form a critical part of the transport infrastructure of a growing city.

"Road maintenance and rehabilitation ensures that the movement of people, as well as goods and services, continues effectively and efficiently and will have a positive impact on local economic growth," said Kau.

In recent years, under the leadership of Mayor Tau, the city has launched a number of initiatives to ensure that its growth strategy is based on the principles of transit-oriented development.

During recent inspections of 814 bridges in the city worth R15 billion, the JRA found that some required rehabilitation such as upgrades, construction and expansion. These include: Oxford, Federation and Double-Decker bridges on the M1 freeway, where work will start in September. Work will also be carried out on the

Nelson Mandela, Booyens Road, Queen Elizabeth and Le Roux Avenue bridges. In addition, R50-million has been allocated for the resurfacing of the M1 freeway, while R10-million will be spent on improvements to the M2 highway. Overall, R222-million will be spent this year on road resurfacing across the city. Work is already underway on the Naledi Bridge in Soweto, to link the communities of Naledi and Protea. Pedestrian and vehicular bridges in Soweto prone to flooding, including the Jabulani/Molapo, Kinini-Leselinyala, Zulu, Mzilikazi, Kaalfontein, Klipspruit West, Slovo Park and Diepsloot bridges, will all be raised above the flood line.

A further nine bridges have been repaired and reconstructed at a cost R49,4 million after being damaged due to flooding last year. These include the culverts in Main Road in Riverbend Agricultural Holdings, Felstead Road in Northriding, Third Street in Chartwell, Watercombe Street in Farmall Agricultural Holdings, Niven Road in Douglasdale and Coleraine Drive in Sandton. Work has already been carried out at Cornelius Road over the Klein Jukskei River in Weltevreden Park, Ballyclare Drive over the Braamfontein Spruit in Bryanston and the Riverside Road Bridge in Ivory Park. ■

Industrial cleaning pads

Diamond-media maintenance pads from Swedish company HTC have revolutionised the industrial cleaning sector in Europe and the United States. HTC's extensive investment in research and development has resulted in the Twister range of cleaning pads, which is making inroads into Southern Africa.

These are distributed locally by Superb Flooring Systems which introduced the new HTC Blue Twister pad for retail and commercial applications. Regular cleaning and maintenance to retain their 'as new' appearance and to prevent any long-term degradation or damage.

The traditional method of floor maintenance has always been to add a polish layer on top in order to give it a shiny appearance. Cleaning on a regular basis, however, does not prevent the ultimate deterioration of this layer. Hence the floor quickly loses its shiny appearance and becomes more susceptible to both scuff marks and more permanent damage in the long term.

"The answer to this perennial problem has simply been to reapply the surface polish layer. What this means is that such floors require regular periodic maintenance," Andreas Hasselmoose, Superb Flooring Systems.

"Diamond-media maintenance pads can essentially be fitted to any



cleaning machine. One area where the Twister range is gaining traction in South Africa is on epoxy-coated floors and polished concrete floors in warehouse and logistics applications," says Hasselmoose.

These epoxy floors scuff easily, which accelerates the wear-and-tear and reduces the lifespan. "Normally such scuff marks would need to be removed with an acid wash or jet spray application. Instead our Twister pads provide a cost-effective and efficient means of maintaining epoxy floors."

An added benefit is that the Twister pads require minimal water and no chemicals, which is an important environmental consideration. Any technology that can reduce the sector's reliance on such chemical products is hugely welcome."

Superb Flooring Systems introduced its latest Blue Twister pad to the local market. The pad, itself manufactured from recycled PET (polyethylene terephthalate), has a

layer containing billions of microscopic diamonds that clean and polish the floor mechanically.

The Blue Twister pad is ideal for most common floor surfaces such as terrazzo, ceramic tiles, linoleum, vinyl/plastic, natural stone and concrete.

"The Blue Twister pad has been developed specifically for uncoated, hard resilient floors. A single pad has a lifespan sufficient to cover up to 45 000 m², which makes it an extremely cost-effective option,"

He points out that Superb Flooring Systems, through the PMSA Group, is able to offer a total flooring solution for its customers, right from the initial installation all the way to the eventual maintenance and upkeep. "The industrial cleaning sector in South Africa focuses largely on rough, unfinished floor surfaces, from raw concrete to bitumen. However, a new trend, apart from the advent of epoxy coatings, is polished concrete." ■

Xylem's new MD

Xylem South Africa, a division of Xylem Inc global water technology leader, Managing Director, Pierre Fourie says, "Water is a global concern; in terms of scarcity and accessibility for day-to-day consumption and within commercial processes, especially within Africa."

With Xylem's brands such as Flygt and Godwin pumps, the company is poised to assist clients and communities to gain access to water for a variety of uses, while helping them to conserve fresh water and limiting

energy usage. "We are positioned to deliver what clients need within an African context – and our team is set to roll out a few excellent initiatives in the near future." The company is rolling out the largest pump rental hub in Africa with the opening of its new rental depot in Johannesburg later this year. The company has already established branches in Limpopo; North West; Western Cape and Mpumalanga and has established a sterling reputation in those regions. Xylem's first branch in the Eastern



Pierre Fourie

Cape will open this year. With exciting developments and a passionate new Managing Director at its helm; Xylem Water Solutions South Africa is set to keep delivering better results for customers and to continue to revolutionise the water industry in Africa. ■

Building cost analysis

Mohau Mphomela, Executive Director of the Master Builders Association North (MBA North) says, "It is not uncommon for contractors to find themselves over budget on a building project. Building costs should take into account, amongst others, variables such as labour, material, equipment, building codes, job-site conditions and standard markups applicable to the area." A building costs analysis, says Mphomela, is the only financial risk mitigation tool available in the country it will help to ensure that contractors have an accurate picture of the costs involved in the project and prevent them from under quoting in order to secure a job.

It affords the homeowner with a crucial level of protection against being over charged and going over budget. It is also a helpful tool for them to use for project managing their own building process.

All contractors who work in the residential market must be registered with the National Home Builders Registration Council (NHBC) as should the project itself. The NHBC only provides insurance for defects in the work up to the value of R500 000. If the project is financed via a building bond, the bank's inspectors will visit the site five to six times during the project to check that work is adequately completed before releasing the funds to the homeowner to pay the contractor. The reality is however that even if a contract has been entered into and signed, the

homeowner is alone in dispute resolution and arbitration, as neither the bank nor the NHBC will get involved.

"Members are continuously vetted by the Master Builders Association North which provides stringent mechanisms for ensuring homeowner's satisfaction and protection. Our members are expected to satisfy the building requirements of their clients and are held accountable to the association's code of ethics."

The Master Builders Association North represents contractors and employers operating in the building

industry in Gauteng, North West, Mpumalanga and Limpopo. The association provides support services on industrial and labour relations matters; legal and contractual matter; mediation and dispute resolution; skills development and training programmes.



Mohau Mphomela

algae growth. JoJo offers an eight year guarantee on the product.

Naturally JoJo tanks can also be used for rainwater and grey water harvesting as be installed as a municipal back-up system and the company has a list of recommended installers.

The facts:

- Water has no expiration date provided that proper precautions are in place to keep the stored water uncontaminated
- Stored water can taste flat because there is no oxygen in it. To get rid of

the stored water taste, simply shake or swish your water a few times before drinking

- For smaller quantities: bring the water to a rolling boil for at least one minute
- For larger quantities: add chlorine. The recommended amount is 1/8 teaspoon (0,6 ml) of chlorine per four litres of water. The best source of chlorine to use is High Test Hypochlorite (HTH) granules or powder as this normally contains 50 to 70% chlorine. ■

Water tanks

Water shedding, water outages and water interruptions can be solved by ensuring there is a water storage solution. JoJo Tanks offer practical, easy-to-install and affordable water solutions. The tanks are available in a variety of sizes from 260 litre to 2 000 litre. The tanks are made from the best quality virgin food grade materials, lined with a carbon black food grade material to keep the water clean and prevent

CMA's Awards for Excellence



The Concrete Manufacturers Association has announced that its Awards for Excellence competition will run during 2015/16.

According to Echo Group Managing Director, Monique Eggebeen, who chairs the CMA's Awards committee, the essential purpose of the awards is to recognise excellence in the use of precast concrete and to honour those professionally associated with its diverse applications.

"This is the pinnacle event in the

precast concrete construction calendar and it presents an outstanding opportunity for CMA members, both large and small, to showcase their products and to establish themselves as trendsetters in the use of precast concrete," says Eggebeen.

Leading cement supplier, PPC is the anchor sponsor of the competition. Entries are open to companies providing precast products and must be submitted by October 16, 2015.

There are six award categories:

- Aesthetics Commercial
- Aesthetics Residential (Private Single Dwellings)
- Community Upliftment
- Technical Excellence
- Innovation
- Precast for Life

Entries will be judged on the contribution precast concrete elements make in one or more of the competition categories, i.e. the same project could be entered into more than one category.

For example, a township paving project could contest several if not all six categories.

Six floating trophies will be presented to the manufacturers of the precast concrete elements in the nominated categories. In addition, commendation awards will be made to three runners-up per category providing these entries meet the standards of the judges.

For further information contact the competition organiser, John Cairns on 011 431 0727 or 079 884 7986 or email: jcpaving@gmail.com The awards will be presented at a gala dinner which will be held at Summer Place in Johannesburg, on April 23rd 2016. ■

Safety Awards

The judges of the Master Builders South Africa (MBSA) 2015 Healthy and Safety Competition will visit buildings in 21 cities and towns across the seven provinces. Pierre Fourie, Operations Director of MBSA, says that this year's entries range from the refurbishment of the oldest building in the country, the Castle of Good Hope in Cape Town, to the construction of the most modern and challenging projects.

Among the projects entered are new buildings at four academic institutions (including a new National English Literacy museum), a new school, projects at two power plants, two refineries, medical facilities and several commercial and industrial projects.

The construction industry's leading Health and Safety Competition took place in 1963 when the first Building Safety Competition was held by NOSA, in collaboration with the Master Builders Association. It

has grown extensively over the years. The competition is a comprehensive, well supported annual event open to all MBSA members and Federated Employers Mutual (FEM) Assurance policy holders.

Furthermore, each of the Master Builder Associations in South Africa holds regional competitions and the respective winners are then entered into the national MBSA competition.

In total, over 250 companies usually participate in the regional competitions. The national competition has 10 categories.

"On an annual basis 40 to 50 sites are inspected. This is usually when the work is at its peak, so it puts a fair amount of pressure on our judging panel. It reflects the South African building industry's growing concern about safety on site," says Fourie.

The national awards will be presented at a FEM/Master Builders SA dinner in September 2015 in Johannesburg. ■

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