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in Southern Africa

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AUGUST 2015



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CONTENTS

NEWS

- 2 Ed's Notes
- 4 Nedbank Wins Best Mortgage and Home Loans Award
- 4 Reliable Residential Data
- 5 Procurement Transparency
- 5 Lights on at Leo Mews
- 6 Protection of Personal Information
- 6 Poorly Performing Municipalities Warned
- 7 Sectional Title Renovations
- 8 Subdued House Price Growth
- 8 Non-paying Tenants
- 9 Growth in Home Maintenance and Upgrades

HOUSING

- 10 NHBRC – Road to Revival
- 14 Pelican Park
- 15 Big Ben

BRICKS & PAVING

- 16 Shukuma Bricks Ramps up Capacity
- 17 1,4 million Bricks
- 17 Accredited Supplier

PAINTS, COATINGS & SEALANTS

- 18 Prominent's Select Range
- 19 Creating Colourful Finishes

ENERGY EFFICIENCY, GREEN BUILDING & IBTs

- 20 Power Solutions
- 21 Eastern Cape Housing
- 22 Global Holcim Award Winners

INFRASTRUCTURE & MIXED USE

- 24 27Boxes Melville – a Quirky Shopping Centre
- 26 Century City Square

INDUSTRY BUZZ, EVENTS & PRODUCTS

- 28 ArchitectureZA 2015
- 30 LafargeHolcim
- 31 Africa's Premier Energy Event
- 31 IPD Conference
- 32 8th SA Innovation Summit



August 2015

HOUSING
in Southern Africa

ED'S NOTES

SA's green bank picks up awards

Nedbank has won the Best Mortgage and Home Loans Product as The Best Retail Bank in Africa for 2015 at the Asian Banker's Middle East and Africa Awards. The awards attracted entries from over 30 institutions representing 30 countries. Well done Nedbank!

Accolades to the National Home Builders Registration Council (NHBRC) for turning the state-owned entity around and proving their mettle and value to the residential sector.

We interviewed CEO, Mongezi Mnyani, on the NHBRC's revival. The state entity has undergone a metamorphosis and has a number of new product offerings that will benefit the entire residential sector – whether builders, developers or suppliers. There are a number of new programmes being rolled out including training, continuous improvement of the NHBRC's Inspectorate division and assessing innovative building technologies to fast track housing delivery. The first graduates to complete the NHBRC's Women Empowerment Programme are on their way to becoming fully fledged entrepreneurs in their own right - and, the next group of 80 women graduate this month. This bodes well for the sector and ensures that women builders, developers, quantity surveyors and engineers have an opportunity and an equitable share in housing delivery.

On that note, the City of Cape Town is leading the way in procurement transparency with adjudication of tenders open to the public, media and interested parties, every Monday at the Civic Centre.

Tenders are required and quotes obtained for any amount over R2 000. The city is currently phasing in its e-bidding process. Once contracts have been awarded, contractors will be able to track and monitor their invoices through the payment approval process.

While some sectors are open for scrutiny, others really have to keep information confidential.

Bruce Swain, Managing Director of the Leapfrog Property Group, explains that the changes to the Protection of Personal Information Act (PoPI) will change how estate agents do business in the future. Estate agents will no longer be able to use the client's personal information for direct marketing without their written permission.

There is good news for Builders Warehouse, Corobrik, Bosun, Prominent Paints, Dulux, Plascon and hardware manufacturers according to John Loos, First National Bank's astute property analyst. The FNB Estate Agents Survey reports an increase on home maintenance and upgrades. With value adding home upgrades increasing from 3% to 21%, this category of retail sales for hardware, paint supplies, etc. grew by 9,7% year-on-year, outstripping the overall retail sector.

Envisaging new ideas in sustainable development is exactly what the US\$2 million 4th Global Holcim Awards for Sustainable Construction competition is all about. The competition attracted over 6 000 entries from 152 countries worldwide. We highlight the top Global Holcim Award winners and their innovative projects, including turning a water reservoir into public space.

Recently, two respected global cement, aggregate and concrete companies merged; Swiss-based Holcim and French based Lafarge have formed LafargeHolcim. Both names are synonymous with innovation, research and development and the new company will focus on driving sustainable solutions for better building and infrastructure.

We hope that you enjoy reading this issue and that you keep the information flowing. Please send product information and news on housing projects so that we can continue to feature them on our editorial pages.



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Nedbank wins Best Mortgage and Home Loans award



Nedbank has picked up accolades and awards for The Best Mortgage and Home Loans Product and The Best Retail Bank in Africa for 2015.

Nedbank's mortgage and home loan product offering is the most user-friendly and convenient in the country. Clients can apply for home loans online and receive a bond decision within hours. It caters to almost a third of the country's bankable population, processing more than 350 000 monthly deposit transactions.

The awards took place at the Asian Banker's 2nd Annual Middle East and Africa Awards Ceremony, held at the



Ritz Carlton in Dubai, in conjunction with the Middle East and Africa International Banking Convention.

Philip Wessels, Group Managing Executive of Retail and Business Banking at Nedbank, said that the award took cognisance of the bank's

continued commitment to making banking more accessible to all in South Africa and delivering a choice of distinctive client experiences and channels. 'We are delighted with this recognition as it affirms the bank's progress to turn around and reposition the business, transforming it into a client-centred, aspirational bank for all, while upholding risk management practices.'

"Over the last three years, the bank's investment in infrastructure expansion has enabled almost 80% of the bankable population to access banking within a 15 km radius of their community. 'Our fast growing footprint across several communities includes the digital platforms, ATMs, alternative in-retailers as well as the new 'Branch of the Future' network,'"noted Wessels.

The Asian Banker's Middle East and Africa Awards are acknowledged by the financial services industry as the highest possible accolade available to professionals and banks in the industry. Over 100 institutions from the Middle East and Africa were evaluated across 30 different countries. A stringent three-month evaluation process based on a balanced and transparent scorecard has been used to determine the winners.

For more information visit www.theasianbanker.com ■

Reliable residential data

Property developer, investor and manager, Visual International Holdings is adding its voice to a growing call for more accurate and more reliable data on the South African residential property market. Visual's CEO, Charles Robertson says, it is a need that has already been identified by property research and benchmarking firm Investment Property Databank (IPD) SA. "We need to build greater transparency between property funds and developers so investors can make informed decisions."

Traditionally, investors have seen the residential property sector – especially residential rentals – as risky and cite high default and vacancy rates as a deterrent to investing. Residential property also requires a more management-intensive approach than commercial property, which further deters investors.

But Robertson says Visual's experience shows residential rental properties generate an excellent performance. "Visual is not just a developer as we also retain ownership of some of our developments and manage these, and other properties, on behalf of our investor clients," he elaborates. Vacancy and default rates at Stellendale Village, our flagship development in Kuils River, Cape Town, is less than one percent."

Robertson points to the strong demand for affordable residential rentals in South Africa. He explains, "The worldwide recession in 2008 led to a severe contraction in mortgage-lending by banks. At the same time, we saw growth in the middle-income band of the population. This means there is an untapped market out there of people who may not have the spare capital to buy a house but can more than cover the rental on one." ■

Procurement transparency

According to Ian Neilson, City of Cape Town's Executive Deputy Mayor, "In addition to advertising tenders in the media, all tenders and quotes over R2 000 are advertised on the City's website.

The City maintains a supplied database where suppliers are able to register for free. Advantages of registration include alerts to tenders/quotes for their registered business type and alerts regarding the need to renew required documentation, such as tax clearance certificates.

When tenders are being adjudicated by the Bid Adjudication Committee, the meetings are open to the public. This is something says Neilson that is not seen in any other municipality across the country. The

Transparency and fairness begins with maximising access to information around what tenders and quotations are available.

meetings are advertised on the City's website and usually take place every Monday afternoon.

"This administration appreciates that it is tasked with spending public money to benefit the residents of Cape Town. This is a task which we handle with the utmost respect and consideration. As such, our procurement system is fair, equitable, transparent, competitive and cost-effective, in accordance with the Constitution of South Africa. Our processes are there for all to see and to interrogate when the committee meets every week. Councillors' are not allowed at the meetings, as the discussions and outcomes must be exempt from any political input or bias," says Neilson.

The process of tender evaluation and award is rigorous as the City in the 2013/14 financial year, procured R11,86 billion worth of goods and services through tenders. A total of 522 tenders were advertised for which 4 966 submissions were received. The City issued 233 033 purchase orders averaging 930 each day.

Neilson adds that with these large numbers at play, "This administration believes it is imperative that at our committee meetings when tenders are awarded that it is open both to the media and members of the public who may observe proceedings, but not directly participate. The City's transparency, sound principles and financial practices have been locally and internationally lauded by independent parties."

The City is currently phasing in the implementation of its e-bidding process. Tenderers will soon be able to submit on-line, which provides the advantage of ease of access and eliminates inaccurate information.

Once contracts are awarded, the contractor will also be able to monitor the progress of their invoices through the approval process until payment is made.

Bid Adjudication Committee meetings are held at the Civic Centre every Monday. For details on meetings, please visit <http://www.capetown.gov.za/en/CouncilOnline/Pages/ViewCouncilMeetings.aspx>. ■

Emalahleni's Eskom deal



Eskom has postponed its plan to switch off the lights in the Emalahleni Local Municipality after a payment agreement was reached.

The Emalahleni Local Municipality owes Eskom R299,4 million and has entered into a 24-month payment agreement with state-owned energy provider.

Going forward, the municipality is expected to comply with the payment agreement conditions, which include payment of accounts in full and on time, and honouring the debt payment terms.

According to Eskom, payments will be monitored continuously and Eskom reserves the right to implement morning and evening peak interruptions, on 48 hours' notice, if the municipality defaults on the payment agreement at any stage. ■

Lights on at Leo Mews



The City of Cape Town's Human Settlements Directorate project at Leo Mews in Elsies River is currently undergoing rewiring and installation of Electricity Dispenser Units (EDUs) at the rental housing development. "Of the 125 units at Leo Mews 90 units are brand new – while 35 were vandalised prior to occupancy. Contractors have now been

appointed to restore plug points and electrical connections. The City of Cape Town acquired Leo Mews from Standard Bank almost a year ago. The bank could not sell the Gap housing units and the city acquired the property," said Benedicta van Minnen, Mayoral Committee Member for Human Settlements, City of Cape Town. ■

Protection of Personal Information



Real estate agents routinely handle personal information such as copies of buyer's and seller's identification documents, their tax numbers, bond account numbers etc. The Constitution makes specific reference to the right to privacy and includes the individual's personal information within that right.

According to Swain, essentially PoPI is meant to promote transparency in terms of how personal information (such as address, medical data, employment history and more) is

collected, processed and archived. Businesses will soon be tasked with not only responsibly collecting client's personal data but also how they communicate this information and store it. The Act also calls for a penalty or fine and /or imprisonment of up to 10 years for security breaches.

Swain said: "We make a point of staying abreast of any legal developments in order to ensure that our clients are given the best, legally compliant service and work with our franchisees to ensure that the necessary protocols will be put in place once PoPI is fully enacted."

Estate agents new responsibilities:

- Agents will require written consent from potential clients before sending information about property listings or newsletters.

Bruce Swain, MD of Leapfrog Property Group says that the changes to the Protection of Personal Information Act (PoPI) will dramatically change how the property industry store and manage buyer and seller information.

- Client information will need to be stored in such a manner that only individuals with the necessary authorisation can obtain access.
- Emails are likely to be strictly controlled and encoded where the content is sensitive or contains vital information such as offers to purchase that have already been signed by one party.
- Estate agents will no longer be able to use anyone's personal information for direct marketing without their written permission.

Swain conclude, "As agents we'll have to be aware of these changes and significantly alter our approach to electronic marketing as well as the traditional mail drops, if we're not to fall foul of PoPI." ■

Poorly performing municipalities warned

The KwaZulu-Natal Department of Cooperative Governance and Traditional Affairs has warned all poorly performing municipalities in the province of harsh consequences for non-compliance with the legislative prescripts that govern the financial health of all local governance institutions.

Provincial MEC for Cooperative Governance and Traditional Affairs, Nomusa Dube-Ncube met with mayors and key officials from the non-performing municipalities. She said that non-compliance with laws such as the Municipal Financial Management Act (MFMA) leads to poor audit outcomes.

"Even as KZN's 2013/2014 financial year received 20 clean audits for municipalities and municipal entities, there are still municipalities that receive disclaimers and qualified audit opinions and we are targeting them

for performance and compliance."

The provincial Auditor-General and the oversight reports that the Department's municipal finance business unit found that three municipalities received disclaimers in the province in the 2013/2014.

Both Amajuba District and Jozini regressed from unqualified opinion to a disclaimer, whilst Hlabisa regressed from a qualified opinion to a disclaimer. "This seems to be a moving target with a different set of municipalities regressing into this category each year," said Dube-Ncube.

Eight municipalities and state entities received qualified audit opinions - Umkhanyakude District, Uthukela District, Ugu District, Vulamehlo, Newcastle, Mooi Mpofana and Umhlosinga Development Agency under Umkhanyakude District, as well as Hibiscus Coast Development Agency in the Harry Gwala

District. "Councils have no excuse but to ensure that they take sound decisions on critical issues of key positions in senior management and the appointment of appropriately skilled staff," said Dube-Ncube.

"Government's 'Back to Basics' programme aims to provide municipalities with the tools to put all the province's municipalities on a sound financial footing. With recognition for municipalities that are performing and imposing penalties for under and non performing municipalities." ■





Sectional Title renovations

In many sectional title schemes, if an owner would like to replace a window or door, there are a few things that need to be considered before making those changes.

Mandi Hanekom of Propell, a sectional title finance company, explains that Sectional Title conduct Rule 4 and Rule 33 allows for alterations and additions to common property but both require authorisation from the body corporate.

Where the outside appearance of a unit will be altered by the renovation, written consent is required from the body corporate before any work can be done. Windows and doors have shared cost responsibilities by the owner and the body corporate if they are placed on the median line. The owner will then be responsible for the inside and the body corporate the outside. When a window or door is moved, the boundary and responsibility line changes.

A case in point is a unit where the new windows to be installed, instead of being on the median line, are to be installed on the outside of that line. This installation will then cause

the body corporate to become fully responsible for the maintenance and repair of these windows in legal terms unless otherwise specified.

In cases such as these, the trustees may agree to the alteration provided they approve of the new product to be installed, the service provider or company doing the installation, as well as the owner claiming full responsibility (cost and maintenance) for the structure.

“On the one hand, where one can understand the need for a body corporate to protect the appearance of the building but it can also become a situation where too much control is applied and the owner’s application for a change is fought unnecessarily,” said Hanekom. “There are many buildings that could benefit from a larger glazed area, both in light and warmth or, as in older buildings, there were only a few standard window sizes available at the time.” ■



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Subdued house price growth

After adjustment for the effect of inflation, some real house price deflation was evident in some categories of housing in May compared with a year ago. Jacques du Toit, Property Analyst, Absa Home Loans says, "Nominal month-on-month growth in house prices remained relatively low in the second quarter of 2015, averaging 0,5% during this period, while declining in real terms in the three-month period of March to May this year. House prices were in May were still down by an average of 10,5% in real terms compared with the peak in August 2007.

The average nominal value of homes in each of the middle-segment categories was as follows in June

2015:

- Small homes (80m²-140m²): R830 000
- Medium-sized homes (141m²-220 m²): R1 224 000
- Large homes (221m²-400m²): R1 892 000

These trends in home values are based on Absa applications for mortgage finance received and approved by the bank in respect of middle-segment small, medium-sized and large.

Du Toit adds that the gradual slow-

The first half of 2015 saw year-on-year growth in the average nominal value of homes, in the various categories of middle-segment housing, in the South African residential property market remaining subdued.

down in year-on-year house price growth commenced last October largely driven by economic trends and developments regarding household finances. This is showing early signs of temporarily leveling out as a result of base effects. However, trends in and prospects for the economy (economic growth, employment, inflation and interest

rates) and the consumer sector (income growth, savings, credit demand, debt servicing, credit-risk profiles and confidence) do not bode well for the property market and house price growth in the second half of the year.

Nominal house price growth is forecast to average around 6% in 2015 and may slow down even further in 2016 on the back of trends in and the outlook for the economy and the household sector, which will be reflected in the property market. ■

Non-paying tenants

The City of Cape Town's Human Settlements Directorate has urged non-paying tenants to settle their debt to avoid legal action.

Non-paying tenants living in City-owned council rental units face legal action and risk forfeiting their housing opportunities. The city has exhausted all attempts to recover R690 000 from 20 tenants, who refuse to settle their debt or enter into a payment plan.

According to Benedicta van Minnen, Mayoral Committee Member for Human Settlements Directorate, the blatant disregard for the rules by several tenants who have demonstrated that they are able to pay their arrears, yet choose not to, hampers service delivery to others. Tenants can also apply for indigent grants if their monthly income is less than R3 200 per month. The City has no choice but to recover the debt owed and to take the necessary legal action, which may eventually lead to eviction. We need to do this in order to be fair to the majority of tenants who are making every effort to pay their rentals and to those waiting for housing opportunities on the housing database.



She says, "Furthermore, the City cannot tolerate the disregard by non-paying tenants who repeatedly refuse to settle their arrears regardless of the assistance available, as this denies housing opportunities to those who have been waiting on the housing database for years. There is a great demand for housing opportunities, therefore the City has to protect its fair and transparent processes in accordance with applicable legislation." ■

Growth in home maintenance and upgrades

The FNB Estate Agent Survey points to further improvement in the level of home maintenance and upgrades, especially in the area of 'value adding home upgrades'.

During the first half of 2015, the FNB Estate Agent Survey showed a further improvement in agent perceptions of home maintenance and upgrades, continuing a noticeable improving trend that dates back to late-2012.

There are five categories of home maintenance and upgrades in the second quarter 2015 survey:

- Value Adding Home upgrades has increased from 3% to 21%
- Fully Maintaining with Some Improvements has remained at 41%
- Fully Maintaining but Not Improving decreased from 29% to 27%
- Basic Maintenance only increased from 9,5% to 10,5%
- Allowing the Property to Become Run-down has fluctuated by 1%

John Loos, Household and Property Sector Strategist Market Analytics and Scenario Forecasting at FNB Home Loans says, "The Home Maintenance and Upgrades market remains vastly improved from 2008/9 levels, and as of the second quarter of 2015 it appeared to remain on its steady strengthening path, which it has been on since around 2013.

Estate agents do perceive a very slight increase in the 'basic maintenance' category, but it is too little and too early to be of concern. More significant is their perception of further increase in the top level of home investment, namely 'value adding upgrades', along with further increase of 'maintaining and making some improvements'. This will keep the

overall Home Investment Confidence Indicator rising.

All of this could possibly mean that the upward trend in home maintenance and upgrade levels could slow, or come to an end, later in 2015. So far so good, though. The situation continues to appear healthy, with good levels of maintenance, significant upgrades and not a lot of speculative activity.

This is reflected in a further second quarter strengthening in the FNB Home Investment Confidence Indicator. This indicator is represented on a scale of -1 to +3.

The indicator has shown a steady increase over the 2013 to 2015 period, to reach a level of +1.74 in the second quarter of 2015.

This first quarter level is the highest level since the first quarter of 2007.

The rising trend in Home Maintenance levels continues to be seemingly reflected in the number of

retail sales for hardware, paint and glass product retailers. For the three months up to and including April, real sales in this category of retail grew by 9,7% year-on-year, far outstripping overall retail sales growth.

This category of retail has outpaced total retail sales growth through much of the 2013-2015 period, and this is believed to be a result of the recovery in home investment levels in recent years.

Loos says that the survey suggests that 75% of people undertake home improvements to upgrade their own surroundings, 9,5% speculative building and buying and 14% of owners do it because they cannot afford to move.

When tougher financial times arrive, due either to a weak economy or rising interest rates, home maintenance and upgrades are often deferred to a later date, as more pressing expenditure pressures take preference. ■



NHBRC ROAD TO REVIVAL

Streamlining operations, expanding the inspection staff complement and increasing the number of site visits by inspectors, during the home building process, has put the National Home Builders Registration Council (NHBRC) on a firm footing.

Since the NHBRC embarked on the road to redemption, it has cleaned the slate and its contribution to the sector and new benefits are unparalleled compared to its past. The state entity has undergone a metamorphosis in the past two years, and finally the housing sector and consumers are seeing real benefits.

Tasked with inspections, enrolments and providing support to developers, builders and stakeholders, its new programmes and approach is one of partnering and not policing.

With the NHBRC's role escalating and expanding this has been a massive undertaking as inspections include the entire residential spectrum - from the simplest rural home to the most lavish palatial Sandhurst residence in Johannesburg - residential developments countrywide, alterations and upgrades.

The NHBRC's mandate is to en-

sure that housing consumers are protected and that home builders, developers, local, provincial and national housing projects are all enrolled, inspected and comply with building standards.

The NHBRC's enrolment fee provides assurance in the event that there is structural damage and will enable the state entity to rectify the damage on behalf of the consumer, provided the builder is registered and that the house is enrolled with the NHBRC.

CEO, Mongezi Mnyani's name is synonymous with hard work and listening to him discuss how much the NHBRC has accomplished in such a short time frame, is impressive.

Mnyani says that with 200

inspectors' currently operational and over 450 000 inspections carried out annually, this number is increasing exponentially as the Minister of Human Settlements aims to deliver 1,5 million houses by 2019. The NHBRC recently rolled out a series of roadshows to showcase new programmes to assist builders, developers and new entrants.

BUILDERS' BENEFITS

The NHBRC has streamlined the enrolment system and the time frame for the issuing of enrolment certificates has also shortened to between three to five days. Mnyani adds that the state entity has received accolades for these improvements.

Enrolment certificates have a





number of security features and this, he says, will prevent fraud and corruption. As part of the roadshows, Mnyani explained, “The new system is a great improvement and we have closed the loopholes to ensure that certificates are above board. That has been a significant achievement. We are measuring how long it takes for the NHBRC to issue certificates and will continue to improve it. The hard work by the in-house Inspectorate has seen the number of inspections per house almost double. Previously, the outsourced inspections ranged from four to eight per home. This has increased on an average to 15 inspections per house.

“With our own inspectorate division, NHBRC can visit as many times

as possible and there has been a great improvement on quality. Builders understand that we are there to assist them and ensure that regulations are being met. Although the revenue has increased because of the number of government, Enhanced People’s Housing Process, subsidised and partially subsidised homes being enrolled, we are spending far more on the cost of maintaining the inspectorate, including travel costs, which has had a huge impact on budgets and of course, the payroll. This means the systems have to be more cost efficient and offer value for money. We have changed our pay-off line to ‘Assuring Quality Homes’ and this is who we are and what we stand for.”

With almost 385 000 inspections

per annum on government housing and a further 250 000 on private sector residential units, the state entity will have to re-evaluate the inspection model in order to make sure that there is value for money and that the enrolment fee is linked to the inspections and related costs.

CIDB & NHBRC

The two government statutory bodies - the CIDB for the civil construction sector and the NHBRC overseeing home builders in the residential sector - will continue to work together.

“During the NHBRC road-shows we always emphasised the need for home builders to have certificates from both state entities and this is

Continued ►►►

now a key requirement for any builder to be registered with provincial human settlements departments' data base for contractors that are pre-approved."

The CIDB certification will enable registered home builders registered on the NHBRC database to provide bulk services to provincial departments and not only build the residential component. Both entities collaborate on training programmes, certification processes and deal with the three spheres of government.

GRADING SYSTEM

The NHBRC has listened to sector players and the state entity has gone back to the drawing board, is currently consulting widely with the sector on a builders' grading system. Mnyani says that the NHBRC's research unit will ensure that the evaluation process, grading criteria and builders' concerns have been addressed and that the framework is generally accepted in the sector. "Builders raised their concerns during the consultative process on non-compliance issues, regulations and disciplinary hearings. These need to be addressed. Some of their concerns are valid and we cannot have a 'one size fits all' grading criteria - otherwise new builders, or those on a lower grading will be unable to compete with bigger companies. It is a valid point and we need to relook at this."

EPHP

In the Enhanced People's Housing Process (EPHP) in rural and peri-urban areas, the NHBRC provides provincial government departments in the sector with full-time engineers, who form part of the planning team.

"Right from the start the NHBRC has had a voice in the planning process and there has been real appreciation at provincial and local municipality level for the advice offered by the engineers on projects during the approval process. We have seen a greater collaboration between the three spheres of government, which has lacked in the past, as some projects were not enrolled."

This will also enable the NHBRC to support government's 1,5 million housing target to be reached by 2019.

1,5 MILLION HOUSES

With the NHBRC's technical capacity and project management office, the state entity is becoming a valuable resource for the Department of



Human Settlements. Mnyani points out, "We make sure that contractors meet the home building regulations and that we are assuring that the houses built are of a good quality. Our reports provide the Ministry with data checks and balances on the number of houses opportunities being delivered. The NHBRC's training programmes provide registered home builders with the requisite skills, to deliver quality housing and build capacity. We are now planning to reach more homebuilders so that they can also benefit from the various training programmes underway in various provinces."

BUILDERS' MANUAL

The NHBRC has revised the Home Builders Manual which will be gazetted and approved by government. The NHBRC will be launching the new manual that incorporates the SANS 10400 XA, which is provided by the South African Bureau of Standards. Mnyani says it will benefit the home builders as the manual is simple and easy to understand, irrespective of the builders' technical abilities.

"Previously, the formulae were highly technical and we have simplified this by visually explaining the formulae in drawing form. There has been a positive response from the sector, and for the NHBRC this is exciting, as it is something that individuals can understand and not something created by bureaucrats."

He goes on to explain that the NHBRC has been collaborating with the Green Building Council of South Africa (GBCSA) in order to establish a star rating system. "We are looking various incentives for the builders in order to undertake more housing projects with energy savings mechanisms," says Mnyani, "and have presented a plan which will benefit home builders. It will help people plan better, save on electricity as well as offer other incentives."

MYTHS

Mnyani dispels the myths and perceptions that Innovative Building Technologies (IBTs) or Alternative Building Technologies (ABTs) are not equal to brick and mortar homes. "This is simply untrue. We are





working on changing the mind set and the perception that these systems are only meant for the lower income market. All of these technologies offer benefits.” He cites the example of new building systems that keep the home well-insulated in winter and cool in summer. This reduces energy usage and costs.

“There has to be a consumer awareness programme to show the positive aspects of these systems. We want to educate the consumer as we implement these projects.”

GREEN VILLAGE

Since it was announced last year, there has been much talk about the Green Village and now the NHBRC has identified land in Ekurhuleni and the Vaal. “We will finalise this in the next financial year,” says Mnyani.

“There have been consultations with the sector on the concept of the green village. The idea is to build everything - roads, water, energy, community facilities, housing with green energy efficient products and demonstrate that there are many products that can be utilised.”

The NHBRC envisage a pilot

project being utilised nationally as part of housing development in the country and they can assist and facilitate the process.

WOMEN EMPOWERMENT

Teaching women contractors how to map out their hopes and dreams and turn them into a reality offers them the real possibility of a different future and one where they can contribute to their communities and become entrepreneurs.

“The NHBRC Women Empowerment Programme started off with 20 candidates and now a further 80 have been recruited and they will be graduating during August 2015. The programme has been developed to nurture women builders and contractors over the next three years.”

The course developed in partnership with the Gordon Institute of Business Science and provides suitable candidates with the knowledge and capabilities to become entrepreneurs in their own right. This has been done in consultation with the Black Business Council Building Built Environment, Master Builders Association and the Construction

Industry Development Board (cidb). The first 20 women to complete the programme have been incorporated into the broader housing sector according to their home town. Two of the women are already working together and tendering on various housing projects across the country.

Minister of Human Settlements, Lindiwe Sisulu, is passionate about encouraging women entrepreneurs in the build environment. “With almost 30% of the budget allocated to women in the sector, we need to create opportunities for them and that is what the NHBRC and the Department are currently doing.”

MENTORSHIP

The first group of candidates have their work cut out for them now that the theoretical work has been completed. The practical work will begin on site on how to run projects, control cash flow and more importantly work with mentors.

Mnyani says that some of the best known names in the housing sector will assist with mentorships. “In order to improve the Women Empowerment Programme, we need to create partnerships with developers. We do not want these women receiving favours – but they must be supported.

In a nutshell, the candidates have to prove themselves. Some of the industry stakeholders like RBA and Cosmopolitan could sub-contract and give them a certain portion of houses to build. Working with the right team, engineer and quantity surveyor, will firmly establish them and give the candidates the confidence and skills required to put the theoretical work into practice. We do not want them to fail.”

LAST WORD

Mnyani concludes, “If we look at when we started reviving the NHBRC, we have made huge strides and there is now an appreciation from the sector as a whole. We have developed a lot of partnerships with key role players and going forward there will be an improvement in the quality of housing as well as in capacitating the sector. We are excited to be a part of the change. The challenges going forward requires us to hold hands, appreciate each other’s roles and responsibilities and do things better. With our in-house skills, we are ready to support government, private sector, home builders and housing consumers in order to deliver quality homes.” ■

Pelican Park



City of Cape Town volunteers took part in the Nelson Mandela International Build Week at Pelican Park as part of the celebration of International Nelson Mandela Day in July.



Approximately 1 500 Breaking New Ground fully subsidised housing units have already been handed over to beneficiaries of the Pelican Park integrated human settlements development. The build week, was a collaborative initiative between the City of Cape Town, Habitat for Humanity, the Nelson Mandela Foundation and Power Construction. In the final phase of the state funded portion of the project, a further 500 units will be handed over to beneficiaries between December and early 2016.

Benedicta van Minnen, City of Cape Town Mayoral Committee Member of Human Settlements said:

“There can be few greater tributes to the great man that we are honouring this week. Nelson Mandela’s

legacy continues to inspire us all to do more and to do better and to do it every minute of the year. With our partners, we are making progress possible and this project shows that we cannot forever rely only on government to fund large-scale delivery of housing opportunities to our marginalised residents. We must draw in the private sector to balance the dynamics of the housing market and we have to devise new ways to ensure delivery of scale. The City cannot do this alone.”

Pelican Park offers the full spectrum of affordability with 2 024 fully subsidised Breaking New Ground houses; 760 Gap housing from R320 000 and 360 fully bonded affordable housing units ranging from R480 000 to R700 000. The R700 mil-

lion project is a combination of public and private sector investment.

The development forms part of the Mayor’s Portfolio for Sustainable Development and accorded Gold Star status with provision for two new schools and a regional clinic to be developed respectively by the Western Cape Government Department of Education and City Health, as well as two properties zoned for churches. A commercial precinct has already opened in an effort to enable economic opportunities for the residents. There are generous open spaces within the development itself and safe courtyards encircled by houses. The development fronts onto the False Bay Ecology Park and offers residents picnicking and bird watching overlooking Zeekoevlei. ■

Big Ben's rapid construction growth

From a small niche residential contractor specialising in low-rise construction to a medium sized contractor with a diversified work portfolio across commercial, residential and specialist projects is a remarkable achievement in just four years.



Big Ben Construction, a division of the Rabie Property Group, has increased its turnover from R50 million since 2012, to a staggering R250 million on the order book for the 2016/17 financial year.

Big Ben Construction Managing Director, Colin Ridley says that they expect this upward trend to continue in the foreseeable future.

Ridley says that while the bulk of their work load was for Rabie's account at Century City, the construction division is undertaking other projects besides Rabie.

Recent projects included a day hospital at Century City, where the company had to meet exacting technical specifications. He says the company's staff complement has grown in line with its turnover. Four years ago it employed nine manage-

rial staff and a workforce of 20 and this now stands at over 20 managers and a work force of 80. The company recently completed the second phase of the 5 600m² Greenford office project in Kenilworth, comprising seven office blocks.

At Century City the company has undertaken an office block in The Estuaries for Horizon Capital, the Quays mixed use development comprising 92 apartments in two blocks; 4 000 m² commercial component with 36 sectional title office suites; restaurant; as well as 140 residential apartments and seven villas in Ashton Park.

"We are currently busy with Mayfair, a mixed use development, comprising 136 apartments within two blocks; 3 000 m² of sectional title offices at Century City, which are due for completion before April 2016. We

have also commenced construction at Manhattan Quarter, a 63 apartment residential development with basement parking."

Ridley points out that in addition to this, the company will shortly start work on a 190 unit residential development in addition to a 9-storey residential apartment block in Century City. The key to Big Ben's success, he says, is their hands-on passionate approach to construction and their striving for continuous improvement in both systems and quality.

"This is not a nine to five industry - it is literally 24/7. One is continually on call and the attention to maintenance is as important as the construction in terms of delivering both the ultimate client experience and building a track record of excellence," concludes Ridley. ■



SHUKUMA BRICKS RAMPS UP CAPACITY



Pan Mixers South Africa (PMSA) has supplied its largest precast concrete brick and block making machine, the RE-1400, to Shukuma Bricks for its new manufacturing plant at Greenbushes in Port Elizabeth.



The RE-1400 has a fully automated production capacity of up to 165 000 standard stock bricks per nine-hour shift. It offers a range of batching configurations, wet and dry side production handling and production board handling, according to Quintin Booysen, PMSA Marketing and Sales Manager.

The new plant will be producing 95 000 pavers per nine-hour shift to best-practice quality standards, confirms Jacques Bellingham, Managing Director of Shukuma Bricks. "We are in the process of applying for the SABS

mark in accordance with SANS1215 and SANS1058 standards," Bellingham reveals. All products are tested at Shukuma Bricks' fully-equipped in-house laboratory to ensure compliance with SABS standards.

"One of the advantages of the RE-1400 is that it allows us to change moulds swiftly and effortlessly using the mould changing arm. This ensures speedy turnaround times when switching between the manufacture of various products such as blocks, stock bricks, maxi bricks and pavers," Bellingham highlights. ■

The plant also has a topping feed for colouring the top layer of pavers. Moreover, production parameters can be changed using a touch screen interface while the machine is in operation. This gives Shukuma Bricks the flexibility to adapt to changing moisture content and aggregate consistency instantly without having to stop the production cycle.

Moisture in the aggregate is compensated for by microwave moisture-sensing measurement probes in the aggregates and mixer. The RE-1400 comes standard with linear transducers and servo-proportional hydraulic valves which provide high-performance closed loop control. Two (or an optional four) 7.5 kW shaft vibrators allow vertical directional vibration, while a variable speed drive provides frequency control.

Shukuma Bricks' wet-side conveying system is fitted with a quality testing station which rejects products that fail the required standard. Wet concrete can easily be returned to the mixing station. A rotary brush cleans the fine edging on top of the hollow blocks, resulting in a perfect finish every time. Newly-formed wet blocks can be pre-sprayed with a fine mist spray to add additional surface water where required.

The plant boasts fully automated pallet and product handling. Wet blocks or other products on the production board are stacked in a stacker (elevator). Once a fully loaded set of bricks or blocks has been accumulated, it is then transferred onto racks in the curing chamber.

Before strapping, the day-old blocks or bricks are packed onto a slat conveyor using a packer head that automatically stacks the products into the correct pack size, ready for strapping, which is a fully automated process. After strapping, the slat conveyor transports the products to the outside storage yard for further curing. The whole plant is monitored and managed from the control room by means of a supervisory control and data acquisition (SCADA) system. This provides visual animated graphics of the machine and plant operation. Machine parameter control and data capture allow for remote control of the plant, in addition to retaining historic and daily data for plant management. ■

1,4 million bricks



Construction of the government-run project started in March 2012 and the project was completed recently. The new facility will provide the residents of Dannhauser with much needed quality health care.

Allin Dangers, Corobrik's Director of Sales said that Corobrik supplied Corobrik's Roan Satin and Golden Wheat Travertine face bricks and 1,4 million Non-Facing Plastered clay bricks and Non-Facing Extra. These bricks are suitable for general building work and the latter can be used below ground level, where durability rather than aesthetics is the criteria for selection. "The single-storey facility will serve the community for generations to come," says Dangers.

The new R190 million Dannhauser Community Health Centre in the remote former mining town in KwaZulu-Natal has been completed.

"This is a high quality infrastructure project set to provide a great working environment with the benefits of low lifecycle maintenance costs. When one looks at what has been provided one can only but feel inspired. The Department of Health and the design team have covered all the bases and the contractor has delivered. We are proud to be a part of this substantive end product and for the opportunity to contribute to its attractive facade that will surely stand the test of time".

Wavell Chimango, Diverse Group of Independent Thinkers (DGIT)

Architects said that Corobrik's range was their first choice. "We have been specifying Corobrik on our projects throughout KwaZulu-Natal for many years and have always relied on their quality and reliability to ensure smooth delivery, as well as a finished product of which we can be proud of. Dannhauser Community Health Centre is no exception."

Chimango said that, being a government facility, DGIT Architects wanted to achieve a lasting look using a quality product. "The Roan Satin and Golden Wheat Travertine provided us with a colour palette that we could use to detail and emphasise many areas externally, thereby providing facades that do not require excessive maintenance or repair over a long period of time."

"This broke up the facades into smaller elements that were visually appealing but had consistency in quality." The Roan Satin and Golden Wheat Travertine face bricks were used throughout the building, which consists of the main building, mortuary, administration block, gate house, sub-station, doctors and nurses residence as well as workshop facilities.

The facility – which is situated just on the outskirts of Dannhauser to ensure accessibility for the community – provides a range of services, including dental care, counselling, surgery, mother care, skills and nutrition training as well as TB and Aids care, among others. ■

Accredited supplier

Concrete Manufacturers Association member, Conframat Bricks offers a wide range of products. The company currently operates three plants in Vanderbijlpark, Gauteng.

Renowned for its high quality paving bricks and low breakage, Conframat bricks carry the South African Bureau of Standards mark and warranty.

The company's truck fleet and production scheduling system ensures that Conframat deliver pre-ordered loans on time. The product offering includes:

The Bevel paver 100 x 200 x 55/60 mm / 25 Mpa is available in grey, red, charcoal, brown and tan

The Earth Bevel Paver 100 x 200 x 60 mm / 20 Mpa the low intensity

colour has a rougher surface and is available on special order only

The Interlock Paver 100 x 200 x 60/80 mm / 25 Mpa is available in grey, red, charcoal, brown and tan.

The Solid Stock and Semi-face Building brick is suitable for perimeter and feature walls. Colours include grey, tan and brown by special order only

CMAT stock and Semi-face Building brick is suitable for perimeter and feature walls and is available in a variety of strengths.

Established in 1999, the plants produce 200 000 paving bricks per day.

For further information contact Conframat Bricks on 0861 33 55 99 or visit www.comframat.co.za ■

Prominent's Select range

Prominent Paints, an integrated member of the world's leading coatings company PPG Industries, has identified a growing demand for a quality paint that is cost effective.

Prominent Paints Select range offers a choice between the Matt, Sheen and Textured options. The Matt and Sheen options come standard in white and a clear tint base and in standard packaging sizes of 1 L, 5 L and 20 L. Select Textured, available in a white controlled base, is available in 5 L and 20 L.

Using the most suitable paint for the most appropriate setting will yield the best results. The Select Sheen is washable and scrubable and a good indoor and outdoor option with a velvet smooth finish and can be used on correctly primed walls, metal, wood and unglazed bricks.

Select Matt on the other hand is great for its stain resistance and is an excellent option for walls and ceilings and suitable for indoor or outdoor paint jobs. The Select Textured option is an exterior wall coating that is UV-resistant, has excellent flexibility, and is tough and durable for bridging hairline cracks.

With a seven year paint film guarantee, this interior and exterior high-quality, hardwearing water-based, low VOC, low odour paint, ticks all the checks and balances when it comes to quality and affordability.

The launch roll-out will begin with Prominent Paints Select partners and will follow to the rest of the Group's Independent retailers and Paint Centres over the next three months.

Adding to the range, Select Wall & Ceiling, Select Gloss, and Select Plaster Primer will be launched over the next few weeks. Select Roof/Paving will also be available in a variety of colours.

The Prominent Paints head office and manufacturing plant are situated in Alrode, Johannesburg. Products are dispatched from the Alrode warehouse to an extensive network of over



300 independent stockists, locally and to other Southern African countries.

Prominent Paints was established in 1981 and celebrated its 30 years of manufacturing in SA in 2011. Prominent Paints is a proud member of the Green Building Council of South Africa (GBCSA) and from an ecological perspective, all paints are lead free and comply to, and even exceed the standards set by the GBCSA.

Prominent Paints is a fully integrated member of PPG Industries,

a global coatings and speciality products company. Since its inception over three decades ago, Prominent Paints has played a leading role in the paint industry in South Africa. A position achieved by combining extensive knowledge of local conditions with the technical support of PPG and its research and development programme.

The company offers superior quality coatings to suit a range of applications in the commercial, residential and light industrial sectors. ■

Select Matt

Prominent Paints high quality UV resistant Select Matt interior/exterior matt acrylic with low VOC levels is suitable for walls and ceilings.

- Intended Use: Final coat
- Water based, low odour, non toxic
- Good UV resistant properties
- Smooth classic matt finish
- Stain and wear resistance

- Good washability
- Non-yellowing
- Can be tinted to suit colour requirements
- 100% lead free

The product is manufactured under strict SABS ISO 9001 Quality standards. Select Matt is available in 5 L and 20 L. ■

CREATING COLOURFUL FINISHES

Colour pigments are becoming increasingly popular across a broad spectrum of products in the built environment where colour is required for enhanced aesthetic appeal. Applications are diverse and include the precast industry, roof tile manufacturers, civils contractors and construction companies.

More architects around the world have lost their fear of coloured concrete and there is a definite local trend towards greater acceptance of coloured concrete. Interestingly, the use of pigment always has a correlation to the developmental stage of a particular country.

Thomas Pfeiffer, Vice President Marketing and Sales, EMEA Lanxness Inorganic Pigments says, "We have observed that when people reach a certain income status, they seek out beauty in addition to functionality. This often takes the form of using appealing and consistently high quality colours."

Lanxness pigments distributor, Chryso Southern Africa is geared up to accommodate the growing trend towards colour adoption in buildings and infrastructure. Pfeiffer points out, "Coloured concrete products have, in fact, been available for several decades. Simply consider the use of coloured roof tiles and concrete paving blocks. It's the way that colour is used that is significant. Notably, South Africa at present echoes the trend towards black, variations of black shades and red that is so apparent in countries like Germany." ■



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Power solutions

This appeal will, of necessity, result in companies seeking alternative power sources to accommodate the energy requirements shortfall.

However, Craig Bouwer, Zest WEG Group's Generator Set Division says that there is an apparent lack of understanding of the many issues surrounding standby power. "Companies are generally unaware of how to assess the standby power requirements of a facility or building. By implication, this suggests that companies are also often unaware of what the optimal solution for a given application should be."

A standby power solution is an important capex decision that needs to be considered carefully in terms of the company's overall requirements. Moreover, the supplier needs to have the necessary technical expertise and relevant experience to offer a customised solution. A key consideration for a standby power solution is to understand the environment in which the generator set has to function.

Original equipment manufacturer Zest WEG Group's Generator Set Division has a dedicated facility in Cape Town and offers generator sets ranging from 20 kVA units up to 250 kVA off-the-shelf products, 300 kVA to 2 000 kVA individual customised units as well as multiple sets to achieve



The current power constraints facing South Africa and Africa have resulted in companies being requested to cut their power consumption by at least 10% in order to alleviate the pressure on the overburdened transmission and distribution infrastructure.

turnkey solutions in excess of 12 MVA for large-scale applications or projects. "The type of load and the total power drawn should be measured by a qualified team from the generator supplier prior to recommending a particular diesel generator set. Following this, accurate load calculations can be carried out and a suitable system recommended. We look at the entire electrical infrastructure and not just the generator set itself. In this way we are able to recommend the power rating of the generator set,"

says Bouwer. Another area where Zest WEG Group's Generator Set Division's experience comes to the fore is its knowledge of local regulations pertaining to different metropolitan areas. Regulations also differ with regard to the particulate levels of diesel fuel storage and sound decibel levels related to noise attenuation.

All equipment supplied by Zest WEG Group's Generator Set Division is standard with a 12 month warranty. The Group has a dedicated service department, which offers basic maintenance contracts that include measures such as replacing the generator sets' oil and filters. Extended or long term maintenance contracts are also offered.

Bouwer cautions that, while maintenance is critical, companies should take ownership of their generator sets. "We propose to mitigate risk and that a dedicated member of the customer's staff be trained through our manufacture, test, installation and commissioning process. This enables the customer to be more self-sufficient and compliments all aspects of aftermarket support."

Flexibility in approach to design and engineering will ensure that the installation is geared towards minimising the capital cost and running expenses, whilst optimising energy output for an uninterrupted and reliable power supply. ■



Eastern Cape housing



South African brick-and-block making machinery leader, Hydraform, has contributed to the construction of low income housing in the Eastern Cape.

The Department of Rural Development and Land Reform initiative at Radway Green Farm, outside Grahamstown, provided housing for the local community using Hydraform's block-making machinery.

The turnkey project enabled the local community to participate in the rural build and learn new skills.

Nazlie Dickson, Sales and Marketing Director of Hydraform says, "Hydraform block-making machinery provides smart solutions to the logistical challenges presented by a rural or peri-urban build, and due to its innovative dry-stacking method, the final product has a lower embodied energy than traditional bricks and blocks."

Dickson comments: "Hydraform blocks are not baked or fired, which saves a remarkable amount of energy. The dry-stack interlocking technology also saves construction time and cement costs as well as providing materials with less embodied energy, contributing to a structure that is greener overall."

The Radway Green Farm project is a self-sustainable, independent development that includes solar power, a waste management system as well as water delivery."

She continues, "A key objective of the project was to ensure that the community members were not only beneficiaries of homes, but that they were trained in block-making and construction as part of their skills development. The community produced 150 000 blocks that went into building their houses. Our products are able to work around infrastructural constraints and still deliver housing, community centres, health facilities and schools – even in the most remote areas. The Radway Green project began in March 2015 and will be completed by August 2015 – on time and within budget."

While the project houses a number of families, it also showcases Hydraform's project management skills and unique technologies that are well suited to local housing delivery.

"Projects like this prove that we are able to adapt to market needs, and in this case, the affordable housing market, by providing specialised and dynamic turnkey housing delivery options. This extended offering means we make meaningful contributions to South Africa's job creation, skills development and community upliftment objectives," says Dickson.

Hydraform's block-making machinery was transported to site,

ensuring a good quality product that didn't have to travel far to get to its destination, which cut down tremendously on transportation costs and rendered the product more inherently energy efficient.

The Radway Green Farm project also offered a unique set-up to test out the versatility and robust nature of the machinery. Notes Dickson, "The project itself is in a rural setting where there is no formal water and power facilities or supply. But this made no difference to the performance of our machinery, which is highly mobile and can produce blocks on site," concluded Dickson.

Hydraform has 25 years of experience in alternative building technologies. Through continuous research and development with leading institutions, the company has developed a dry-stack interlocking building block, eliminating the use of mortar in 70% of the building structure. There is no need for concrete or steel columns and this offers a cost effective housing solution and quality product. For further information contact Hydraform on 011 913 1449 or email: sales@hydraform.com ■



GLOBAL HOLCIM AWARDS WINNERS



The 4th Global Holcim Awards for Sustainable Construction competition with trophies and prize money of US\$2 million attracted entries from 152 countries and over 6 000 entries worldwide.

The prestigious competition recognises architectural interventions, sustainable design in public space, social integration and resilient infrastructure, which benefit local communities.

The projects include Columbia, Sri Lanka and the United States, with each project delivering tangible benefits to local communities.

Turning a water reservoir into public space

The gold award and US\$200 000 was awarded to a project for a public park in Medellín, Colombia. The architectural design created an urban space around a series of water tanks to form a beautiful 'socio-technical landscape'.

The design by Mario Camargo and Luis Tombé of Colectivo720 in Cali, together with Juan Calle and Horacio Valencia of EPM Group (Empresas Públicas de Medellín), opens up hidden infrastructure within the city to create a civic space at the intersection of architecture, landscape, infrastructure and urban design. The public space and pre-existing elements are transformed to create an outdoor auditorium and venues for a range of community activities that highlight the value of water as an important



resource of urban life. Head of the Global Holcim Awards jury 2015, Mohsen Mostafavi, commended the project for its focus on improving the quality of life in the city. "The jury applauds the careful integration of the ensemble into the physical and social fabric of Medellín – in a scheme that is a model for best practice that could be emulated by other cities in Latin America and around the globe," he said.

Building post-war skills through a community library

The US\$100 000 Silver prize was awarded to a project in the rural town of Ambepussa near Colombo, Sri Lanka that aims to reintegrate soldiers into post-war Sri Lankan society. The community library, by Milinda Pathiraja and Ganga Ratnayake of Robust Architecture Workshop in Colombo, is made of rammed-earth walls and recycled materials. With the support of the army, young men were coached in building techniques through the construction process.

Mostafavi explained that the value of the project centres on transforming a discharged army without mission into a motivated workforce at the service of society using a set of concrete measures including the introduction of an educational program and the deployment of particular construction techniques. "There is significant value in the basic message of the scheme – and the construction of a library that builds both the physical and social fabric of a community," he said.

The 'Dryline' protection and additional public amenities



A large-scale, integrated flood protection system to address the vulnerability of New York City to coastal flooding won the Bronze trophy and US\$50 000 in the Global Holcim Awards. The project by a consortium headed by BIG – Bjarke Ingels Group (Copenhagen/New York) and One Architecture (Amsterdam), in collaboration with the City of New York,

proposes a protective ribbon in Southern Manhattan using a series of raised berms and other measures to create public spaces along the water's edge. The infrastructural barrier incorporates a range of neighbourhood functions that foster local commercial, recreational and cultural activities. Mostafavi praised the project for turning a problem into an opportunity. "The project makes a political statement by means of an architectural and urban proposition – where tangible solutions to the effects of climate change can be created, the New York City is a prototype from which similar strategies in susceptible regions around the globe can be pursued."

Living up to sustainable construction

The international Holcim Awards for Sustainable Construction competition seeks innovative, future oriented and tangible construction projects to promote sustainable responses to the technological, environmental, socioeconomic and cultural issues affecting building and construction. The next competition will open for entries in mid-2016. ■



Infrastructure

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27BOXES MELVILLE – A QUIRKY



Combining shipping containers with clever design, splashes of vibrant colours, together with a mix of different materials and cladding, created a contemporary, aesthetically pleasing building.

However, building with containers is by no means cheap construction. Containers need the same or higher finishes as a conventional building, as well as the same professional fees and cost of services, so the overall cost saving is not that significant. Using containers does, however, enable us to fast-track the construction process and the time to build is significantly less than conventional building. Buildings constructed out of shipping containers provide an unusual alternative, which if well designed and conveniently situated, are an attractive option for tenants.

Citiq's CEO, Paul Lapham says: "The first shipping container building we built back in 2012 was 61 Countesses, a small apartment block in Randburg, that was rented out within

Shipping containers make for an amazingly simple building module, with the overall design strongly influenced by the use of what are essentially large 'lego' blocks.

two days of completion. From there we built Mill Junction, a student residence in Newtown, using a mix of shipping containers and the existing grain silos, followed by more student accommodation in Brixton. These have been noteworthy projects and the reaction from neighbours and take-up by tenants was extremely positive. These early projects led us to believe that South Africans are hungry for something different and visually interesting."

"With this behind us, we were able to secure the site of Faan Smit Park in Melville, and a retail centre built entirely out of shipping containers seemed an obvious next step. Arthur Blake, Managing Director of Citiq Property Developers, came up with

space where they can sign up for one month or more and be exposed to enthusiastic shoppers. Although not specifically designed for young start-ups, we feel the concept does support this segment of the market and we are proud to be associated with helping the next generation of entrepreneurs who convert concepts into successful businesses."

Melville's bohemian shopping district and the site had a minimum of existing structures. Faan Smit Park was transferred from City Parks to the Johannesburg Property Company in the late 1990s and was acquired by the Joburg Artists Market. Melville residents complained that the park was not being used and was being overrun by 'undesirables'. Over the

SHOPPING CENTRE



the design of 27Boxes (27 m² being the average size of a shipping container when finished). This is the first container retail centre in South Africa. Our shipping container concept, as well as building the centre for smaller independent retailers, provides a refreshing alternative to the traditional shopping malls in South Africa. People who have visited the site are really enthusiastic about the potential, and tenant take-up of stores at the centre has been extremely positive, leading us to believe that our retail concept fulfils a real need in the market.

Historically SMEs have had to rely on weekend crafters' markets, or find premises on the outskirts of the suburbs and city. 27Boxes makes sense to entrepreneurs as it has all the advantages of a busy retail

next two decades it suffered and development was stalled as different proposals were considered and abandoned.

In 2008 the park was officially and permanently closed and by 2013 Citiq had acquired the lease and, after engaging with the Council and the community started development of 27Boxes.

"Part of obtaining buy-in from all stakeholders was that we have provided 200 parking bays, which will go a long way in assisting with dealing with parking issues around Melville's busy shopping district.

The centre will offer something for everyone, with the tenant mix including a number of food stores and deli's, clothing and design centres, restaurant, bakery and health shop." ■



SA'S 13 RENEWABLE ENERGY PROJECTS

According to Coface, international credit insurer group, in addition, government has implemented a number of strategies to assist the struggling electricity utility Eskom. Recently the Department of Energy announced expansions in the Independent Power Producer (IPP) procurement initiatives currently to contribute electricity to the grid. Government is currently in the fourth window of awarding IPP projects. Thirteen of these projects are confirmed renewable energy bids and are expected to contribute 1121 MW to the grid and an additional 1800 MW are expected to be bid on during this window.

The department is also creating a procurement programme for gas-to-power production and another for co-generation. Government has signalled their intention to build seven new nuclear power stations and is currently signing nuclear cooperation agreements with several nations.

Transnet has signed an agreement with the Development Bank of South Africa (DBSA) which allows the bank to provide funding and expertise in the preparation stage of Private Sector Participation in the energy sector. The DBSA will also be eligible to compete as a funder and assist Transnet in obtaining private sector funding and expertise.

The Presidential Infrastructure Co-ordinating Commission (PICC) recently signalled its intention to invest in building or expanding six dams over the next decade to address South Africa's long-term water and sanitation needs.

Real Gross Fixed Capital Formation growth was 8% year-on-year from 2013 to 2014, with a real growth of 21% government, 6% private sector and 2% decrease for public corporations. ■



CENTURY CITY

The ability to tackle complex construction projects within a tight delivery timeframe, while keeping a close eye on quality and cost efficiencies, is the hallmark of a premier contractor.

Project management, logistics and coordination are critical elements in meeting a client's specific requirements and reducing total costs. Murray & Roberts Western Cape is proving its mettle at Century City Square. Mark Fugard, Contracts Director at Murray & Roberts Western Cape, explains that the Century City Square project was secured following the company's notable success at the adjacent Bridge Park office development. "Our processes and procedures were instrumental in our securing Century City Square, a flagship development for the Rabie Property Group. This includes having

a single site office to coordinate all of our work at Century City, limiting the duplication of any infrastructure and reduce the total cost for our client."

The project located on the N1, 10 km from Cape Town comprises a 19 500 m² super-basement, on top of which five other buildings are located. There is an office tower, a boutique hotel, a mixed-use office, an apartment building and a conference centre over two levels. The latter has an additional three levels of offices, as well as a 20 000 m² parking garage over six levels, with a continuous ramp system and an aluminium façade. Looking in more detail at the



SQUARE

conference centre, the ground floor houses conference halls, front and back of house areas and a coffee shop. On the first floor, adjacent to conference meeting rooms and pre assembly areas, is a 500 m² office suite while the second to fourth floors offer 3 300m² office space.

The focal point of Century City Square is the Apex Building, an 8-storey structure with dramatically curved glass façades. The ground floor restaurants, bistros and coffee shops open out onto the public square. This tree-lined public square features fountains and water features and will serve as a venue for outdoor events.

The 125 bed Century City Hotel will cater mainly for conference delegates. Linked to this is the L-shaped Matrix Building consisting of showrooms, offices and apartments. The Matrix Building incorporates

traditional or 'retro' finishes, in direct contrast to the more modern look of the Apex Building. There will be man-made canals on two sides of Century City Square. The overall canal system will ultimately link to the Ratanga Junction Theme Park.

A road system rings the entire development and interfaces with the canal system. "Our scope of work includes road construction, realignment and extension," Fugard says. "Part of our brief for Century City Square is that certain material excavated will be reused as road-fill material. This is an excellent example of the proactive approach to environmental issues, ensuring maximum benefits for our clients," Fugard says.

Another feature of the company's project management capability is its interface with multiple consultants. "Effectively the entire development is divided into sections, each with its own professional team. The only common consultant throughout is Vivid Architects of Cape Town. One of our major achievements is the seamless integration in ensuring we are all on the same page and working towards the same goals," he says. At peak times there will be in excess of

60 sub-contractors on-site at Century City Square, with a further thirty at the adjacent Bridge Park office development.

Added to the project management complexity is the fact that the various components of Century City Square have different completion dates. "Tying all these disparate elements together is a feat of logistics and coordination. It is a clear indication of our well-proven capability to undertake mega projects."

Construction of Century City Square commenced in May 2014, with overall project completion due in January 2016. In order to facilitate all of its projects at Century City, Murray & Roberts Western Cape has, in conjunction with Ciolli Readymix, established an on-site concrete batch plant with a discharge rate of 65 m³/hour to cope with the 55 000 m³ of concrete that is required.

"A key factor is material supply and the short hauls involved, bearing in mind that while we can load the material, it has to have completed a mixing cycle before it can be discharged. This is one of the many considerations that have to be taken into account," Fugard says. ■



ARCHITECTUREZA 20

ArchitectureZA 2015 (AZA2015) boasts an impressive line-up of international speakers with a wealth of varied and fascinating contributions to the world of architecture.

With captivating speakers from around the world, the event will showcase the latest trends and newest ideas and offer the opportunity to learn from top international names in architecture and design. The fifth annual AZA event takes place at The Sheds @ 1 Fox in Newtown, Johannesburg from 24 to 26 September 2015.

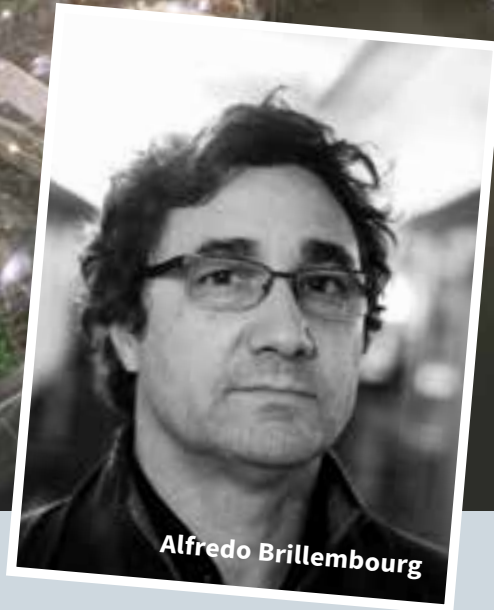
Among the international line up is architectural historian and theorist Beatriz Colomina, from Princeton University in the United States. Her work on architecture and media has

been published in over 25 languages and her curated exhibition, *Clip/Stamp/Fold: The Radical Architecture of Little Magazines 196X-197X* has toured eleven countries, including exhibitions such as Documenta 12 and The Architectural Association. Colomina and her partner, Mark Wigley, will also be directing the highly anticipated Istanbul Design Biennale next year.

Colomina is expected to speak about the new thinking around biology and architecture, particularly the potentials of neuroscience. She

is currently working on a book titled *X-Ray Architecture* which focuses on the impact of medical technologies on architecture. “The most important transformation in social and cultural life since 2000 has been the arrival of social media and a culture of surveillance. This has enormous consequences for architecture; what is regarded as being private and what is public has been radically transformed,” says Colomina.

The architect’s chief role, according to Colomina, is to make people think about the space they live in. With these latest major social transformations, a designer also has to rethink the way problems are framed. “Everything needs to be rethought in light of the population explosion and information explosion and the way our lives have been transformed with the internet and social media,” says Colomina.



Alfredo Brillembourg



Beatriz Colomina

15

New York born co-founder of Urban-Think Tank (U-TT), Alfredo Brillembourg, is also not to be missed at AZA2015. Brillembourg is no stranger to South Africa and was a guest speaker at the 2012 Design Indaba. There, Slum Dwellers International introduced him to Ikhayalami, which lead to a partnership in seeking to upgrade informal settlements in Cape Town with a unique double story shack design. This 'Empower Shack' collaboration is a perfect fit for U-TT, which has worked extensively in designing social architecture in developing contexts worldwide.

Speaking about the shack design, Brillembourg says, "We thought, that if we could develop a prototype that distributes the living area over two floors, we could then recover double the amount of footprint area currently occupied by the existing shacks. This would provide enough

space to develop the urban qualities currently lacking in the densely built urban fabric of the settlements." One hundred double-story shacks at two sites in Cape Town are expected to be completed by the middle of next year. Brillembourg's focus is on serving social needs through well designed, sustainable physical forms: "From our beginnings in Caracas, to our more recent activities in South Africa, Colombia and elsewhere, we have sought to work with communities and partners to reimagine the possibilities of life in the informal city."

Like a true architectural visionary, Brillembourg wants to push future boundaries in how cities extend upwards. "The big question is if the city is up in the air, towers can take on any shape. Towers no longer have to respect the rationality of the city grid once we are up in the air."

London based architectural designer, Julia King is another captivating speaker at AZA2015. King has a special focus on sanitation and participatory processes in developing countries. She will share insights from

her sanitation and housing projects in India which form part of her PhD 'Incremental Cities'.

Palestinian architect and writer, Suad Amiry will also speak at the highly anticipated event, sharing insights from her experiences as founder of Riwaq: the Centre for Architectural Conservation which documents and restores architectural heritage sites across the West Bank, Jerusalem and Gaza.

AZA2015 is not just a conference; there will be master classes, workshops and a multitude of public events. It is an opportunity for interested participants from non-design disciplines to share in the future of South Africa's cities and be part of the regeneration of major urban life, right in the heart of Johannesburg.

AZA2015 is proudly hosted by the South African Institute of Architects (SAIA) and sponsored by PPC Ltd. Affiliated partners include: the Gauteng Institute for Architecture (Gifa) and the University of Johannesburg (UJ.) For more information about AZA2015, visit <http://architectureza.org/> ■

LafargeHolcim

LafargeHolcim officially launches the new Group around the world and highlighted its ambitions for the future. Following the successful completion of the merger between Lafarge and Holcim and the listing of the new LafargeHolcim shares in Zurich and Paris, the new group will work towards creating the highest performing company in the building materials industry.

LafargeHolcim CEO Eric Olsen says: "As LafargeHolcim, we will step into the next phase of our transformation to become the leader in every respect – a company that has a positive impact on the world and can make a real difference for its customers, its employees, its shareholders and society." The company is initiating a strategic transformation by building on the best of both Lafarge and Holcim. The Group will focus on five areas in the first integration phase: Synergies: delivering on EUR 1.4 billion synergy target within three years; Capital allocation:

rigorous approach to capital allocation and overall reduction of capital spending; Commercial transformation: creating differentiation through innovative products and solutions; Integration: creating one new group and culture; Health and Safety: putting Health and Safety at the centre of the organisation.

LafargeHolcim will be organised along a new operating model oriented to serve local customers, while leveraging the Group's size, footprint,



and capabilities at a global scale. It combines empowered countries, regional management platforms and expertise-driven group functions.

LafargeHolcim is the industry benchmark in Research & Development and serving from the individual homebuilder to the largest and most complex project with the widest range of value-adding products, innovative services and comprehensive building solutions. With a commitment to drive sustainable solutions for better building and

infrastructure and to contribute to a higher quality of life, the Group is positioned to meet the challenges of increasing urbanisation. ■

New GM: supply chain



Vishal Devan

Lafarge South Africa has appointed Vishal Devan as the new General Manager: Supply Chain for Lafarge South Africa. The newly created role at Lafarge South Africa follows the company's decision to adopt a more integrated procurement model.

Devan has more than 10 years' experience in Supply Chain Management and has worked for various multi-national companies including Nampak, SABMiller, Sasol and Toyota South Africa. His strengths lie in strategic supply chain initiatives and in implementing strategies for short and long-term sustainability and efficiency. He has an impressive track record as a strategic thinker and a team leader. Some of his successes include leading a local and international team to develop state-of-the-art optimisation software recently featured at the European Supply Chain summit. He was also responsible for the strategic restructure of the logistics and energy portfolios at SABMiller. He is part of Lafarge South Africa's Executive Committee and reports directly to the Country CEO, Ken MacLean. ■

Lafarge's new communications manager



Unathi Batyashe-Fillis

Lafarge South Africa has appointed Unathi Batyashe-Fillis as Country Manager: Communications. She has an impressive track record in crisis management, corporate social investment, brand management, stakeholder relations management and corporate communication. Batyashe-Fillis has held a variety of media positions including prime time news anchor, writer and editor with Independent Newspapers, DSTV and Primedia Broadcasting. In her new role she will report directly to Country CEO Ken MacLean. Commenting on her appointment MacLean says: "I am confident that Unathi is exactly what we need to further entrench our brand in South Africa and will play a crucial role in our efforts to strengthen relationships with our key stakeholders. She will also provide strategic insight on various platforms and more importantly in driving business objectives both internally and externally." ■

Africa's premier energy event



The 2016 Africa Energy Indaba will take place on the 16 and 17 February 2016 at the Sandton Convention Centre in Johannesburg.

The Africa Energy Indaba receives global recognition as the foremost African energy event for energy professionals from across the globe. Adopted by the World Energy Council (WEC) as the African regional event of the WEC and presented by the South African National Energy Association (SANEA), the Indaba is supported by the African Union and the NEPAD Planning and Coordinating Agency.

The event has achieved the highest level of endorsement and support for an energy conference on the continent. Sector participants are invited to showcase energy solutions.

For further information contact 011 463 9184 or email: info@energyindaba.co.za ■



NWU host solar training

The North West University (NWU) campus boasts a grid-tied PV solar installation system which comprises a 5 x 3 kW solar system that feeds directly into the engineering faculty's grid. The Potchefstroom campus has installed a 1 x 3kW island system close to the main entrance that charges the varsity's three electric scooters, and an electric bicycle for transportation around the campus.

SUNCybernetics presents the 'Introduction to Solar PV' training course using a generic training module using the NWU's PV installation as the practical example to showcase the preparation, planning, project execution, installation techniques

and commissioning of PV-plant installations on various roof areas.

The training course covers PV technology, technical considerations such as fuse choices, over-voltage and EMF protection, as well as trouble-

shooting PV-plants.

Training courses will be held at NWU in Potchefstroom on August 6 and November 19, 2015.

For further information contact 041 582 2043. ■

AfriSam acquires Concrete 4U

The Competition Commission has approved the intermediate merger for cement manufacturer, AfriSam to buy Concrete 4U and Concrete 4U Logistics.

Post merger AfriSam will exercise joint control over Concrete 4U.

AfriSam has two fully integrated plants in South Africa located in the

Northern Cape and North West and a mill in Gauteng.

Concrete 4U is a readymix company located in the Eastern Cape with operating plants in the Eastern Cape at Port Elizabeth, East London and Mthatha.

Concrete 4U Logistics is a subsidiary of Concrete 4U. ■

IPD conference

The IPD South Africa Property Investment Conference will be held in Cape Town on August 13 and 14, 2015. Drawing from both local and international expert speakers and panellists, the conference agenda will present the most current context and content significant to

real estate investors in Africa. The theme will focus on the 'Value' gained through investment in real estate. The expert speakers and panellists will explore the links in the real estate investment chain from the investor viewpoint (asset owners, asset managers, REITS, unlisted pooled funds, retail players, etc.).

Other topics will include: wealth creation, access and empowerment: IRR, liability, return, income growth, distribution, hedging, indexing, diversification, unlisted pooled funds,

private funds, EFTS, derivatives, core, opportunistic, open ended and closed funds etc, questions of stability, investment processes, globalisation, sustainability and the next big thing. Guest speakers will be Jon Duncan who leads the Responsible Investment Program at the Old Mutual Group, Zelda La Grange, who served the former South African President Nelson Mandela for 19 years in various capacities and David Williams, who hosts the Business Tonight show on business CNBC Africa. ■

Grinding and polishing

Productivity and efficiency can be drastically improved in industrial polishing and grinding applications with an extra heavy-duty triple head planetary polisher, which can polish five times faster than a standard single head polisher. Industrial diamond tools equipment manufacturer, Diamond Products' Director Brian Clark says that the triple head planetary polisher is designed to grind and polish granite, marble, engineered stone and concrete counter tops and stairs. Clark adds that it utilises three 100 mm polishing or grinding pads, to achieve a perfectly flat and shiny surface.

The triple head planetary polisher is capable of operating in wet or dry conditions, and comes standard with a dust extraction system. What's more, it is driven by a powerful 1200 watt Makita variable speed grinder.

Clark indicates that the variable speed control revolutions ensures op-

timal speed for diamond grinding and polishing in numerous applications. "This solution is ideal for refurbishing marble and granite table tops and floors, as well as worn staircases and landing areas," he says.

The triple head planetary polisher has a grinding and polishing width of 200 mm is easily-maneuvrable and weighs 9 kg.

For more information visit www.diamondpc.co.za

8th SA Innovation Summit

The annual SA Innovation Summit is fast-approaching and promises to be an exciting, awe-inspiring event, jam-packed with debates, discussions, workshops, competitions, talks, presentations and demonstrations. The event offers South African, African and global innovators to come together and showcase their exceptional talents, innovations and ideas, while at the same time enjoying a networking and learning experience par excellence. This conference showcases a pipeline of products and services from concept to implementation.

The 2015 theme, 'Innovation Intelligence' looks at how new and convergent thinking helps to create a competitive edge in today's saturated marketplace. This concept will be explored throughout the four-day conference, by various local and international speakers and participants.

SA Innovation Summit Chairman, Dr Audrey Verhaeghe, says it will be bigger and better than ever before,

with numerous opportunities to share, learn and network with fellow innovators and investors.

"The Summit seeks to answer questions around innovation trends, challenges faced by entrepreneurs and inventors, policies, support interventions, the secrets to faster growth into a particular market, creating a culture of innovation and protecting an idea or invention," says Verhaeghe.

Innovators, entrepreneurs and inventors can expect a highly interactive event which seeks to support them by providing inspiration, tools, know-how, contacts for funding or co-development and an in-depth matchmaking service, facilitated by industry professionals.

For more information, email: info@innovationsummit.co.za ■



Radebe heads up JHI Retail

JHI Retail is the strategic partnership of JHI Properties' management division and Liberty Properties, which is

51% owned by JHI Properties and 49% by Liberty Properties. This has meant that 207 staff members from Liberty Properties transferred to JHI Retail and 210 staff transferred from JHI

Properties to JHI Retail.

JHI Retail combines both property teams under one roof, headed-up by Nomzamo Radebe as CEO.

She says that under JHI Retail, the company expects to create additional capacity, strengthen existing capabilities to realise value and enhance their ability to deliver world class property management services. Johan Englebrecht will continue as Director to fulfil the property management mandates with existing retail clients. ■

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