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# HOUSING

in Southern Africa

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August 2016

**HOUSING**  
in Southern Africa

## ED'S NOTES

# The property market keeps ticking over...

It was indeed good news when the Governor of the South African Reserve Bank kept the repo rate unchanged at 7%. With consumers under financial pressure and lack lustre economic growth, the South Africa housing market continues to reflect an ongoing demand for homes to buy and rent.

While the private sector continues to provide housing opportunities, the Department of Higher Education and Training has reported a shortage of 427 000 beds annually for student accommodation throughout the country's 49 campuses. Minister Blade Nzimande has called on the sector to provide bold solutions to tackle the challenges. Leading provider of secure student accommodation, CampusKey, recently completed a new residence in Mowbray, Cape Town, which will provide 586 fully furnished, purpose-built student units. At the Vaal University of Technology in Vanderbijlpark, Stefanutti Stocks recently completed 400 units on the campus.

In Cape Town the Devmark Property Group will offer 944 apartments at The Block. The affordable housing and Gap market development will provide secure and well located housing in the Northern Suburbs.

The R40 million Dido Valley project in Simon's Town will provide housing to beneficiaries who were forcibly removed from the area over 40 years ago. The property overlooks the ocean and there are plans for a crèche, clinic, parks and business site. The project forms part of the Expanded Public Works Programme.

South Africa's mounting urban land and infrastructure scarcity has led towards smaller average sized properties and there is currently massive growth in the number of sectional titles. The total value of plans approved for new residential buildings was up by 1,1% to R15,48 billion between January and May. New residential buildings reported as completed was R9,75 billion in the first five months.

Harvard University's Joint Centre for Housing Studies reports that

housing maintenance will reach 8% by the start of 2017. This bodes well for the local market as the study is often a forebearer of what will happen in the South African housing sector.

We hope that you enjoy the read!



Carol Dalglish • Editor

Govan Mbeki Awards 2014 - Best Media - Housing in Southern Africa

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## Bold solutions needed for student housing

Minister of Higher Education and Training, Blade Nzimande, has called for bold solutions to tackle the challenges that South Africa faces in providing housing for students in institutions of higher learning.

Addressing the country's first student housing symposium at the University of South Africa in Pretoria, Nzimande said: "We have been talking for a long time about the shortage of student housing. The solutions we devise today have to be big and bold, a match for the challenge we face to provide student housing that is affordable."

The symposium, hosted by the department, was attended by Cabinet Ministers, university vice chancellors, property developers, students and organised labour representatives, as well as leaders of banking and development finance institutions.

Nzimande said there was a shortage of student housing at all the country's institutions of higher learning. And that universities provided a mere 107 000 beds, with six or more applicants for every available place. This has resulted in an estimated overall bed shortage of 195 817. He



added, "Historically disadvantaged universities were reported to be the worst affected. The review showed us appalling pictures of students living in derelict buildings unfit for habitation, let alone for students who were expected to study and emerge as young graduates."

The study projected that currently 216 000 students still require accommodation and that by 2030 an additional 400 000 beds would be needed to meet the enrolment targets set out in the National Development Plan.

Another survey carried out by the department at the country's 50 public Technical Vocational Education and Training (TVET) colleges, last year, showed that of the 710 000 college students, only 10 120 students were accommodated, or 1,4% of the student population. "We now have a wealth of knowledge and experience to draw on. One clear lesson is that the challenge is

big enough for all interested parties to participate in resolving it." The Minister added that this year government could implement projects with 15 000 new beds at the first 11 universities and TVET colleges, from the University of Venda to the University of the Western Cape. "In the next six months, we will start projects with more beds than have been built by the sector in the past three years. Moreover, we are committed to maintaining the momentum. He said that students, universities, TVET colleges, banks and investors, needed to work together to come up with smarter solutions than the ones they found working apart, to solve the problem.

"In addition to what government is already doing, there must be a national consensus that one of the things that must definitely arise is a sustained Student Housing Infrastructure Programme, supported by the private sectors," said Nzimande. ■

## VUT ramps up student accommodation

At the Vaal University of Technology (VUT) in Vanderbijlpark, construction group Steffanutti Stocks recently completed student accommodation using clay stock bricks and rolling out 400 rooms in 12 blocks.

Steffanutti Stocks, Site Manager, Ruan LeClus said, "When working on projects such as the VUT student accommodation, we seek to obtain good pricing and service from our suppliers, which is why we chose Ocon Brick to supply the 1,8 million clay stock bricks that were required to construct the accommodation. The company has the ability to manufacture large quantities of stock bricks, meet our tight dead-

lines and deliver on schedule. Their reliability and customer service is another good reason."

Ocon Brick Sales Consultant, Lucas Steyn said, "We offer a superior service in terms of price, supply, delivery and quality and we have a good reputation." Construction on the student accommodation commenced in 2014 and was recently completed. The clay semi-face brick is maintenance free and requires no plastering or painting. It offers longevity, strength and is environmentally friendly. The Ocon Brick stock brick product range meets with manufacturing quality standards and the products offer fire resistance; superior thermal insulation and low carbon footprint. ■



# The Block

Residential housing specialist, Devmark Property Group has launched The Block in Glenhaven. The development will offer 944 apartments on completion and is the first integrated housing project in the Bellville area of Cape Town.

Jean-Pierre Nortier, Development Director of the Devmark Property Group says: "We are excited to announce that building has started on The Block. The development is located on an infill site on the corner of Peter Barlow and Bester Roads in Glenhaven on erven 14121 and 14118, measuring 7,2 ha. We are seeking to establish new standards for housing in the affordable and gap housing market through delivering on quality and doing so on scale."

Nortier adds that the development is well located: "This integrated housing project will provide affordable mixed tenure housing opportunities in close proximity to public transport the Serepta Railway Station is within



300 m – opportunities of employment such as Bellville CBD and Sacks Circle and public amenities - such as schools, state hospitals, public libraries and tertiary education institutes, which are within 1,2 km from UWC and the CPUT Bellville Campus."

The development will consist of three precincts, says Nortier. "Precinct 1 will consist of 253 apartments including 203 two-bedroom units and 50 one-bedroom units. Precinct 2 will offer 416 apartments, of which 288 will be two-bedroom apartments and 128 one-bedroom and studio apartments. Precinct 3

will deliver 275 apartments of which 198 will be two-bedroom apartments and 77 one-bedroom units."

Nortier concludes: "The Block is ideal for first time buyers, young couples as well as families looking for secure, well designed and built accommodation in a great location. It will offer integrated housing solutions and some relief to the housing shortage experienced in Cape Town's Northern Suburbs. Furthermore, it holds enormous advantages for the area through our contributions and improvement to the infrastructure in the immediate surrounds." ■



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## Affordable housing demand outstrips supply

Figures recently released by Statistics South Africa have shown that, in the first three months of 2016, the country's Gross Domestic Product (GDP) declined by an annualised 1,2%, compared to a 0,4% growth over the last quarter of 2015. Problems include job losses and a shrinking farming and mining output. But, there was some positive news too – the building sector for instance, saw its GDP contributions increase by 0,5%. Gary Power, Marketing Director of Power Developments, says, “The growth is no surprise. We have been developing affordable housing projects as usual, despite some tough macro-economic conditions with a spike from an affordable or Gap housing point of view.” He refers to the residential property sector that caters for individuals who earn too much to qualify for a government-subsidised home and too little to access the open bonded market.

Power explains that government is trying to move away from the ‘hand out mentality’ of fully subsidised BNG/RDP housing. The focus is on the Financially Linked Individual Subsidy Programme (FLISP), and GAP housing (for income earners in the R3500 to R15 000 per month category) the reality however is that purchasers are only able to afford bonds if they earn R10 000 or more per month. This leaves a GAP in the market for income earner between R3 500 and R10 000 income per month.

“There are not a lot of new homes

Despite South Africa's economic turbulence, opportunities continue to exist. The affordable property industry is one of them. Housing demand amongst low and mid-income earners has continued to outstrip supply.

available in the R300 000 – R650 000 price range, whilst the demand is certainly there,” he continues. “People who are spending R4 200+ per month on rent often want to own their own house, but they don't have a lot of choice or struggle to access bank finance.” The challenge he says is prospecting home owners who earn too much to apply for government-subsidised housing or earn too little to qualify for mortgages, they are stuck between a rock and a hard place.”

*“People who are spending R4 200+ per month on rent often want to own their own house, but they don't have a lot of choice or struggle to access bank finance”*

This is what makes the South African Gap housing sector an interesting opportunity, particularly in the light of the economic slowdown. “This is the market in South Africa that has the greatest potential to grow over the next few years, particularly when you are delivering a quality product that offers homeowners a bit more than others,” adds Power.

He explains, “Our philosophy is to give people a bit more for the cheapest price. If we don't do that, our buyers will need to take a bigger mortgage and run the risk of losing the roof over their heads when they can't afford the monthly bond payments.

From a business point of view we do this because of the high volumes we deal with and it means we can negotiate on pricing with all the suppliers of our extractor fans, solar geysers, cupboards, boundary fences, burglar bars and gates, and alarm systems, which are standard fittings.”

Power Developments' most recent housing project, The Vines in Eerste rivier, is a good example.

He says, “We have still to officially launch the development, but the response has been unparalleled.” The Vines will include a combination of GAP and fully bonded units. At this stage purchasers earning R12 000 or more are able to afford the homes (subject to deposits and credit history).

The Vines comprises 83 free-standing homes ranging from R426 000 to R675 000. Power Developments launched the award winning Pelican Park project in 2012, which is situated outside Muizenberg, in the Western Cape's largest Integrated Residential development comprising 3 200 homes, including 2024 government-subsidised units, 760 Gap houses, and 360 bonded homes. “Gap housing is extremely popular. At some stage during the construction period, we had 60 sales per month,” says Power. “It's clear that this is what people want and need, right now.” ■



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# Repo rate remains unchanged

The South African Reserve Bank Governor Lesetja Kganyago recently announced the decision to keep the repo rate unchanged at 7%.

The Monetary Policy Committee (MPC) has unanimously decided to keep the repurchase rate unchanged at 7%. The MPC is aware that some of the favourable factors that contributed to this decision could reverse quickly and remains ready to react appropriately to any significant change in the inflation outlook. This is the second time this year that the repo rate has remained the same.

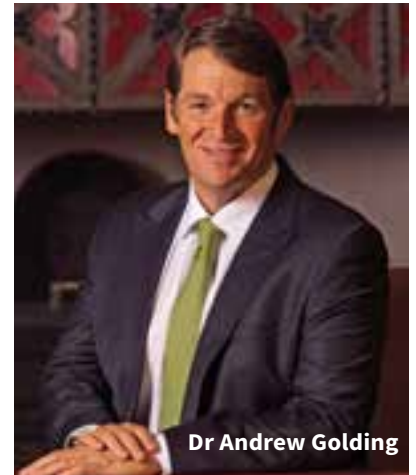
Governor Kganyago said the latest inflation forecast of the bank shows a marginal improvement compared with the previous forecast, with inflation still expected to accelerate further this year. Inflation, said the bank, is only expected to return to within the target range of 3%-6% in the third quarter of 2017. Inflation is now expected to average 6.6% in 2016 and 6% in 2017.

Kganyago said the volatility experienced by the currency has mainly been driven by external factors and changes in global risk perceptions. While it has strengthened recently, it remains vulnerable to the possible risks in global scenarios, changes in US monetary policy expectations and domestic concerns, including the possibility of ratings downgrades later in the year.

The Reserve Bank warned that the domestic economic growth outlook remains challenging following the contraction in gross domestic product [GDP] in the first



Samuel Seeff



Dr Andrew Golding

quarter of this year. Statistics South Africa announced in June that GDP contracted by 1,2% in the first quarter of 2016. The bank's latest forecast is for zero percent growth in 2016, compared with 0.6 % previously.

According to Dr Andrew Golding, CE of the Pam Golding Property group, "Cash-strapped homeowners with mortgages, who are faced with inexorably rising consumer costs across the board, will be relieved at the Monetary Policy Committee's decision to keep the repo rate steady. Against the backdrop of a sharp spike in global political and economic uncertainty, including fallout from Brexit, comparably, South Africa's outlook is encouraging. Bloomberg Markets reported an inflow of investment of a record R85,7 billion in the country's stocks and government bonds in June a trend which has continued in July."

Golding says despite economic pressures, South Africa's housing market continues to reflect an ongoing demand for homes to buy and rent, with stock shortages still evident in sought after hubs and growth nodes. He says there is no doubt that an increasing focus on smaller, more affordable and conveniently located residential accommodation will continue to fuel the demand for sectional title living, whether for investment, primary residential use or to rent.

"Globally, there is no sign that the push into property is slowing. While individuals may favour the stability and steady income streams offered by property investments, the world's largest investment funds are increasing their investments in property in an attempt to improve the

performance of their funds," concluded Golding.

Bruce Swain, Managing Director of Leapfrog Property Group, commenting on the unchanged repo rate said, "It's been a tough year for home owners as the repo rate has increased twice in 2016 to 7%, while municipal rates, electricity and food prices have gone up. Conversely economic growth has slowed down to -1,2% in the first quarter of 2016. Based on the current situation that's putting financial pressure on the average home owner, we welcome the SARB's Monetary Policy Committee decision to maintain the repo rate for the next three months."

Seeff Chairman, Samuel Seeff says that while the latest inflation data showed a slight upward trend (up from 6,1% in May to 6,25%), there is no compelling case for a further rate hike right now. An upward rate adjustment would add to the already negative economic sentiment and will most certainly serve as a dampener on the economy and property market. Consumers are already burdened with rising prices and we are not seeing any overspending, so there is no real reason for a rate hike.

Seeff says that stability and a positive outlook is what is now needed for the economy and country. He adds that while there is still enough activity to keep the market ticking over, he is seeing very little steam and, outside of the Western Cape, anticipates a flat market for the rest of the year.

"That is not to say that the market is dead. No, far from it," he adds. "There are still plenty of buyers and, while well-priced properties are still attracting good interest, sellers need to be mindful of the market forces and slower price growth. ■



# R40 million Dido Valley project

The City of Cape Town's Executive Mayor, Patricia de Lille participated in a sod-turning event for the R40 million Dido Valley housing project in Simon's Town, which will provide homes to 600 families. Dido Valley aims to serve as a beacon of the reconciliation process to return beneficiaries to land they were forcibly removed from in 1965. Approximately 500 beneficiaries are from Red Hill Estate in Simon's Town. They have been living in informal conditions since 1974. A further 100 families moved to Gugulethu.

The city will spend R40 million on this development, which is situated on a hill with views of the ocean. De Lille and the City's Mayoral Committee Member for Human Settlements, Benedicta van Minnen, thanked the Red Hill Development Forum for their perseverance and for never giving up hope for a better life for their families and fellow community members. Luyanda Lombo has served on the development forum for 15 years.

The project includes a clinic, parks, a crèche, business site on prime property overlooking hills, mountain and the coastline and all within easy reach



of public transport. De Lille says, "We don't just build houses. We want to build homes and communities."

As part of the contract the city will spend R2,3 million to create job opportunities in the Expanded Public Works Programme. ■



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# CAMPUSKEY'S MULTI-MILLION MOWBRAY PROJECT



The Department of Higher Education research shows that of the 49 university campuses across the country, almost 535 000 students enrol each year and the learning institutions can only supply 108 000 beds. The shortage of beds annually exceeds 427 000 and 80% of student accommodation is provided by private institutions.

Leading provider of secure student accommodation in South Africa, CampusKey, recently appointed Integrated Solutions, project managers to oversee the construction of a new multi million rand student accommodation project in Mowbray, Cape Town.

Evert Lategan, Managing Director of Integrated Solutions says, "The new residence will comprise 586 fully furnished, purpose-built student units with a kitchen, WiFi and 24 hour security monitoring. Other facilities include a gymnasium, laundry, entertainment area and bicycle lock-up facilities. The project is expected to be completed during November 2016."

CampusKey has properties in prime locations and a dedicated, management style committed to providing students with an excellent service. Founded by Neno Haasbroek, Mark Mouton, Antoin Janse van Rensburg and Chris Heunis in 2012, the directors of the company collectively form the Board of Directors. Leon Howell joined the company in 2015 as Managing Director. During 2015, Nedbank Property Partners (a division of Nedbank Corporate Finance) invested in CampusKey to acquire a 20% shareholding. Nedbank appointed Andrew Spooner, who then joined the Board of Directors. All the members of the Board have extensive experience in the property industry –

from a development, management, investment and asset management perspective.

CampusKey makes sure that each student gets access to a connected, socially active lifestyle that's fully covered by the annual service and residence fee. Designated social areas include a state-of-the-art gym, braai facilities, clubhouses with TV and DSTV, a communal kitchen and pool- or foosball tables, there's one GB of free WiFi for each student per month as well as study areas and luxury rooms each with a desk, bookcase and desk chair.

Lategan says that the buildings and rooms use the latest secure biometric access control systems and there's CCTV camera surveillance supported by a 24-hour manned central control room. This ensures a secure environment for our students. Everybody also has access to secure bicycle storage areas and parking.

CampusKey has a national footprint in South Africa with student accommodation located in Bloemfontein, Port Elizabeth, Potchefstroom, Pretoria, Stellenbosch and Cape Town. The company is constantly adding new campuses to its portfolio with CampusKey Cape Town reaching completion towards the end of 2016.

The project team includes: Developer: CampusKey, Project Managers: Integrated Solutions; Architects: WP Bosch and Associates; and Main Contractor: Aveng Grinaker-LTA. ■



## 945 title deeds

The Department of Local Government and Human Settlements in Bokone Bophirima continues to ensure home ownership for all residents through the distribution of title deeds.

The MEC for Local Government and Human Settlements, Galaletsang Gaolaolwe, recently handed over 945 title deeds to residents of Atamelang, Monakato and Tlhabane through the North West Housing Corporation.

Gaolaolwe said that through the title deeds, the provincial government will continue to improve the lives of ordinary citizens, especially elderly women.

“This is in line with the promise we made to the residents of Bokone Bophirima that we will ensure that there is housing security and comfort. Former President Nelson Mandela was very passionate about service delivery and we can only honour him by make sure that we deliver on our promises.” ■



## New service call centre in NW

The North West provincial government has launched a call centre that is aimed at enhancing service delivery to citizens, said Premier Supra Mahumapelo.

The Setsokotsane Operation Centre offers a one-stop shop for developers and consumers to get assistance from government’s Archives Centre on Albert Luthuli Drive, in Mahikeng.

“The 24-hour Setsokotsane

Operation Centre will fix problems reported within 14 days.

Premier Mahumapelo was accompanied to the launch of the centre by Rural, Environment and Agricultural Development MEC Manketsi Tlhape, Community Safety and Transport Management MEC Dr Mpho Motlhabane, as well as the Mayor of Mahikeng Local Municipality Gosiamo Seatlholo and Director-General Dr Lydia Sebege, amongst others. ■



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# DOUBLE FOR

**South Africa's mounting urban land and infrastructure scarcity has been key not only in a 'drive' towards smaller average sized properties, but has led to a more significant portion of sectional title homes in a bid to utilise land and infrastructure more economically.**

**J**ohn Loos, Household and Property Sector Strategist at FNB says that in an attempt to measure the progress of the Sectional Title segment's growth, "We use deeds data transactions by individuals only."

Loos notes the number of sectional title transactions has increased significantly since 2010, following the 2008 global recession. More recently the data shows sectional title transactions volumes having risen to 29,9% of total property transactions by individuals to May 2016, from a cyclical low of 23,7% in 2010.

The relative recovery in sectional title transaction volumes has more or less coincided with a post-recession recovery in first time buying levels from around 2010, with more cyclical first time buyers' demand for smaller-sized sectional title homes. This strong sectional title demand post-2010 contributed to the segment's average house price inflation

# DIGIT GROWTH SMALLER SECTIONALS

catching up with the full title average, and even marginally exceeding it through 2014 and 2015.

This, however, explains Loos, may have changed in recent times. In the second quarter of 2015, the FNB Sectional Title House Price Index saw a slight slowing in year-on-year growth to 6,63%, from the previous quarter's 7%. By comparison, the FNB Full Title House Price Index recorded a slightly higher year-on-year increase of 7,38%.

"The differences are not large," says Loos, "but off a higher base it has been the Sectional Title index's price growth that has been slowing. We believe that this has much to do with a recent slowing in first time buying in the housing



John Loos

Sectional Title segments, it is very clear that 'smaller is better' when one compares the relative strength of the various sub-segments," says Loos.

The smallest sized Sectional Title sub-segment, namely the 'less than two bedroom' category, still showed strong double-digit price inflation to the tune of 13,7% in the second quarter of 2016. Significantly behind was 'the two bedroom' sub-segment with 7% price growth, while the largest 'three bedroom and more' category was the slowest sub-segment with 5,1% average price growth.

In the Full Title segment, the same relative picture emerges. The smallest sub-segment, i.e. the 'less than two bedroom' category, showed the strongest price inflation to the tune of 9,6% in the first quarter of 2016. This was followed by the 'three bedroom' segment with 7,6%, while the largest 'four bedroom and more' segment showed the slowest price growth of 4,1%.

He says, "The star performing sub-segment has been the Sectional Title Less than two bedroom segment, which still showed double-digit price growth as at the second quarter of 2016. However, its price growth, like the other two Sectional Title segments, has also started to slow." ■

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*'First time buying has declined significantly in recent times, from an estimated high of 28% of total home buying in the second quarter of 2014 to 21% of total home buying by the second quarter of 2016.'*

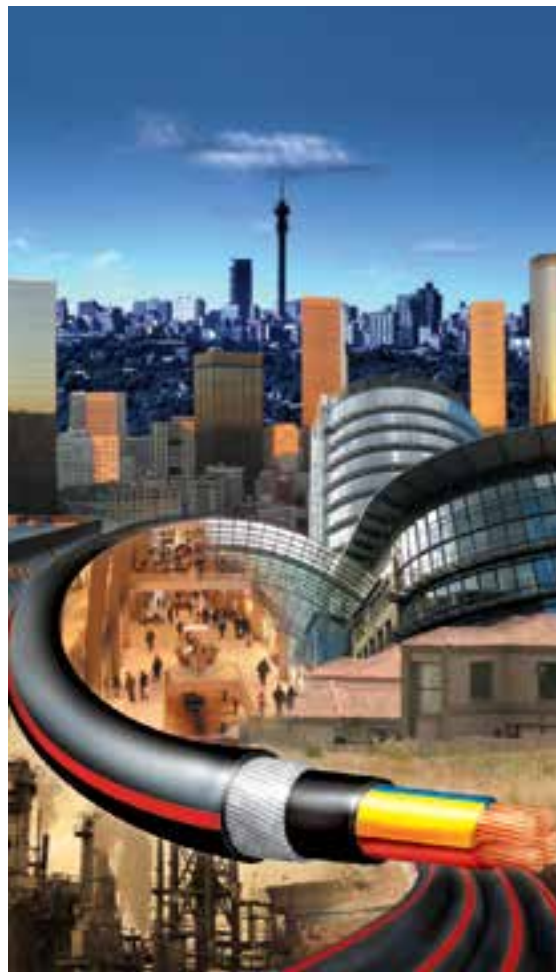
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market, which has impacted on the sectional title market.

According to the FNB Estate Agent Survey, first time buying has declined significantly in recent times, from an estimated high of 28% of total home buying in the second quarter of 2014 to 21% of total home buying by the second quarter of 2016.

While this is still a relatively good percentage, first time buyers are more credit-dependent and thus interest rate-sensitive. Loos says that the rising interest rates since early 2014 have been a key factor in the dip in first time buyers, and have cooled the demand for sectional title compared to full title.

"Within both the Full Title and



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# RESIDENTIAL BUILDING UNDER PRESSURE



Jaques du Toit



Statistics South Africa has reported that building activity in the South African market for new private sector-financed housing has remained under pressure in the first five months of 2016.

The planning phase contracted in the five months up to May, whereas the construction phase showed some relatively low single-digit growth over this period.

According to Jaques du Toit, Property Analyst, Absa Home Loans, the number of new housing units for which building plans were approved was down by 3,5% year-on-year (y/y) to almost 23 000 units between January and May this year. This came on the back of a contraction in the planning phase across all three segments of housing. In May, only marginal growth of 1,3% y/y was evident in the number of plans approved.

Growth in the volume of new housing units reported as being completed came to 5,1% y/y in January to May, with a cumulative total of 16 357 units built during this period.

The construction phase showed some noticeable divergent trends at a segment level, with strong growth of almost 32% y/y in respect of apartments and townhouses in the five-month period up to May. Smaller-sized houses contracted by 10% y/y over the same period and houses larger than 80 m<sup>2</sup> showed growth of only 3,4% y/y in the same period.

The total real value of plans approved for new residential buildings came to R15,48 billion between January and May, up by only 1,1% y/y from R15,31 billion compared to last year. The real value of new residential buildings reported as completed

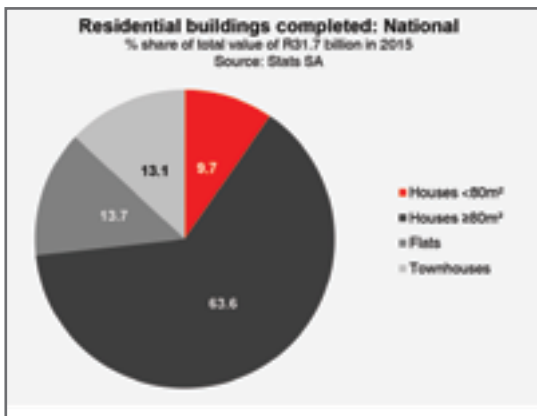
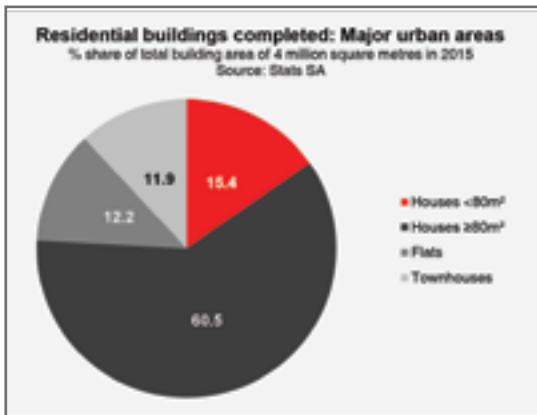
amounted to R9,75 billion in the five months to May, showing growth of 1,7% y/y from R9,59 billion a year ago. These real values are calculated at constant 2010 prices.

The average cost of new housing built increased by 7,9% y/y to an average of R6 409 per m<sup>2</sup> in the first five months of the year compared with R5 939 per m<sup>2</sup> over the same period last year. The average building cost per m<sup>2</sup> in the three categories of housing was as follows between January and May 2016:

- Houses of <80m<sup>2</sup>: R4 083, up by 8% y/y
- Houses of ≥80m<sup>2</sup>: R6 494, up by 4,6% y/y
- Apartments and townhouses: R7 501, up by 8,6% y/y

At a geographical level, the provinces of Gauteng and the Western Cape continued to dominate residential building activity during this year. And the major metros of Cape Town, Johannesburg, Tshwane and Ekurhuleni had the largest combined share of 62,8% of a national total of 39 666 new private sector-financed housing units built in 2015.

Du Toit says that against the background of trends and the outlook for the economy, household finances and consumer and building confidence, residential building activity is likely to remain relatively subdued for the rest of the year. ■





# Strong growth in housing maintenance

The Harvard University's Joint Centre for Housing Studies reports above-average gains in home renovation and repair spending expected to continue in 2017.



The South African housing sector tends to follow closely what is happening in the US and the American market is often a fore bearer of what will happen in South African residential market. Over the coming year, the US homeowner remodelling activity is projected to accelerate, keeping the rate of growth above its long-term trend, according to the Leading Indicator of Remodelling Activity (LIRA) Growth in home improvement and repairs will reach 8% by the start of 2017, well in excess of its 4,9% historical average.

"A healthier housing market, with rising house prices and increased sales activity, should translate into bigger gains for remodelling this year and next," says Chris Herbert, Managing Director of the Joint Centre.

"As more homeowners are enticed to list their properties, we can expect increased remodelling and repair in preparation for sales, coupled with spending by the new owners who are looking to customise their homes to fit their needs." Herbert adds that by the middle of

next year, this market should be very close to a full recovery from its worst downturn on record," says Abbe Will, Research Analyst in the Remodelling Futures Program.

Will concludes that annual spending is set to reach US\$321 billion by then, which after adjusting for inflation is just shy of the previous peak set in 2006 before the housing crash.

The Leading Indicator of Remodelling Activity (LIRA) provides a short-term outlook of national home improvement and repair spending to owner-occupied homes.

The indicator, measured as an annual rate-of-change of its components, is designed to project the annual rate of change in spending for the current quarter and subsequent four quarters, and is intended to help identify future turning points in the business cycle of the home improvement and repair industry. Originally developed in 2007, the LIRA was re-benchmarked in April 2016 to a broader market measure based on the biennial American Housing Survey.



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# COLOUR FORECAST 2017

Plascon's Global Colour Manager, Anne Roselt says, "Colour is not just a part of life. It is life. It is how we express ourselves, it influences our mood and it helps us to understand our world."

## Themes & Trends

As South Africa's largest paint manufacturer, Plascon says Roselt, not only has an expert understanding of our relationship with colour but also how to make using it easy and inspiring in any space. It's about combining the science behind innovative paint with the evocative power of colour, all grounded by a deep understanding

of the South African culture, style and environment.

Every year, Plascon publishes an overview of the latest colour trends in its Colour Forecast. This exciting forecast offers customers an insight into the trends at play, while at the same time making it easy to interpret them in their own spaces.

These trends are then brought to life with a distinctive palette curated from Plascon's colour system and expressed through carefully

considered interior and inspiration imagery. There is also reference made to the specific décor techniques that will help customers to recreate the theme in their own space.

Anne Roselt is Plascon's Global Colour Manager and has been the driving force behind the Forecast since its inception. "Every year we travel around the globe in search of the latest colour trends and we're so excited to share them with our customers," she explains. "We want





to really inspire people through the Forecast,” she continues, “and help them to bring trend inspiration to life in their own homes.”

Colour Hive (formerly Global Colour Research) is a collaborative partner, providing global trend insight to the project. That is the thought leader behind the renowned MIX magazine – the go-to resource for designers around the world when it comes to colour. This is the second year Colour Hive has collaborated with Plascon

on the Forecast. As Roselt explains, “Colour Hive brings an international perspective that is so valuable to a project like this.” She continues, “And it’s by combining this global insight with our deep understanding of the South African taste level, lifestyle and décor preferences that we can create something that is both inspirational and useful.”

## Themes

The Colour Forecast for 2017 follows a similar format to the issues from previous years, with trends curated around four key themes. These each have a carefully considered colour palette that captures the spirit of the trend, and a suggestion on the décor treatments to bring it to life. Roselt explains that this year’s themes are influenced by the attraction we feel for both the digital and natural worlds. This seemingly contradictory pair is very much a metaphor for who we are as people at the moment, she adds, and that’s why we’re seeing it in colour in many ways.

“Our inspiration this year came

Continued ►►



# COLOUR FORECAST 2017

Continued ▶▶▶

from the world we feel under our feet and the worlds we create in our minds,” Roselt says. She explains that we’re seeing a more minimal approach to interiors. “Not that everything is going back to white,” she says. “It’s just that the use of colour is more pure and single-minded – something we’re seeing in the bold wall treatments and colour combinations this year.” She explains that this year we’re seeing everything from perspective geometrics to very subtle colour gradations, colour-blocking and everything in between.

## Colour Story One: Anonymous

Anonymous is about the freedom you get when you strip right back to basics and embrace the softer things in life. It’s a new kind of neutrality – beyond a specific gender, identity, place or even style. This approach embraces

simplicity and is a response to how oversaturated our lives feel because of all the things that surround us in the world.

The palette combines a lighter blue, green and pink with deep purple, blue and black. Metallic-inspired shades complete the look and add a sense of depth to the theme. These colours are soothing and calm, giving us space to pause in a busy world.

Bringing this story to life is all about creating an atmospheric feeling with colour. We’re seeing a weightless use of colour for a minimal simplicity, and interest being created with décor techniques like two-toned walls to ground spaces.

## Colour Story Two: Terrain

Terrain is an earthy theme inspired by desert landscapes and colours. It takes the raw forms of these places



and interprets them into a warm and easy-to-use palette made up of oranges and yellows balanced by warm neutrals and a mineral green and blue duo.

The trick to using Terrain in a space is to be sparing with the yellow and orange most of the time. Concentrate on the greys and neutrals first to provide a subtle backdrop and then use the other colours as a more energetic accent.

In terms of styling and bringing Terrain to life, this theme is all about using bands of colour to create bold statements on feature walls. Neutral





accents really help to complete the natural look and bring the theme to life.

### Colour Story Three: Prism

Prism is a youthful and contemporary theme inspired by digital art and features layers of colour being used to create a sense of depth. There's nothing serious about this story – it's all about having fun with interiors.

This is probably the boldest theme in terms of paint techniques, and it makes use of prism-inspired and scattered geometric effects on walls. Bands of colour are also used in some places, along with perspective designs, to visually bring the colour off the wall. The trick is to be bold with colour but remember to contrast the deeper colours with the lighter ones for a fresh, contemporary feeling.

### Colour Story Four: Pause

The last theme is Pause – one for everyone who likes a sophisticated neutral look. And while it may be the most minimal and authentic at heart, it has maximum appeal thanks to a nuanced colour palette.

In this theme of hushed colours, we see feminine blush shades as well as grey and blue-tinted updates on classic beiges. There's also a metallic gold accent on hand to add a hint of luxury. This all helps to create a sense of depth and create a minimalism that is anything but boring.

This sophisticated theme is brought to life through the use of chalky colour treatments for additional texture, as well as faded finishes and colour panels.



### COLOUR OF THE YEAR

Every year, Plascon chooses a colour that sums up the mood in the global design landscape. For 2017, it is "In the Mood". Taken from the Terrain story, this is a neutral colour with earthy grey and very subtle pink tints. Warm and grounding but always clean and sophisticated, this colour is the perfect backdrop for any space. As Roselt explains, "It really captures the 'back to basics' feeling that the world is going through at the moment but is still rich, warm and really easy to use."

As South Africa's largest paint manufacturer, Plascon is driven to provide both leading products and useful inspiration to make home decoration easy and exciting. The company is continuously developing new and innovative paint products specifically with the South African consumer in mind and is known for the exceptional quality of its various brands. For more information, visit [www.plascon.co.za](http://www.plascon.co.za) ■





## Multi-million electrification programme

Currently there are more than 181 informal settlements within the city's boundary and an estimated 180 000 households with a combined population of over 500 000 people. Statistics reveal that the country's powerhouse of economic activity attracts 10 000 migrants every month they arrive from around the continent and the country looking for better economic opportunities. Providing basic services such as electricity, water, sanitation and refuse removal as well as housing, roads and infrastructure, is a challenge for the municipality.

According to Xolani Lembede, Acting Engineering Director at City Power, the city's electric utility, informal settlements account for 13% of power losses in Johannesburg as a result of illegal electricity connections.

As part of a bigger picture to formalise informal settlements, the city has installed independent power grids that use an energy hybrid mix of solar power and gas stoves at Setjwetla near Alexandra. So far the city will spend R60 million providing 2 600 homes with energy. At Thembelihle informal settlement near Lenasia, the city recently spent R90 million connecting 7 000 homes to prepaid electricity and hybrid power. At the Lawley Station informal settlement it cost R79 million to provide 2 000 homes with electricity.

This is in addition to electrification of human settlements and developments including Lehae, Lufhereng,

The City of Johannesburg's multi-million rand electrification programme has provided more than 12 850 homes in informal settlements with power over the past financial year with more being switched on in the coming months as the programme gathers pace.

Fleurhof, Tshepisoing West, Devland Extension, Elias Motsoaledi Phase 1 and Narens Farm, which have been on the grid for the past five years.

Recently 2 292 homes in the Protea South informal settlement in Soweto were provided by power under the Eskom Electrification Programme.

The City of Johannesburg Mayoral Committee Member for Finance, Geoffrey Makhubo recently announced that part of City Power's capital budget of R3,9 billion would be used to continue with the electrification of

informal settlements. According to Johannesburg Executive Mayor, Parks Tau, the electrification of informal settlements is aimed at achieving three key objectives: to stop unnecessary electrocutions, restore people's dignity and to regularise power supply, which prevents the loss of revenue caused by illegal connections. City Power Managing Director, Sicelo Xulu, adds that the electrification programme will help to reduce illegal electricity connections and assist in preventing load-shedding. ■



# CBI'S NEW NANOVIEW

The NanoView from CBI-electric allows residential and commercial consumers to monitor energy and water consumption.

The recently acclaimed NanoView displays live data in both monetary and consumption terms (i.e. energy in W and kW; and Water in litres and kilolitres). The user can quickly determine which appliances use more energy, and which cost the most to operate. With this data on hand customers can now make energy wise decisions.

NanoView allows for real time and accumulated historic consumption data of up to 16 circuits and four water meters. It has user selectable names to identify circuits such as plugs, lights, geyser, stove, outbuilding (flatlet), pump (pool, borehole, A/C), water and then provides for total consumption.



It has an iPod-inspired modern touch button interface and a real time high consumption warning LED. The high consumption warning is customer-set, based on customer energy saving goals.

For energy monitoring the unit can be connected to up to 16 power circuits with a sensor measuring range of 5 W - 14 kW (60 A max). The monitor has a power sensor accuracy of 99% (Class 1) and an operating Voltage of 230 V A/C  $\pm 20\%$  at 50 Hz. With a one second refresh rate it has a 24-hour battery backup for time keeping. An added benefit is that consumption

data is saved indefinitely during power failures. It provides for up to four water meter transmitters with a range up to 100 m.

The water meter has a three-year battery life. It has a one litre accuracy and is compatible with a number of popular water meter brands as well as most reed switch capable brass and plastic water meters.

There are consumption graphs for each circuit and water meter statistics for every hour for the last 24 hours; or for the past two weeks; seven weeks; month, 12 month period; and calendar year for up to five years. ■

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# BRICK-IT — DOUBLES PRODUCTION LEVELS



Brick-It, manufacturer of cement stock and Maxi (RDP) bricks, aims to increase production levels by purchasing a new RE1400 machine from PMSA.

Currently the brick manufacturer has two existing VB4X machines. The new RE1400 is one of the largest machines available from PMSA for the production of concrete bricks, blocks and paving. It is built to heavy duty standards to ensure long life, high performance and consistent quality.

Brick-It is a major supplier of quality, cost-competitive concrete bricks and now as part of its diversification strategy, the company has entered the highly competitive paving market. Civil work has commenced on the site for the new RE1400 machine.

Founded in 2005 by Sean Cameron and Steven Carr, Brick-It has grown rapidly in the past nine years delivering almost 12 million bricks a month.

“Our goals for the next three years are to meet the current demand and supply of bricks in a fast-developing region and to double brick production. The acquisition of a new RE1400 machine from PMSA will improve customer satisfaction by providing excellent service and lower prices,” says Cameron.

He remains confident of Brick-It’s ongoing success, pointing to the manufacturer’s involvement in the low-cost housing market for RBA Homes and the Karibu Group. The company runs

a modern fleet of 18 Mercedes Benz trucks, which it uses to supply its products to major customers such as large property developers. “We also supply a large number of Cashbuild, Build It and Builders Warehouse stores,” says Cameron.

The manufacturing plant in Chloorkop, Johannesburg, is well equipped to stockpile aggregates and includes a large production and stacking area. “We are located close to the Tembisa informal settlement, and we are able to use local labour.

“PMSA has provided technical assistance to increase production on both the wet and dry side of the operation. On the dry side, they have suggested quite a few changes in order for us to get more pallets out. In addition, we had an issue with the strapping of the bricks, which PMSA also resolved for us. The availability of the PMSA technicians to come to site is excellent, reflecting a high focus on customer service and after-market support,” notes Cameron.

Walter Ebeling, Managing Director of PMSA, highlights that, with the building and construction sector facing pressure from reduced margins and a lack of new projects, PMSA is well-positioned to help its customers fine-tune their existing assets in order to boost productivity and end quality.

“We are unique in the industry in being a specialist manufacturer that is able to cover the entire business spectrum, from establishing a business to boosting the bottom line through the application of appropriate technology,” explains Ebeling.

“We have been building on our technology, leadership, expertise and experience in the concrete products sector for the past 40 years, and have an array of options to suit all client needs,” says Quintin Booysen, sales and marketing manager at PMSA. He stresses, “Brick-It is an excellent example of the kind of long-standing relationships we forge with our customers.”

PMSA, the leading manufacturer of brick, block and paving machinery on the continent, celebrated its 40<sup>th</sup> anniversary at Totally Concrete 2016 in May. ■







Dr Mehran Zarrebini

# Rubber bricks and paving

PFE International has developed a new rubber crumb brick and paving product made from recycled truck tyres.

PFE International Director, Dr Mehan Zarrebini, says the group recently commissioned new machines to produce various types of paving bricks, tiles and innovative interlocking paving mats, and has applied for the Global Green Tag certification. This independent certification ensures healthy eco products and the trusted certification standard is the eco benchmark in over 70 countries.

The rubber crumb product is produced at the Mathe Group's Hammarsdale plant, which forms part of the PFE International Group, and manufactured under its wholly owned subsidiary Van Dyck Carpets. It is distributed through a joint venture with Envirobuild.

The rubber crumb is made from recycled rubber produced from automotive and truck scrap tyres. During recycling steel and tyre cord (fluff) is removed leaving the tyre rubber with a granular consistency.

Zarrebini says the new product range will add another element to the green star rating in terms of design and construction.

KwaZulu-Natal's first eco-friendly rubber flooring specialist, Envirobuild, will focus on sales and distribution of the new bricks and paving products.

Envirobuild Managing Director, Jaco Snyman, says that the products comprise 93% recycled materials and that there is a demand for green building and sustainable products that meet building requirements and ticks all the environmental boxes. ■



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# Waste water

Companies involved in the handling of waste water or clean water must ensure the integrity of geomembranes, says Nadia Minnaar, Managing Director of NGQ Consulting, a specialist in geomembrane quality and installation.

**M**innaar explains that ever-tightening requirements for the containment and handling of waste water require careful management to avoid falling foul of environmental legislation and regulations. Not only are severe penalties in place to punish offenders, but damage to their reputation may prove to be costlier in the long run.

She says mitigating these risks has led to companies involved in the specification, construction and management of containment areas to take extra precautions to ensure that the facilities are 100% compliant, regularly monitored and that the



**Nadia Minnaar**

barrier linings remain fully functional at all times.

“Companies are increasingly seeking independent professional assistance when constructing containment facilities to ensure that construction is carried out in accordance with design requirements and within legal and regulatory requirements. Independent or third party quality assurance and quality control has now become part of the construction process. The consultant will detect leakage of waste or clean water from these containment areas.”

In addition, modern day consultants act as an independent, third party Construction Quality Assurance professional on behalf of the company, its appointed engineer, or the construction contractor or installer on site. They are also able to provide independent inspections for geomembrane installation on-site,

throughout installation and during any remediation processes. This type of service is imperative for the long-term protection of groundwater and the maintenance of water resources. She points out that these state-of-the-art electrical leak-detection survey techniques are increasingly being specified by environmental authorities, as well as developers to forestall future liability or as proponents of responsible environmental stewardship.

“The only way to mitigate risk is through a comprehensive quality management system that is transparent and allows all the participants involved in the project access to the platform.”

For further information on NGQ Consulting email: [nadia@ngqconsult.com](mailto:nadia@ngqconsult.com) or visit [www.ngqconsult.com](http://www.ngqconsult.com) ■

## THE SECURITY PLATFORM

**M**ax de Lorm, Director of the IPVS access control, hardware and surveillance software security platform, says modern security platforms have evolved into systems that provide a huge range of features, add-ons, and integration options particularly for affordable housing developments, inner

city rented stock and student residences. De Lorm says that in today's surveillance sector there are some significant technology enhancements bringing improved functionality to the security platform and impacting the paralleled rise in its development and implementation:

- Access control integration – security platforms now offer access or biometric data into the video surveillance system.
- Alarm integration – offers greater situational awareness than alarms generated by standard intruder alarm technology.
- Video analytics – analysing video streams in real-time to provide event detection and threat management. For example perimeter protection and presence detection.
- Mobile device integration – has moved beyond delivering video to a mobile device. Users are now

able to push system alarms to a mobile device, making the device a security management tool. In addition, mobile devices can also record video and send it back to the recording server for managing incidents (i.e. the mobile behaves as though it were a camera on the surveillance network).

- Edge recording: the camera uses a storage device, such as an SD card and records locally. The video is then streamed back to the central data store or remains on the camera. This offers a potential storage saving and also offers redundancy as the camera can continue to record even if the central store is down.
- Cloud storage: locally cloud archiving is still in its infancy, but vendors are starting to offer online cloud storage for transmitting archives either as a backup, or to replace local storage entirely.

De Lorm concludes that demand is specifically growing for customised security platforms. ■



# A 30 m clear span roof structure

The project for the Gauteng Department of Education's (GDE) called for the installation of the roof structure over the nutrition hall at the Ga Rankuwa campus of the Tshwane University of Technology. The brief criteria included: cost, program and competency for performance. In addition, the principal contractor, Enza Construction, preferred dealing with only one subcontractor.

Hi-Tech Nail Plate was ultimately selected and appointed as a preferred supplier by Enza Construction. Hi-Tech Nail Plate assumed responsibility for numerous timber roof structures as well as the nutrition hall, which was designed and specified as conventional hot rolled structural steel.

After reviewing the costs and time constraints of the project, Hi-Tech Nail Plate suggested that Ultra-Span be considered. Another factor taken into account was the simplification of the supporting structure – no ring beams and no columns were required, based on truss spacing, the building would be constructed from load-bearing brickwork only.

The rest of the team agreed and ultimately the roof structure was changed from conventional steel to Ultra-Span light gauge steel truss system. MiTek's expertise was called on for the design of the trusses in view of the large span nature of the roof: 30m clear span, plus 1,0m cantilever on both eaves. Hi-Tech Nail Plate

MiTek Marketing and Business Development Manager, Uwe Schluter says that when it came to installing a 30 m clear span roof structure, rather than posing a problem it was a challenge easily handled by Hi-Tech Nail Plate with the use of MiTek's Ultra-Span.



manufactured the trusses in their factory and erected the roof structure on site. The trusses were made in two halves, which allowed for ease of transport to the location. The truss halves were then spliced together on site to construct the full span truss, ready for erection. The two truss components were joined together with box frames. The entire roof was lifted with a crane in one day. The whole roof was lifted onto the supporting brickwork in the morning, and the purlins and bracing were fitted afterwards.

The GDE and Enza Construction were

satisfied with the workmanship and overall result, and impressed with the speed at which the roof was erected. The GDE commissioned another installation at the Moses Kotane Primary School project, which was successfully completed in Soweto.

Schluter says, "LGS roof structure has proven itself over the past 15 years to be almost unparalleled in its application for commercial and light industrial roof structures with the range of 16 to 35 m. The light mass, quick installation time contributes to the substantial savings on any of these structures." ■

## Accurate detection for multiple substructures

The product is able to reliably detect live cables, ferrous and non-ferrous metal and wood with a high level of accuracy. The detector immediately pinpoints the exact location of different substructures during use. Bosch Measuring Tools Brand Manager, Ninet Bosman, indicates that the improved model has more detection depth and more functional details than its predecessor.

Bosman says, "Its detection depth is 10 cm for ferrous metals, 8 cm for non-ferrous metals, 5 cm for power cables and 2,5 cm for wooden and drywall substructures."

The user-friendly tool comes with five self-explanatory control buttons. The on-off switch and four others,

Eliminating the costly risk of damage to water pipes and cables during drilling is easy with the Bosch PMD 10 detector.

which include; audible signal, display lighting and the metal or drywall detection functions. It is able to detect power cables in both of the latter modes.

The detector has an integrated handle which makes it easy and comfortable to guide over the position that the user plans to drill in.

According to Bosman, the PMD 10 features an easy colour system. It alerts the user to a positive search result by emitting an audible signal and changing the colour of its LED ring.

"If electricity or an obstruction

is detected, the luminous ring flashes red. It will flash green for clear drilling and the yellow ring alerts the user that it is not advisable to drill.

The detection result can be read graphically on the illuminated display," she concludes.

For further information contact Bosch Power Tools on 011 651 9600 or visit [www.bosch.co.za](http://www.bosch.co.za) ■



# Quick, convenient clamping

The products automatically adjust to match the thickness of the material whether it's thick or thin or in-between. Just set the clamping pressure required and Automaxx technology will do the rest. The new Kreg Automaxx clamps are available in Face, Bench



Kregs is one of the world's best clamping system and the new Automaxx clamp range makes clamping tasks fast and fool proof.

and Bar Clamp models with several size options.

Other features include an easy-to-regulate pressure with a simple thumbscrew, the large clamp faces spread pressure evenly, all clamps have ergonomic padded grips to prevent hand fatigue and all work with the Kreg Jig, R3 Clamp Pad Adapter, as well as the Portable Base.

Wood Project Clamps are perfect for project assembly and general clamping, and are available in a range of sizes. These versatile clamps have large clamp faces that distribute force evenly and will not mark delicate surfaces.

Automaxx Auto-Adjust Technology, Wood Project Clamps adjust to match material thickness automatically with a simple squeeze of handle. It also allows the user to use one hand when clamping and unclamping. This

can easily regulate clamping pressure with a simple thumbscrew. Set the desired pressure by turning the thumbscrew for more or less pressure. Once the pressure is set, the clamp maintains consistent clamping pressure with every thickness.

Wood Project Clamps are designed to withstand years of heavy use, thanks to heavy-duty, all-metal construction. They also have ergonomic padded grips for comfort and ease-of-use.

"The Kreg team deserves the design award for its Automaxx clamps," says Ryan Hunt Sales Director for Vermont Sales. "These clamps have taken the wood working industry by storm."

For further information, trade enquiries, or to view the full Kreg range call Vermont Sales on 011 314 7711 or go to [www.vermontsales.co.za](http://www.vermontsales.co.za) ■

## Sika's waterproofing CSI project

When a leaking roof caused problems recently at a Non-Profit Organisation (NPO) in Krugersdorp, Sika Gauteng gladly sponsored its top quality waterproofing products, and also sent a team of staff members to personally apply the products.

The site of the project was Deo Gloria House, a well-established NPO on the West Rand, which has been feeding underprivileged communities for almost 10 years.

Sika's professional team waterproofed approximately 200 m<sup>2</sup>. Armed with paintbrushes, brooms and scrapers, all kindly donated by Academy Brushware, the team commenced this special project by applying the waterproofing system. Firstly all the cracks were filled and sealed using Sikaflex-11FC. Following this all the joints between the flat roof and walls were sealed and waterproofed with Sika BlackSeal-Lastic. Once the product had dried, Sealoflex Professional was applied over the entire flat roof.

Sika BlackSeal Lastic is an easily applied, non-toxic, rubberised

bitumen emulsion supplied ready for use. It provides non-sag, crack bridging properties and remains flexible even at low temperatures.

Joint sealing on the roof was achieved using Sikaflex-11 FC (Brown), a one-part, moisture-curing, elastic joint sealant and multi-purpose adhesive based on polyurethane. It is solvent-free and odourless with very low emission and provides excellent adhesion and bubble-free curing.

Waterproofing was completed with an application of Sealoflex Professional (Grey/White), a single component, acrylic-based, waterproofing compound containing special fibre reinforcement that eliminates the need for a separate reinforcing membrane layer

Once the leaking roof had been expertly waterproofed, Deo Gloria



House could continue providing food on a daily basis to approximately 500 children and 65 senior citizens in the Krugersdorp, Munsiville and Randfontein areas. ■

# 11<sup>th</sup> World Plumbing Conference & Exhibition

South Africa is the first country to be awarded the event twice. The DAWN Group is a Platinum Sponsor of the 2016 conference and exhibition. Group member companies DPI Plastics and GROHE DAWN will be fully represented at the event. As a leading manufacturer of PVC and HDPE water reticulation and drainage pipe and fitting systems, DPI Plastics is a member of the Institute of Plumbing South Africa (IOPSA).

IOPSA, in turn, is affiliated to the World Plumbing Council (WPC), which stages its global conference and exhibition in a different country every year. The 2016 conference takes place under the main theme of 'Regulations for sustainability in plumbing – a case for international standards'.

Mike Muller, conference chairperson is a member of South Africa's inaugural National Planning Commission. He advises a range of local and international organisations on water and development issues. The WPC, a not-for-profit global organisation, was established in 1990 in Geneva, Switzerland. Today it has over 100 representative and industry organisations as members in 27 countries, representing more than 50% of the world's population.

The aim of the WPC is to highlight the important role that the plumbing industry plays in relation to health and the environment. The council's mantra is that good plumbing can,

DPI Plastics will be a key exhibitor at the 11<sup>th</sup> World Plumbing Conference & Exhibition to be held in Cape Town from 15 to 16 September. This is the second time that South Africa is hosting the event, the first time being in 1999.



and does, make a difference to global communities. "While most people in developed countries tend to take the provision of drinking water and sanitation services for granted, 1,1 billion people do not have access to safe water, 2,6 billion people do not have access to acceptable sanitation, and 6 000 children die every day from water-related diseases," states the WPC.

"The global efforts that the plumbing industry contributes on a daily basis to alleviate these concerns

often go unacknowledged," says DPI Plastics Marketing Manager Martine Goodchild. This is particularly relevant in a water-stressed country like South Africa, where leakages cost about R7 billion a year, amounting to as much as 37% of the country's precious water resources being squandered through leaking taps alone.

DPI Plastics has been an active participant in the WPC's World Plumbing Day initiatives, and contributes to various water conservation awareness initiatives in South Africa. ■

## LSFB training course

The Southern African Light Steel Frame Building Association (SASFA) is offering training courses for building contractors of light steel frame building in Cape Town from September 26 to October 1, 2016.

A recent survey has shown that the volume of Light Steel Frame Building (LSFB) is growing rapidly in South Africa despite adverse conditions in the building industry.

SASFA was established to develop the light steel frame building industry

in Southern Africa and is supported by all major players in the industry. The association strives to establish desirable quality standards in all facets of the light steel frame building process.

In order to ensure quality in buildings, training of all role players in the value chain is of paramount importance. Training courses for building contractors, designers and inspectors are presented.

Successful completion of the course for Building Contractors will enable attendees to correctly erect a simple light steel frame structure, and to plan and supervise installation of cladding, lining, insulation and services.

The course is aimed at new as well as practising builders and building contractors of light steel frame buildings. Attendees must at least

have passed Grade 12, and be able to read building plans. The course is also open to architects, engineers and senior managers, to develop fundamental knowledge of the process.

The course covers all aspects of LSFB, including practical work – trainees will erect a small light steel frame building: Steel frames: properties of steel, manufacturing of steel frames, setting out and erection; Installation of external cladding, and Internal lining, insulation and services.

The six day course will be presented by SASFA, in co-operation with Saint-Gobain, Lafarge and Everite. A certificate of successful completion will be issued to qualifying candidates.

For further information, contact Reubenette Andrews on +27 11 726 6111 or email: reubenette@saisc.co.za ■



Albertus Myburgh

This is the first industry initiative of its kind with 32 970 entries received from agents. One scratch card was awarded for every qualifying Offer to Purchase submitted to BetterLife Home Loans.

Then 471 golden ticket holders secured places in the nine regional draws, which were held to narrow down the pool of finalists and ultimately increase the agents' chances of winning a million rand. Around 10% of names drawn per region moved on to the final draw receiving an exclusive boarding pass to attend

## BetterLife Dream Lottery

Albertus Myburgh from Remax estate agency became an instant millionaire, walking away with the BetterLife Dream Lottery R1 million cash prize at a gala event held at the Protea Fire & Ice at Melrose Arch in Johannesburg.

the gala event. At the grand event the names of the 51 finalists were printed on the Dream Machine Wheel of Fortune, which was spun by BetterLife Group CEO, Rudi Botha, and whomever's name the wheel stopped on, won.

"In April 2015, we launched our R1 million Dream Machine initiative to all agents in the industry. To qualify they had to register with the BetterRewards loyalty programme and send Offers to Purchase," says Shaun Rademeyer, CEO BetterLife Home Loans SA's largest bond origination company.

"The campaign was born out of our Dream Bigger, Live Better, Dream Lottery with the purpose of making a difference and changing lives as well as promoting our intake of Offer to Purchase applications. We believe in making dreams come true. We do it for our customers every day by mak-

ing their dream of owning a home a reality," he explains. One in every four South Africans has successfully obtained his or her bond through BetterLife Home Loans. Over 1 million people now live in their dream home thanks to BetterLife Home Loans, which achieves a 75% approval rate on home loan applications.

"We also believe in realising the dreams of our estate agent partners because without them we can't make our clients' dreams come true and we launched this campaign to realise a significant dream for one lucky estate agent," says Rademeyer.

He adds, "Recognition and reward is a core value in our organisation, so we wanted to show our appreciation to the agents for their business and support as they are instrumental to our success and the reason we have become the company we are today."

Commenting on the win, an elated Albertus Myburgh says that it is unbelievable, it's a dream come true. He is thrilled with his win and will spend some of the money on finishing the build on his dream home. ■

## Future sustainability

Innovation is necessary to develop products and services that underline environmental stewardship, according to Andries Marais, General Manager: Operations at CHRYSO Southern Africa.

Marais says that in order to create a sustainable future it is critical that organisations contribute positively to the planet's preservation of non-renewable resources.

He suggests that organisations allocate a predetermined percentage of turnover for research and development into products that focus on energy reduction in the manufacturing process. CHRYSO invests approximately 4% of all global sales to research and development of green product innovations that are based on bio sourcing, renewable resources and biodegradability principles.

The goal is to emphasise product lines that assist customers in promoting their

energy efficiency while simultaneously reducing their carbon footprint. Marais says that the group introduces 30 new products each year and files an average of 12 product patents annually.

CHRYSO's Green Factory Model processing and manufacturing plant includes a wastewater management system, a rainwater catchment programme and a sludge waste management system to minimise negative environmental impact. The model has been adopted by the group's Cape Town, Durban and Jet Park plants.

Some examples of products that are underpinned by good environmental stewardship are CHRYSO Dem Bio 10, a biodegradable vegetable based demoulding oil; CHRYSO Deco Lav P, a range of aqueous based surface retarders; CHRYSO Environmentally friendly cleaning agents; EnviroMix, a technology engineered to boost the use of cement extenders reducing the use of clinker without comprising on the quality of the concrete or cement product. ■

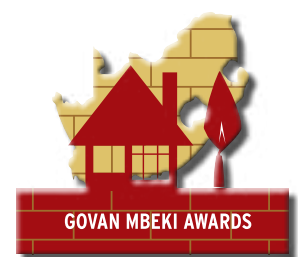
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