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in Southern Africa

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in Southern Africa

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June 2015

HOUSING
in Southern Africa

ED'S NOTES

Sisulu's much anticipated housing budget ...

The Minister of Human Settlements, Lindiwe Sisulu's budget speech in parliament, was criticised by Makashule Gana, the Shadow Minister of Human Settlements for the Democratic Alliance.

Gana points out that the time is right to review the social rental housing qualifying income criteria of R7 500 per month as the income level has not increased since 2005. He would like to involve subsidy housing recipients in the design and building process before construction begins. Also, a small portion of the land acquired by the Housing Development Agency (HDA) on behalf of and for the Department of Human Settlements is allocated for people to build their own houses. He would like this to be increased.

Gana has called for a tight monitoring mechanism to oversee 97% of the Department of Human Settlements budget, which is transferred to the provinces and metro municipalities, in order to ensure that the money is appropriated properly.

Minister Sisulu will need to overcome two hurdles according to Gana – non delivery and underspending - if the Minister is to succeed in rolling out 270 000 housing opportunities per year.

He reminds us that delivery of housing opportunities has declined by 25% over the last five years, despite the budget almost doubling. He concludes that improved monitoring, equals greater accountability and more housing opportunities across the Gap, FLISP, affordable and social housing spectrum. He says that it is 'business as usual for the Department of Human Settlements'

Gauteng Premier, David Makhura, attended the sod turning event of the Vaal River City – a new R11 billion mega human settlement. The development is located in one of five economic corridors which have been identified by government, to stimulate and regenerate key regions requiring an overdue economic boost.

Makhura says that the Vaal River City will be a blue print for future cities. Reggie Kukama, CEO of the Vaal River City Development Company, will partner with the province and private sector to develop 5 000 residential units, 400 000m² of com-

mercial, 60 000m² of retail and a leisure component, 20 ha of park areas including a bird sanctuary, cycle track and pedestrian pathways. The development aims to unlock the potential of waterfront developments in the Emfuleni and Midvaal region.

The City of Cape Town has rolled out 104 social housing units with the Western Cape government and the City's social housing partner, Madulammoho. So far, the City has allocated R53 million towards the R157 million project.

During May we experienced intermittent internet problems, if you are a residential service provider and responded to our call in our last issue to send your product news and we have not responded, please resend it to housing@crownc.co.za It will be included in our industry pages and our online presence.

We welcome as always your comments and news.

We hope you enjoy the magazine. All the best.



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PRINTED BY:

Tandym Print

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Scottsdene social housing units

The City of Cape Town has rolled out our 104 new social housing units with the Western Cape government and the City's social housing partner, Madulammoho.

These units form part of 500 social housing units at the Scottsdene Rental Estate Project, a joint initiative with the national and Western Cape government.

The City has provided R53 million in institutional subsidy funding towards this project and contributed land at a discounted rate to make the project feasible and to provide rental accommodation to residents from lower income groups. This project is budgeted at over R157 million including State funding, with R110 million spent so far.

Through this project, the City is able to provide affordable rental accommodation to low income residents who earn less than R3 500 per month as well as households who earn less than R7 500 per month.

In total, 500 fully subsidised social housing units will be rolled out by December 2015. Almost 232 units have been allocated to beneficiaries from Scottsdene and the surrounding areas. This includes 104 families who



received their keys over the past few weeks. "Having access to affordable housing is one of the ways in which the City aims to create opportunities. Affordable housing is key to empowering our previously disadvantaged residents and to the transformation of our city in general," said the City's Mayoral Committee Member for Human Settlements, Benedicta van Minnen.

The Scottsdene Rental Estate is within close proximity to transport

nodes, schools, recreational facilities, churches and economic opportunities.

Security features include 24-hour manned security, clear-view fencing and access control via biometric fingerprint technology. Provision has also been made for a well-designed and fully maintained garden.

The City looks forward to delivering the remainder of the social housing units to the rest of the beneficiaries later this year. ■

NPC call for nominations

President Jacob Zuma held a final meeting to receive a report and bid farewell to the outgoing members of the first National Planning Commission (NPC).

The members of the commission were appointed in 2010 for a period of five years which

expired at the end of May 2015. The President thanked the commissioners for a sterling job done over the past five years, the highlight of which was the successful finalisation of the country's National Development Plan. He paid particular tribute to the Commission's first chairperson, former Minister in the Presidency, Trevor Manuel and its former deputy chairperson and now Deputy President of the Republic, Cyril Ramaphosa, for successfully leading the NPC and ensuring its phenomenal success.

Zuma also thanked the Minister for Planning, Monitoring and Evaluation, Jeff Radebe, the Chairperson of the National Planning Commission, who has the responsibility of ensuring that the National Development Plan is implemented in government. The Minister is also tasked with promoting the NDP's implementation across all sectors.

The outgoing Commission presented its close-out report to the President outlining the work it has done over the past five years and what still needs to be done by the incoming members of the Commission.

As one of its final contributions, the Commission is finalising a discussion document on planning. This document draws on the Commission's experience over the past five years, as well as international experiences to put forward a set of recommendations on how government planning should be done. Whereas the NDP focussed on defining the strategic direction for the country and setting goals and priorities, this document deals with the nuts and bolts of planning. The discussion document will be made publicly available during the month of May 2015.

The implementation of the NDP is supported by the Medium Term Strategic Framework (MTSF) which has been adopted by government and is currently under implementation. The Department of Planning, Monitoring and Evaluation is overseeing the plan and reports to Cabinet.

Minister Radebe has called for nominations for the new NPC, whose members are appointed by the President. An announcement will be made in due course once all the processes have been completed. ■



HOUSE PRICES RUNNING OUT OF STEAM

House price inflation continues to taper gradually, increasingly reflecting an economy that has run low on steam, says John Loos, Household and Property Sector Strategist Market Analytics and Scenario Forecasting: FNB Home Loans.

than the Supply Rating. It is nevertheless slightly lower than March's revised 50.60.

If one considers the fragile economic fundamentals, which currently underpins the residential market, it appears likely that the broadly slowing year-on-year house price growth trend is set to continue in the near term.

The economy had a short boost early in the year due to the drop in global oil prices. This reduced CPI inflation to 3,9% in February, offering consumers Real Disposable Income support.

However, the electricity sector's supply constraints have once again been disruptive in the first quarter of 2015. While mining showed a return to positive growth, the manufacturing sector in March and April reverted to levels below 50. This has signalled the contraction in the manufacturing sector, which does not bode well for the overall economy.

In addition, the SARB leading indicator remains in negative year-on-year territory. This offers little hope of any meaningful near term economic improvement. CPI inflation has started to increase and is expected to put the interest rate hiking debate back on the table later in the year.

"All of this means that the residential market will continue to lack in growth drivers. It is however difficult to see any sharp house price slump in the foreseeable future with residential building activity growing at modest levels.

Average house price inflation thus appears set to slow gradually, moving below the 5% mark into lower single-digit territory in the coming months. ■

The FNB April House Price Index has increased by 5% year-on-year, a slower growth rate than March at 5.2%. This continues a broad slowing inflation trend. Real house price levels are still 67% above early 2001 levels but 18,3% down on the high of December 2007 figures.

FNB Valuers Market Strength Index still points towards a well-balanced residential market, but shows a recent lack of further strengthening. Economic data released in April shows a lack lustre economic outlook.

The ongoing economic weakness, along with an expected move towards a resumption of interest rate hiking, is expected to move house price inflation down to still lower single digit territory in the near term.

According to the FNB House Price Index, the average house price for April 2015 rose 5,0% year-on-year. This is slightly slower than the previous month's revised 5,2% and continues the slowing year-on-year price inflation trend of recent months.

However despite the nominal house price inflation slowdown in recent month, house prices continue to grow positively in real terms, when adjusted for CPI inflation. March statistics show that real house price inflation was 1,1% year-on-year, this kept it in positive territory by a still low CPI inflation rate of 4,1%.

However, real house price inflation is now diminishing as CPI inflation starts to rise once more and house price inflation slows.

Loos says that the average price of homes transacted in March was R997,311. "Examining the longer term real house price trend (house prices adjusted for CPI inflation), despite some rise in recent years, the average real house price level remains 18,3% below the high reached in December 2007 at the back end of the residential boom period. Looking back longer though, the average real price remains 67% above the January 2001 level, a time back just before boom-time price inflation started to accelerate rapidly.

The FNB Valuers' Market Strength Index, an indicator of FNB's residential valuers' perceptions of the market, continues to point to a well-balanced market, but does not suggest further strengthening in April.

The Valuers as a group have perceived a mild residential demand weakening in recent months combined with slight supply improvements. The result has been that while the FNB Valuers' Market Strength Index rating (which reflects the perceived balance between supply and demand), is still above the key 50 level at 50.53 in April, which means that the Demand Rating is stronger



Municipalities payment plan

Eskom announced that it had notified all parties who are likely to be affected, as the company contemplates interrupting bulk electricity supply to the top 20 defaulting municipalities across the country with effect as from 5 June 2015.

The total municipal debt over 30 days is R4.67 billion. Of this amount, the top 20 defaulting municipalities owed R3,68 billion for bulk supply of electricity. Since the announcement, the debt has been reduced by only R54 million.

The 10 municipalities that have entered into payment agreements with Eskom are:

- Nama Khoi Municipality, Northern Cape
- Nketoana Municipality, Free State
- Nala Municipality, Free State
- Dihlabeng Municipality, Free State
- Thabazimbi Municipality, Limpopo
- City of Matlosana, North West
- Naledi Municipality, North West
- Madibeng Municipality, North West
- Randfontein Municipality, Gauteng

Power utility Eskom has entered into payment agreements with 10 out of the 20 defaulting municipalities who owe Eskom for bulk electricity supply.

- Westonaria Municipality, Gauteng
- The utility said that the bulk electricity supplies of municipalities that have entered into an agreement with Eskom will not be interrupted. However, municipalities have to comply consistently with payment agreement terms on a monthly basis. If these conditions are not met, interruptions of supply will be implemented without further notice.

“We are pleased that these 10 municipalities are doing their bit to ensure that they reduce the debt owed to Eskom,” said Eskom Acting Chief Executive, Brian Molefe. Meanwhile, Eskom has also issued public notices of impending power interruptions to defaulting municipalities in Mpumalanga and the Free State Province. The affected municipalities include: Emalahleni, Govan Mbeki, Lekwa, Msukaligwa, Maluti-a-

Phofung, Matjhabeng and Ngwathe. The utility will implement the power interruptions from 6am to 10am and from 5pm to 9pm Monday to Friday and from 7am to 10am and 5pm to 8pm on Saturdays and Sundays.

Eskom recognises that this will cause undue hardship to members of the public and businesses in the affected areas, and also have an adverse effect on the delivery of other services. The state owned entity said that disconnections are a last resort when all other options have been explored.

“Eskom is working closely with the relevant national and provincial departments through local, national and War Room structures to manage the municipal financial recovery process and we believe that the work being done within these structures will yield positive results,” said Molefe. ■

In the dark

The National Treasury does not currently have a plan on how it will finance the trillion rand nuclear deal signed by Energy Minister Tina Joemat-Pettersson last year.

Minister of Finance, Nhlanhla Nene admitted that the programme is a substantial financial commitment, and that government is undertaking a careful and thorough analysis of financing

options to ensure the affordability and long term sustainability.

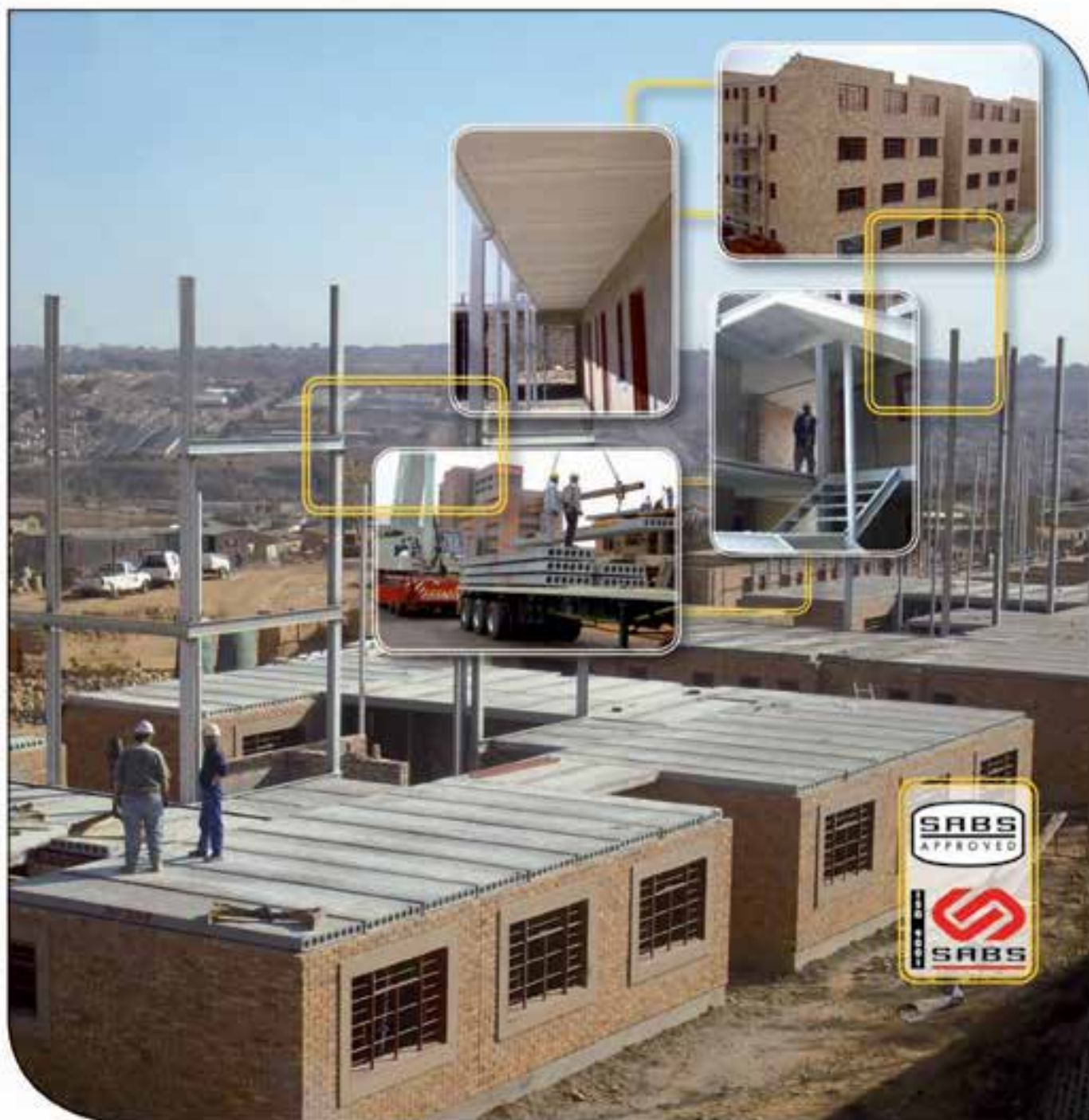
Gordon Mackay, Democratic Alliance Shadow Minister for Energy said, “It can only be assumed that the South African taxpayer will foot the trillion rand framework agreement.”

Questions for the Minister of Finance and the Minister of Energy includes:

- Whether Treasury was consulted before this deal was agreed upon and entered into?

- If so, to what extent?
- If not, what steps did the Ministers take to assess the financial feasibility of the deal ?
- Details about the procurement and process?
- What date will the procurement process be finalised?

Estimates suggest that the Nuclear Build Programme cost will range from R320 billion to R1,4 trillion — excluding costly overruns. ■



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House price indices

The downward trend in the year-on-year growth in the average nominal value of middle-segment homes in the South African residential property market, which started in the fourth quarter of 2014, continued up to April this year.

Jacques du Toit, Property Analyst, Absa Home Loans said, "It is believed that economic conditions and factors related to household finances, such as economic growth, inflation, interest rates, consumer credit-risk profiles, confidence as well as the outlook for these variables, are currently some of the main driving factors of property market conditions and trends in house prices."

Rising inflation and interest rates will adversely affect household finances and levels of confidence, eventually impacting the residential property market. Against this background, nominal house price growth is forecast to remain in single digits throughout the year, with real price growth to reflect trends in inflation in months to come. The slowdown in nominal year-on-year house price

growth over the past six months was also affected by a declining trend in month-on-month price growth since early 2014. With nominal house price growth trending down, real price inflation also tapered off, despite the relatively low inflation rate of 4,1% y/y in the first quarter of the year.

Nominal house price growth came to 5,7% year-on-year (y/y) in April 2015, declining further from a revised 6,7% y/y in March, after touching on 10% y/y in August to October last year. On a monthly basis, prices deflated marginally by a nominal 0,1% in April.

The average nominal value of homes in each of the middle-segment categories was as follows in April 2015:

- Small homes (80m²-140m²): R851 000

- Medium-sized homes (141m²-220m²): R1 205 000
- Large homes (221m²-400m²): R1 828 000

In real terms, i.e. after adjustment for the effect of consumer price inflation, house price growth slowed down to 2,5% y/y in March from 3,5% y/y in February this year, despite the fact that inflation remained low at 4% y/y in March. However, with inflation expected to be on a rising trend for the rest of the year, real house price growth is forecast to come under further downward pressure in the near term. Inflationary pressures will increase the focus on interest rates, which are projected to be hiked before year-end and through 2016.

Rising inflation and interest rates will adversely affect household finances and levels of confidence, eventually impacting the residential property market. Against this background, nominal house price growth is forecast to remain in single digits throughout the year, with real price growth to reflect trends in inflation in months to come. ■

Houses of 80m ² -400m ² , up to R4,2 million						
Category of housing	Nominal year-on-year % change			Real year-on-year % change		
	March 2015	April 2015	Year-to-date 2015	February 2015	March 2015	Year-to-date 2015
Small (80m ² -140m ²)	7.0	4.6	8.2	5.4	2.8	5.1
Medium (141m ² -220m ²)	5.7	5.4	6.0	2.2	1.6	2.0
Large (221m ² -400m ²)	3.5	2.5	3.9	0.5	-0.6	0.3

Uncooperative tenants

In dealing with an uncooperative tenant, it is essential to follow the rule book. Jacqui Savage, Rawson Rentals National Business Development Manager says that when a tenant does fall behind on payments or behave in any way not permitted in the lease, the landlord has to follow the law and this may well involve attorneys, the local courts and the Sheriff of the Court. The landlord or agent is not permitted to take action on their own volition.

"It is understandable," says Savage, "that the disgruntled landlord who may have been badly treated by the tenant should feel entitled to and demand instant action – especially with regards to evicting the tenant."

Landlords should avoid actions such as locking the tenant out or disconnecting their services. These are criminal offences and can cause property owners more trouble than they bargained for."

Here are the steps that the landlord is entitled to take in dealing with defaulting tenants, before calling in legal assistance.

- Call the tenant immediately and ask for payment. If the tenant has problems, the landlord may agree to a payment date that is more lenient, but is not obliged to do so.



- If payment is not made into the agent's or the landlord's account on the agreed date, the landlord must immediately send the tenant a written breach of contract letter giving seven days to remedy the default. This period is normally stipulated in the lease agreement. The breach of contract letter should also note the landlord's intention to report the payment default to the credit bureau should the account not be settled within the seven day period. This letter is normally sent by a registered debt collector such as the widely used TPN (Tenant Profile Network).
- Landlords (or the TPN) are entitled to register a default record against the tenant 20 business days after the letter of demand has been sent.
- If the tenant fails to make payment within seven days after the breach of contract letter was sent, a written notice to cancel the lease

agreement and to demand that the tenant vacate the property immediately, should then be delivered.

- If the tenant fails to vacate the property or disputes the cancellation of the lease agreement, the landlord will have no choice but to call in legal assistance and proceed with an eviction order.

"Redressing the wrongs caused by an unsatisfactory tenant," says Savage, "is a long drawn out process that can take three to four months from the day when the tenant was first warned about the arrears or other matters. Almost invariably during this period the landlord will receive no further payment from the tenant and this certainly complicates the situation."

To avoid unfortunate situations of this kind says Savage, it is essential to take great care in selecting tenants and accessing a credit bureau can be particularly useful. ■

A click away...

The City of Cape Town's Information Systems Department has developed a mobile (mobi) site to provide residents with an alternative way to log faults and request City services.

Many residents today have access to smart mobile devices and now have the option of logging a service request via the City's mobi site while on the go.

"We constantly strive to find innovative ways of improving service levels that will save our residents valuable time and money. We live in a digital era where smart phones and other mobile devices are more easily accessible to a larger sector of our population. The mobi site, a web page designed for these mobile devices, is now one more option available for our residents to access

City services," said Mayoral Committee Member for Corporate Services, Xanthea Limberg.

The uptake of the mobi site has been slow to date, but the City hopes that more residents will make use of it. Of the more than 20 000 service requests created via the eServices portal over 400 were done via the mobi site.

Residents can use the mobi site to report faults such as potholes, water leaks, electricity failures and illegal dumping, among other service requests. The mobi site can be accessed at: <http://www.capetown.gov.za/mobi>

THE HOUSING

The Department of Human Settlements Minister, Lindiwe Sisulu laid out the Ministry's housing budget and how and where the funds have been allocated to meet the needs of an ever increasing housing backlog. With a promise from government to deliver 1,5 million houses in the next few years, this mammoth task has been hampered by escalating housing costs. Energy efficiency compliance escalated the cost of a fully subsidised house and reduced the number of houses government can deliver.

The much anticipated budget failed to give the nitty gritty details about whether government will establish a Financed Linked Individual Linked Subsidised Programme (FLISP) fund that will operate as a stand-alone development finance institution. This would alleviate and unlock the current problems with the pilot project being hampered by municipal, metro, state institutions and other stakeholders. This includes the banks being able to quickly turn around the approval and funding process, that will eventually benefit millions of new home owners in the long term.

There are a number of exciting projects in the process of being rolled out but the Minister was tight lipped about stating where and when these would materialise. On government policies and the proposed White Paper on Human Settlements she expressed her gratitude to the individuals and institutions who assisted government in creating best

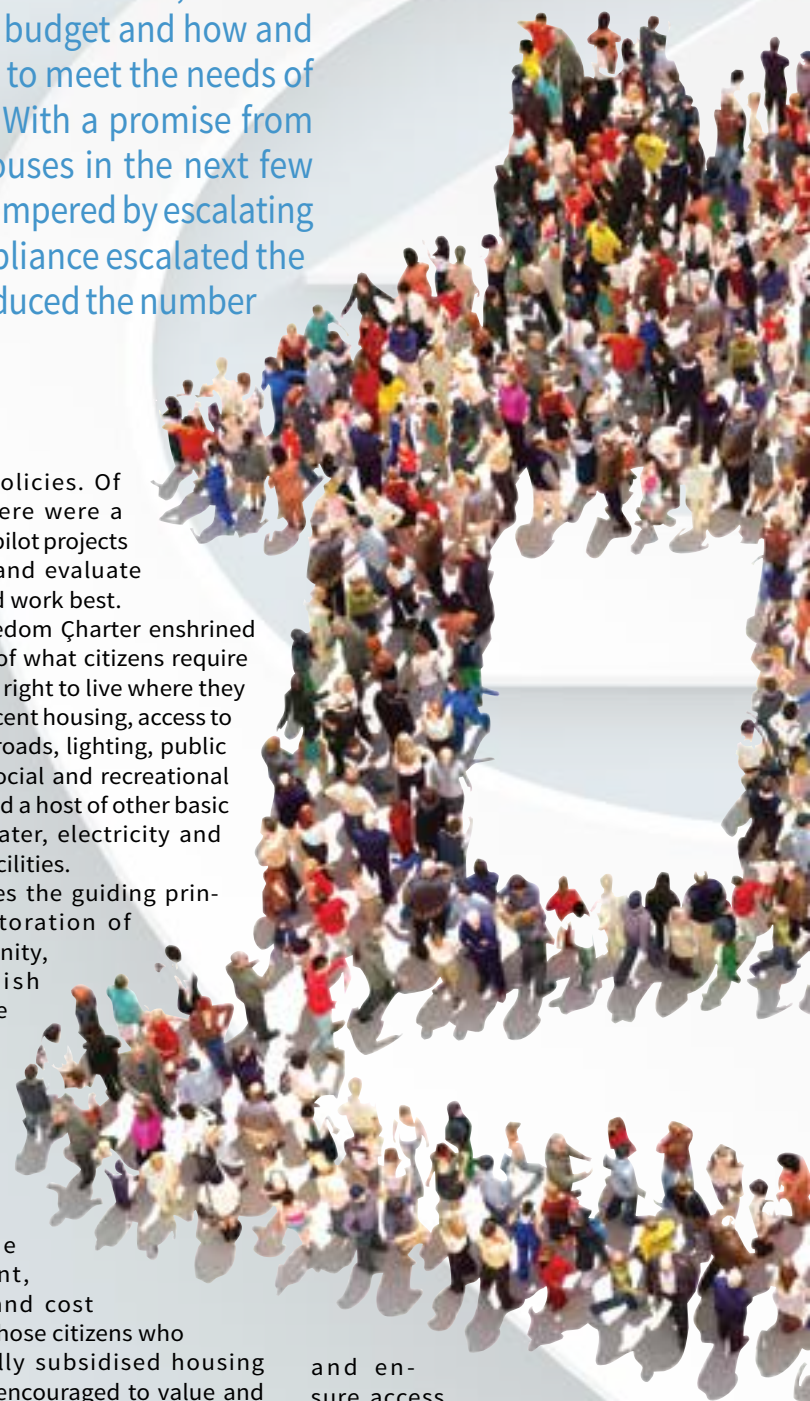
practice policies. Of course, there were a number of pilot projects to assess and evaluate what would work best.

The Freedom Charter enshrined the basics of what citizens require such as the right to live where they choose, decent housing, access to transport, roads, lighting, public facilities, social and recreational facilities and a host of other basic services water, electricity and ablution facilities.

It defines the guiding principles restoration of human dignity, to establish sustainable and habitable environments. The procurement process must be transparent, efficient and cost effective. Those citizens who receive fully subsidised housing should be encouraged to value and protect their assets and opportunities to learn new skills.

The White Paper has been developed and refined over a period of several years and Sisulu is confident that it will address current and future challenges. She said, "It remains our responsibility to ensure good governance, eradicate extreme poverty

and ensure access to housing for the poor and promote partnerships for development. We cannot do what needs to be done alone. Not only do we seek partnerships with the industry, but a partnership with society. Society cannot afford to be a passive recipient of government services. We would like it to be an active part of the delivery



BUDGET



process. “South Africa ranks among the top countries in the world in the value of properties. There are huge inequalities in our society but the Department of Human Settlements has a wide range of subsidies to assist people, because ultimately our goal is ultimately to promote home ownership.”

Sisulu continued, “Houses are assets, which can be leveraged by the beneficiaries to improve their lives. Our research has shown that the fastest growing sector of the property market in South Africa is in the Gap and affordable and social housing sectors. Our job as government is to regulate the sale of houses so that the transaction is legal and that the seller is well informed and consciously makes a decision to sell.”

She adds that there is a great deal of value in the houses and she urges beneficiaries to carefully consider this before selling. “This is possibly the only asset they can bequeath to their children. The generation we are currently catering for is a generation that has been deliberately impoverished by apartheid and we would like them to use this as an asset base. Should their circumstances improve to the extent that they can sell the house, we do require them to transact through the formal route, which the Estate Agency Affairs Board will provide and where they can

be protected against underselling. In some instances government subsidised houses are sold for R10 000.”

She explains, “Our policies have been piloted through several projects. The most successful could not have done without our partnership with the banks. They were steep learning curves and we remain proud of them. We have made a great deal of progress on the N2 Gateway project. It has been the most difficult project to undertake and therefore most satisfying that it has been one of our biggest successes. Almost 15 000 units have been completed by June 2015.”

The urban sprawl will continue in developing countries and she says this is something we have to embrace and plan for it.

Communication and outreach programmes are part of the frontline services and the Department has appointed a National Rapid Response Task Team to assist government to communicate with communities before implementing any policies. “This, we believe, will lessen the tension that always arises when there is a development. This Task Team will also assist us understand where there is a problem and allow us to respond rapidly to problems as they arise.”

In May 2015, the department created a television series, *Breaking New Ground* which explains government’s policies on the national broadcaster.

She mentioned, “We indicated last year that we would be building 50 catalytic projects. These projects are intended as game changers in the process of spatial planning in our country. They are intended to overcome the problems of the dysfunctional apartheid spatial planning and will shape the future of human settlements development. In other words, these cities and towns will make up post-apartheid South Africa for generations to come.

The President announced in his State of the Nation address the significant progress being made towards the revitalisation of mining towns. Human Settlements is focusing on 22 mining towns in six provinces. In the last financial year more than 4 000 units were delivered, mainly in

Continued ►►►

June 2015

HOUSING
in Southern Africa

Mpumalanga and Northwest, which are the main pressure points. In the Marikana area, there are two human settlement projects being completed that will deliver over 500 units, built on land donated by Lonmin. Anglo American has embarked on a project to provide more than 10 000 housing units. In total, Government has committed R6,3 billion over the Medium Term Expenditure Framework period. Of this amount, Human Settlements contributed R2,1 billion and the mining houses a further R3,5 billion.

“We will be partnering with Sibanye Gold to build houses on land that they have donated for their workers. We are hoping that this kind of partnership will roll out with all major employers, including government, to build houses for the workers.”

“We have spent 98% of our Housing Settlements Development Grant allocated expenditure for the 2014 / 2015 financial year. We have looked into the spending patterns of the provinces and would like to report that when it became clear that Limpopo would not spend its allocation, we re-allocated R559 million. We took a decision at MinMec and allocated R200 million to the Eastern Cape, R200 million to KZN. The remainder of the R159,5 million was ring-fenced for those provinces implementing the Youth Brigade Programme. If we are to deal with the burning issue of youth unemployment, we have to do things differently. For every mega project approved, the requirement will be for the employment of a Youth Brigade. We have sent a national team to assist the Limpopo department to ensure that all administrative infrastructure for Human Settlements is in place, to enable them to increase their productivity in the current financial year.”

She explains that after several meetings with Mayors of the metros on the use of the Urban Settlements Development Grant (USDG), in certain metros, the USDG was used for administrative purposes and as an additional income for whatever the Metro might deem necessary. The USDG is a schedule 4 conditional grant allocated to the eight metropolitan municipalities to ensure adequate infrastructure development in urban areas, in order to address the urgent need for accelerated human settlement development, economic

growth stimulation and to reduce the costs of access to land and services for poor urban households. “We have approved the policy on the conditions of the use of a conditional grant and the USDG will be used for land acquisition, bulk infrastructure, basic services/ serviced sites and the provision of social and economic amenities that support the provision of human settlements, ie recreational facilities, crèches, small

Metro. This has been underpinned by a Cabinet decision and a Memorandum of Agreement between the three spheres of government and headed by the Housing Development Agency. We will report to the Portfolio Committee on a regular basis about our progress in the area. An allocation of



business areas, etc. It may not be used for any other purpose and any deviation would require the approval of the Minister of Human Settlements,” said Sisulu.

Together with the Ministers of COGTA and Water & Sanitation, Sisulu said, “We have had several joint meetings with Metropolitan Mayors to discuss the matter of accreditation, which has the capacitation grant attached to it. We have agreed on a course of action necessary and will report to the Portfolio Committee on the progress on a regular basis. We have sent an inter-departmental Task Team, consisting of the Department of Human Settlements and National Treasury, and the Departments of COGTA and Water & Sanitation to the Nelson Mandela Bay

R30,9 billion has been made and we will monitor the results.

Task Team

A Rapid Response Task Team has been created. It will meet with the housing beneficiaries to minimise any conflict and reduce the social distance. Members of the task team are all eminent members of our society and in each province where they will intervene, they will be joined by the provincial Department of Human Settlements.”

Hostel policy

“We are restructuring our policy on hostels. We would like to gradually abolish hostels in our towns and hostel dwellers who have lived

in our towns for a number of years will then qualify for a BNG house or the CRU subsidy, depending on their specific circumstances. Together with the Mayors, we have agreed that the upgraded hostels will be bought by the SHRA and managed as social housing projects. The message we want to send to hostel dwellers is that we have understood your concerns and responded to your pleas. We request that you allow us to put you up in temporary shelters while we build permanent units for you.

These social housing units will

USDG

“We want to see part of our Urban Settlement Development Grant (USDG) used to keep our cities, towns and townships clean. Clean cities are an economic, environmental and hygienic necessity for all of us who live in them. We have a commitment from the Mayors that they will adhere to this and pay particular attention to the cleanliness of our townships. For this purpose, the requisite amount will be ring-fenced in the USDG to employ Youth Brigades to keep cities and townships clean. This will provide employment opportunities for our unemployed youth and ensure that we live in pleasant and healthy conditions. Additionally, we have taken it upon ourselves to provide the indigent with free houses. We would like them in return to look after their homes, fix broken windows and keep their stands clean. Municipalities have by-laws that require us to keep the environment clean and these must be enforced.”

Banking Association

“The President announced in his State of the Nation Address that we have revived our relationship with the banking sector. This is a very important partnership for us and we are extremely grateful for their support. I will therefore be establishing a partnership between my department and the Banking Association of South Africa (BASA). To this end, a Memorandum of Understanding (MOU) is being finalised. Working Groups will be created to look at the housing market and to come up with product interventions that will not only stimulate the market, but enable entry level first time home ownership. A Consultative Workshop will be held before the end of June 2015 where key stakeholders will get together to start an engagement on these ideas.”

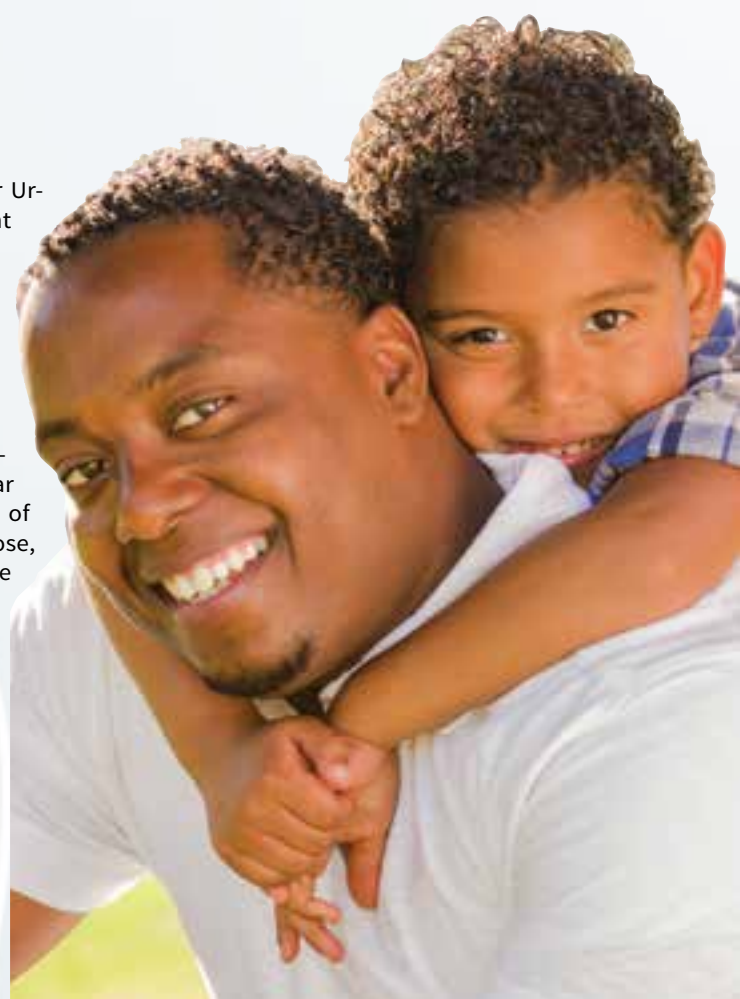
Subsidy Quantum

“MinMec deliberated that the subsidy quantum will remain unchanged for the current financial year. We remain

give preference to under 40s who do not earn enough to buy houses. These units are heavily subsidised by government and we ask our working under 40s to take this opportunity and pay for the social housing and services. In time we would like to think of South Africa as an urbanising society as opposed to a society based on migrant labour.”

Informal Settlements

“As we continue to upgrade informal settlements, we will now also prioritise backyard dwellers. This is largely the children of first generation urban dwellers, who rightly have complained that we are prioritising people in informal settlements and have ignored their plight.”



concerned about the subsidy. In 2009 it cost R77 868 for a fully subsidised house. This escalated to R160 573 in 2014. This phenomenal leap is unsustainable and we need to employ more efficient ways to finance our housing commitment, so that we can stretch our resources.”

Alternative Building Materials

“We would like to encourage the use of alternative building materials more closely to see if we cannot draw these into our environment to contain costs and produce more houses.”

Estate Agents Youth Brigade

“We have initiated the ‘One Learner One Estate Agency’ Youth Brigade. This programme is designed to place interns with a registered Estate Agency for a period of 12 months to equip intern estate agents with the required property market experience while they obtain the necessary real estate qualification. The Estate Agency Affairs Board has so far received over 1 450 pledges from registered Estate Agencies and more than 7 500 CVs of potential candidates. By the end of the financial year we will have 10 000

Continued ►►►

young people working and receiving training as estate agents.”

Military Veterans

“By the end of the Medium Term Expenditure Framework we will have

built more than 5 854 houses for our military veterans. There are active projects in eight Provinces, which are in various stages of implementation and expected to yield 2 129 houses; 709 houses will be delivered this year. The total budget available for the current year for the programme including the contribution of the Department of Military Veterans, is R177 million. Provinces are expected to ensure that the balance of the units to be delivered in line with the commitment I made last year, are budgeted for in the next two years.”

Higher Education

“With a view to creating and strengthening our professional crop of staff in the housing sector, we have

partnered with various universities with a view to producing these professionals. The Nelson Mandela Metropolitan University has produced a four year curriculum in the field of Human Settlement Studies. The university will also host the Chair for Human Settlement in the discipline of Education. The University of Fort Hare will be establishing a new Bachelor of Social Science in Human Settlement for the first time during 2015. The University of Witwatersrand is

offering a course that will lead to a Master in Built Environment degree. The Human Settlement Post Graduate Certificate that is offered at Wits is accredited at NQF Level 7. This course has been enrolled by 350 officials from all the three spheres of government. The University of South Africa will be offering a Bachelor of Human Settlement degree in Public Administration. The method of tuition in the course is distant learning that will entail online learning. This course has the capacity to train about 1 000 officials who will start in January 2016. The University of Stellenbosch will offer a Human Settlement Post Graduate Diploma which will be pitched at SAQO level 8 by July 2015. On the other hand, Mangosuthu University of Technology will establish the Research Chair that will promote research in housing studies effective as from January 2016.”

DFIs

“Progress has been made with regard to the consolidation of Development Finance Institutions (DFIs). Based on an assessment of our environment, a need was identified for a Human Settlements Development Finance Institution that is responsive, effective and efficient. Part of the mandate of the new institution would be to leverage resources and increase the availability of both development and end user finance for households. The consolidation of the operations of the three institutions will be complete by December 2015. The enabling legislation for the new Human Settlements Development Finance Corporation will be developed. It is envisaged that the new Human Settlements Development Finance Corporation will be approved for legislative establishment by December 2016.”

Revitalisation of Inner Cities

“We will be embarking on a process,

in partnership with the various metros, to revitalise the inner cities. Most inner cities have become derelict and susceptible to criminal elements that high-jack buildings. There is also the serious challenge of buildings that have been left vacant for a long time. We will expropriate unused buildings and assign them for the purposes of building social housing next to the places of work. In most cases the vacant land that is not used is far from cities and places of work and pieces of land that are next to cities, are too expensive. It is to this end that we will expropriate land for the purposes of creating human settlement for our people. We will also seek to engage other departments of government to cede their unused land for human settlements. We should not just build houses but must also renovate and rehabilitate the ones that we have.”

Tender System

“We will review the tender system as it is currently formulated. The current tender system is susceptible to abuse, corruption and manipulation. A tender is in respect of housing and the acquisition of related services is fixed. Given these realities there is very little value for a tendering system. We envisage a new procurement system that will root out corruption. There is also greater urgency to shorten the procurement period for speedy delivery. We hope to use a system where we will enlist the services of companies who have been approved, accredited and verified and have the necessary expertise, skill and track record. Through this process, we will ensure that the rampant practice of companies buying contracts and performing sub-standard jobs, will be remedied.”

Rectification

“We are no longer rectifying houses using our budget. Any house that has defaults is the responsibility of

the NHBRC, who are responsible for identifying the contractor and ensuring that they rectify the shoddy work. The money currently used on rectification can and will be used in building more houses.”

Master Spatial Plan

“The Master Spatial Plan is now complete. This means that our intention to restructure apartheid spatial planning is taking shape. It will enable citizens to participate in spatial visioning and planning processes. We applaud the Province of Gauteng for their bold announcements on the Corridors of Freedom. These will be mapped to ensure that our intention is not to build away from cities and places of employment, but rather that cities are accessible to all.”

Youth

“We want to invest in youth and give them skills. We have therefore ring-fenced an amount of R159 million from our Human Settlement Development Grant for this purpose. If we are going to build a nation we have to concentrate on laying a solid foundation, for our youth are going to do things differently.

“All our training programmes are going to be aimed at the youth and 60% of our workforce on mega projects, will be made up of the youth. We are going to overhaul our tendering processes.

“We are gradually going to abolish the concept of hostels. Human settlements has an important role to play in our economic transformation and we need to realise that by educating our beneficiaries, we will need all the partnerships that we can get.

“And finally, to all those people who have made it possible for us to now say that we have a White Paper in the making, look to us to succeed. They look to us to replicate our successes and the international community and wants us to succeed.” ■



Residential building activity

Building activity in the South African market for new housing, as reflected by the number of building plans approved and the number of buildings completed, contracted in the first two months of 2015 compared with the corresponding period last year.



These trends are based on data published by Statistics South Africa in respect of building activity related to private sector-financed housing. Jacques du Toit, Property Analyst, Absa Home Loans, says that the number of building plans approved for new housing units, was down by 6,1% year-on-year (y/y), or 551 units to 8 444 units in January and February from a year ago.

This was the result of a contraction in plans approved in respect of houses. However, the plans approved for apartments and townhouses increased by more than 23% y/y in January and February.

The volume of new housing units dropped by 1,6% y/y in the first two months of the year. This was due to the contraction in the number of

housing units being built, although, the number of apartments and townhouses built increased by 3% y/y in January and February.

The real value of plans approved for new residential buildings was up by 5,9% y/y or R311,72 million, to a total of R5,61 billion in January and February from R5,29 billion a year ago. The real value of residential buildings reported as completed was down by 4,7% y/y, or R149,52 million to R3,03 billion in January and February from R3,18 billion in the corresponding two months last year. These real values are calculated at constant 2010 prices.

The average building cost of new housing constructed was R5 926 per m² in the first two months of 2015, which increased 7,8% on the building cost to R5 498 per m² in the

corresponding period last year.

Building costs continue to rise at a faster rate than the average consumer price inflation rate, impacting the prices of newly built housing as well as renovations and alterations to existing housing. Building costs are affected by factors such as building material costs, labour costs, transport costs, equipment costs, land prices, rezoning costs, and developer and contractor holding costs and profit margins.

Du Toit concluded that against the background of trends in and the outlook for the economy, household finances and consumer and building confidence, levels of residential building activity are expected to remain relatively subdued for the rest of the year. It will stay in line with the general trend of the past five years. ■



R124 bn home loans

The FinMark Trust says that according to data published by the National Credit Regulator (NCR), South African credit providers originated over R124 billion in mortgage loans in 2013 (data for the full year for 2014 has not yet been published).

Almost 30% of mortgages granted (by number) were for less than R350 000 with 11% of all mortgages (again, by number) allocated to individuals earning less than R15 000 per month.

According to the NCR, at the end of the third quarter of 2014, almost 3,3%

of mortgage loans by number and 3,9% by value, were 90 days or more in arrears. The trend is positive, with arrears levels significantly lower than their peak of 6,5% by number and 9,4% by value in 2010. The data published by the South African Reserve Bank for bank lenders tells the same story. However, neither the SARB nor the NCR publish performance data by market segment; their data cannot be used to explore how mortgages granted to lower income households performed relative to those granted to higher income borrowers. ■

North West roll out



MEC Collen Maine for the North West Local Government and Human Settlements says that as part of the rebranding of Mahikeng, the Rooigrond Integrated Development, which forms part of the Mahikeng Local Municipality will roll out 1 000 housing units over the Medium-Term Expenditure Frame Work (MTEF). The units will form part of the Mahikeng Airport Road Mixed Development over the MTEF. "Feasibility studies and installation of services inclusive of water, sewer, roads and storm water has commenced on site. Land release has been obtained from the Department of Public Works and 324 ha of land has been transferred to the Mahikeng Local Municipality.

Construction of top structures will commence during the month of July 2015. In Ottoshoop, geotechnical and dolomite stability investigations have been concluded, along with the appointment of a contractor. The MEC says that 503 housing units will be delivered during the 2014/15 financial year.

Other projects include:

- Naledi Precinct at Dr Ruth Segomotsi Mompati will offer Breaking New Ground (BNG) fully subsidised units, Finance Linked Individual Subsidy Programme (FLISP) and rental housing stock.
- The Greater Taung Integrated Development will yield 100 units this year comprising of 50 Community Residential Units and 50 social housing units.
- In the Ventersdorp Local Municipality, construction of 800 BNG housing units will provide housing in Goedgevonden, Welgevonden, Tsetse, Boikhutsong and Boikhutso in 2015.
- Dwarsberg has been identified as a new town and R10 million has been set aside for the development of the Bojanala Eco-Tourism City.
- In Bojanala District Municipality, the Bokamoso Integrated Development in the Rustenburg area will provide services for 1 600 houses in the 2015/16 financial year.
- Boitekong Extension 16 Integrated Development Project will yield a range of housing opportunities including rental, CRU, social housing, FLISP and BNG fully subsidised units.
- In Phase One of the Seraleng Integrated Development in Rustenburg Local Municipality the construction of 560 BNG fully subsidised units will be allocated to residents of the Yizo-Yizo informal settlement. Phase Two will provide rental stock.
- An additional 227 units for Military Veterans will be built, in partnership with the Department of Military Veterans in the Districts of Ngaka Modiri Molema (Mahikeng, Dinokana and Gopane villages), in Dr Segomotsi Mompati (Huhudi, Bloemhof), during the 2015/2016 financial year. ■



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VAAL RIVER CITY

The Vaal River City Development Company recently announced the R11 billion launch of the Vaal River City Development. This mega settlement on the Vaal River is one of five 'corridors' of economic housing and industrial nodes.

The Vaal River City Development Company is a special purpose vehicle led by a BEE consortium involved in property development and property holding, headed up by Reggie Kukuma.

The five new economic corridors initiated by the Gauteng Provincial Government together with the private sector will invest billions into these new cities and mega settlements to ensure that these regions receive a long overdue economic boost.

The new Vaal River City Development will see the regeneration of a key industrial node in the south of Gauteng which was once the thriving hub of the steel industry within burgeoning towns of Vanderbiljpark and Vereeniging.

The Vaal River City will be a blue print for future cities with visual and economic orientation along both banks of the Vaal River. Offering a



six kilometre river front expanse, Kukuma, CEO of the Vaal River City Development Company said, "When we first viewed this unique site, it was our vision to provide a river city complex where the public will have access to magnificent water frontage amenities and enjoy an unparalleled lifestyle. Most major cities are on a river and this was a huge opportunity as most other waterways in South Africa are privatised. This precinct model means the general public will have greater accessibility."

The development design includes cycle tracks, pedestrian pathways, a metropolitan bus system, civic centre, medical and educational facilities and will cater to citizens across the housing spectrum.

The BEE consortium acquired the land from Steyn City Properties, who saw the potential in Kukuma and his partners. "We identified that the unique position of this land central to three urban centres and in the middle of a major route network, with waterfront accessibility, is a prime location for development. It was a case of identifying a BEE consortium with the right vision and skills set that could deliver, and Kukuma had these

credentials. The new development company owns the land outright and has the commitment of government to partner with them towards contributing services and infrastructure. This new mega settlement is an excellent opportunity for investors who want to assist government in their development criteria for future generations," said Giuseppe Plumari, CEO of Steyn City Properties.

The Vaal River City development company has engaged with government to transform this asset to create a new economy for the people of Sedi-beng. There has been a critical lack of investment in the area, so private companies stepped up.

At the recent sod turning event of the Vaal River City Development, the Premier of Gauteng, David Makhura, thanked the private sector partners for taking this important journey with government. "We assure our partners of our ongoing support on this and many other projects. Gauteng is open for business and this government regards the private sector as a partner in development."

The Vaal River City mixed use development will offer 400 000 m² of commercial office space, 60 000 m² of retail



and leisure component, 20 ha of park areas including a bird sanctuary and 5 000 residential units. Services infrastructure is scheduled to commence within the 2015/2016 financial year.

The development has been split between residential and commercial. The residential component will be between 20% to 25% of the development with the balance commercial and retail. This will include municipal offices, law courts, government departments and other services to address the housing development's requirements.

A requisite of the southern

corridor is that it must be environmentally sustainable and promote the creation of liveable cities. Vaal River City will have green buildings that are designed and constructed to reduce the overall impact of the built environment on human health and the natural environment. They will be designed to efficiently use energy, water and other natural resources, protect occupant health, improve employee productivity, and reduce pollution. The development aims to incorporate energy-efficient heating, cooling, lighting and water systems, including high-performance insulation, windows, doors and appliances; sustainable construction materials such as those made from recycled and recyclable materials with reduced-emissions; and water-saving site design and landscaping.

The development will reflect South Africa's rich cultural themes, historical artwork, cultural sites and architecture. The unique location will offer a lifestyle experience near the water through bird parks, vast walkways and picnic spots accessible to all. It will combine a distinctive residential and commercial development, with road infrastructure and investment that will capture economic value and stimulate economic activity.

Nishal Mistry, one of the DBM architects working on the project said that, "The architectural plan is to create a thriving metropolitan centre with wholesome, safe, family orientated living that is properly integrated into the existing neighbouring communities. The architecture will be uncluttered and contemporary with no unnecessary or gratuitous references to any particular regional style. Work precincts will be functional yet not sterile or devoid of social interaction; and equally residential precincts will be wholesome places where families will enjoy rich, colourful and

interactive lives with each other."

Makhura said, "The provincial government and municipalities must do their part to ensure that the rebirth of Sedibeng into a new economic giant in the south of Gauteng succeeds. The private sector has also done a lot by catalysing this development of the Vaal River City using their own land and own resources. We must crowd in more private and public sector investment leveraging state-owned land – municipal, provincial and national government land. The era of random sale of government land must come to an end. We need to use our own land strategically for industrial development and mega human settlements."

To reignite the economy in southern Gauteng, the Vaal River City Metro will capitalise on its potential for water-linked industries and transform itself into a logistics and heritage centre.

Shifting the economy of this corridor away from its overreliance on the steel industry, it will diversify to include entertainment and logistics and anchor itself around river tourism and agro processing.

To revive, modernise and re-industrialise the southern corridor and in order to build a seamlessly integrated, socially cohesive, economically inclusive City Region, the development of the new Vaal River City (hydropolis) aims to unlock the potential of the waterfront developments in the Emfuleni and Midvaal

The development is estimated to be worth between R7 bn to R11 billion and will create approximately 7 500 jobs during the construction phase alone. The interchange at the R59 and the R42 will have a slipway into the development.

Almost R500 million has been set aside for a new on- and off- ramp linking the R59 from Alberton into Sharpville for commuter ease, roads, water and sewer pump station. ■



Fast curing epoxy mortar

a.b.e. Construction Chemicals' epidermix 500 epoxy mortar provides the ideal solution for structural repairs of concrete structures, according to Ivor Boddington, Concrete Repair and General Construction Products Manager.



Boddington says that epidermix 500 is a solvent-free, three-component epoxy mortar, with strong abrasion resistance and high strength.

"The epoxy lining is particularly suitable for rapid reinstatement or for the protective coating of concrete structures such as manholes, sewer outfalls, or chemical spillage areas. The product is impermeable and extremely fast curing: initial curing time is 24 hours and a full cure can be achieved in seven days," he said.

Some of the mortar's advantages include:

- High early strength ensures limited impact on construction or maintenance shutdowns;
- The ability to cure in damp conditions;

- The fact that there is no need to apply a primer;
- As the product is pre-blended, constant quality and performance is ensured; and
- Strong adhesive qualities.

"The low permeability of epidermix 500 retards chemical attack in aggressive environments. The mortar's resistance to diesel fuel and petrol; citric, tartaric and hydrochloric acids; as well as sodium hydroxide is very high. It is highly resistant to sulphuric, lactic and phosphoric acids; sugar solutions and hydrocarbons," said Boddington.

The product offers the following strengths at seven days: compressive strength of 68 MPa, flexural strength of 27 MPa and tensile strength of 11 MPa.

"Application thicknesses of 50 mm horizontally and 12 mm vertically are recommended. The mortar must not be applied less than 5 mm thick. Coverage of a litre of epidermix 500 is 1 m² at 1 mm thickness," he added. ■

Curing concrete

Environmental conditions, particularly ambient temperature, must be considered in order to achieve successful curing of concrete.

According to Bryan Perrie, Managing Director of The Concrete Institute, the rate of cement hydration is affected by temperature. Hydration stops at temperatures just above freezing point and the concrete may suffer damage due to the expansive action of the water forming ice in the pores of the concrete.

Perrie says, "At temperatures below 5°C, early strength is severely retarded and whenever possible, care should be taken to avoid exposing fresh concrete to such cold conditions. In cold weather, the effect of wind chill on curing should also be considered. This could make the surface of the concrete considerably colder than the air temperature would suggest."

In winter, many parts of South Africa experience freezing temperatures and concrete must be protected because the detrimental effect on freshly placed concrete can be severe. "In areas where particularly cold winters are experienced, such as at very high

altitudes, concrete work should ideally be scheduled for during warmer days. In other areas, where the winter mornings are very cold and the days much warmer, concrete should be placed during the morning to derive the maximum benefit of the more amenable temperatures during the day. In some cases, the aggregates may be too cold to add directly into the mixer and this could have a retarding effect on strength development," Perrie advises. "It's a good idea to heat the mixing water and add it to the batched aggregates before the cement is added to the mixer."

Conversely, attempting to cure concrete at temperatures of over 65°C, greatly increases the risk of negative effects on strength and surface cracking when compared with concrete cured at, say, 21°C. It is therefore recommended not to expose freshly placed concrete to extremely high temperatures, particularly during the early stages of curing.

Temperature, relative humidity and wind speed all affect the rate at which moisture is lost from the surface of newly-cast concrete. "The rate of moisture loss could cause plastic shrinkage cracking which occurs when the rate of evaporation is faster than the rate at which bleed water can rise to the surface. Cracks may then occur over the reinforcement closest to the surface and, if left unattended, act as channels for ingress of moisture and other aggressive agents to the reinforcement. Precautions against plastic shrinkage are required if the rate of evaporation is greater than about 1kg per m² per hour," states Perrie.

Finally, in dealing with the influence of the environment on the curing of concrete, relative humidity (RH) also has a strong influence. "A very low RH increases the moisture gradient between the concrete and the air, so moisture loss becomes rapid. Particular care must be taken in these conditions to prevent excessive surface moisture loss resulting in a permanent impairment of the quality of the resulting concrete," he adds. ■

Smart metering platforms

Municipalities and Eskom are owed tens of billions of rand by consumers. It is a precarious financial situation that threatens the viability of our power distribution system and hinders the future growth of the utility and the economy.

According to Martin Vergunst, Business Solutions Executive at T-Systems South Africa, the net effect for consumers across the country will be homes and businesses that are plunged into further cycles of rolling blackouts – particularly during the winter months when demand surges.

Traditional ways of distributing and billing for electricity, on both prepaid and post-paid systems, have inherent problems. The biggest of these include inaccurate billing data, meter bridging and tampering, ghost vending, unmetered connections, and illegal connections. But Vergunst says that alleviating this problem does not necessarily mean that our meters need to be ripped out and

replaced. The solution is to move towards a smart metering service platform, combined with retrofitted communication modules on the end-point meters.

This transforms the humble electricity meter into an intelligent smart meter – enabling two-way communication for capturing and sending meter data to a central store. With this, the utility receives richer data about usage patterns, providing insights and tools that are so essential to ensuring a stable grid.

By generating real-time usage data, smart metering drastically improves the accuracy of billing, pinpoints any faults in the network, and identifies where tampering or other illegal activity is taking place. It

also signals the end of the fraudulent practice of ‘ghost vending’: generating prepaid electricity tokens by understanding and manipulating the algorithms used to create the tokens.

But perhaps most crucially, smart metering allows the utility and municipalities to start influencing consumer behaviour through ‘time of day’ price incentives.

By better understanding their usage patterns, and seeing which applications in their homes are the worst electricity hogs, consumers can start making little changes in the way they use power.

Multiplied millions of times over, by every household and office in the country, these little changes will lead to a big difference.

“Smart metering encompasses a range of features from full auditable readings, stored and backed up on central servers to secure prepaid token generation from an integrated vending systems,” says Vergunst. ■

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ETHEKWINI WATER AND SANITATION DEPOT



The project comprises six buildings providing 4 250m² on the 32 000m² site in Prospecton. To complement the rich red of Corobrik's Firelight Satin Face Bricks, Burgundy pavers were used for the walkways and pedestrian crossings.

Pat Moon from Corobrik said that a key consideration was the timeless qualities of unrendered face brick and paver finishes that contributed to the durability and maintenance costs.

Moon said, "The thermal properties of the clay brick wall construction offer thermal comfort and will also mitigate heating and cooling of the buildings."

Clay brick has an attractive finish and the non-toxic mineral properties meet all the necessary requirements for healthy living and an environmentally friendly indoor work environment.

"There is a high demand for sustainable building materials that support

The construction of the new eThekweni Water and Sanitation (EWS) Depot in Prospecton will centralise facilities to service the expanding southern region.

a lower carbon debt. It is in this area that our clay bricks can make a positive contribution."

He said the clay pavers selected for the walkways and pedestrian crossings not only provide a hard working pavement surface but that their earthy colour-fast attributes would stand the test of time in uplifting the external surroundings.

Rob Johnson from Robert Johnson Architect and Associates was commissioned to head up the design team. The depot provides a central administration facility for water, waste and construction operations for the southern region, a mechanical and electrical workshop, central store, double wash bay, an ablution block, guardhouse and parking for 334 vehicles.

Johnson said, "In contrast to the face brick, off-shutter concrete was used for part of the external walling to the admin building; elements in the other buildings echo the use of concrete.

"The concrete structural elements are expressed in their undecorated finish throughout the scheme," said Johnson. "Pitched roofs with large overhangs are accentuated with coated ribbed aluminum on steel purlins and steel portals."

"A number of sustainable features include the collection of rainwater for ablution facilities, gardens and washing vehicles," continued Johnson.

The need for mechanical cooling of the buildings is minimised by the use of cavity-insulated brick walling and roofing and natural light to the interiors

coupled with motion sensors will further reduce electricity consumption.

He said the parking areas were positioned to reduce the impression of an endless black sea of asphalt.

Stormwater is collected in three large ponds, slowing the discharge of water into the stormwater systems. ■

The Professional Team includes:

Architects: City Architecture Department in association with Robert Johnson Architect and Associates and Lees and Short Associated Architects

Project Team: Rob Johnson, Gary Short, Dave Barrow

Structural Engineers: City Architecture Department in association with LSC Brunette cc

Electrical Engineers: City Architecture Department in association with SNA Consulting Electrical Engineers

Mechanical Engineers: City Architecture Department in association with Worley Parsons RSA

Quantity Surveyors: City Architecture Department in association with M Power Consulting

Landscape Consultant: Richard Winn

Main Contractor: Motheo Construction Group

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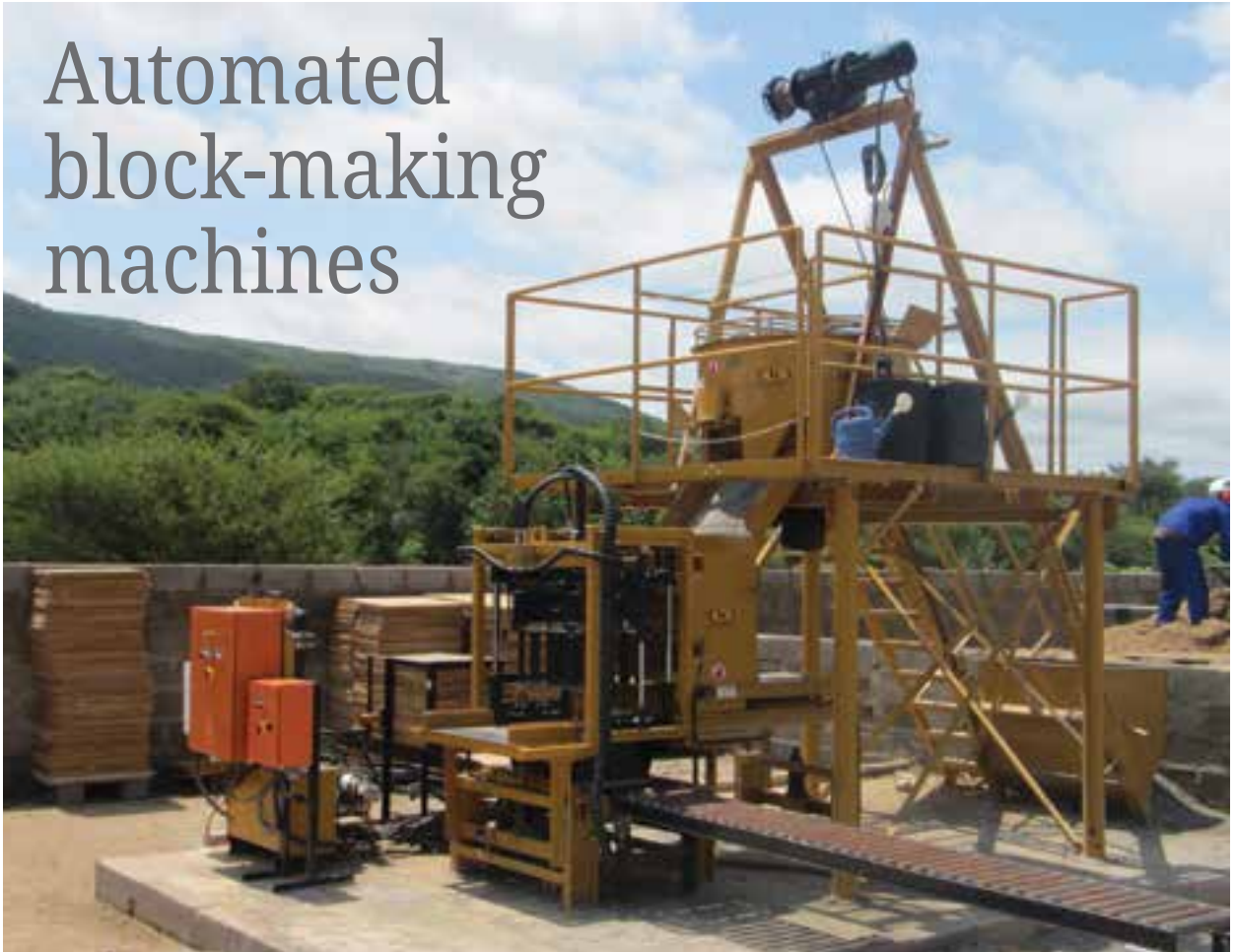
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Automated block-making machines



The South African designed, developed and manufactured machines have been in the research and development (R&D) phase for 15 months and will now add significant value to Hydraform's existing product portfolio.

The fully automated interlocking brick and block making machines will reduce labour production costs. Hydraform's products are manufactured at its world-class facilities in Durban.

The new M7A2 automated block-making machine produces interlocking building blocks, suitable for load bearing construction and walling.

The machine comprises a hydraulically operated hopper loading system, three-phase electrical operation, a loading platform and a 300 litre pan mixer.

"The M7A2 interlocking block-making machine requires a workforce of between six to eight people to operate and produces 6 000 blocks per day," says Nazlie Dickson, Sales and Marketing Director for Hydraform. "It is a two chamber system, operated individually by two separate teams, which means more efficient block production per day." Hydraform's second product – the conventional V4 hydraulic paving and block-

making machine only requires two operators, which is significantly lower than Hydraform's previous machines (excluding mixers and block carriers).

Hydraform, a leading South African manufacturer of interlocking brick and block-making machines, has recently launched two new products to the South African building and construction market.

A fully functional block yard can produce up to 15 000 blocks per day, depending on the type of block being produced.

The machine produces 120 drops per hour and comprises of a double vibration motor for high compaction and increased quality, a three-phase electric system fitted on a static frame and an integrated 300 litre pan mixer and skip chute mounted on a platform. Fitted with interchangeable moulds, the machine is ideal for medium to large block yards.

"We realised that our machines could be improved to push block production for new markets and current clients," says Dickson. "Both these machines have reduced labour requirements that will ultimately result in a more cost-effective block."

In terms of technical support, a dedicated after-sales support and

training department assists clients to utilise the Hydraform product range effectively. They will ensure that the equipment functions optimally and projects are executed successfully.

"The biggest challenge was to develop an automated machine that had the ability to go into urban cities as well as rural areas. By roping in the experts on the automation and programming stages, we have managed to overcome these challenges and now have a simple, versatile block-making solution, that despite the use of automated technology, is easy to fix, even in remote locations," says Dickson.

"In our market, construction is a key component to developing and improving the lives of people, communities and businesses. We are confident that our new products will make it easier for clients to deliver building solutions," concludes Dickson.

For further information contact Hydraform on 011 913 1449 or visit www.hydraform.com ■

31 Saratoga Avenue

Ocon Brick, one of the largest suppliers of quality clay brick in Gauteng, has supplied over three million clay stock bricks for student accommodation at 31 Saratoga Avenue, Berea, in Johannesburg.

With the demand for student accommodation increasing, the eastern perimeter of the inner city aims to attract varsity students attending the University of Johannesburg and the University of the Witwatersrand, as well as other academic institutions in the vicinity.

Gothic Construction Site Agent, Janiel Strydom, said, "The R110 million project at 31 Saratoga Avenue development consists of 180 units in the form of communal type apartments, with each unit comprising of six bedrooms, two bathrooms, one kitchen and a communal room.



The entire project has 1 080 rooms. We chose Ocon Brick because they offer a better quality product, which offered amongst other features, a superb longevity span and reliable delivery. It is a better product than many others on the market and that is why we chose it."

Strydom continued, "Ocon Brick's support and servicing is superb. We had to contact Ocon Brick during weekends and we have always received a

prompt response - no matter how small the issue. A small amount of bricks were slightly darker than the rest, but with over three million clay stock bricks supplied, a small differential can be expected. We were able to use these bricks without diminishing the seamless finish on the project. Our next project is a similar development with the University of Pretoria and I am confident Ocon Brick will be there with us," said Strydom. ■

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SANRAL distorts tolling figures



According to Herron, SANRAL has presented figures in the Western Cape High Court about the Winelands Tolling Project that has distorted the financial picture and obscured the implications of tolling.

“This is in line with SANRAL’s conduct for secrecy in matters of public importance. Instead of playing open cards with the public about the real costs of the proposed tolling on the N1 and N2 freeways, SANRAL tries to conceal it with accounting practices.”

He cites one example of this is that SANRAL bundles cost groupings. For instance, the Protea Parkways Consortium (PPC’s) profits and taxes are lumped under ‘development and finance costs’ and not accounted for separately. In this way SANRAL presents PPC’s pre-tax profits as being included in the costs of ‘infrastructure operations and maintenance’, which it describes as ‘non-toll expenditure’.

SANRAL has not considered the option of constructing the upgrades

SANRAL is doing its best to paint the Winelands Tolling Project in a positive light, says City of Cape Town Mayoral Committee Member for Transport, Brett Herron.

to the N1 and N2 freeways by using public money, even though it is much more efficient and that is how the majority of roads in South Africa are financed.

The only alternative to PPC’s private tolling scheme presented by SANRAL, is a privately financed non-tolling scheme. However, a private non-tolling scheme is unprecedented in South Africa and has never even been suggested as an option.

SANRAL’s figures also do not consider the fact that public finance costs are substantially cheaper than PPC’s proposal. Another way in which SANRAL distorts the figures is through the use of discounting, which is

commonly used in accounting practice SANRAL applies it in a way which emphasises construction costs and de-emphasises toll payments and profits. This makes it difficult to understand the comparison of construction costs, toll payments and private profits. Tolls will be paid for a period of 30 years and it will be increased each year in line with the CPI, which measures inflation. The actual cash spent on toll payments in the future is referred to as the nominal amount. The ‘real values’ remove the effect of inflation and are the figures which the city uses. SANRAL however uses ‘present values’ by applying a further 14% nominal value discount. ■

Dam expansions

Government will build as well as expand six dams over the next decade to address the long-term water and sanitation needs of the country.

The new dams and expansions include Mzimvubu River Dam in the Eastern Cape, the expansion of the Clanwilliam Dam in the Western Cape, Nwamitwa Tzaneen Dams, in Limpopo, Hazelmer Dam

in KwaZulu-Natal and Polihali Dam in Lesotho.

The Presidential Infrastructure Coordinating Commission (PICC) provided progress reports on the building of water pipelines, treatment plants and systems to connect local households.

Presidency spokesperson Mac Maharaj said that the report forms part of the public infrastructure project pipeline and includes 18 major Strategic Integrated Projects (SIPs).

He added, “One of the challenges to be addressed with the water supply is the separation of functions between different spheres that result in dams being completed by national government but delays at local level with water reticulation systems have to be more coordinated to ensure that

communities have access to water,” said Maharaj.

More than 220 000 direct jobs are being supported by the projects currently coordinated by the PICC, which include building roads, ports, rail lines, social infrastructure, energy plants, dams and pipe lines.

“Thirty-nine renewable energy plants have been opened with 1897 megawatts of renewable energy coming onto the grid. These solar, wind or hydro plants have been a critical support to address the energy shortages caused by delays in the new coal power stations coming on-stream,” Maharaj said.

The PICC was formed to coordinate a multi-billion rand public infrastructure programme and brings together all three spheres of government. ■

NEDBANK FUNDS SECUNDA VALUE CENTRE



Nedbank Corporate Property Finance has approved funding of R69,3 million for the development of the 8 722m² first phase of the Secunda Value Centre.

D'Anvo Jones, Regional Head: Nedbank Corporate Property Finance, Pretoria, says that the value centre will be anchored by a stand-alone Builder's Warehouse, a 2 300m² Westpack Lifestyle Centre and a drive-through free-standing Burger King, supported by several line stores and an assortment of home furnishing retailers.

The developer has acquired neighbouring land and will be constructing a further two phases, adding an additional 12 868m² of retail and office accommodation.

Offering ample open parking, the centre is well located along a busy arterial road within the Govan Mbeki Municipality, P.D.P Kruger Road. The property is within close proximity to the Secunda CBD and is less than one kilometre from the new Secunda Mall. Construction has commenced and is expected to start trading by mid-year.

Jones says that the bank was particularly attracted to funding this development because of the quality of the developer and the demand for retail property in Secunda. According to the Govan Mbeki Integrated Development Plan, Secunda is by far the most active business zone in the municipality, underlined by the fact that 45% of the financial, administrative and professional concerns are situated there.

Govan Mbeki Municipality is highly urbanised, with 82% of the population located in urban areas. In addition, the annual population growth of 2.84% between 2001 and 2011

Nedbank continues its commitment to the development of areas outside South Africa's major centres, this time in partnership with Neotrend Khala Cose Developers, for the first phase of a new value centre in Secunda, Mpumalanga.



has been higher than the national average of 1,4% (Source: Stats SA). The location and population factors bode well for the foot traffic into this retail centre.

"The Neotrend Group is one of the heavyweights in this particular sector of the retail market and Nedbank Corporate Property Finance is proud to partner with them once again to bring the Secunda Value Centre to market. In addition, the long leases signed by Burger King and Builders Warehouse make for an attractive investment and offer destination shopping to the broader community."

The Neotrend Group offers property development, investment and management services and has over 30 years experience within the challenging property development industry. Current projects include the Summit

Place mixed use development, the 10 000m² Lynnwood Lane Centre near Equestria, the 12 000m² Silver Stream Retail Centre near Silver Lakes, all in Pretoria; and the Secunda Corridor Retail Development.

This is the second retail development supported by Nedbank Corporate Property Finance in the area, following the finance provided and equity stake taken in the development of the 52 393m² Sasol Secunda Mall in 2013.

"Nedbank Corporate Property Finance is the market leader in the commercial property finance industry and we pride ourselves in providing agile financial solutions that not only realise our clients' opportunities but also uplift and empower all stakeholders and members of the community," concludes Jones. ■

Ekurhuleni rapid transport seminar

The Concrete Manufacturers Association (CMA) recently hosted a South African Road Federation (SARF) seminar on the Ekurhuleni Metropolitan Municipality's (EMM) Integrated Rapid Transport Network (IRPTN).

Philip du Plessis, Divisional Head: BRT Infrastructure, Ekurhuleni Department of Transport Planning and Provision,

recently addressed SARF and CMA producer members about improving public transport routes between Tembisa in the north and Vosloorus in the south as well as the metro towns.

The EMM's IRPTN has been funded by National Treasury in order to address problems such as: congested roads; unsafe public transport vehicles; limited bus services and an ageing public transport fleet.

The construction of Phase One between Tembisa and Vosloorus began in April 2014 and is due for completion in 2017. Buses will begin operating from mid-2016.

The seminar covered the project's overall operational and business plans as well as its infrastructure components, system management, marketing and brand management, industry transition and the ownership, funding and procurement of bus fleets.

Construction work on all phases

involves building: trunk complementary and feeder routes at an estimated cost of R1,2 billion; bus stations (R200 million); bus stops (R); street lighting (R190 million); depots/holding areas (R200 million); walkways and cycle lanes (NMT) (R100 million); pedestrian bridges (R60 million); Intelligent Transport Systems (R400 million) and a Transport Management Centre.

On the trunk routes, 18 metre buses will be used and standard 12 metre buses on the feeder and complementary routes, as well as for the trunk route during off-peak periods.

Du Plessis said that priority has been given to improving public transport between Tembisa and Germiston and the industrial areas west of OR Tambo International Airport. He took delegates on a guided tour of the completed works, including pedestrian and cycle lanes, which have been incorporated into an existing road network.

CMA Executive Director, Frans Minnaar, said that SARF and CMA members have opportunities to supply road infrastructure and materials for the construction of Phase One and other EMM IRPTN phases. ■



Sustainability of the MyCiTi service

The updated MyCiTi business plan reviews the implementation and achievements of the MyCiTi service as well as the future projects to extend the service to other parts in the city. This review also highlights a number of financial challenges and elaborates on the strategy that Transport for Cape Town (TCT), the City's transport authority, has undertaken to address the projected operating deficit of R52 million during 2016/17.

"These include improving fare revenue and reducing the MyCiTi operating costs," said the City's Mayoral Committee Member of Transport, Brett Herron. A comprehensive review of the MyCiTi service has resulted in the city making a number of changes and modifications to ensure the long-term sustainability of the MyCiTi service.

"These adjustments were based on the lessons learned since the launch

The City of Cape Town is committed to operating the MyCiTi service at the current high standard, in a financially sustainable and viable way.

and the operating circumstances in running the service," said Herron.

Broadly speaking, the number of bus trips during the peak periods has been increased to alleviate the waiting times on the busiest routes, while other schedule changes resulted in fewer bus trips during peak hours on quieter routes and during the off-peak periods on all routes to better match the lower passenger demand during these times.

To date, the City of Cape Town has invested R6,5 billion in the MyCiTi bus service as part of their broader strategy of investing in the infrastructure that will help drive economic growth, development and inclusion.

He said, "We are committed to providing affordable, safe and efficient public transport and will do everything in our power to ensure the sustainability of the MyCiTi service – a service that is critical in breaking down apartheid-era spatial planning in the city."

Both the national government and the city are seeking funding and implementation approaches which, while ensuring high service standards also incentivise the containment of costs and encourage prudent spending. Costs can be contained by including the private sector and role-players from the industry on a competitive basis where feasible, but retaining public control over the overall network. ■



CRANE TRUCKS AT R3,4 M EACH

The City of Cape Town’s Electricity Services Department has taken delivery of three sophisticated new vehicles – each able to do the work of three normal trucks – which will significantly boost efficiency and reduce costs.

The crane trucks from the FASSI factory in Italy cost approximately R3,4 million each. “With the strain that Eskom’s load shedding places on infrastructure, it is more important than ever for the City to provide a vigilant system of maintenance with the best resources possible, in line with our commitment to being a well-run city,” said the Mayoral Committee Member for Utility Services, Ernest Sonnenberg.

When the Department’s existing fleet neared the end of its economic lifespan and needed replacement, the City saw an opportunity to enhance its performance by replacing it with superior technology models.

The vehicles’ primary function is to perform maintenance on electricity services infrastructure, comprising the installation, removal and relocation of hefty components such as transformers, mini-sub, and ring main units. These units are some-

times not easily moved or lifted due to environmental constraints. The new trucks, however, are functionally designed to legally transport transformers, mini-sub, ring main units, concrete slabs and six-foot containers.

“Previously, this would easily have required the efforts of two or three trucks for a single project. The new trucks mean lower fuel consumption, fewer drivers, less maintenance and a swifter operation in general,” said Sonnenberg.

The crane component of the truck has a 24,5 m reach with a lifting capacity of 55 tons / m and is equipped with the latest electronic devices in the field and control systems which constantly monitor the varying environmental and operating conditions. This is a sophisticated stabilisation system that aids accurate mobility.

In older suburbs, it is very tricky to access transformers. Staff find themselves having to park on the street and access a transformer on a property on the other side of a fence. These cranes are able to lift them over these obstacles.

While the trucks are no slouch when it comes to heavy lifting, they tread remarkably lightly on the environment.

The engine exhaust emissions are Euro 3 compliant, which exceeds the country’s legislated Euro 2 requirement thus contributing to a remark-

able reduction in the vehicle carbon footprint and fuel consumption.

The load body design is such that it contains any oil leakage from transformers that may arise during transit and therefore guards against environmental pollution as well.

“They are also very comfortable – the driver and passenger seats are fully adjustable and air-suspended, and able to accommodate a variety of operator weights. Increased comfort means reduced driver fatigue, and ultimately a higher level of safety.

As the vehicles are highly specialised, fleet management staff have embarked on an operator driver skills development programme. This will ensure that adequate internal competency and skills exist to operate them at optimum efficiency levels. ■



Ernest Sonnenberg

MOU between Tukkies and Australia

The University of Pretoria has signed a Memorandum of Understanding (MOU) with the Australian Institute of Building.

The aim of the MOU is to establish closer cooperation between the two organisations in an effort to enhance the professionalism of builders, construction managers, academics and graduates in the profession of construction management in Australia and South Africa.

The MOU was signed by Norman Faifer, National President of the Australian Institute of Building and Professor Tinus Maritz, Head of the Department of Construction Economics at the University of Pretoria, in Australia during April.

Maritz says the relationship between the two organisations will be characterised by collaboration, goodwill, a professional approach and the constant pursuit of excellence. "To measure the progress and success of the agreement, we shall meet



Tinus Maritz with Norman Faifer

annually to review the understanding and to identify opportunities to strengthen the relationship."

Both organisations are eager to enter into additional agreements.

"Our aim is to promote the

values of membership of professional institutes, encourage research in the field of construction management, and to promote student and graduate engagement in student groups and in the industry,' says Maritz. ■

Health and safety monitoring system

Past President of MBA North, Lea Smith says, "The new safety regulations are aimed at driving compliance, monitoring and enforcement. While the government's proposed Construction Regulations

are very clearly spelled out, the areas where we can foresee problems and challenges are in the implementation, monitoring and enforcement of the regulations. The primary aim of MBA North's new web-based IT

System is to find a practical, workable, 'real time' proactive implementation and monitoring solution to meet the legislative requirements."

He said it is important to remember that compliance will be assessed monthly, not only on safety measures in operation on site, but also on the need for all employees to have valid certificates of fitness, and the need to provide proof that sufficient OHS induction/training of employees has taken place.

Doug Michell, MBA North Construction Health & Safety Manager says, "The MBA North Information Technology System will play an important role in proactive implementation of the Construction Regulations requirements. It will also reduce construction safety incidents and prompt the necessary corrective action that will not only aid compliance, but also save lives and prevent injury on site." ■

CMA's new offices

The Concrete Manufacturers Association (CMA) has moved to modern easily accessible premises. Situated in Hatfield, Pretoria, the association's premises are a short walk from the Gautrain Hatfield station and minutes from the main arterial routes between Johannesburg, Ekurhuleni and the West Rand.

The move is part of the association's plan to reach out to existing and new members in order to improve communication between members, users and the public. Simultaneously, the CMA announced the appointment

of Rita Naude as Administrative Manager to manage the day-to-day operations. "We are committed to making the our services more convenient and Rita's appointment as well as the move to a more connected office space will allow us to reach out and react far quicker to the needs of the market," says Frans Minnaar, Executive Director of the CMA.

For further information, visit the CMA, Office 0400, Standard Plaza Building, 424 Hilda Street, Hatfield, Pretoria, call 011 805 6742 or go to www.cma.org.za ■

MURRAY & ROBERTS' ORDER BOOK



Current economic conditions dictate that companies who continue to succeed are those with a depth of construction expertise. These companies are able to undertake a range of projects, from new buildings to refurbishment work.

Murray & Roberts Western Cape has secured a number of high profile projects. Among its current order book is the expansion of the flagship Century City mixed-used development, the refurbishment of the existing tower blocks at Merriman Square, the new Melomed Hospital in Tokai and the new eTV headquarters building in the heart of Cape Town.

“In these tough times, the construction industry has had to adapt its service offerings and as a result we are at the vanguard of being more responsive and innovative,” says Dave Heron, Managing Director of Murray & Roberts Western Cape.

“These contracts have a common service base that is responsible for high level administration such as construction drawings. The benefit for the client is a single point of contact and a much quicker response time to design iterations, which ultimately impacts on their bottom line.”

The success of this integrated approach to project management is also reflected in Murray & Roberts Western Cape’s close working relationship with one of its main clients, the Rabie Property Group. “We secured the Bridge

Park contract on competitive tender. Our success on that project in terms of delivery and quality placed us in an excellent position to carry on at Urban Square. As a result, we have been able to pass on major cost savings to the client. The fact that the two projects are in such close proximity means that we do not have to duplicate infrastructure, which speeds up the construction process as well,” says Heron.

It is this customised and streamlined approach to individual projects that has seen Murray & Roberts Western Cape continue to secure high-profile projects. “Wherever possible, we strive to assist the client in meeting these needs in the most practical and cost effective manner possible. This means always paying close attention to the way in which we approach and carry out projects, as the tried and tested way of doing things does not always deliver the best results in terms of cost efficiency,” he says.

One of the trends identified by Murray & Roberts Western Cape as the needs of its clients have evolved, is the conversion of existing buildings into modern apartment complexes and the refurbishment and rejuvenation of older buildings. A case in point

is the refurbishment of the two tower Merriman Square, also known as The Towers, in the Central Business District of Cape Town.

“What we are finding is that as some of the older buildings around Cape Town come up for refurbishment, a key requirement is increasing the parking space available,” Heron comments. Refurbishment projects do however pose their own challenges. At Merriman Square these included the existing link between the two towers and incorporating a temporary entrance during the construction period.

Murray & Roberts Western Cape is recladding the façade with glass in order to render it more aesthetically appealing and modern. The respective 24 storey and 18 storey towers have existing basement parking, but a 13 storey parking garage is being added between the two towers. The project is on track, with the cladding completed on one tower and 70% finished on the other. In contrast, the flagship new eTV headquarters in Roeland Park for Sabido Properties comprises of six levels of studios and four levels of basement parking. A particular challenge here was the coordination of a large team of specialist sub-contractors responsible for equipping and fitting out the building. Another specialist new build project is the Melomed Private Hospital in Tokai, a 148 bed specialist facility with a cardiac, neonatal and paediatric unit for client the Melomed Private Hospital Group. ■

New overload legislation

Consignees of road freight as well as those receiving loads, will need to carefully manage and administrate vehicle freights to prevent prosecution in term of recently promulgated overloading legislation. In terms of vehicle freight legislation, the authorities may prosecute both consignees of freight, as well as consignors, if they are found to receive and accept overladen vehicles. The onus will also be placed on the parties to produce and keep record of every truck load undertaken for a period of at least five years, while

drivers should have the required load documentation with them at all times.

Speaking at a transportation workshop held on behalf of the Aggregate and Sand Producers Association of Southern Africa (Aspasa) and the Southern Africa Readymix Association (Sarma), road traffic legislation expert, Alta Swanepoel, advised companies to be aware of the changes in legislation in order to avoid prosecution.

"In terms of the National Road Traffic Amendment Act, the transportation of freight such as sand, stone and concrete will need to be very carefully managed. All loads will be measured across the vehicle, or per axle and will need to comply with the vehicles specifications as well as legal limits. Extra precautions will also need to be made to prevent shifting loads that may cause an axle to carry excessive weight and be overloaded.

"Failure to comply is a serious offence that carries a maximum penalty of a R240 000 fine, a six year prison sentence or both.

Swanepoel explained that accurate documentation will need to be generated and systems put in place to ensure compliance from the point of loading to off-loading. Additional requirements such as proof of insurance per load, spillage prevention measures and other requirements also need to be noted by all parties concerned.

Director of both Aspasa and Sar-

ma, Nico Pienaar, said the enforcement of the National Road Traffic Amendment Act will have a cost implication for companies, who will need to purchase accurate weighing equipment to ensure that vehicles are accurately loaded and weighed.

"We therefore call on Government to enforce the legislation equally across all sectors. In our experience the legal and scrupulous operators across the country will be forced to turn away small operators whose vehicles do not comply. Less scrupulous operators will however keep on loading them up, and unless properly enforced our members will be at a disadvantage," said Pienaar.

He concluded that compliance and documentation as proof of compliance is critical and strongly suggested that road transport managers become familiar with the requirements of the Act. "It may also pay to engage the services of a road traffic legislation expert such as Alta Swanepoel, in order to ensure that necessary steps are taken to proactively prevent fines and prosecution in the future."

For further information contact Aspasa on 011 791 3327 or go to www.aspasa.co.za ■



Nico Pienaar

City invests in training

The City of Cape Town invests in training and development for staff as part of the Work Place Skills Plan 2016 (WSP16) programme. The city has set aside a training budget of R90 million for 2015/16, which follows on the R71,2 million allocated for training and development in the 2014/15 financial year.

"We will maximise development opportunities for employees and invest in the external skills pipeline to ensure that we address our current and future skills needs," said Mayoral Committee Member, Xanthea Limberg. The City's Education, Training and Development in HR, in partner-

ship with other departments, such as Adult Education and Training (AET), offers learnerships, apprenticeships, municipal finance management programme compliance training as well as internal and external bursaries are offered as part of the City's Integrated Development Plan.

These are a few examples of the opportunities the city provides for those residents who were previously disadvantaged.

Both the political and administrative divisions of the City have pledged their full support to ensure that the implementation of the WSP16 plan is monitored and evaluated. ■

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As one of South Africa's largest urban lifestyle developments, Savanna City gives thousands of South African entrepreneurs access to over 18 000 homes, 16 educational facilities, 9 retail and 32 institutional sites. So it's not surprising that Phumza chose Savanna City as the community in which to grow her enterprise.

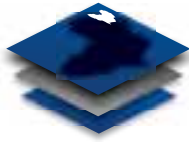


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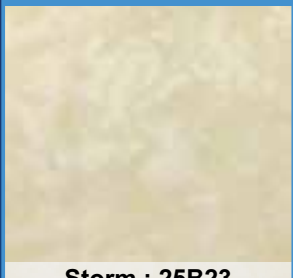
In 2013 and 2014 alone:

- a housing development in Buccleuch
- a housing project with 1,000 houses in Port Shepstone (project still running)
- a housing project with 126 houses in Marikana
- a housing project with 6,000 houses in Bethlehem (project still running)
- a housing project with 6,000 houses in Kokstad (project still running)
- five Gauteng schools
- two housing projects with a total of 582 houses in Kimberley
- two housing projects with a total of 2,500 houses in Eastern Cape (project still running).

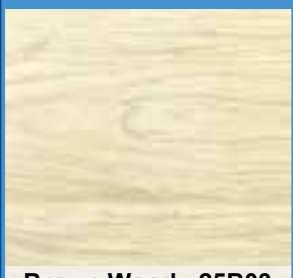
PVC ceiling boards are available throughout South Africa, and can be purchased from selected branches of retailers such as Mica, BUCO, Build-It, DIY Depot, Essential Hardware, EST Africa, FH Chamberlains and many more. Check out the comprehensive list of retailers on: www.pvcsa.co.za



Silver Pin Stripe : 25B13



Storm : 25B23



Brown Wood : 25B03



Speckle : 25B06



MATT White : 25B00
GLOSS White : 25B01

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