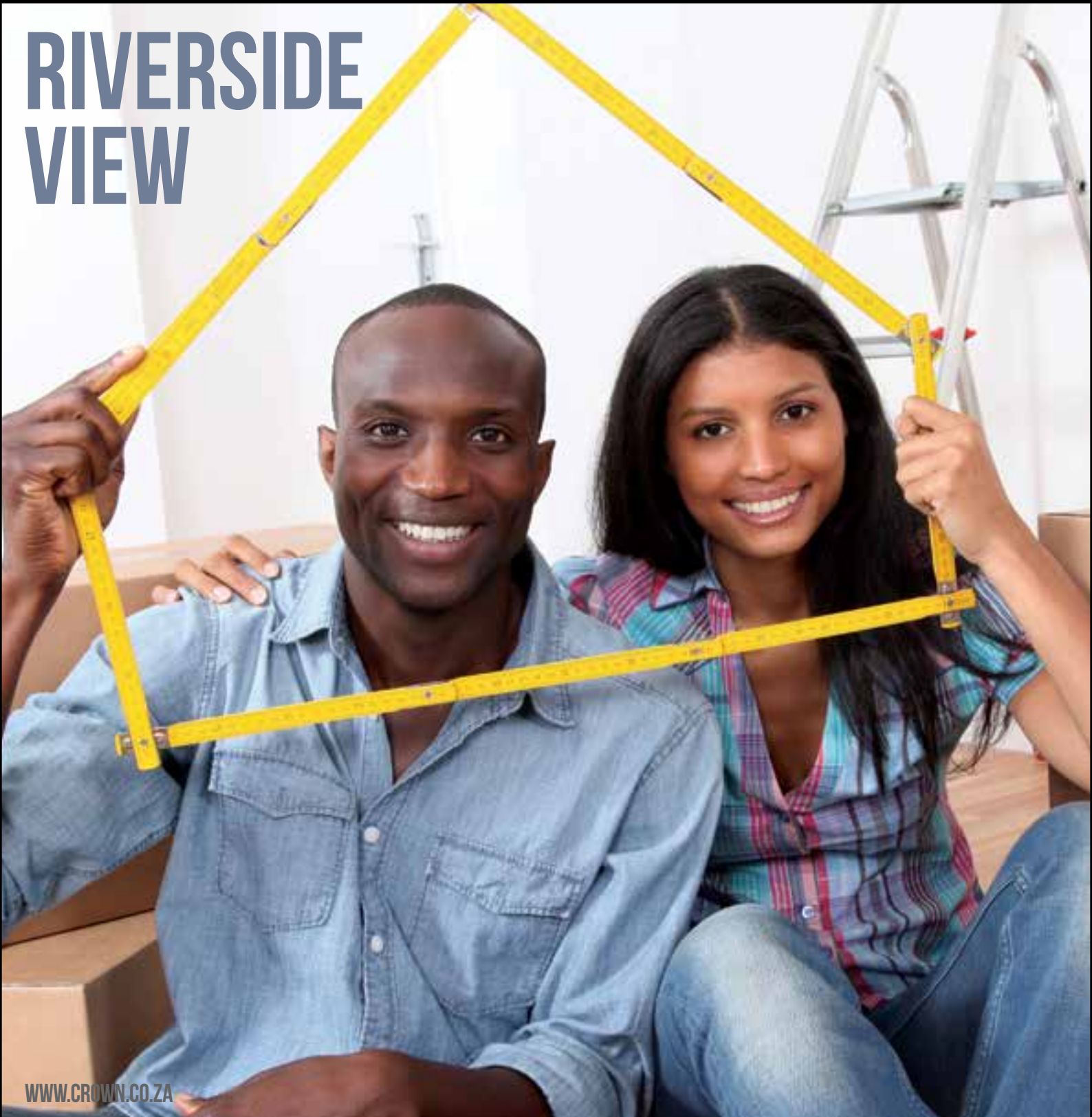


# HOUSING & SETTLEMENTS INFRASTRUCTURE

in Southern Africa

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MAY 2015



# Improvement of security features on NHBRC certificates

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The new certificates will come into effect as from **01 May 2015**.

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The National Home Builders Registration Council is introducing new certificates with improved security features in order to address security deficiencies.

These include builder registration and home enrolment certificates.

Some of the benefits of these improved security features include:

- Elimination of fraudulent certificates
- Printing will be done on a watermarked paper
- Clear distinction between the original and the reprinted certificate
- Holograms

The new certificates will come into effect as from **01 May 2015**.

Home builders and housing consumers are encouraged to direct any enquiries to their nearest provincial customer care office.



ASSURING QUALITY HOMES



# HOUSING

in Southern Africa

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## ED'S NOTES

# Calling all residential service providers...

All it takes is a click of a button...we invite manufacturers and producers of products for the residential development market to send their information about their products – from cement, bricks, ceiling boards, insulation, tiles, doors, bathroom and kitchen fittings and fixtures, paints, roofing, windows, flooring and energy efficient products such as geysers, solar lights, heat pumps and innovative building technologies to [housing@crownc.co.za](mailto:housing@crownc.co.za)

**W**e will list the products on our website and also include as many as possible each month in our selection for our industry buzz, events and products pages of the magazine.

Most developers use the same teams and reputable suppliers for each project and have built a solid supply chain of products and services. Manufacturers are more than happy to increase their production, which improves their bottom line. Some industry stakeholders do share and acknowledge worthwhile products that have fast tracked housing delivery.

So do take advantage of this opportunity to get listed and tell us about the benefits of your products and services. We also welcome town planners, environmental consultants, geotechnical engineers, electrical engineers, architects and traffic engineers to tell us about their services and what they can offer new potential clients.

Talking of connecting with the trade and contractors, we recently received a media release on Fix My Life, a new service that offers plumbers, electricians and other residential supply chain providers a platform to increase and generate new business. Founders Tom Goldgamer and Steven Krein aim to take the frustration out of tedious maintenance tasks and offer a streamline booking approach as well as the client's rating for each service provider.

The National Home Builders Registration Council plan to list the top 100 builders in each province as well as building systems on their website in the next year.

Well known and acknowledged as the 'Developer's banker', Manie Annandale at Nedbank Affordable Housing Finance has provided funding to residential property developer,

Valumax, for Riverside View. This new integrated housing development forms part of the City of Johannesburg's Corridor of Freedom strategic economic node. Located north of Steyn City, Johannesburg, the development will yield 10 414 housing opportunities.

Affordable housing developer, MDV Developments, partnered and contributed to the Klarinet project in Emalaheni in Mpumalanga, which received the prestigious Govan Mbeki Award for the Best National Priority Project in the last couple of years. The company delivers quality housing and currently have a string of developments rolling out.

Elematic SA's precast hollow core slabs continue to prove their worth. The Benoni-based company supplied precast products to Madeira Isles, a high rise residential development. Construction time was then reduced by six months in order to fast track the 500 unit development in Danville, Pretoria.

We welcome your comments and product news.

Enjoy the read!



Carol Dalglish • Editor

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Crown Publications cc

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### PRINTED BY:

Tandym Print

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## House price growth slowing trend

The slowing trend in house price growth was already evident in the fourth quarter of last year.

Real price growth also softened up to February this year on the back of declining nominal price growth, despite inflation trending lower in the first two months of the year. "These trends according to the Absa house price indices are based on applications for mortgage finance received and approved by the bank in respect of middle-segment small, medium-sized and large homes," says Jacques du Toit Property Analyst, Absa Home Loans.

Nominal middle-segment house price growth was recorded at 6,2% year-on-year (y/y) in March, down from 7,3% y/y in February, after reaching a level of 10% y/y in the months of August to October last year. On a month-on-month basis, house price growth remained on a downward trend, with prices deflating by almost 0,2% in nominal terms in March, the first monthly price deflation since early 2012.

The downward trend in nominal

The first quarter of 2015 saw year-on-year growth in the average nominal value of middle-segment homes in the South African residential property market being on a steady downward trend.

house price growth came on the back of a subdued economic performance, continued low consumer confidence, interest rate hikes and the prospect of further rate hikes up to late 2016.

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

- Small homes (80m<sup>2</sup>-140m<sup>2</sup>): R868 000
- Medium-sized homes (141m<sup>2</sup>-220 m<sup>2</sup>): R1 193 000
- Large homes (221m<sup>2</sup>-400m<sup>2</sup>): R1 821 000

Real house price growth, i.e. after adjusting nominal price growth for the effect of consumer price inflation, was down to 3,3% y/y in February from 3,7% y/y in January this year, despite the fact that inflation dropped to 3,9% y/y in February.

Du Toit says that inflation is forecast

to pick up to a level of above 6% y/y by year-end, with higher domestic fuel prices set to be a major contributing factor in rising inflation, driven by international oil price and \$/R exchange rate movements. "Fuel prices were already hiked substantially in March and April, which will put upward pressure on inflation in the near-term. In view of these expectations, interest rates are forecast to increase later this year and through 2016 in an attempt to control inflationary pressures," explains du Toit. He concludes, "These developments will adversely affect household finances and eventually also impact the residential property market, leading to the view that nominal house price growth will remain in single digits this year. Expected rising inflation towards year-end will have a dampening effect on real house price growth in coming months." ■

## NEF cuts business plan funding

The National Empowerment Fund (NEF) has cut one of its core services which sought to assist South African entrepreneurs with the design of business plans, a cost these entrepreneurs will now have to foot themselves. This will certainly have a damaging effect on the ability of entrepreneurs and SMME's to reach the NDP's 10 million jobs target by 2030, according to Dean Macpherson, Democratic Alliance Shadow Deputy Minister for Trade and Industry.

Macpherson said that a concrete and extensive business plan is key to the sustainability of any small business, and cutting this service will only add more cost and regulatory burden to already struggling entrepreneurs and small businesses.

The service, provided by a company called Enterprise SA, was suddenly cut via email by Enterprise SA CEO, Rodney Prinsloo. "We hereby inform you that the NEF's Business Planner Tools will not be available until further notice" said Prinsloo.

While the NEF says that the service was terminated because the contract with Enterprise SA had lapsed, Prinsloo claims the NEF cancelled the contract without the requisite two month notice period, due to the fact they owe the company over R400 000,

dating back to May last year.

Macpherson says that the NEF CEO, Philisiwe Mthethwa should explain to the Chairperson of the Portfolio Committee on Trade and Industry, Joan Fubbs, this service has been cut, without any notice; when a new service provider will be initiated; why this service has been outsourced and not provided in-house by the NEF; how much back pay the NEF owes Enterprise SA; and does the NEF plan on paying back the money?

The NEF seems to be renegeing on its core mandate to empower South Africa's small business sector. "Instead of functioning as a quick pit-stop for the well-connected few, the NEF should be focusing on supporting entrepreneurs," said Macpherson. ■

# EFFECTIVE SUBSIDIES

The South African First Time Home Buyers Subsidy has been increased from R68 000 to R128 000. This subsidy will enable lower income earners to bridge the Gap to owning their own homes a reality.

**B**ill Rawson, Chairman of the Rawson Property Group says that the subsidy has not been widely publicised or promoted. Most new potential home buyers in the income market are unaware of this type of funding offer by the Department of Human Settlements.

“The real promoters of the scheme have been the commercial banks but even they, I suspect, are not really reaching the target market,” says Rawson.

He cites the example of the UK where the British government introduced two packages to enable and first time home ownership.

The Help to Buy scheme applies to new build, homes on brown field sites, and the First Time Home Buyer Subsidy scheme applies to new houses on green field sites. The subsidies are to stimulate the home building industry and do not apply to existing houses.

In the Help to Buy scheme the state enables the cash-strapped first time home buyer, who purchases a house under £600,000. A 5% deposit is required by the buyer, but the state then steps in and offers a sizeable interest free loan for five years. This often results in the first time buyer being able to have a 25% deposit, which significantly reduces the monthly payments. In the initial three to five year loan period, the interest rate is most likely to be fixed between 3,6% to 5%. The government guarantees the mortgage and limits its commitment to 15% of the value of the home. This provision, it is said, reassures the financiers, i.e. the banks, and encourages them to offer more competitive rates, but in practice it has been found that 5% of loans are given similar rates.

Rawson said that it clearly costs the state large sums of money in lost interest. “However, where the deposit has been loaned by the state, it becomes repayable when the first time home buyer sells his home. At that stage the state will demand 20% of the home’s current value, whether the home’s sale price has grown or fallen. The home owner can opt to pay the state back at any stage of the loan, thereby avoiding the payment

when the property is sold or inherited. According to the UK’s current Conservative Party government, Help to Buy and other assistance packages have contributed significantly to the launching of 137 000 new homes in 2014. “Now however they have gone a step further, inviting keen first time home buyers to register for another assistance package, which, it is said, will give them their homes at a 20% discount on the sales price – a massive incentive to buy. This will be achieved by waiving all local authority fees, which amount in most cases to at least £45 000 per new unit.”

Rawson explains, “Although the new subsidy has had its detractors, it does look as though it will go ahead and thereby further increase the individual’s assets, making him less reliant on welfare state assistance in

other areas, e.g. pensions, health and education. This will enable a further 100 000 first time buyers to own their own homes by 2020.”

He concludes, “Obviously South Africa could never afford assistance on this scale but it does again emphasise that responsible governments do place first time home ownership high on their priority lists and stretch their resources to make it possible.

It is always possible to go the same route as one or two of the EU countries and simply accept that the majority of young people will probably never become home owners but this will make them more reliant on the state in their old age and will in the end also result in the local residential property market not keeping pace with those of the more enterprising countries.” ■



## 1 800 houses for Ventersdorp

**T**he North West Local Government and Human Settlements will deliver 1 800 houses to beneficiaries in villages around the Ventersdorp area.

This follows the R84 million housing project to provide 1 000 units that will benefit local community members, says the MEC for Local Government and Human Settlements, Collen Maine. He said that a further 800 units would be built to meet the housing backlog in the area. So far, 415 units have already been rolled out. The project includes the villages of Tsetse, Welgevonden, Goedgevonden, Boikhutso and Boikhutsong. Maine

says that the Bokone Bophirima provincial government will prioritise rural villages and focus on decreasing the housing backlog in villages and farming communities. This forms part of the provincial premier’s task to provide housing in Villages, Township and Small Dorpias (VSTD) over the next five years.

The announcement has been welcomed by rural communities as it will create job opportunities. The department will also engage and partner with other government departments to provide social amenities such as schools, crèches, clinics and recreational facilities. ■

# SALGA weighs in on municipalities debt

Eskom's intention to deliberately interrupt the supply of electricity to 20 defaulting municipalities from across South Africa will have major impacts, says South African Local Government Association (SALGA) Acting Chief Executive Simphiwe Dzengwa.

The power utility issued a statement of their intention to interrupt bulk electricity supply to 20 defaulting municipalities that owe an amount of R3,68 billion. "This deliberate

interruption of electricity supply has major impacts, not only for the municipalities concerned but also for the economy, essential services such as hospitals, clinics, schools, businesses and communities, including those who have paid their utility bills," said Dzengwa.

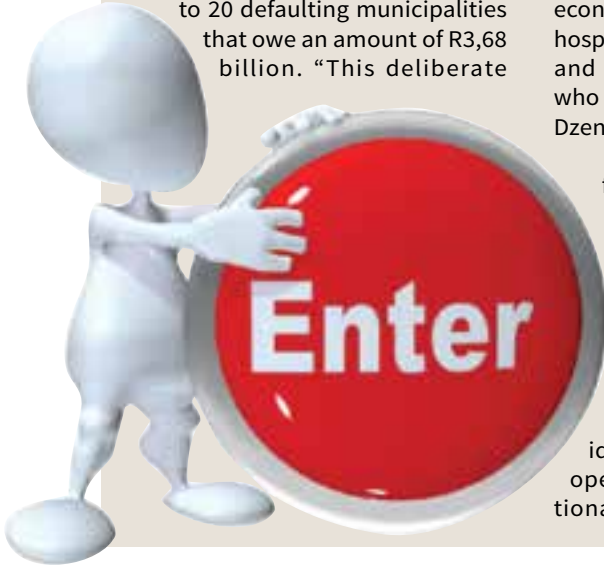
He added that the ripple on effects of unemployment, poverty and the inability of communities to pay for services should not be ignored.

Dzengwa said the top 20 defaulting municipalities are amongst those facing structural financial and capacity problems and have already been identified by Department of Co-operative Governance and Traditional Affairs (COGTA), SALGA and

National Treasury for support.

"Continuing to penalise them will not solve the root causes of the problem. Currently SALGA is in discussions with COGTA and National Treasury about the problem and nature of support required. In particular these municipalities need to be supported to implement their credit control measures so that they can collect their revenue and pay their creditors. We call upon government, business and households to also play their part and pay for the services they use. There is a need to find a permanent solution to the bulk electricity and other arrears and encouraged municipalities to pay their creditors."

Dzengwa concluded, "We also encourage Eskom to provide municipalities with fair terms of payment to avert disconnection. Mindful of the strategic nature of Eskom as a national asset, SALGA will continue working with Eskom based on our Active Partnering Agreement to find long term solutions." ■



## E-tender portal

National Treasury has announced that the e-Tender Publication Portal, a single platform where tenders will be published, has been launched by the Office of the Chief Procurement Officer (OCPO).

The e-Tender Publication Portal was launched to eliminate the duplication and fragmentation of notices for government tenders. Following an announcement by the Minister of Finance, the OCPO launched the e-Tender Publication portal and the Central Supplier Database (CSD) on April 1<sup>st</sup>.

The portal initiative will simplify, standardise and automate the procurement process. National and provincial departments will publish their tenders in accordance with the demand plans for acquisition of goods, services and infrastructure.

The tenders for the 2015/16 period will roll out towards the end of April 2015 for procurement plans that have been approved. Municipalities will start to publish their tenders on the portal on 1 July 2015, to coincide with the start of the financial year for municipalities. The portal will

carry tender notices, accompanied by official tender documents and relevant terms of reference or other description of functionality that may be applicable.

It will be managed by the OCPO, which sets the policy on content, functionality and coordinates the administration with users at national, provincial and local government level. The State Information Technology Agency (SITA) will be responsible for technical support, maintenance and hosting of the portal.

The e-Tender portal is a step towards implementing government's e-Procurement system as part of the Integrated Financial Management System and will directly contribute to reducing duplication, fragmentation and inefficiency in government tender publications.

According to National Treasury,

the benefits of the portal include cost reduction and effort associated with traditional tender publications and an improvement in transparency and accountability with regards to the award of government tenders.

The central supplier database (CSD) will be a consolidated list of all supplier information for national, provincial and local government.

There is currently no single consolidated comprehensive supplier database and consequently information related to the compliance requirements is duplicated during procurement processes, the processing of payments and audit procedures to name but a few. The CSD will therefore reduce duplication of effort and cost for both business and government while enabling electronic procurement processes. ■





# SA's greenest residence

Using Innovative Building Technology and optimal architectural design Stellenbosch University's new R43 million 208-bed student residence, will help address the major accommodation shortage at the university.



Construction is underway at the Tygerberg campus and the project is being built by student accommodation group, STAG African. The Light Steel Frame Building (LSFB) incorporates energy-saving features such as LED lighting and heat pumps, which will use 50% less electricity than a standard building. The residence is due for completion in November 2015 and the varsity has set its sights on being the greenest student residence in Africa.

"Sustainability and innovation are at the forefront of our green agenda; more than being a key focus for the university, our students expect it," says Pieter Kloppers, Director of Student Communities at the University of Stellenbosch.

Kloppers says, "Based on the success of Ubuntu House, our first green residence developed by STAG African, we look forward to the completion of the new residence, which will go a long way in addressing the accommodation shortage at our medical campus."

By focusing on the students themselves, STAG African have pioneered a cost effective, green alternative to building; "We wanted an optimal architectural design that ensured every square meter of the building was designed specifically for the needs of the students," says John Schooling, Managing Director of STAG African.

While campuses are expanding, taking on more students and adding new departments, the one area of university life that is lagging is the issue of student accommodation. "The cost of student accommodation is very expensive. "The national norm is around R280 000 per bed. We looked around for a building method that we could apply to the South African context and discovered a substantially

cheaper solution to bricks and mortar and something that much better," said Schooling.

He explains that Innovative Building Technology (IBT) has been widely used in many developed countries. Not only does it reduce carbon footprint, it also dramatically reduces the cost and time taken to construct buildings.

"Using this technology, we can reduce building time by 40% and the associated costs. For universities, where cost ultimately is the deciding factor, it's an obvious choice. By

default, it addresses the student's need for a green living environment."

"Accommodation for students is more than providing a place to sleep; it's about creating communities; a listening, learning and living environment. This is crucial to the success of the housing facilities provided by the university. Student housing, over and above providing a place to sleep, creates a sense of belonging; and for many, it's where real integration and camaraderie takes place - its importance cannot not be underestimated," said Kloppers. ■

## R4bn Euro loan to Eskom

South Africa's plan to secure its power system by upscaling renewable energy generation and strengthen its transmission network, has been boosted by a massive preferential loan granted by German Development Bank KfW.

The R4 billion loan forms part of Eskom's approved funding plan and will run over 15 years with capital repayments only after the first five years. The loan will be repaid in Rands, which frees up banking lines for other financing transactions.

"The loan comes at a critical time in our national effort to stabilise the national grid and Eskom's finances. It allows us the space to diversify our energy sources and ensure more sustainable power generation," said Government Communication and Information System, Acting Director General, Donald Liphoko.

The money will be used to build the Kiwano solar thermal power station in Upington, Northern Cape and

the Ingula Pumped Storage Scheme in Braamhoek, KwaZulu-Natal. The completed Kiwano solar thermal power station will add 100MW to the national grid while Ingula will provide an additional 1 332MW.

The South African government is working to transform the country's energy sector and has developed a sustainable energy mix in which renewable energy makes up a significant portion of 11,4 Gigawatts.

The Integrated Resource Plan (IRP) 2010 - 30 details our energy mix which allows for a balance between energy sources, ensures a reliable source of power to meet the country's growing needs and allows us to reach our carbon reduction targets.

Liphoko added that the KfW loan will supplement the R20 billion in funding that government has committed to Eskom.

This will give Eskom the necessary space to ensure that the country's energy security is maintained. ■

# RE/MAX leads the way

Leading the way in estate agency transformation, Z Capital has acquired a 45% stake in RE/MAX of Southern Africa. Chairman, Peter Gilmour briefed the Deputy Minister of Human Settlements, Zou Kota-Fredericks, on how this will assist the sector.

Almost 60% of loans registered at the Deeds Office are going to the lower income and previously disadvantaged individuals.

Around 30% of the RE/MAX membership in Southern Africa consists of agents of colour, compared with the current industry number of 5%, reported by the Estate Agency Affairs Board.

The Deputy Minister said, "We are delighted to see the RE/MAX transformation deal coming to fruition. It is our desire to see more and more transformation deals from the sector. Certainly, this would add immense value to our vision of cohesive and integrated society and human settlements we are striving to achieve."



Peter Gilmour, Zou Kota-Fredericks and Adrian Goslett.

Gilmour said that the company will open an in-house Training and Licensing School for entrepreneurial estate agents this year. "RE/MAX will fully support the Estate Agency Affairs Board's 'One Learner, One Office' initiative and will use the Training and Licensing School to facilitate this pro-

gramme." There are currently 38 000 registered estate agents in South Africa. A statement by Bryan Chaplog, CEO of the Estate Agency Affairs Board said, "The South African Property Sector Research Report 2012 estimated that the property market has been valued at R5 trillion." ■

## Rosendaal housing project



From left to right: Michael Patel of the City's Human Settlements Directorate; Sabrina Gympies, Ward Councillor; Charmaine Honey from the community; and Benedicta van Minnen - Mayoral Committee Member for Human Settlements.

The City of Cape Town's Mayoral Committee Member for Human Settlements, Benedicta van Minnen, recently turned the sod for the City's Rosendaal human settlements project, near Delft.

This project will see the construction of 288 homes and forms the first phase of a larger integrated housing project in Delft. The Rosendaal human settlements project will provide 2 407 subsidised housing units.

The first phase will comprise of two-bedroom, freestanding and semi-detached single and double-storey units.

"The first 288 beneficiaries have been approved and are about to be contacted so that we can start with their title deed applications," said Van Minnen.

The large-scale integrated project has been split into four phases, Rosendaal, the Hague (Phase 1), Eindhoven, and the Hague (Phase 2). Construction on the last phase of the Delft integrated project is due for completion in the 2017/2018 financial

year. The 288 housing opportunities have been allocated in accordance with the National Government's subsidy criteria and the City's Allocation Policy.

- Beneficiaries from Delft: 217 houses
- Beneficiaries from Delft with disabilities: 14 houses
- Beneficiaries from top 100 on the City's Housing Database: 57 houses

"Our integrated projects are not only about building houses. The aim is to build strong communities, with close access to the major transport routes, schools and public amenities and to enable access to economic and other opportunities. Integrated developments such as this one, are absolutely key to creating a better future for our more vulnerable residents," Ssaid Van Minnen. ■

## Low growth in credit and mortgage balances

**G**rowth in the total value of outstanding credit balances in the South African household sector slowed down further to 3,3% year-on-year (y/y) to its lowest level since January 2010. According to Jacques du Toit Property Analyst Absa Home Loans, "Growth in both household secured and unsecured credit balances was lower at end-February compared with the same month a year ago.

Household secured credit balances, with a value of R1 082,7 billion at end-February and 75,9% of total household credit balances, showed growth of 2,8% y/y at the end of February, marginally down from 2,9% y/y at end-January. Secured credit includes instalment sales, leasing finance and mortgage loans.

Growth in household unsecured credit balances, amounting to R344,7 billion at end-February and 24,1% of total household credit balances, was

recorded at 5,0% y/y at the end of February (5,3% y/y at end-January). Unsecured credit consists of general loans and advances, credit card debt and overdrafts.

The value of total outstanding private sector mortgage balances, comprising of commercial and residential mortgage loans, recorded growth of 4,4% y/y at end-February, largely driven by continued double-digit growth in corporate mortgage balances (28,5% of total private sector mortgage balances), whereas growth in household mortgage balances remained relatively low.

Growth in outstanding household mortgage balances was unchanged at 2,2% y/y at end-February from the end of January. The value of outstanding mortgage balances is the net result of all property transactions related to mortgage loans, including additional capital amounts paid into mortgage accounts and extra month-

ly payments above normal mortgage repayments.

Factors related to the economy and household finances, impacting consumer confidence, will continue to drive the demand for and the accessibility and cost of mortgage finance and household credit in general. These factors include aspects such as economic growth, employment, interest rates, income growth, savings, consumer credit-risk profiles and banks' risk appetite and lending criteria. Consumer price inflation is forecast to rise to a level of above 6% by late 2015 and in 2016, with interest rates expected to be hiked in September this year and through next year, which will cause the cost of servicing household debt to rise further. ■



## Where ever you are, the NHBRC is a few clicks away

For your convenience, the NHBRC is active on Twitter and Facebook. If you follow us or like our page - you will receive tips on building or buying a new home, verify if your home builder is registered, and get regular updates on current NHBRC projects. Who knows, this could save you a lot of time.

To find out more visit [www.nhbrc.org.za](http://www.nhbrc.org.za)



# WORKING TOGETHER

When the trustees of a sectional title scheme decide to take on the services of a levy finance management company managing agents are often pushed aside, says Mandi Hanekom, Operations Manager of Propell, a financing solutions company.

**H**owever, each entity can work together and concentrate on their own jobs. Collecting levies in a sectional title scheme is often problematic, in that many owners/tenants do not pay on time and some do not pay at all, said Hanekom. If trustees have to try and collect levies on their own, this often leads to friction within the scheme when a neighbour and possible friend becomes the debt collector. Having managing agents do this sort of work is preferable to the trustees doing this themselves, as a detached view on the matter is needed. Managing agents are there to ensure the efficient running of the scheme and not get personally involved.



However, says Hanekom, if there are people who are not paying their levies, the managing agent sometimes has to call in the services of a levy finance management company to sort out the problems with collections and the finances of the scheme.

Len Sack from Property Management Services in KwaZulu Natal says that the combination works well where the levy collections are given to a company dedicated to ensuring that the income stream is steady. And that those who do not pay are dealt with accordingly. This leaves the managing agent to do his job, which

is to ensure that the day to day running of the scheme is done efficiently and properly.

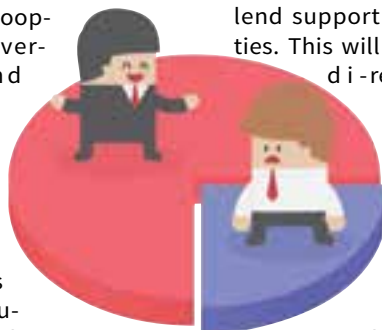
Another major problem encountered is where funds have been misappropriated, leaving the scheme in dire financial difficulties.

“Using the various options available, such as levy guarantees, arrear funding, a project loan or an overdraft facility helps the managing agent immensely in getting the scheme back on its feet. And, in this way, ensuring that the scheme maintains its financial stability and its property value,” said Sack. ■

# AN EQUITABLE SHARE

**M**inister of Cooperative Governance and Traditional Affairs (COGTA), Pravin Gordhan, to discuss National Treasury’s equitable share cut to 60 municipalities who have continuously failed to pay their bills.

The equitable share cut may adversely affect the delivery of essential services in these troubled municipalities. The DA is of the view that Minister Gordhan should invoke a section 154(1) intervention in terms of the Constitution to



lend support to these municipalities. This will allow the Minister to direct the respective Provincial COGTA MECs to ensure municipalities institute recovery-plans and lend support by sending technical and financial advisors to these struggling municipalities.

These municipalities owe Eskom R9 billion and Water Boards R3,6 billion respectively.

According to Kevin Mileham, Democratic Alliance Shadow Minister of Cooperative Governance and Traditional Affairs, the National Treasury announced the withdrawal

of equitable share to municipalities due to the failure of honouring their financial commitments. The Constitution permits National Treasury to stop the transfer of funds to any organ of state that commits persistent and material breaches of their financial obligations. However, the DA will submit recommendations to Minister Gordhan to aid the recovery of these funds. Suggestions include that the revenue raised through electricity usage should be ring-fenced for repayment to Eskom; and also used for the upgrading and maintenance of electricity infrastructure. Residents who pay their electricity bills should not be penalised because the municipality failed to pay Eskom. Delivery cannot be halted. ■

# Delivering **Quality Homes** @ Affordable Prices...

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**700 units**

Mpumalanga, Emalaheni  
**Duvha Park Ext 7, 8, 9, 15**



**240 units**

Kwazulu Natal, Newcastle  
**Madadeni**



**350 units**

Gauteng  
**Lakeside**



**550 units**

Mpumalanga, Emalaheni  
**Klarinet Ext 6 & 8**



**170 units**

Kwazulu Natal, PMB  
**Edendale**



**117 units**

Kwazulu Natal, Empangeni  
**Panorama View**

**450 Units** **New Development**

Freestate, Sasolburg

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**Making housing affordable**  
**Riverside View is one of the**  
**most exciting integrated**  
**housing developments to roll**  
**out in the northern suburbs**  
**of Johannesburg. The project**  
**will accommodate 10 414**  
**residential units on completion**  
**across a spectrum of housing**  
**options: affordable,**  
**FLISP partially and fully**  
**subsidised and high**  
**density rental stock.**



# RIVERSIDE VIEW

**T**his development is located on a strategic high investment zone directly north of the Steyn City development, west of the Riversands Incubation Hub, along William Nicol Drive (R511) and approximately 5 km south of Diepsloot.

Riverside View will offer first time home buyers the opportunity to enter the property market.

House prices start from R375 750 for a 45m<sup>2</sup> two bedroom house in Phase One (Riverside View Extension 28). The well located project forms part of the transportation corridor upgrade from William Nicol Drive (K54) between Sandton/Diepsloot

and Centurion/Mogale City.

Riverside View will include public and private schools, retail precincts, public amenities and recreational facilities. The integrated housing township is located within the City of Johannesburg Metropolitan Municipality (COJ) area and it will help alleviate the critical housing shortage in Diepsloot and the surrounding areas.

Nedbank Affordable Housing Finance will provide R60 million funding to property developer, Valumax, to fund the purchase of land and installation of services for 2 166 well priced residential stands for affordable housing at Riverside View. This

will include a new substation and construction of the link lines from the Klevebank substation to the site.

According to Manie Annandale, Head of Affordable Housing Finance at Nedbank, this development continues the momentum of quality Affordable Housing in close proximity to the upgraded transport and amenity node of the new Steyn City development.

Riverside View aims to promote a high quality fully integrated residential and mixed use environment supported with a good mix of private and public amenities. The project will target first time home owners and





individuals with a joint gross income from R14 000. There is a huge demand for property in the area, which consists of middle income households.

Annandale says that Valumax has a good reputation for delivering successful developments in this market, which has significant growth potential in the urbanisation and densification trends in the Greater Gauteng area.

In recent years Valumax has established itself as a leading developer within the affordable housing market and as a specialist developer of large integrated housing developments. "Our company has a very successful development track record of more than 28 years and have successfully developed a number of residential, industrial and retail developments. To date our company has delivered over 35 000 residential units in Thorn-tree View in Soshanguve, Tshwane, which is one of the largest integrated housing developments in the country. Our company is focussed on delivering quality housing at affordable

prices in areas where there is a critical housing backlog, such as Diepsloot," says Rocco De Kock, Director at Valumax. The Riverside View Integrated Housing Development will comprise of seven development phases that will provide single residential FLISP units, fully subsidised Multi-storey units and Multi-storey Rental units.

In Phase One (Riverside View Ext 30), 430 single residential FLISP (Finance Linked Individual Subsidy Programme) units will be rolled out and will also include a further 258 multi-storey rental units. The first of several parks in the development will also be included. The FLISP residential component and facilities will be escalated in Phase Two (Riverside View Ext 31) which will include 358 single residential FLISP units and 208 Multi-storey Rental units. This also includes the construction of public and private schools, a second park and a new substation that will provide electricity to the entire development. During Phase Three (Riverside View Ext 32), 928 Multi-storey fully

subsidised units will be developed to help alleviate the critical housing backlog in and around the Diepsloot area. Provision has been made for a clinic, crèche, public parks and businesses as well as 408 single residential FLISP units, 258 high density rental stock and 352 Multi-storey fully subsidised units in Phase Four (Riverside View Ext 33). Phase Five (Riverside View Ext 34) includes 504 Multi-storey fully subsidised units, 256 Multi-storey rental stock, 212 single residential FLISP units and commercial land uses. Phase Six has made provision for retail and commercial land uses, 689 single residential FLISP units, 678 Multi-storey rental stock, 400 Multi-storey fully subsidised units, a school as well as supporting land uses. The preliminary layout for Phase Seven allows for 1 016 single residential FLISP units, 1 130 Multi-storey rental units and 2 014 Multi-storey fully subsidised units. It will also include further business and retail opportunities, public amenities, recreational and education facilities, says Helgardt Slabbert, Project Manager at Valumax.

The Valumax Group of companies is a preferred developer to Nedbank Affordable Housing Finance and the bank has partnered with them on a number of projects by providing development funding facilities. These include Thorn-tree View in Soshanguve, Pretoria; and Kaalfontein in Midrand. Valumax have already obtained valuation approval from banks for the development and are ready to release the first 430 units to the public later this month. ■





# TIME FOR CORRECTION

While the residential property market remains solid, growth in this market appears to be gradually running out of steam, and the time for a more significant 'downward correction' in real house prices is due, says John Loos, FNB Property Economist.

**B**ut, Loos cautions, this should not be interpreted as some kind of crash in home values.

"Many housing market corrections take place slowly in real terms," Loos says, "often over a number of years one gets slow house price inflation, which remains below the general rate of inflation in the economy, Consumer Price Inflation (CPI), or wage inflation."

This means that, while house values may be rising, in real terms when adjusted for CPI inflation they are declining gradually, thereby in effect bringing about a gradual move to lower real home values."

Loos notes that the previous big downward correction of the 1980s/90s took place over almost 15 years, from 1984 to 1998. This created a very low real house price base and we saw one of the biggest house price growth booms from 1999 to 2007.

To understand why Loos believes that a significant downward real home price correction is due, one needs to appreciate the extreme nature of that 1999 to 2007 house price boom and the driving factors.

The boom had its foundations in two structural economic changes, we had a political settlement leading to democratic rule in South Africa, and this brought about the end of the country's economic isolation through disinvestment, boycotts and sanctions.

This meant that we could normalise trade and business ties with the world, export and investment performance improved as well as

economic growth, employment and household income growth. Then, in the late 1990s, the South African Reserve Bank (SARB) moved to an official inflation targeting regime, and its strategy of trying to protect the value of a volatile Rand, with often extreme interest rate levels. With CPI inflation having been on the decline from the late 1980s onward, this policy shift meant no further need for the extreme high interest rates of the late 1990s.

Loos says, the result was a major once-off downward structural adjustment in interest rates, which started in 1998.

The interest rate stimulus was massive, with the indebted Household Sector able to grow its borrowing rapidly. This created a strong surge in demand for what were then cheaper homes.

The strong double-digit house price inflation that followed, combined with low interest rates, created a paradise for speculative activity, while first time buyers were concerned that future prices would make homes unaffordable. The result was a real house price peak at the end of 2007 that eclipsed previous recorded prices in the country.

Loos explains that the downward correction was cut short by an abnormal fiscal and monetary stimulus across much of the globe.

Domestically the South African government widened its fiscal deficit and the SARB cut interest rates to multi-decade lows in order to "keep the economic party going". This delayed the full correction. Current real house price levels still reflect that 5%+ annual economic growth phase that we were fortunate to have prior to 2008, as well as perhaps some speculative activity and the first time buyer panic from that boom era.

"We have reached the point where the stimulus is running out. Government has begun to raise taxes in order to narrow the deficit and curb its debt growth and SARB aims to start 'normalising' interest rates upwards. The world's biggest economy, the US, looks set to do the same fairly soon. With the disruptive social tensions in the country, we appear destined for a 1-2% growth economy at best, instead of the projected 5%." Ultimately, he believes that real house prices have to reflect economic weakness and absence of further fiscal and monetary stimulus. Loos concludes, "The result has been what appears to be a disappointing start to 2015 economically and the pace of residential sector strengthening has slowed. The market still remains a 'comfortable space', but perhaps the time is near for lower single-digit house price growth, and for the longer term real price correction to gradually resume." ■





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# WELL PRICED AFFORD

**W**ith a backlog of more than two million units, housing remains one of the key issues on the country's agenda. In its efforts to address the growing problem, government has over the past few years consistently increased budgets to accelerate housing delivery so that it can successfully house its increasing population and stop the mushrooming of informal settlements.

The aim is simple - to transform the housing landscape over the next three to five years. Government has allocated a sizeable housing budget and the private sector is sitting up and taking notice.

"Multi-million rand projects have multiplied rapidly in recent years and there is a growing demand in the middle income market," says Anton van Vuuren, Managing Director of MDV Developments, an affordable housing developer.

The company has delivered thousands of affordable homes and according to Van Vuuren "It is, however, all about quality. An impressive range of stands and building packages makes buying a house an exciting experience for a customer. In the affordable sector that house has

With affordable housing set to grow considerably over the next few years, developers are going to be challenged to deliver quality houses quickly and cost effectively.

to stand the test of time. We don't build houses, we build homes that do exactly that."

With several projects in the pipeline, Van Vuuren and his team carefully select developments. "Our homes are situated in or close to established areas with proper infrastructure and the all-inclusive product offering ranges between R250 000 and R600 000."

It is not an easy sector to service and there is an increasing call on companies to deliver quickly due to the backlog and demand.

"Affordable housing is on a growth spurt and with demand exceeding supply, developers are having to deliver houses at a fast pace and at an affordable price."

It's not impossible and can be done, but the one thing says Van Vuuren, MDV will not compromise on is quality.

"As a company we believe in leaving a legacy of improving people's

lives which is the ultimate goal every time we take on a development," he says.

Van Vuuren and Financial Director Rory McGuirk are firm believers that adding extra value to their developments without necessarily passing the cost on to the end-user is what differentiates the company.

And they are slowly but surely gaining ground.

MDV has partnered and contributed to the Klarinet project in Emalahleni in Mpumalanga. The project received the Govan Mbeki Human Settlements Award for the Best National Priority Project for 2012 and 2013. MDV has constructed and delivered 300 affordable houses in the Klarinet development with a further 300 units currently on offer.

"The Klarinet development truly represents what we as a company stand for and want to achieve in the affordable housing sector," says Van Vuuren.



# ABLE HOUSING

Other projects include Duvha Park, Emalahleni in Mpumalanga. The company has completed 700 units and the final 150 are currently under construction. In Kagiso near Krugersdorp, 30 units are due for completion in the 83 unit project. MDV has already completed 350 units at Lakeside in Vereeniging.

“We are also working in Pienarsrivier close to Bela-Bela in Limpopo, where 13 units have still to be completed of the 126 units’ initial phase. In Zamdela, near Sasolburg in the Free State, the first and second phase of 400 affordable housing units was recently launched.”

New projects in the pipeline include 1 356 units in Wilfordon Extension 7, Main Reef Road, Roodepoort and work is due to start this year.

With price margins in the affordable sector remaining low and while having to contend with challenges such as the ever-increasing cost of land and installation of municipal services, the MDV Development team are aware of how important the delivery of a house is to someone who has been waiting for years.

Van Vuuren points out that the company has a skilled team of people

to streamline the process towards home ownership for targeted customers.

Thebe Investment Corporation, a well-known investment company, holds a substantial share in Phindana Housing, the sole shareholder of MDV Developments. “For us it is about empowering people at grass roots level. This is our approach to the delivery of housing. It also speaks to our agreement with the Thebe Investment Corporation, who share our vision which is to improve the lives of South Africans by providing much needed houses at affordable prices.”

Much like the market it serves, MDV Developments has seen some considerable growth since its humble beginnings in 2004. Through its association with Thebe Investment Corporation, it has gone from strength to strength.

“We have been in a position to acquire some excellent projects - pieces of land in various stages of rezoning and servicing, at competitive prices. This in turn has allowed us to deliver units at very affordable prices and that is something that we will continue to do in the coming years.”

There is no denying the complexities involved in the affordable

housing sector including it being highly competitive. “All homes are built to the same standard regardless of the market sector. The same effort, precision and attention to detail go into each and every development.”

Van Vuuren says it is, however, not only about the construction of the development but also the service given to buyers. “We have dedicated staff on each project to make the purchase process as smooth as possible. This includes assisting with finance as the company has its own originating office that streamlines finance applications with the various banks and ensures an optimum after-sales service to our clients.”

All of this speeds up the process and smooths out hiccups after the purchase. “Our after-sales service is an important part of our offering and includes help with maintenance – explaining what needs to be done to ensure that the property holds its value over time.”

Van Vuuren concludes, “There is a lot of emotion involved in this sector because there are not enough houses to go around and the people purchasing are typically using all their resources to buy.” ■

# Energy management system

Irvan Damon from carbonTRACK, says “CarbonTRACK offers the monitoring of the entire energy consumption of a home or business.

All this functionality is accessible via a smart phone, tablet or personal computer using the carbonTRACK user friendly App.” For example the energy usage is mainly for heating and cooling water or operating pool pumps. Hot water geysers are generally only required for a few hours in the morning, and almost never during the night, yet they continually reheat water that is not needed. By ensuring water is at particular temperature only during these times, carbonTRACK can reduce electricity consumption substantially.

“The web user-interface allows the business or residential user to set geyser temperatures and timer settings. Added to this, switching hot water geysers off during peak load events would have an immediate effect on grid consumption, possibly limiting or even preventing load shedding blackouts,” says Damon.

The City of Johannesburg will introduce residential time-of-use tariffs, in July. Stand-by loads like modems, set-top boxes and domestic appliances contribute up to 6% of our national grid-usage. With the launch of carbonTRACK ZigBee wireless plug, stand-by devices can now be switched off at the appliance level via the phone, further reducing energy usage.

carbonTRACK technology uses

Proudly South African company carbonTRACK SA offers an innovative intelligent energy management system that is enabling the business and residential sector to regulate their energy use, by improving efficiency and reducing costs.



algorithms to switch devices on and off as required, in order to minimise electricity consumption. A proprietary communications stack allows remote switching of devices in under three seconds, using robust telecommunication networks at a reduced cost. This results in electricity savings of up to 30%.

The company’s Smart Solar product can also improve efficiency of solar geysers and photovoltaic (PV) solar and monitor how much energy is being generated and to maximise the efficiency of the PV Solar system, which



reduces dependence on the national grid power.

Proudly South African’s CEO, Leslie Sedibe said, “We are proud to have carbonTRACK on board with a product that empowers South Africans to easily monitor and manage their power usage during challenging times. This innovative solution can also be used to monitor solar generation and ultimately gives consumers the power to save money. This comes at a time when our government is urging all South Africans to work together to save electricity and help get the country out of its energy shortage challenge.”

In 2014 carbonTRACK won the prestigious GAP ICT Innovation Hub Award for its remarkable energy management potential. carbonTRACK products are available from Builders Warehouse. For further information visit [www.carbonTRACK.co.za](http://www.carbonTRACK.co.za) ■

## Intelligent Control

- Accurate measurement of Power Usage and Power Generation
- Smart Mode for better energy efficiency
- Connection flexibility towards Geysers, HVAC Units, Solar Thermal Controllers and other auxiliary devices
- User-defined Timers
- Battery Backup minimises data loss

## SPECIFICATIONS

### Physical

- Enclosure: High impact GF ABS, Wall mountable
- Weight: 560 grams
- Dimensions: 208 x 208 x 46 mm

### Energy Monitoring

- Measure single phase or three phase power systems with power factor
- Accurately monitor solar power generation

## Control

### Geyser Controller

- Control up to two Geyser units (if ports are free)
- Smart mode for better energy efficiency
- Timers that allow for user-defined shut-off times

### Solar Thermal Controller

- Smart mode for better energy efficiency
- Temperature Differential based switching that maximises efficiency
- Anti-freeze protection technology
- Holiday mode to protect installation infrastructure during periods of minimal usage

### HVAC (Heating, Venting and Air-conditioning) control

- Control up to two HVAC units (if ports are free)

- Timers allow for user-defined shut-off time.
- Intelligent Temperature based switching
- Auxiliary Control Capabilities
- Leak sensor to detect leaks in the Geyser unit
- Solenoid shut-off valve control

## Communication

- Accurate Power and Temperature measurements sent to server every 15 minutes
- Application available on Windows, iOS or Android platforms

## Standards

- SANS IEC 60950/61010/60730/181:2004/60669-1( Electromagnetic Compatibility)
- Eskom endorsed
- ICASA approved

# ...MY PLACE LIFESTYLE

A growing waiting list for ...my place lifestyle @ Stellendale continues to highlight the demand for quality, affordable housing, accommodation within the Stellendale mega development.

**V**isual International Holdings, the JSE AltX-listed property development company, has revealed that it is experiencing high levels of demand for its affordable retirement accommodation. Nearly 300 potential residents have registered their interest for ...my place lifestyle @ Stellendale, even before its sales campaign has kicked into gear.

Charles Robertson, Managing Director of Visual says, "We always knew there was a vast, untapped market for the affordable retirement sector, but the extraordinary levels of demand have outstripped our expectations."

Construction of ...my place lifestyle @ Stellendale in Kuils River in the Northern Suburbs of Cape Town, is due to commence in May 2015.

Robertson adds that, while there are many factors contributing to the popularity of this over-50's lifestyle concept, what is really winning it tremendous support is the affordable quality it offers investors and residents alike.

"We place all the emphasis on our residents, with a vigilant focus on keeping their costs as low as possible, while still offering exceptional quality finishes and facilities," reports Robertson.

This also means working with expert partners that share Visual's commitment to providing innovative, affordable, quality retirement living.

Putting this approach into action, Visual has appointed GERATEC as the care provider for ...my place lifestyle @ Stellendale.

"We believe retirees are an integral part of the greater community. They shouldn't be isolated and excluded from society," emphasises Robertson. "At our villages, retirees will be provided with opportunities to fully engage in the day-to-day creation of their own community, using their skills and furthering their interests. This could include areas such as helping with daycare, food preparation etc."

Visual has created a blue print in which villagers are encouraged and supported to create a stimulating life that fosters companionship and confidence by being actively engaged in society with a sense of purpose.

Visual and GERATEC work on principles based on The Eden Alternative philosophy, which is founded on creating a human habitat where daily life revolves around close and continuous relationships with children, animals, plants, meaningful occupation and well-being.



Visual has appointed Retirement Villages SA as rental agents and service advisors. Marelize van Rooyen, Retirement Villages SA Marketing Director, explains that they base their service on firsthand knowledge of all the residents going into the properties they manage.

Visual also works with a dedicated team of lawyers, accountants and real estate agents to capitalise on the tax write-offs for buy-to-let investors in Section 13 of the Income Tax Act. In addition, buyers get full title, rather than a life-rights option.

The rental cost for a single-occupancy suite including 25 meals a month, a basic weekly suite cleaning and laundry each week starts at R5 170 per month. A two-bedroom cottage, with 25 meals for two people, cleaning and washing per person costs approximately R8 600 per month. The units include pre-paid water and electricity.





# MADEIRA ISLES

Elematic SA's precast hollow core concrete slabs have once again proved their worth when it comes to time-saving and efficiency on a building project.

The Benoni-based manufacturer has supplied 30 500m<sup>2</sup> of concrete slabs for Madeira Isles, a rental stock housing project in Danville, Pretoria. The hollow core slabs have reduced the construction time by six months to fast track the 500 unit development.

Madeira Isles residential hous-

ing typologies comprises of 14 four storey apartment blocks – a total of 40 700m<sup>2</sup>. There are 56 one bedroom, 388 two bedroom and 56 studio apartments. The units will be due for completion before mid-year.

The client, ESS, appointed Boutel Projects as the main contractor to oversee the operation and manage

the project. Boutel's experienced team was renowned as a plastering and tiling firm before becoming firmly established as a formidable company capable of rolling out medium sized commercial construction. Boutel's founder, Americo Pimentel and his management team, chose concrete slabs for the flooring. "We were concerned about the speed at which the project had to be done," explains Pimentel. "For us to complete the project in the specified time period, we realised that we had to go the precast route and that was when we contacted Elematic South Africa (ESA) to get involved in the project negotiations."

He adds that the biggest challenge the contractors faced on site was that two other companies needed to complete their work first, in order for the precast slabs to work as planned. "There was brickwork to be done and the steel structure had to be completed in order to support the precast



# Concrete technology

The Concrete Institute's School of Concrete Technology (SCT) will be presenting seven Concrete Practice and five Concrete Technology courses in the second half of this year. John Roxburgh, lecturer at SCT says that the four-day SCT20 Concrete Practice course (four CPD points) covers aspects such as the properties of concrete, materials and mix proportions, concrete production, placing, transporting, protection and curing, formwork, defects and repairs, and concrete pavements. "The course has a relatively low admission requirement – English literacy and basic arithmetic – and provides initial training for construction industry staff, who hold a supervising or marketing role in their company and would like to concentrate on concrete technology," said Roxburgh.

SCT20 Concrete Practice will be presented at The Concrete Institute's premises in Midrand from June 8 to 11, July 27 to 30, August 24 to 27, September 28 to October 1, and November 2 to 5. It will also be presented in

Durban from September 15 to 18; and in Cape Town from October 13 to 16.

SCT30 (five CPD points) is a more intensive course which has proved extremely popular with employees of the construction sector. It is also suitable for experienced technicians and technologists and an excellent medium for gaining detailed knowledge of how cement and concrete works. It is also recommended as a follow-on course for those who have completed the SCT20 training.

The SCT30 syllabus covers basically the same subjects as SCT20 but in much more depth, to build on the knowledge gained in SCT20. This popular concrete technology course will be presented in Midrand from August 17 to 21, and also from November 23 to 27. The Durban date is October 26 to 30, and Cape Town, November 9 to 13.

Both courses include sessions in the laboratory.

For further information, contact 011 315 0300 or email: [rennishas@theconcreteinstitute.org.za](mailto:rennishas@theconcreteinstitute.org.za) ■

concrete. The biggest challenge was to maintain accurate measurements on each floor and to keep the building square," says Pimentel. The fact that ESA's slabs are manufactured at its factory off site and are produced to exact tolerances, meant that there was little room for error on site.

Despite these challenges, work progressed as planned and six months of construction time was shaved off the original expected completion date. "By using ESA's products we had substantial time savings and the quality of the product is excellent," says Pimentel. This is the second project that Boutel Projects has completed with ESA and the working relationship has proved mutually beneficial.

Craig Webber, Director at ESA, says that his company's intention right from the outset has been to deliver a top-quality product and service to clients and to develop long-term working relationships. "We are proud to be able to take on a project of this magnitude and deliver benefits for our clients. We look forward to working on more projects with Boutel," he says. Elematic South Africa manufactures precast hollow core concrete slabs for the South African



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

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

For further information contact Elematic South Africa on 011 423 2700 or visit [www.elematic.co.za](http://www.elematic.co.za) ■



## NEW CONCRETE BUS LANES

**P**hase One of the transport network stretches 38 km and links a number of key nodes including Tembisa, Kempton Park CBD, Oliver Tambo International Airport, Boksburg CBD and Vosloorus. Commissioned by the Ekurhuleni Metropolitan Municipality, the IRPTN will, on completion, be an integrated and expansive Bus Rapid Transit (BRT) network incorporating existing and new buses, state-of-the-art bus stops and stations.

The BRT routes will be supported by complementary and feeder services such as new taxi routes, rail networks, precinct walkways and cycle paths. The public transport network will include a 4 m wide red pigmented dedicated concrete bus lanes located in the middle of main roads.

Consulting engineers, UWP with SMEC, a Pretoria based consulting engineers handled the design of the IRPTN.

Bryan Perrie, Managing Director of The Concrete Institute, who has played an advisory role on site for contractors involved in the segmentalised IRPTN, says Continuously Reinforced Concrete Pavements (CRCP) are proving extremely popular globally for heavily trafficked routes. CRCP was used in major sections of

Concrete is the preferred material for the Ekurhuleni Integrated Rapid Public Transport Network (IRPTN) new bus lanes currently under construction on Johannesburg's East Rand.

the Gauteng Freeway Improvement Project (GFIP).

"CRCP is constructed with steel reinforcing bars placed within the concrete along the entire length of the pavement. CRCP naturally forms tight transverse cracks to evenly transfer loads. The reinforcing bars control the width of the transverse cracks that form and hold them tightly closed. It is not generally realised that the narrow, closely-spaced transverse cracks do not impair the structural integrity of the pavement."

He said that CRCP provides a continuous, smooth-riding surface capable of withstanding heavy traffic loads in adverse environmental conditions. Because of its greater durability, longer life expectancy and minimal maintenance requirements, CRCP can provide the best long-term value of any pavement type.

The Concrete Institute's cncPave computerised concrete road design program is constantly being updated to keep abreast with new developments and technology. The program

can predict the performance of all concrete pavements, including Ultra-thin Continuously Reinforced Concrete Pavements (UTCRCPC).

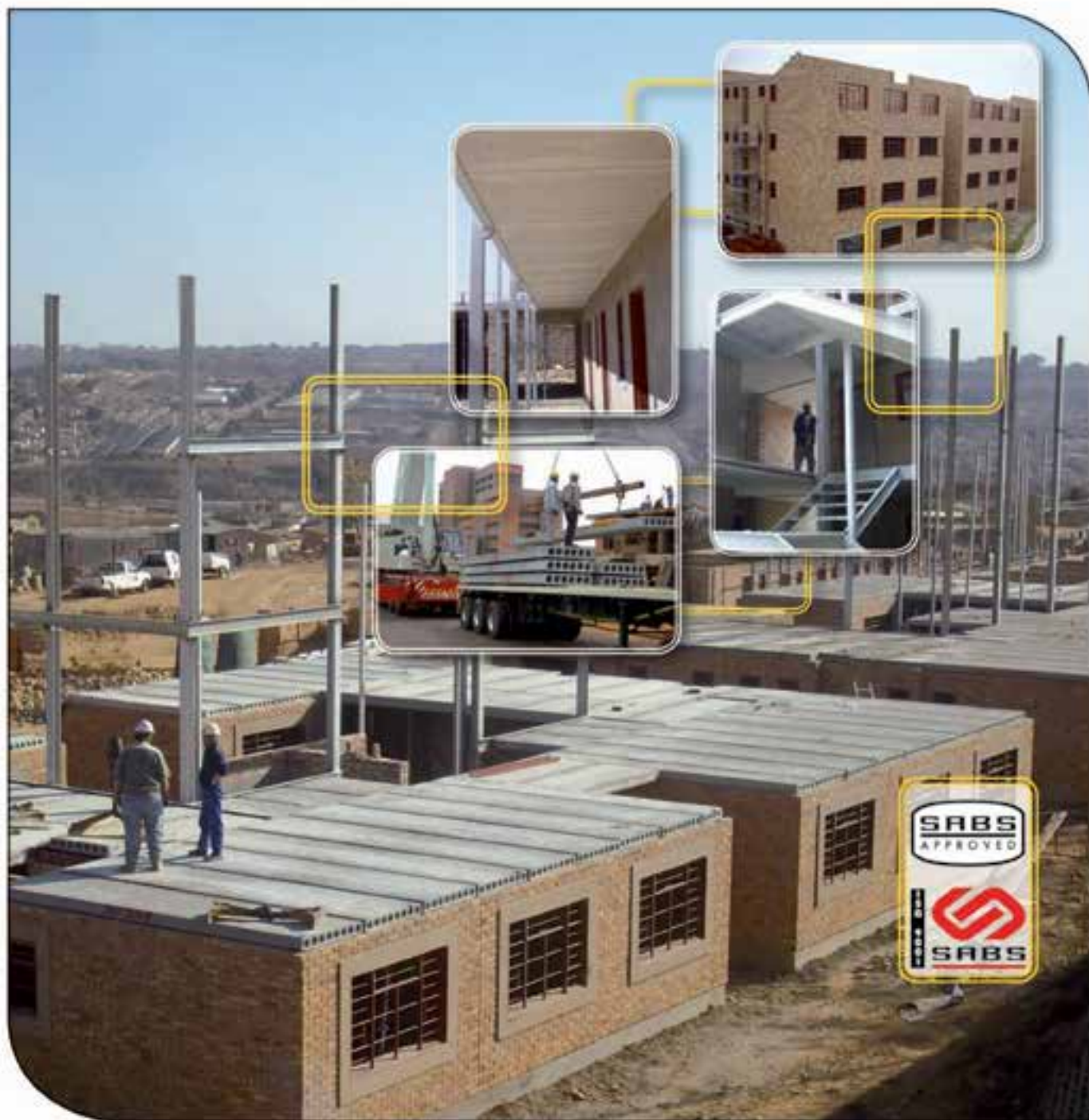
The latest version of the cncPave program has recently been released and is now web-based.

Construction on the Ekurhuleni IRPTN dedicated bus lanes, surfaced sidewalks, pedestrian walkways and cycle paths is already underway and contractors are on site at:

- Reverend RTJ Namane Drive between George Nyanga Road and DM Marokane Road, Tembisa;
- Brian Mazibuko Drive East and West, Tembisa;
- Pretoria Road, between Beukes Road and Riebeeck Park Rail Station, Kempton Park; and
- Rondebult Road, between Wildesering Road and Barry Marais Road, Boksburg.

Phase Two of the IRPTN will involve construction on the main trunk route, which will become four lanes. ■





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## NEW ROLES FOR CONCRETE

Modern readymix concrete can be produced to give engineers and architects almost limitless strength characteristics, while simultaneous developments in decorative concrete are now giving designers the ability to make any concrete structure look spectacular.

In recent years, global companies in the supply of cement products, additives and equipment, have needed to push the boundaries far beyond the ordinary in order to meet requirements for some of the world's most spectacular structures.

While these technologies have allowed record breaking achievements, they have also been made available in the market place to be used in a wide range of applications.

"Now it is important that South African firms adopt these technologies and explore the almost limitless possibilities of new readymix concrete. This country has an advanced readymix supply chain and there is absolutely no reason why our readymix concrete suppliers cannot mix and match the concrete being produced in Dubai, China or Europe," says Johan van Wyk of the Southern Africa Readymix Association (SarMA).

New concrete products and equipment is making it possible to pump concrete higher and further, to dry quicker, to have more flexibility,

strength or lighter properties. Porous concrete makes covering vast expanses kinder to the environment, while self-compacting concrete is making construction easier and faster.

"To harness all the new developments, this year's Readymix Conference by SarMA will strive to showcase more of the abilities of readymix concrete and help put local suppliers and construction professionals into the picture and show them what can be done. We have also arranged a smorgasbord of technical speakers to discuss the possibilities of readymix concrete and will look at practical ways of ensuring local suppliers are able to produce the best possible concrete," says van Wyk.

"We will also focus on pushing the boundaries of local construction and improving practices, methods and machinery in order to ensure that our construction industry keeps up with global trends. Speakers will also examine new formulae and new techniques available and will discuss and demonstrate the benefits of new

products and techniques. The difference with our conference is that as far as is possible we will demonstrate new techniques and products. Delegates will have the chance to interact with technical experts and suppliers to discuss practical applications within their own businesses. Sponsors will also exhibit their offerings and engage directly with visitors at the large indoor and outdoor show venue," explains van Wyk.

A high-powered delegation of industry experts will also delve further into an array of topical issues such as road transport, truck and fleet insurance, pumping concrete, decorative trends and more.

Technical and training sessions will also be brought into the schedule. The conference will be preceded by the association's annual general meeting (AGM) and is open to all SARMA members.

"We will bring our members together to decide upon the future path of our association and to draw up a new agenda and action plan for the year ahead. The conference will take place at the Misty Hills Conference Centre on the West Rand, Johannesburg on 13-14 August 2015."

For further information contact SarMA on 011 791 3327 or email: [office@sarma.co.za](mailto:office@sarma.co.za) ■

# MOBILE HOLLOW CORE PLANT



weiler GmbH's pioneering work has produced the first mobile plant for the production of prestressed hollow core slabs for floors and walls.

**W**eiler GmbH's mobile hollow core system now enables location-independent set up for the implementation of even remote projects. Through this new innovation, the construction industry has a totally new perspective and opportunities in the design, production and expansion.

The German family owned business has for over 60 years, under the ownership of the Holzberger family, distinguished itself for its pioneering spirit. Through continuous evolution, the initial machine building company has become a worldwide supplier of turnkey plants for precast concrete products. Today, weiler provides complete precast concrete plants from the processing of raw materials to storage of finished products.

Currently, there are over 200 weiler precast concrete plants that provide products for residential, commercial, industrial and high rise buildings.

This includes:

- Ceiling systems, e.g. hollow core panels, ceiling beams, etc.
- Load-bearing and none load-bearing wall panels, solid, hollow or as a sandwich.
- Products for concrete frame-work e.g. columns, beams etc.
- Precast foundations, piles, lintels, etc.

The international success of the pioneering spirit of this company has not diminished in anyway, in fact to the contrary. Their latest development is now the unique technical concept of a fully mobile plant for the manufacture of hollow slabs. This can also be used for large projects in a flexible and mobile manner, with production taking place at the building site.

The advantages of the mobile plant is that it can be built-up within five to 10 days, with minimal preparation and investment. Within a short period of time, a fully equipped

production plant for hollow concrete slabs is then available, which allows a capacity of 120-1000 m<sup>2</sup> per day. With the mobile weiler plant, houses are produced with hollow core slabs for ceilings and walls without additional skeleton.

## weiler GmbH

This is an important component of the company's future enterprise in preparing for a comprehensive expansion into the housing and industrial construction markets.

The mobile weiler system increases flexibility to deliver products that are cost effective, efficient and also reduce transportation costs.

With the development of the first worldwide mobile plant through weiler GmbH, the entry into the hollow core market has now been paved for many new and established construction companies.

For further information contact, weiler GmbH, Rheinstr. 40, 55435 Gau-Algesheim, or call 0049-6725-9195490, email: [info@weiler.net](mailto:info@weiler.net) or visit [www.weiler.net](http://www.weiler.net) ■



## ADMIXTURES



Construction chemicals specialist, Chryso Southern Africa, is supplying precast product manufacturer Rocla with its CHRYSO Optima 203 and CHRYSO Quad 20 admixtures for use in self-compacting concrete (SCC).

**C**HRYSO Optima 203 is a new generation, high range water reducing/superplasticising admixture, based on modified polycarboxylate technology. “This admixture is formulated primarily to achieve high workability with a wide range of cements, which lends itself

to the sophisticated requirements of SCC mix design,” says Kabelo Sepotokele from Chryso Southern Africa.

Sepotokele explains, “Quad 20 is a stabiliser that features a unique formulation to increase the viscosity of cement paste, with a limited impact

on concrete slump and flow.

Chryso Southern Africa is a market leader in concrete and cement admixtures and ancillary products. Due to the latest developments in admixtures, modern concrete is now attaining unparalleled levels in important areas, such as mechanical performance, workability and durability,” says Sepotokele.

The global trend amongst precast product manufacturers is to use SCC as an alternative to conventional vibrated concrete (CVC). With its extremely high workability (flow is measured rather than slump), SCC does not require post-cast vibration, which means a greatly reduced noise level in the precast yard.

Technical specialist, George Evans at PPC, in conjunction with Chryso, was primarily responsible for formulating the specific design mix that Rocla is using for its SCC. Rocla began experimenting with SCC in 2012, mainly due to the complex forms it had to replicate for several of its products such as the Alfabloc retaining wall system, REBLOC road barriers and wing walls for stormwater outlets.

“SCC is ideal for all of our wet-cast applications. Typically our wing walls are extremely thin walled – in some cases they are only 80 mm thick. Our Alfablocs, which are literally cast in the shape of an ‘A’, also require complex, thin-walled moulds. It is difficult to achieve this with CVC. Hence the main reason for incorporating SCC into our production as it gave us the ability to take on more complex projects and allow us to broaden our product range,” says Jason Roberts, civil technologist at Rocla.

“We had to look at redesigning our SCC mix when we changed our material supplier. You cannot simply change the cement and sand and expect to get the same product. SCC is a lot more sensitive. It is almost a new animal in terms of concrete,” says Roberts.

Chryso Southern Africa now supplies six of Rocla’s 12 plants with a range of products, from superplasticisers and accelerators to mould release oils. Sepotokele attributes the success of the project to the close working relationship achieved between Chryso Southern Africa and Rocla. He says, “Our aim is to provide tailor-made solutions for the specific applications and requirements of our clients. Working with progressive clients like Rocla also serves to advance concrete technology in South Africa.” ■

# Student apartments

**G**auteng Piling had to install 175 auger cast-in-situ piles of varied diameters for the foundation of a new apartment block in Hatfield, Pretoria, which has been earmarked for students at the University of Pretoria.

Studios @ Burnett, a multi-storey apartment block, is being developed by the Feenstra Group and Costa Zervas Projects. The 4 300m<sup>2</sup> project on the corner of Burnett and Grosvenor streets, Hatfield, is close to the university.

The auger piles provided by Gauteng Piling are formed by drilling holes into the ground, placing steel reinforcement and then filling with concrete. In built-up residential areas such as Hatfield, the drilling for auger cast piles cause minimal disturbance.

Kobus Geyer, Site Manager for Gauteng Piling, says that the 175 auger piles required for the foundations varied in diameter. "For example, we provided 1 x 300 mm pile, 27 x 550 mm, 31 of 800 mm, 15 x 1,4 m and 9 x 1,5 m - 15 different diameter piles were specified. The rebar cages inserted into the piles



consequently were also extremely varied in diameter: from 150 mm to 1,35 m. The average depth of the piles was 10 m and the vertical loadings ranged between 200kN/m to 9 200kN/m. Gauteng Piling used two rigs for the piling excavations: a Williams LDH digger with 5,5t-m torque, and - for maximum speed - a Soilmec SR30 hydraulic drilling rig on tracks, fitted with high-tech computerised controls," Geyer stated.

Steel reinforcement employed for

the piles ranged from four high tensile strength steel rods, with 12mm diameter (4Y12), to 13 high tensile strength rods with 32mm diameter (13Y32). The spirals of mild steel were 8 mm in diameter with a 200 mm pitch.

The team included: the main contractor: Tri-Star; architects, Boogertman + Partners; quantity surveyors: Del QS; civil and structural engineers: DG Consulting Engineers; and groundwork contractors: Pentagon. ■

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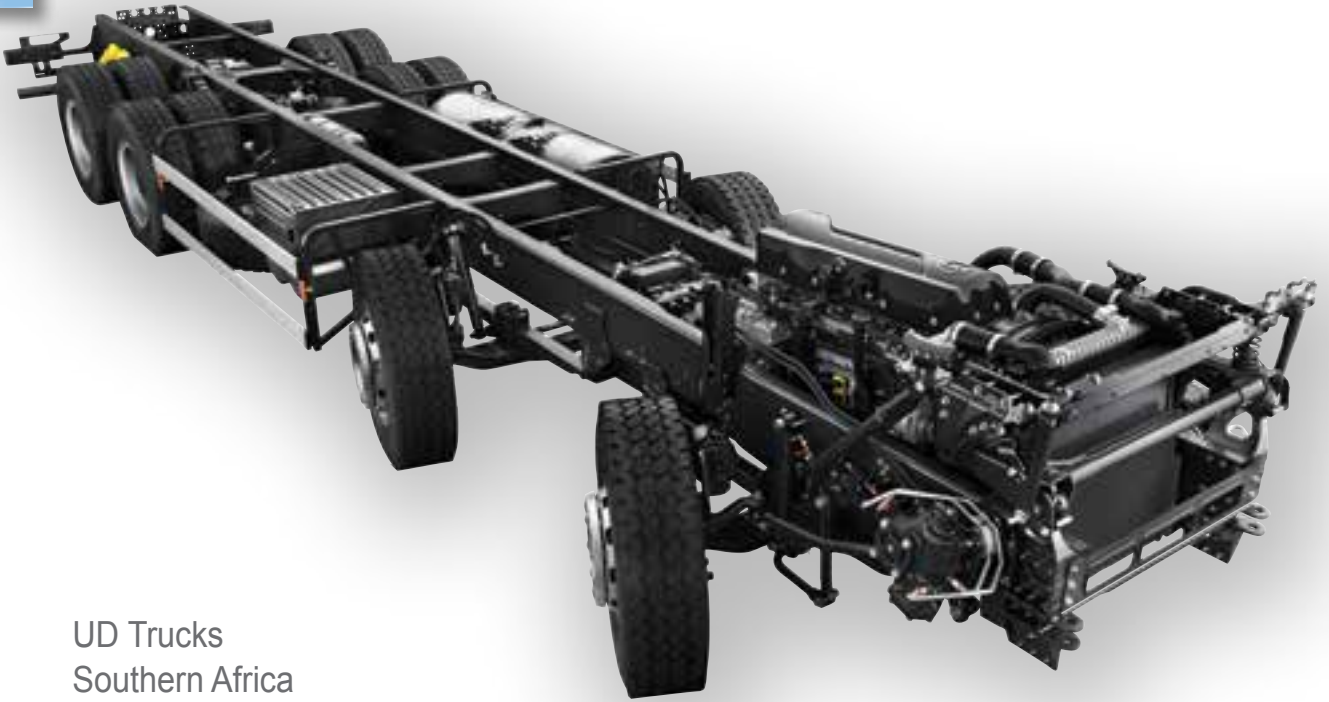
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CONSULTATION, ENGINEERING & MACHINERY FOR THE PRECAST CONCRETE INDUSTRY



UD Trucks Southern Africa has launched its new Quester extra heavy truck range that includes 13 new models.

# QUESTER HEAVY

The Quester range is specifically aimed at developing markets and is ideally suited to the building and construction sector. “The range is one of the first in a new generation of UD Trucks specifically developed for growth markets such as the African continent,” said Rory Schulz, Managing Director of UD Trucks Southern Africa. “It combines UD Trucks’ Japanese quality heritage, with global resources and the expertise of local experts. We believe that the Quester range excels on durability for African conditions,” explained Schulz.

UD Trucks Southern Africa’s engineering division undertook numerous hours of local testing to ensure that Quester performs according to regional fleet owners’ business require-

ments. In essence, Quester was built to last and designed to save time. Everything in and around the Quester is developed to create strong, efficient and robust solutions for day-to-day operations. Some of these quality elements include three-piece steel bumpers, in-vehicle diagnostics, easy maintenance, as well as UD Genuine Service and Genuine Parts.

The Quester range launched in southern Africa includes 13 models including truck tractors, rigids and specific construction applications such as tippers and mixers.

Fleet owners are constantly looking for new ways to transport more cargo on every run, without the worry that the added capacity will compromise the truck’s safety.

The chassis frame forms the back-

bone of the quester as it is dimensioned to provide stability, payload capacity and long-life performance. The frame is made from cold-formed steel and produced in a rolling form process that gives the chassis extended strength and flexibility.

By having a wide product range and many available wheelbases, Quester is able to maximise the payload depending on the application and business needs of fleet owners. Due to the robust design and axles, Quester is intended to operate at high Gross Combination Weight (GCW) to give it a competitive load carrying capacity.

In essence, the potential of Quester lies in its versatility. The range offers customisation for a variety of adaptations that will suit varied transport



# DUTY TRUCKS

requirements. For example, Quester is designed for ease of superstructure installation with comprehensive bodybuilder instructions and drawings. The parallel side members, designed bodybuilder mounts and a range of power take-offs add to the ease of installation.

The correct wheelbase range is necessary to optimise the body length and payload. The product line-up is available with a large wheelbase range direct from the factory, from 3 500mm up to 6 285mm.

Quester offers ideal axle positioning, available in 4x2T, 6x2R/T and 8x4R configurations for distribution and mining work.

The T-ride rear suspension on the 6x4T/R has been specially designed for rough conditions and is suitable

for construction where durability and reliability are of the highest importance. Rubber springs between the springs and rear axles contribute to good comfort under all axle loads. Rubber journalled V-stays and reduction rods ensure a smooth operation.

A system of coil springs supports the entire cab, absorbing road shocks and vibrations. It's a reliable and hassle-free system that keeps maintenance costs to a minimum.

UD Trucks offers a free three-year or 150 000km UD basic service contract with the sale of every unit.

Quester's telematics system, which is managed by the UD Trucks Call Centre basically monitors the heartbeat of the truck as it provides real-time positioning, information on preventative maintenance and

manages the breakdown assistance.

This also provides fleet owners and UD dealers with all the information they need to do the required preventative maintenance on time, and to schedule standard services more efficiently. In essence it means that fleet owners are able to keep their trucks running for longer and more productively. With 70 franchised dealers already present all along the major routes and trade corridors in southern and east Africa, fleet owners are able to get complete support from UD Trucks no matter where they operate in the region. "Ultimately, Quester addresses the top concerns every fleet owner has, namely fuel consumption, durability, productivity and maintenance in a smart and modern fashion," said Schulz. ■



# CONCRETE SURFACE PREPARATION

Concrete surface preparation is applied to any new or existing concrete surface or structure. After undertaking thorough research into the needs of this sector, Lambson's Hire has established a Concrete Surface Preparation Division.



According to Devin van Zyl, CEO of Lambson's Hire, this is in line with the company's philosophy of offering the latest technology, in order to best meet its customers' needs.

Metal-bonded diamond tools are used for grinding, ceramic or resin diamond media for polishing and polycrystalline diamond (PCD) tooling for aggressive grinding and coating removal. "Following an on-site assessment, we can advise a customer on the appropriate equipment."

The range available is aimed particularly at improving the productivity and cost effectiveness for the customer. "For example a smaller 125 mm handheld concrete grinder can be used for concrete stairways, and is a suitable option for use in multi-storey buildings," says van Zyl.

The range includes the Meteor 250 single disc electric floor grinding machine, as well as the Satellite 480 triple disc planetary machine which is available in both electric and petrol options. The Meteor 250 weighs 65 kg and has a grinding width of 250 mm, while the larger Satellite 480 weighs

160 kg and has a grinding width of 480 mm.

These versatile machines allow for grinding, polishing, concrete removal, levelling, cleaning, glue removal and resurfacing functions. Easy to use and highly manoeuvrable, these machines are ideal for all concrete preparation tasks.

Van Zyl emphasises that in terms of Occupational Health & Safety Advisory Services requirements for buildings and construction sites, it is necessary for companies to also hire a dust collector. "These are purpose-built machines capable of catching and collecting even the finest concrete dust. A special filter shaker feature allows all the dust to be removed from the filter after operation.

Dust collector options include: a 25 litre unit weighing 31 kg, with a power output of 2.3 kW / 3.1 HP and a 50 mm outlet, or a larger 100 litre, 65 kg dust collector with a power output of 3.5 kW / 4.6 HP and an 80 mm outlet. The dust collectors are supplemented by anti-static hosing to prevent shock.

Other concrete surface preparation

products include a three headed scabblers that weighs 4.7 kg, with a blow per minute rate of 2 800 and an 11 headed scabblers, weighing 72 kg capable of covering 30 m<sup>2</sup>/h at a depth of 6 mm, at a rate of 2 200 blows per minute.

The smaller scabblers requires an 18 cfm air supply while the larger machine needs 60 cfm.

Van Zyl says that the inappropriate selection or use of concrete surface preparation equipment can have a significant impact on a contractor's bottom line. If the required quality finishes are not being achieved and work has to be redone as a result, this will incur additional labour, hire and consumable costs.

"Lambson's Hire has always been at the forefront of progress, and that is our ongoing strategy. It is our philosophy to offer only superior quality equipment capable of achieving the best results for hire. Our ultimate aim is to drive down our customers' costs and boost their bottom line," concludes van Zyl. ■



# More in store at Lephhalale Mall

The mall has been well received by the local community, which reflects in its excellent trading figures. As a result, the demand from retailers to take up space has been tremendous. The developers - the Moolman Group and Uniqon - have embarked on an expansion and redevelopment project that will see the mall transformed from its current 15,800m<sup>2</sup> to a regional shopping centre.

Construction of Phase 2 will add over 20 000m<sup>2</sup> of gross leasable area to the mall, and over 700 additional parking bays. This will increase the number of shops from 30 to 80 – a sizeable extension. The two current anchor tenants, Game and Checkers, will now be complemented by Pick n Pay, Edgars, Woolworths Food and Textile in the new phase. Cape Union Mart, Trappers, @Home, Ideal, Panarotti's and Nando's will all open their first stores in Lephhalale in the mall. Other strong national retailers will include Legit, Foschini, Total Sports,

Since the opening of its first phase in November 2012, the Lephhalale Mall has fulfilled a need in the Lephhalale community for a modern shopping centre and a hospitality venue.



Exact, Markham, Fashion Express and John Craig. The existing Jet and Identity stores will relocate and expand.

The line-up of shops will offer customers a wide range of popular brands and everything they expect

from fashion, footwear and household to electronics and banking. The attractive new food court has been designed around a central external courtyard. The water feature will create an oasis-like space for shoppers. ■



## Umhlanga Ridge

Tongaat Hulett invites offers for its last remaining stands at the Umhlanga Ridge Town Centre.

Two iconic oval sites in the upmarket Umhlanga Ridge Town Centre are being released for development.

Located in the heart of the business, residential and leisure hub, the two 30 000m<sup>2</sup> sites in the 640 000m<sup>2</sup> mixed use precinct offers very special opportunities for developers.

“The Oval Sites are zoned for 17 storeys of mixed use, residential, commercial and retail,” explains Andile Mnguni, Development Executive at Tongaat Hulett Developments.

“The closest in height comparison to the new sites is a 12-storey residential zoning, with the balance between four and eight storeys. The development will boast sea views from the upper floors. The sites have road frontages on all sides. This uninterrupted panorama implies that bold, magnificent architecture can

be used to create exemplary buildings. The design proposals will need to complement each other to create a coordinated look for the environment,” says Mnguni.

All bulk infrastructure is in place, so the stands are ready to be connected by the developer to the network. A well-established management association attends to the common interests of its members in the Umhlanga Ridge Town Centre, ensuring that the local environs are well looked after. ■

# THE FUTURE OF AFRICAN REAL

The RICS (Royal Institution of Chartered Surveyors) Africa 2015 Summit in Johannesburg brought together professionals, academics and industry leaders to examine the future vision for Africa's real estate market.

A common thread throughout the presentations and discussions was recognition that Africa is taking its place on the world stage in terms of real estate, infrastructure and construction. There was a clear sense that the RICS can play an important role in helping countries build consistent standards where needed, albeit with a definite focus on collaboration with existing bodies and governments.

RICS President, Louise Brooke-Smith, told participants that she has been championing RICS partnerships in Africa and that it was appropriate to hold the conference in the city with the largest GDP in the region. "We're seeking to spread best practice wherever we find it." The aim was to share experiences with open minds in a spirit of partnership.

While several participants, including emerging market economist Kganya Kgare from Stanlib, stressed the divergences within the continent, all acknowledged that consistent standards would go a long way to addressing challenges. Inflation in East Africa is well within target and the Kenyan Shilling is very stable, with 6% growth expected in 2015, inflation in Nigeria is expected to accelerate from the middle of the year and interest rates are at an all-time high, said Kgare.

Africa's economic growth is predicted to outpace all other continents in the forecast for the next five years showing that four of the world's 10 fastest-growing national economies will be on this continent. The panelists looked at investment sources, risk and the vital ingredients underpinning ongoing momentum. Commercial property is one of the darlings of the market in countries such as Ghana, Kenya and South Africa.



Urban development, planning and land use was another topic of discussion. "Spatial transformation is an evolutionary animal," said Johannesburg town planner and Manager, Ekurhuleni Metro, Itumeleng Nkoane. He called for a mix of the 'first and second' (formal and informal) economies. "As planners, we cannot industrialise in the same way as Europe and America... Living in a sustainable environment is not only about living in a beautiful environment, but about survival. There should be a shift from being development controllers to being development facilitators."

RICS President Louise Brooke-Smith agreed that planning is a balancing act, citing the increasing neighbourhood approach to planning and commercialism even in developed countries such as Britain.

A common theme throughout the conference was the importance of infrastructure as a core factor in sustaining growth. In a session on 'The African economic engine', the question was asked what infrastructure sub-Saharan Africa needs to be truly globally competitive.

Dale Ramsden, Founder and Managing partner, RMP Westport, said

the 'supply and demand mismatch' in West African countries such as Ghana, Nigeria and Angola creates opportunities. While RICS can be a huge help in drawing up standards, African countries often wrongly 'get a bad rap':

"There are planning standards and approval processes. Do proper traffic impact studies, don't take short cuts and embrace the community."

One of the reasons China is successfully investing in infrastructure development in countries such as Nigeria is that it is willing to take the extra risk, according to the speakers. Chinese companies tend to take a long-term view based on a model linking infrastructure and real-estate development.

This risk will be reduced by increased transparency and a zero tolerance of corruption across the region, the panel agreed. Data points are also key to de-risking – and this is an area where RICS can play a role.

Debunking several myths about his continent, Broll CEO Jonathan Yach, described himself as a 'proud afro-optimist' and said, "Africa is probably one of the most connected of continents, and this is driving growth."

While social instability poses a risk

# ESTATE



throughout Africa, corruption needs to be dealt with country by country and democratic governance must be encouraged, opportunities lie in the continent's young, well-informed and rapidly more urbanised people. Enhanced electrification is also opening up opportunity and scope. "This continent is redefining itself through its real estate," Yach said.

"Standardised valuation practices around Africa will increase transparency," said Amelia Beattie, CIO of Stanlib and President of the South Africa Property Owners Association, adding that she had seen interest in South Africa and Africa increasing 'significantly' over the past two to three years. The capital is out there. Our biggest challenge is to find investable opportunities to put the money in. "The international market is looking for a much more significant investment base. We should learn as an industry to work together and to bring these opportunities to the world."

In response, RICS CEO Sean Tompkins confirmed that "RICS is a natural collaborator to make this happen".

For further information, contact TC Chetty, RICS Country Manager for South Africa on 031 764 4645. ■



## Maclear sanitation upgrade

The Maclear Bulk Sanitation Upgrade in the Joe Gqabi District Municipality in the Eastern Cape will improve and upgrade the town's bulk sewerage.

The upgrade will now comply with the Department of Water Affairs (DWA) Green Drop standards for the discharge of quality effluent and prevent pollution into the nearby Mooi River.

"The upgrade will meet existing and projected demand and eliminate bucket sanitation," says Victor de Wet from consulting engineers, Gibb.

The company was appointed to oversee Phase 1 and 2 of the Maclear Wastewater Treatment, which involves the collector sewer from Greenfields (Phase 1) and the first phase of the construction of the Maclear Wastewater Treatment Works (WWTW).

Phase 3 will commence in June 2015. This includes the construction of the main sewerage pump station and the rehabilitation of the old sewerage ponds.

"We applied all the latest design and system technologies at Maclear, taking cognisance of the availability of equipment, expertise and services available from suppliers. GIBB provided operational and maintenance guidance and the setting up of the process as well as the training of operators for the Maclear WWTW and plant operators in the surrounding area," said de Wet.

Phase 3 comprises completing and extending the capacity of the existing 700 kℓ/day to its full capacity of 1400 kℓ/day. This involves construction of a second reactor and secondary settling tank, a chlorine contact tank and related mechanical and electrical work.

The new Maclear Town bulk sewerage pump station will receive the town's wastewater together with the upgraded Fourie Street reticulation. ■

# PPC SPONSORS PRESTIGIOUS FULTON AWARDS

South Africa's leading cement supplier, PPC is the Anchor Sponsor for the Concrete Society of Southern Africa 2015 Fulton Awards. The bi-annual prestigious awards recognises excellence in the concrete construction sector.

The society has received 24 entries in various categories including: Civil Engineering Structure, Building Structure and Architectural Concrete – with sub-categories for projects up to and in excess of R100-million in value.

The Innovation in Concrete category aims to attract projects or initiatives where totally new materials, techniques, technologies, applications, design and analysis concepts or procedures, have been developed and implemented.



According to Alta Walker from PPC, "The Fulton Awards are considered the 'Oscars' of concrete and is arguably the most prestigious award that a project team can receive in the built environment. As a company, we remain passionate about investing in initiatives and projects that advance excellence in concrete. Our support of the awards show that we constantly strive to bring our customers innovative, industry-first products and services."

PPC was the supplier of the cement for the De Hoop Dam project in Limpopo which won awards in both the 'Civil Engineering Structure' and 'Sustainable Concrete' categories at the 2013 Fulton Awards, epitomising the company's commitment to the advancement of concrete in South Africa.

The project entries are:

## Civil Engineering Structure:

- Gouda Wind Tower Precast Panels
- Isando Pedestrian Bridge - The Walking Wonder
- Mahatma Gandhi Sewer Pump Station
- Metolong Dam Pedestrian Bridge
- Model Kloof Pedestrian Bridge and Walkway
- Precast Coal Bunkers at Sasol Secunda Shondoni Mine
- Spring Grove Roller-Compacted Concrete Gravity Dam
- Stafford's Post Interchange

- Sundays River Bridge
- Thaba Nchu Bridges
- Transnet City Deep Container Terminal Upgrade
- Umgeni Road Interchange
- Upgrading of Three Historic Arch Bridges over the Orange River new Keimoes
- Vaal River Bridge - Warrenton

## Building Structure:

- 102 Rivonia Road, Ernst & Young and Eris Towers
- Chevron Project Core
- Fairscape Precinct
- Portside

## Architectural Concrete:

- Chevron Project Core
- Fairscape Precinct
- Steyn City Clubhouse
- The Department of Environmental Affairs

## Innovation:

- Cement & Concrete Cube
- Dry Morton and Plasters
- Fairscape Precinct
- Gouda Wind Tower Precast Panels
- Low Heat of Hydration Concrete for Metolong Dam
- Mahatma Gandhi Sewer Pump Station
- PPC Imaginarium
- Precast Coal Bunkers at Sasol Secunda Shondoni Mine
- Spring Grove Roller-Compacted Concrete Gravity Dam
- Sundays River Bridge
- The Department of Environmental Affairs
- Upgrading of Three Historic Arch Bridges over the Orange River new Keimoes

The winners this year will be announced at a special Gala Dinner held as part of the Fulton Awards Weekend from the 5-7 June 2015, at the Champagne Sports Resort, Drakensberg. ■

# Contractor course in high demand



The response of contractors to the Light Steel Frame Building (LSFB) training courses is testament to the growing popularity of the LSFB method in South Africa.

According to South African Steel Frame Association Director, John Barnard, the 6 day contractors training course has to date trained 281 delegates. "This course has grown significantly in popularity as an expanding number of building contractors, developers, architects and engineers become increasingly interested in learning about LSFB - because of the demand on them to use the method as a building solution," says Barnard.

The course includes:

- Steel frame components, and erection (four days), covering introduction, the steel making process, properties of coated steel sheet, foundations, manufacturing of light steel frames and trusses, construction tools, wallframe set-out, handling, loads, floor framing, wall framing, roof structures and the installation of services.
- Internal lining, external cladding and insulation (one and a half days), covering the properties, manufacturing and benefits of glasswool insulation, acoustics, energy efficiency, environmental issues, storage and handling of Glasswool, tools and installation methodology. This is followed by a section on gypsum plasterboard covering properties, storage and handling, cutting, tools and application for walls, ceilings and finishing. Finally, fibre cement board for external cladding is addressed, including the installation of the va-

pour permeable membrane, sizes and availability of fibre cement - boards and planks, fixing accessories, installation guidelines, and door and window frame installation detail is presented.

Barnard says that to ensure the theoretical concepts are well understood, the course includes a practical component, consisting of setting out of wall frames, squaring, levelling, and erection of walls, erection of roof trusses, installation of plumbing, ex-

ternal cladding (FC boards, OSB and FC planks), insulation and internal lining (gypsum board), and internal joint finishing. "Finally, it is illustrated how difficult it is to make a hole in 15mm thick gypsum board, and how easy and quick it is to repair," he says.

Delegates usually have had prior building industry experience. SASFA will present the course in Durban, in July and Cape Town in September. For more information contact SASFA on 011 726 6111 or email [info@sasfa.co.za](mailto:info@sasfa.co.za) ■

## Dry cutting on hard tiles

A new range of 115 mm Jaguar diamond saw blades have been launched in order to simplify the challenging task of accurately cutting tiles.

An innovative new design makes Jaguar the first blade capable of achieving chip-free dry cutting of porcelain and ceramic tiles. It has been introduced locally by Diamond Products – a leading specialist in the manufacture, assembly and sale of diamond tools and equipment for industrial applications.

Diamond products Director, Brian Clark, reveals that the trend of utilising hard porcelain tiles is a challenge for professional contractors such as plumbers, tilers and builders, as they will use a considerable amount of water during the cutting process in order to avoid costly chipping.

"The unique and patented Jaguar blade segment design offers improved versatility of application, increased cutting speed and improved cooling to enable dry cutting on



porcelain and ceramic tiles, in addition to granite, marble, travertine and artificial stone," he explains.

According to Clark, this is a major breakthrough for the local market. "The introduction of the Jaguar blade, which is imported from South Korea, streamlines the cutting process dramatically by improving efficiency and minimising costs associated to wastage," he concludes. ■

## African Construction and Totally Concrete Expo

The annual African Construction and Totally Concrete Expo will take place this month at the Sandton Convention Centre, on May 12 to 15. The African Construction and Totally Concrete Expos are set to attract more than 6 000 construction professionals from over 40 countries.

As the industry continues to evolve, so do the opportunities at Africa's leading construction and concrete events. The expo will bring together qualified buyers and sellers for the entire cement, concrete and construc-

tion industry value chain. The conference will offer attendees five unique expo experiences which include the African Construction Expo, Totally Concrete Expo, Coatings for Africa, Housing for Africa and African Roads Evolution.

According to Programme Director, Soren du Preez, "All five conferences and expos will tell the story of shaping the future of Africa's cement, concrete and construction industries value chain." With over 170 speakers present, conference attendees will

be lavished with content choice as diverse as 3D printing, mega-project development, self-healing concrete, pavement design, enterprise development and investment in infrastructure, within the three pillars of the conference.

Hypenica, the conference planners of the event, are also very excited to have Toby Shapshak, Editor and publisher of Stuff magazine, as a contributor at the conference. Registration and additional information can be found at [www.totallyconcrete.co.za](http://www.totallyconcrete.co.za) ■

## Portable power

Portable power generators are becoming even more popular on sites due to the unpredictable power outages. A steady power supply is essential in ensuring a fully functional site, whether it is in an urban, rural or metropolitan area. According to Lukas Hopley from Rand-Air, "Hiring a generator that is undersized when the power require-

ments of the job are greater than the capacity of the machine, means that the generator will either shut down or trip the circuit breaker."

An oversized generator will also slow down the engine by pulling too much horsepower, the voltage and frequency output will become unstable and can result in the damage of the equipment connected to the generator. In contrast, hiring a generator that is oversized can also

hinder the performance, 70 – 90% is the optimum power to pull from a generator. Hopley cautions "an oversized generator is when less than 50% of the rated capacity is used. If the generator is not producing the required horsepower to reach the rated capacity, it can cause it to glaze." This can result in the generator having to be removed and replaced.

"It is important to size the generator correctly for the application, and to only use a qualified electrician when connecting the generator to the application," says Rand-Air Fleet Manager Craig Swart. "When choosing a rental company to hire a generator from, it is important to consider the company's backup service, reliability and availability. ■

## Geberit systems On Tour



With the latest innovations in piping systems and sanitary solutions on board, the Geberit vehicle will be going On Tour again in 2015, taking their know-how on the road, determined to seek out more installers than before. They will spend time at showrooms and plumbing merchants in Cape Town, Durban and Johannesburg between April and September, showcasing the many options and benefits that Geberit can bring to the lives of the busy specifier and installer.

The tour kicks off in Cape Town on Monday 13 April 2015 and will be in Durban from 25 May and in Gauteng

from 20 July to the end of September. The On Tour vehicle will showcase new design solutions.

The On Tour initiative has been designed to give all industry specialists the opportunity to discover more about available options and solutions, share industry know-how and experience the products available to them. At each venue, the Geberit team will be on hand to share their knowledge and expertise, and demonstrate their market-leading products. These include:

- New Omega range
- New shower drainage
- Silent HDPE pipe
- Mepla water supply pipe

Geberit products are innovative, durable and ecologically efficient and provide high-end sanitary solutions for specifiers, retailers, plumbers, installers and end users alike. The brand is well known for its water-saving, advanced plumbing and sanitary technologies. Founded in 1874, Geberit has built a reputation for sustainability, innovation, quality and reliability. ■

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